

# Marine Corps Base Quantico Wargaming Center

Marine Corps Base Quantico  
3019 Emory Loop  
Quantico, VA

Approval of Final Site and Building Plans

United States Department of Defense, NAVFAC

# Project Summary



**Commission Meeting Date:** June 3, 2021

**NCPC Review Authority:** 40 U.S.C. § 8722(b)(1)

**Applicant Request:** Approval of Final Site and Building Plans

**Session:** Consent Calendar

**NCPC Review Officer:** Michael Weil

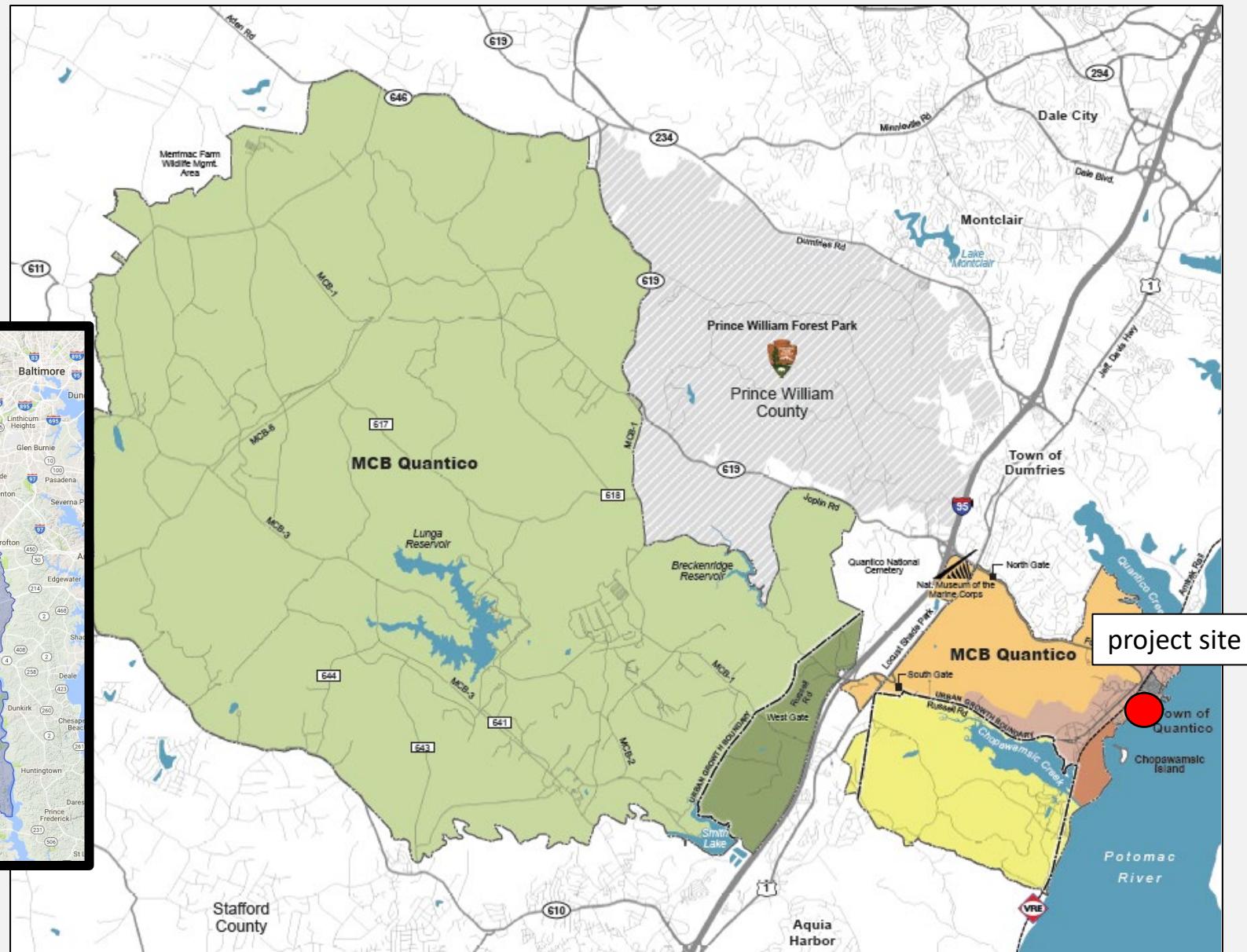
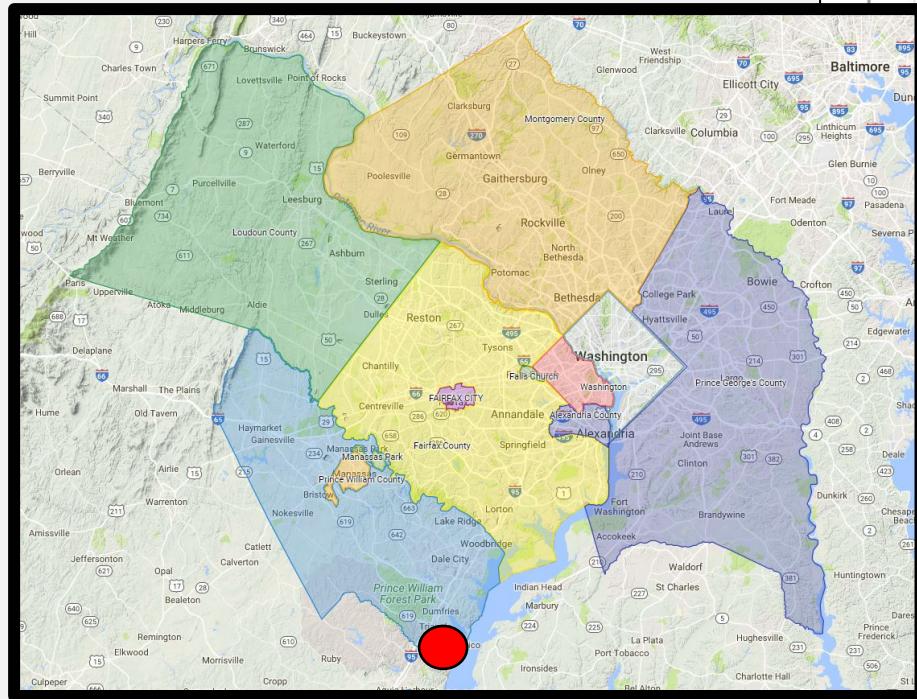
**NCPC File Number:** 8212

## Project Summary:

The Naval Facilities Engineering Command Washington has submitted final site and building plans for a new Wargaming Center (WGC), a new parking garage, and an Area Distribution Node (ADN) at the Marine Corps Base Quantico in Quantico, Virginia. The new 100,433 square foot WGC will serve as the dedicated facility for wargame planning and execution, capable of supporting multi-sided events in an academic environment. The proposed facility will also serve as a dedicated venue to host wargaming events and conferences which are currently held at off-site facilities that are unable to accommodate meetings with sensitive information or arrange for the use of facilities to execute events with sensitive information. The proposed 132,116 square foot parking garage will include 360 parking spaces (307 Private Occupant Vehicle spaces / 45 visitor spaces / 8 ADA spaces) to support 460 daily occupants (172 staff and 288 students) and up to 300 visitors during events at the WGC. The ADN will house critical infrastructure necessary to support the new facility and is planned to replace the existing, aging Cinder City switchgear that is near the end of its useful life. Additional work associated with this project includes demolition of existing warehouse and storage facilities and stormwater management, landscaping, and sidewalk improvements.

The proposed project is located within Area Development Plan (ADP)-2 as identified in the 2019 Marine Corps Base Quantico Master Plan (Master Plan). The proposed project was included in the Plan's expected short-term growth, and the Educational land use and location situated between the Marine Corps University (MCU) campus and the Town of Quantico are also consistent with the Master Plan. The Master Plan was approved by the Commission in December 2019. The new facilities will be constructed on approximately 10.5 acres of previously-developed land and are designed in accordance with Department of Defense United Facilities Criteria (UFC) for General Building Requirements and Architecture and will be fully accessible in accordance with the Architectural Barriers Act (ABA).

# Project Location



# Existing Site

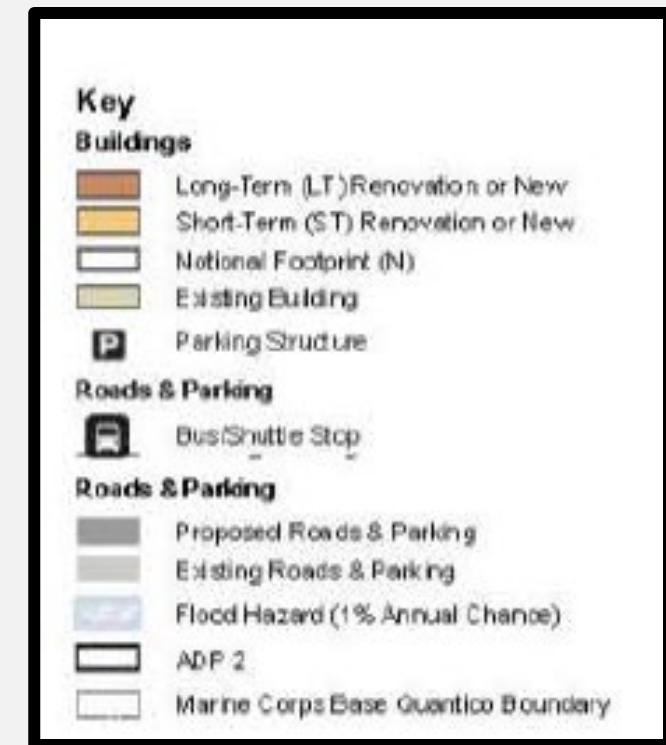
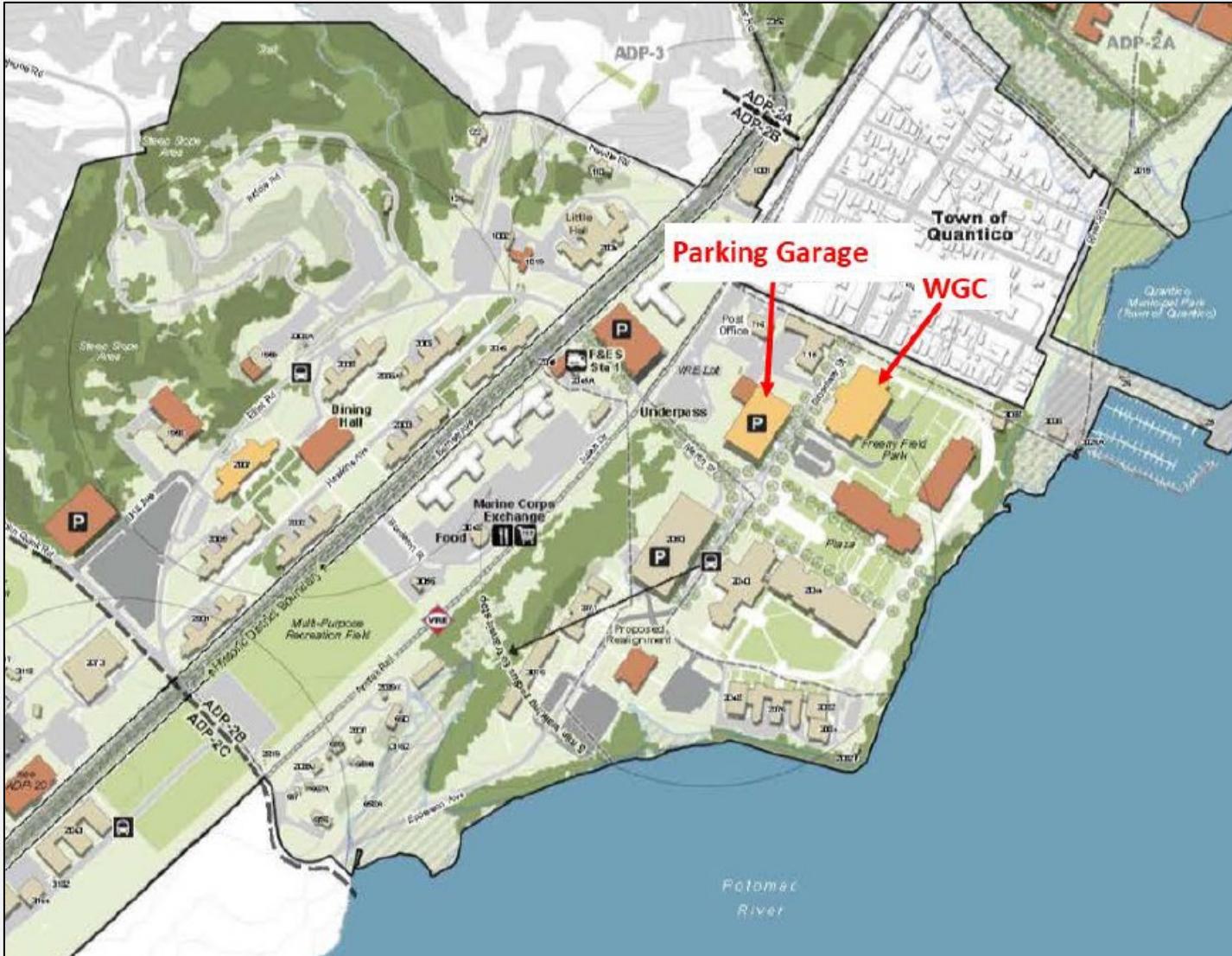
- Previously developed site
- Mix of trailers, warehouses and other storage facilities
- Located between Town of Quantico and Marine Corps University (MCU) campus



# Site Context – Base Buildings and Architecture

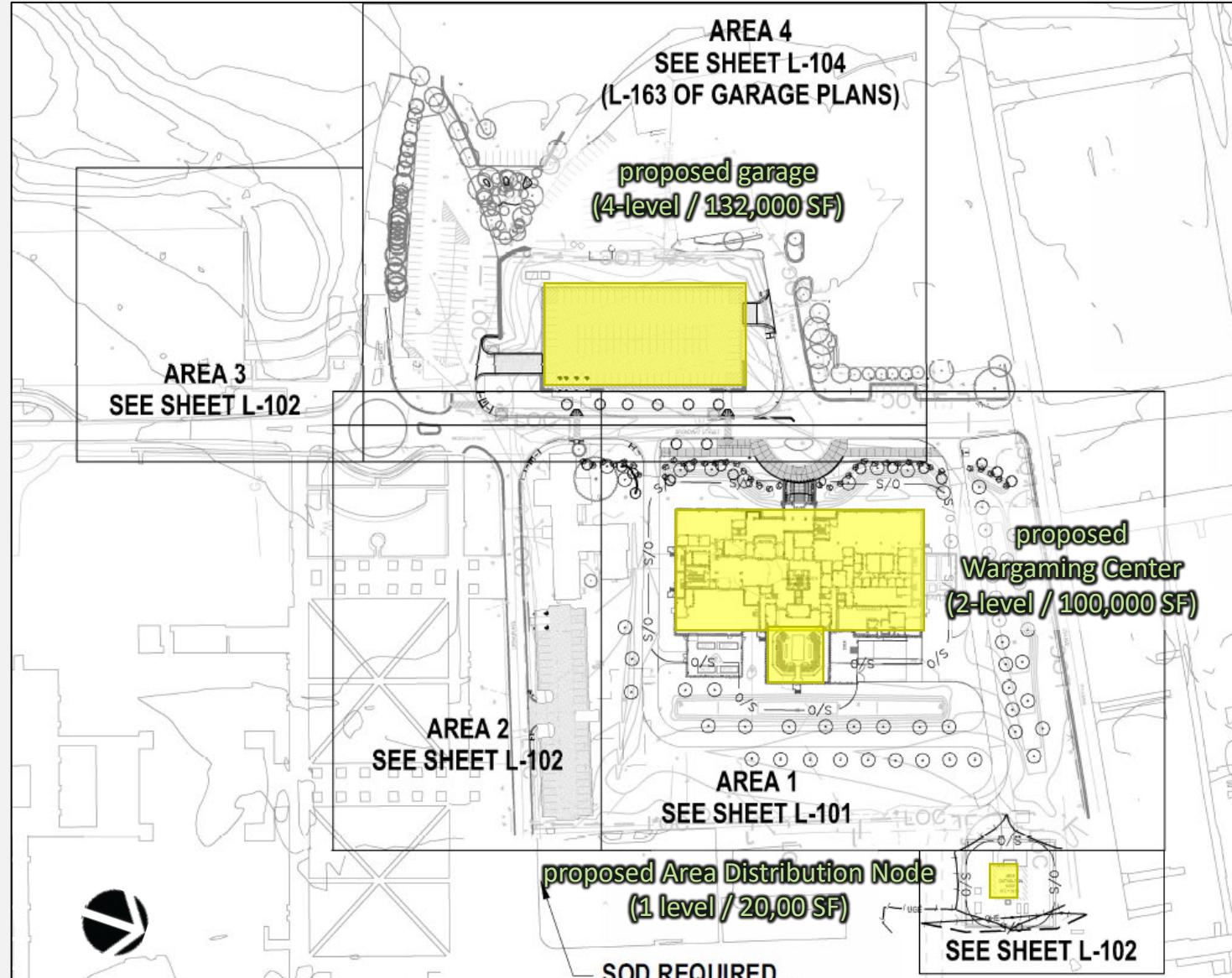


# MCB Quantico – Master Plan Context



# Wargaming Center – Overall Site Plan

- Net decrease in impervious surface area
- Five existing trees will be removed
- 142 trees (56 shade trees, 86 ornamental) are proposed



# Wargaming Center

- 100,433 square foot facility; 2 stories
- Georgian-style architecture similar to existing buildings on the Marine Corps University Campus
- 460 daily occupants, with space for an additional 300 visitors during events



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# Parking Garage

- 132,116 square feet; 4 stories
- 360 parking spaces, including 8 accessible spaces
- Resulting parking ratio of 1:1.5 for daily occupants
- 45 spaces designated for visitors (15% of anticipated max. of 300 visitors)



# Area Distribution Node

- Provides support infrastructure for new MGC
- Replaces the existing, aging Cinder City switchgear that is near the end of its useful life



# Previous Commission Action



## Commission Action

October 1, 2020

**PROJECT**  
Wargaming Center, Parking Garage, and Area Distribution Node  
Marine Corps Base Quantico  
Quantico, VA

**SUBMITTED BY**  
United States Department of Defense  
Naval Facilities Engineering Command  
Washington

**REVIEW AUTHORITY**  
Advisory  
per 40 U.S.C. § 8722(b)(1)

**NCPC FILE NUMBER**  
8212

**NCPC MAP FILE NUMBER**  
2402.10(38.00)45191

**APPLICANT'S REQUEST**  
Approval of preliminary site and building plans

**ACTION TAKEN**  
Approved preliminary site and building plans with comments

### The Commission:

Approves the preliminary site and building plans for the new Wargaming Center (WGC), a new parking garage, and an Area Distribution Node (ADN) at the Marine Corps Base Quantico.

#### *Site Design*

Finds the Wargaming Center, parking garage, and Area Distribution Node are appropriately sited in coordination with the MCU Master Plan and the required security setbacks.

Finds the landscaped treatment of the building setbacks are an appropriate use of the space that contribute to the expansion of the site's tree canopy, reduction of impervious surfaces, and supports the overall landscape character of Marine Corps Base Quantico.

Commends the applicant for its sustainable approach to the site and landscape design, including a net increase of 137 trees on the project site and a net decrease of impervious surfaces.

#### *Building Design*

Notes the proposed structures are designed with Georgian-style architecture consistent with the existing MCU buildings located within one of the Marine Corps Base Quantico historic districts on the National Register of Historic Places and the applicant is currently in coordination with the Virginia State Historic Preservation Office regarding the design approach.

Notes the secure nature of the Wargaming Center involves limitations to the building design, including the minimization of windows, as it is required to conform with Department of Defense secure space standards.

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Finds the applicant integrated windows into the design of the Wargaming Center to the extent practicable without compromising security requirements.

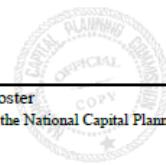
Finds the building design of the Wargaming Center, parking garage, and Area Distribution Node are appropriate in context of the MCU campus and the security design requirements.

#### *Parking*

Notes the proposed parking garage includes 352 parking spaces to serve 475 daily Wargaming Center occupants and 300 visitors during events, and that the project meets the 1:1.5 parking goal set forth in the Master Plan.

Notes the applicant has not yet developed a detailed Area Development Plan for ADP-2 and the existing parking ratio for the ADP was not provided with this submission.

Requests the applicant demonstrates how the proposed amount of parking for this project impacts the overall parking ratio for ADP-2 and Marine Corps Base Quantico's long-term goal of meeting a 1:2 parking ratio in the next submission.



Julia A. Koster  
Secretary to the National Capital Planning Commission