National Capital Planning Commission

Project Report

Foundation Waterproofing for the Quarters 6 Renovation

Marine Barracks Washington, DC

Naval Facilities Engineering Systems Command (NAVFAC) Washington requests an exception from NCPC review for this project, citing Exceptions 2 and 4 from Chapter 1 Section 8.1 of NCPC's Submission Guidelines.

Project Overview

NCPC Plans and Policies

NCPC Plan Review – project will be submitted to NCPC for review.

Environmental and Historic Preservation – project will comply with all environmental laws and regulations, such as NEPA and section 106 of the NHPA.

Tree Preservation and Replacement – project will replace all removed trees 1:1 and with native species in accordance with NCPC's tree replacement policy.

Description of Project Area

The project will take place at Quarters 6, also known as the Home of the Commandants, at Marine Barracks Washington, located along the south side of G St SE between 8th St SE and 9th St SE. Marine Barracks Washington is located directly north of the Washington Navy Yard, on the north side of I-695.

Description of the Proposed Development and Alternatives

The project scope of work includes:

- Replacing the waterproofing on north foundation wall of main block and east wing
- Approximate area of disturbance is 1700 square feet
- Excavation will be six to eight feet deep and will extend eight to ten feet north of the foundation wall for shoring
- Below-grade work will consist of
    - 1) removal of existing membrane and drainage board,
    - 2) repair of the existing parging,
    - 3) application of fluid waterproofing to the existing parging,
    - 4) installation of new drainage board and filter fabric,
    - 5) installation of a drainage pipe in the trench, to be connected to the municipal storm water line, and
    - 6) backfilling of the trench with gravel
- Following the work, the existing plantings from 2007 will be replaced in kind (estimate several bushes and six trees need to be removed and will be replaced 1:1. I believe all six trees are <10" dbh, but I'm waiting on confirmation from project team)

There will be no permanent alterations to the aboveground appearance of the site.

Master Plan Alignment

Project is not included in an approved installation master plan.

Schedule

Construction scheduled to be completed by March 2027.

Project Cost Estimate

Project cost estimate is approximately $1,000,000.

Outreach and Coordination

Public Engagement

There is no public engagement planned for this project.

Coordination with Federal, State, and Local Jurisdictions

Project will be submitted to all applicable agencies having jurisdiction, including the DC SHPO and NCPC.

Detailed Project Information and Drawings

Description of Buildings (if applicable)

Quarters 6, known as the Home of the Commandants, is a three-story historic building located on Marine Barracks Washington, north of the parade grounds. The building has served as the residence of the Commandant of the U.S. Marine Corps since it was constructed in 1801. Since its initial construction, Quarters 6 has seen multiple renovations and additions.

Site Plan

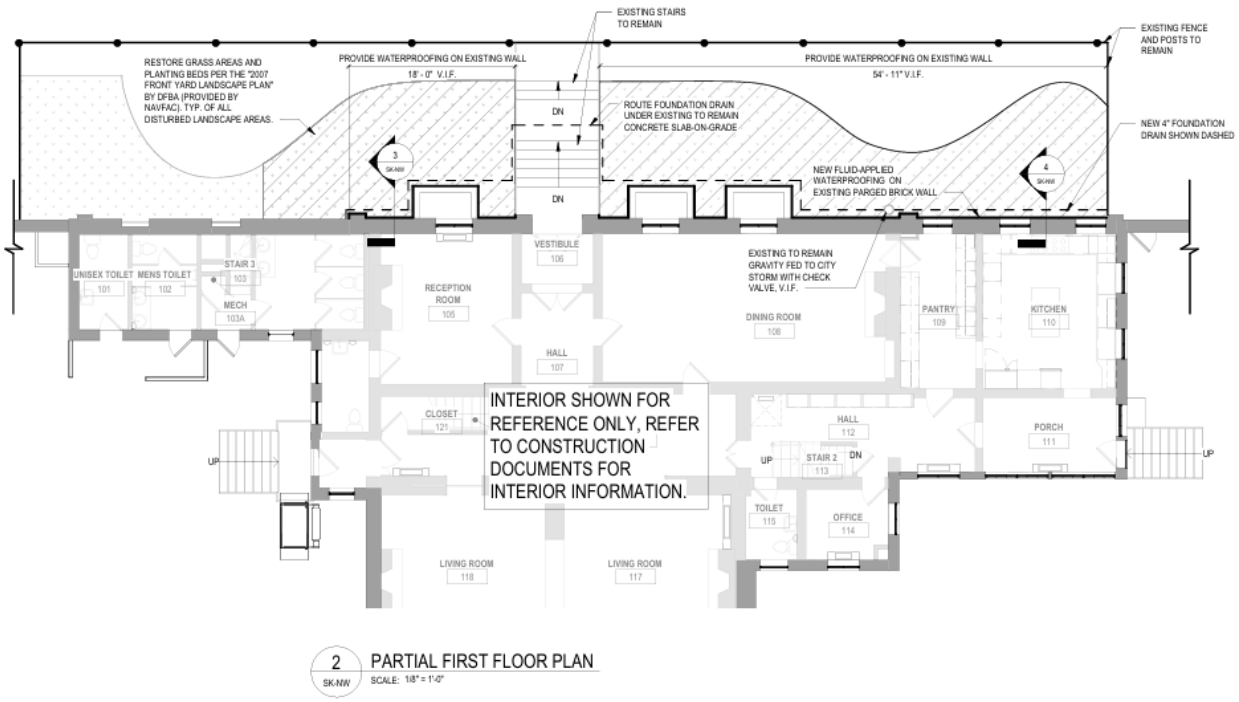


Figure 1. Partial first floor plan showing design for foundation waterproofing.

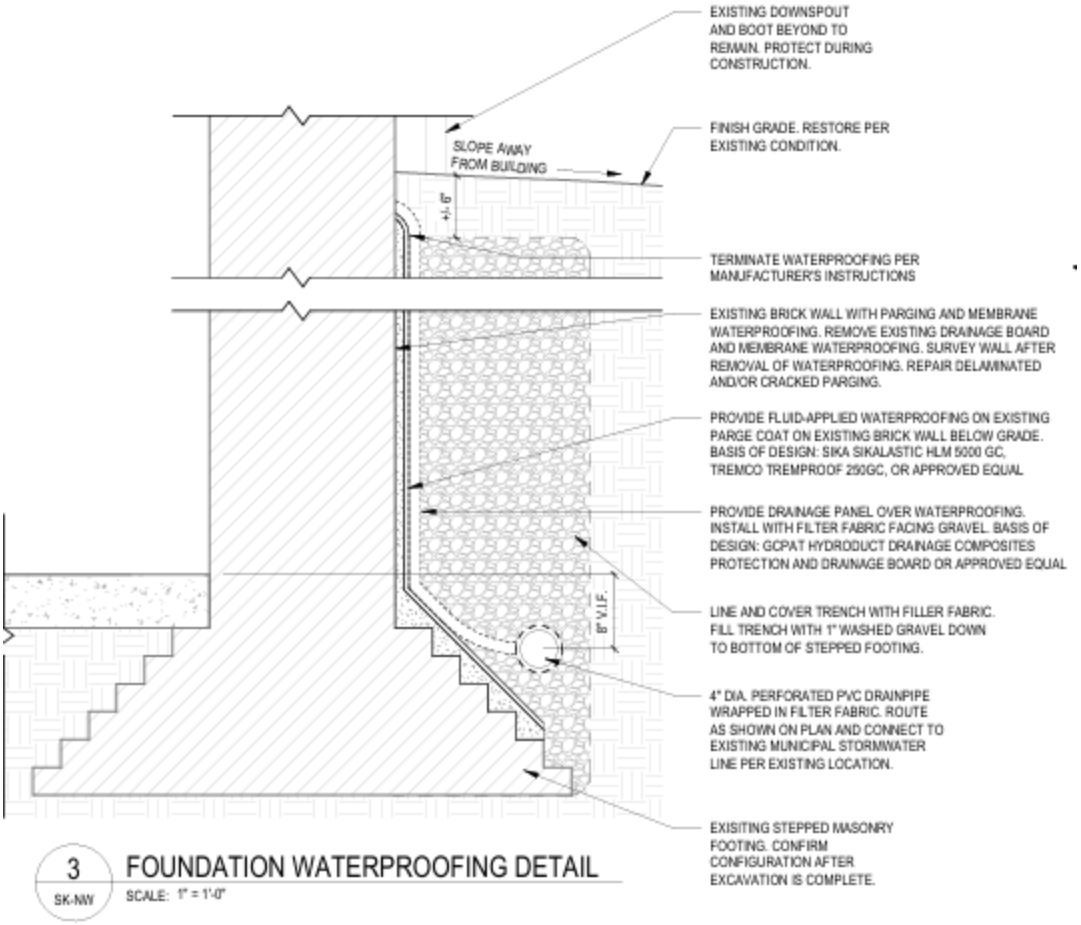


Figure 2. Foundation waterproofing detail.

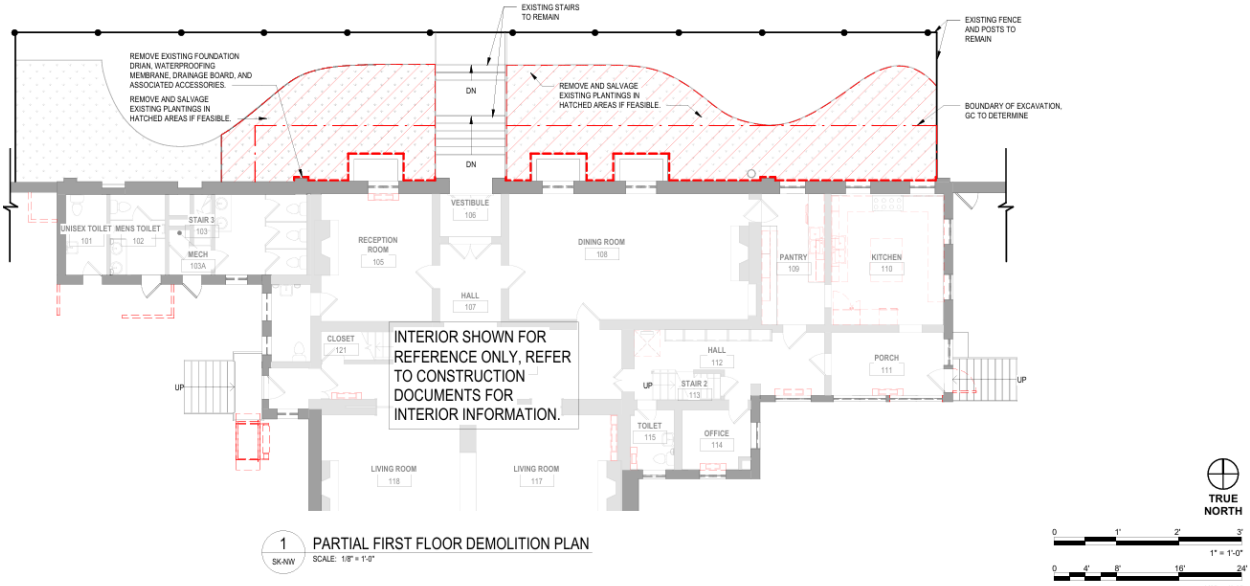


Figure 3. Partial first floor demolition plan showing demolition plans for foundation waterproofing.

Vicinity Map



Figure 4: Vicinity map of Quarters 6 outlined in red.

Existing Tree Inventory and Replacement Plan

In addition to several shrubs and bushes, six trees must be removed as part of the project, including two flowering dogwoods (*Cornus florida*), two Kousa dogwoods (*Cornus kousa*), and two hollies (*Ilex* sp.). Each tree has a less than 10" diameter at breast height. Each tree will be replaced at a 1:1 ratio with native species in accordance with NCPC's tree replacement policy. The two Kousa dogwoods will be replaced with flowering dogwoods. The hollies will be replaced in kind. The shrubs and bushes will be replaced with native species.

Figure 5 shows the original landscape plan from 2007. The plan does not fully reflect the current landscape conditions of the site, as it reflects a magnolia (*Magnolia* sp.) and dogwood (*Cornus* sp.) that are not present at the site.

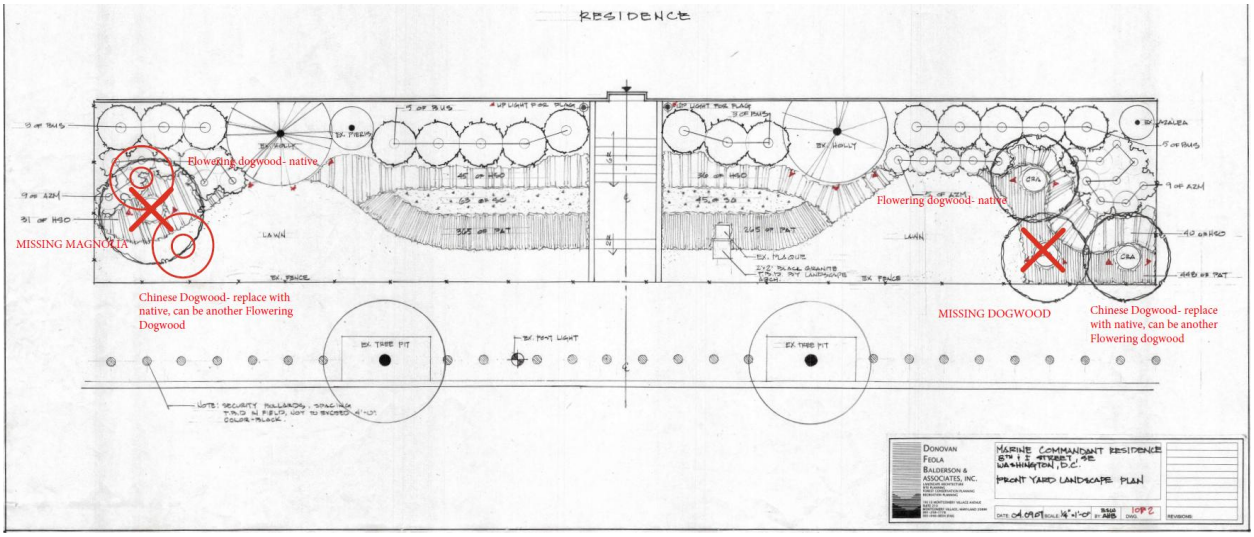


Figure 5: Original Landscape plan from 2009.

Photographs

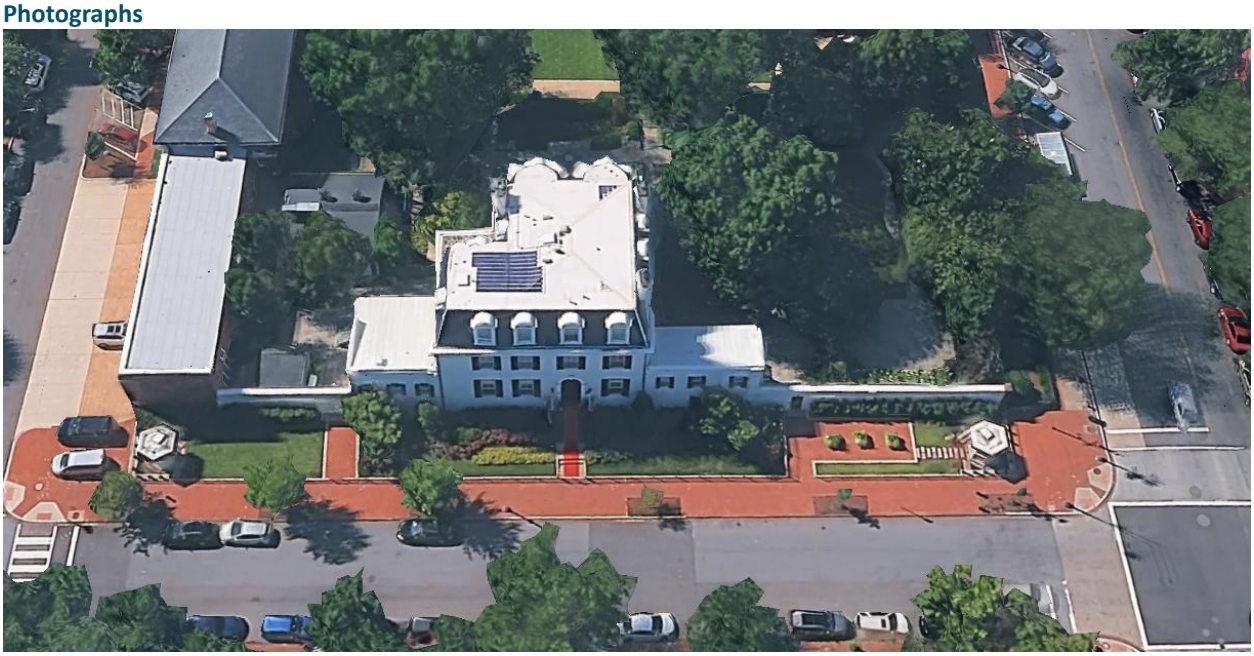


Figure 6: Aerial view of Quarters 6 looking south.

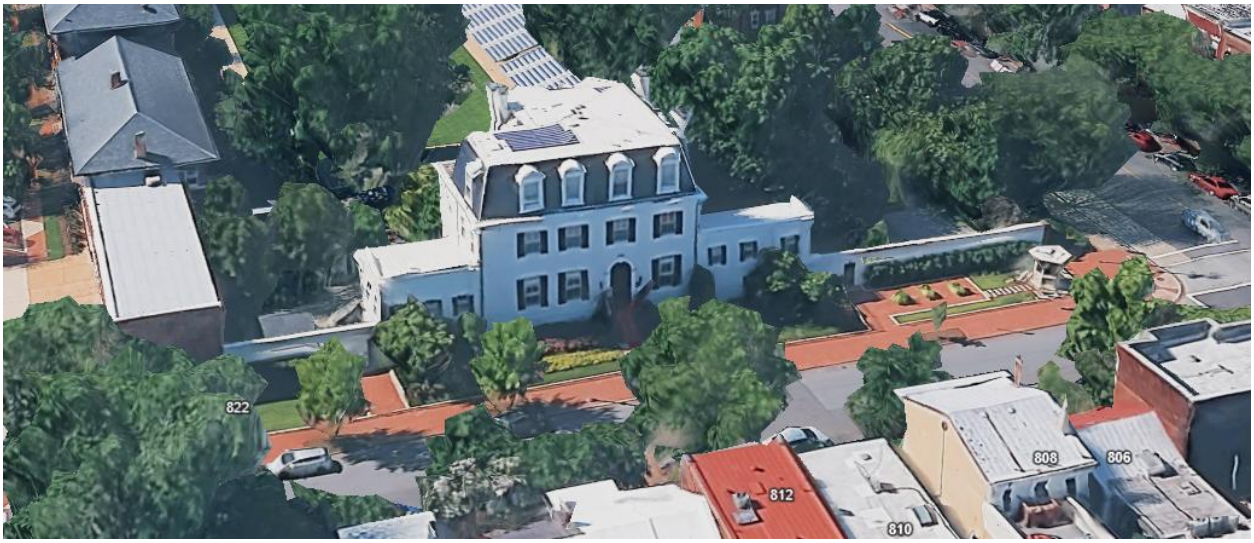


Figure 7: Aerial view of Quarters 6 looking southwest.


Figure 8: Aerial view of Quarters 6 looking southeast.

Environmental and Historical Considerations (may be cross-referenced with any NEPA/NHPA documentation)

Historic Preservation

Project will comply with section 106 of the NHPA. MBW has determined that the project will have no adverse effect on historic properties. SHPO review is ongoing. A Record of CATEX will be prepared to satisfy the Navy's NEPA requirements.

Flooding

The project is not within a floodplain.

Stormwater Management

There are no applicable stormwater management requirements for this project. E&SC plan will be submitted to DOEE.