



## Frequently Asked Questions and Answers

### 1. What is the Marine Corps planning to do/what is a Community Integrated Master Plan (CIMP)?

*The Community Integrated Master Plan is a first-of-its-kind planning process. It seeks to establish opportunities for community-military development partnering in the Marine Barracks Washington community. The CIMP is a new and transparent process that has proven to be an effective method for developing potential solutions that are community-driven and built on consensus.*

### 2. Why is the Marine Corps conducting a Community Integrated Master Plan now?

*Marine Barracks Washington has a number of facility needs that cannot be accommodated within its current campus. As these facility deficiencies worsen, the ability of Marine Barracks Washington to perform its mission diminishes. In order to maintain Marine Barracks Washington and support its functions for the long term, the Marines need to identify options for meeting existing deficiencies and must address them now.*

*Building 20, an enlisted personnel barracks complex, is located in the area bound by I St SE and the Southeast Freeway and between 8<sup>th</sup> St SE and the off-ramp that is generally south of 10<sup>th</sup> St SE. As shown on the diagram below of Building 20, the facility currently does not meet the military's requirements for force protection and quality of life. Where the required standoff between building and roads/parking areas is 82 feet, the current distance is as little as 25 feet and there is a below-grade parking garage that further exacerbates the situation. The living quarters are also approximately 25 percent smaller than the standard. The building cannot be modified and the site will not accommodate a new building that will meet these requirements. Such a situation is unacceptable. The need to take action to remedy this situation is the underlying reason for the CIMP.*



**Building 20, aerial view with required standoff distances shown in red**

### **3. What is community-military development partnering?**

*In recent years, real estate mechanisms such as Enhanced Use Lease and Public-Private Venture have been used to fund many major projects, including housing, utilities, energy, health care, office space, etc. The military partners with private industry for financing such projects, and private industry takes the primary role for development and administration. Community-military development partnering could also be endorsed through special legislation. This is how such partnering is proposed for implementation of the CIMP.*

### **4. Is the Marine Corps looking to acquire land?**

*Facility deficiencies could be remedied through partnering and development design that avoids land acquisition. The community of stakeholders that has participated in the CIMP process to date has overwhelmingly supported a development option that does not affect the tax base. Therefore, the process is proceeding with the development of a request for proposals and special legislation that would allow for the construction of a new bachelors enlisted quarters complex to replace Building 20 and accomplishment of other potential CIMP projects in a manner that does not include military ownership of land.*

### **5. What is the size requirement for the new bachelors enlisted quarters complex?**

*The current size requirement for the bachelors enlisted quarters complex is approximately 150,000 SF. This includes approximately:*

- *88,500 square feet (SF) of barracks space for enlisted Marines*
- *14,100 SF of administrative space*
- *13,500 SF of enlisted dining facilities*
- *10,000 SF of club space (multipurpose space used for socializing and building camaraderie)*
- *remainder in laundry, lockers, storage, common spaces, etc.*

### **6. What is Marine Barracks Washington's mission?**

*Marine Barracks Washington provides special security and ceremonial support duties throughout the National Capital Region and the world as directed by the Commandant of the Marine Corps and the President of the United States. This includes Presidential support duties, light infantry training, ceremonial marchers, silent drill platoon, body bearers, color guard, Drum & Bugle Corps, and the U.S. Marine Band. During the summer months, Marine Barracks Washington performs a sunset parade every Tuesday evening at the Marine Corps War Memorial (also called the Iwo Jima Memorial) in Rosslyn, Virginia, near Arlington National Cemetery. In addition, Marine Barracks Washington hosts an evening parade at the Main Post 8<sup>th</sup> & I every Friday evening from late spring until the end of summer.*

*The Marine Corps Institute, currently located on the Washington Navy Yard and assigned to Marine Barracks Washington, ensures access to learning materials worldwide and provides opportunities to improve performance, to enhance professional military education, and to provide promotion opportunity, together with sponsors of Marine Corps education and programs. The Marine Corps Institute also coordinates, hosts, and provides escort plans for the Friday evening and Sunset parades and supports other ceremonies assigned to Marine Barracks Washington.*

**7. Why can't Marines be housed elsewhere and bused to 8<sup>th</sup> & I to perform their mission?**

*The Marine Barracks Washington mission requires assigned Marines to be located close to the U.S. Capitol and the White House. The Marine Barracks Washington location was originally selected based on national and strategic interests at the site and its proximity to the White House. Marine Barracks Washington missions are tightly scheduled and the command must be prepared for short-notice requirements for Presidential support, special security, and ceremonial duties. Time wasted in transit would impact the ability to execute the mission efficiently, and the transit of Marines itself would add to safety risks.*

*Currently, Building 20 provides the following functions that support the population of the entire post (including those Marines who live at the Main Post at 8<sup>th</sup> and I and those Marines who live in the Marine Barracks Washington Annex): dining hall, fitness center (weight room), gymnasium, club space for socializing and camaraderie, exchange, parking, armory, and a make-shift indoor training facility in the below-grade parking structure. Like the bachelor housing function, many of these functions do not meet current facility space requirements and antiterrorism/force protection requirements.*

**8. Why doesn't the Marine Corps just take land that they need by condemnation?**

*While the federal government has a real estate condemnation process, the Marine Corps seeks to use the CIMP process to come to a solution with the community that would be more favorable for the property owner, the community, and the Marine Corps.*

**9. What about constructing a new bachelors enlisted quarters complex on Washington Navy Yard?**

*The option of siting a new bachelor enlisted quarters complex on the Washington Navy Yard was considered in the CIMP. The primary obstacle to this option is the lack of available space on Washington Navy Yard, including the challenge in providing sufficient and adequate space for the mandated increase of the Washington Navy Yard population by approximately 3,500 personnel. It has been decided that any further pursuit of siting a new bachelors enlisted quarters complex at Washington Navy Yard would be outside the CIMP process as it would not involve community-military partnering.*

**10. How many more Marines will move into the area?**

*The CIMP is evaluating options for meeting current facility deficiencies. Existing mission functions will continue and current personnel levels at Marine Barracks Washington are expected to remain the same.*

**11. What are some of the things the community could expect to gain as a result of this project?**

*Through the CIMP process, there has been a great amount of discussion regarding projects primarily supporting the community of stakeholders that could be packaged with the new bachelors enlisted quarters complex. Based on the input we have received to date, the following projects are under serious consideration:*

- Use of the majority of the Building 20 site for uses deemed appropriate by those providing input to the CIMP process. Based on initial economic analysis, the best possible reuse of the site would most likely result from demolition of the existing structure and construction of new facilities to suit future uses.*

- *Child development center for children of federal employees. Interested stakeholders that have indicated a strong interest in partnering with the Marine Corps to explore opportunities for child care services for their employees through the CIMP process include Washington Navy Yard, U.S. Department of Transportation, and the Architect of the Capitol.*
- *Military family housing. Throughout the CIMP process, there has been a relatively high degree of interest from the development community of stakeholders in the potential for military family housing; additionally, a federal child development center is more viable when it is paired with military family housing.*
- *Multi-use facility. There are two options for a multi-use facility. One is for a shared use facility where the Marine Corps segregates and uses parts of a building and the community uses other parts of the building. A second option is joint use of all or part of a facility by the Marine Corps and the community, where there is either scheduled use or open joint use with no scheduling. The types of uses that could occur in a shared facility include childcare, outdoor athletic fields, indoor playing courts (e.g., basketball, racquetball), indoor fitness facilities (e.g., gymnasium), Marine Corps-youth mentor programs, swimming pool, meeting space training/classroom/study space, computer labs, game rooms, administrative space for local agencies/nonprofits/etc., neighborhood/destination retail, theater and arts, public safety post office, library, museum, parking, and other similar uses.*
- *Improvements to the 8<sup>th</sup> St. underpass of the Southeast Freeway.*
- *“Neighborhood Boot Camp” youth mentoring. More formal programs for MBW Marines and staff to mentor, teach, and inspire neighborhood youth have been discussed. Candidate programs at Marine Barracks Washington are:*
  - *Training/tutoring in music from Marine Corps Band and Drum & Bugle Corps.*
  - *Tutoring in traditional school subjects.*
  - *Physical fitness/education, martial arts, and sporting activities.*
  - *Community service projects.*
  - *Training in social skills, manners, health, safety, self defense, hygiene.*
  - *Incorporation of the existing Young Marines youth education and service program, which promotes the mental, moral, and physical development of its members; focuses on character building, leadership; and promotes a healthy, drug-free lifestyle [www.youngmarines.com](http://www.youngmarines.com).*

**12. Wasn't a decision on the new bachelors enlisted quarters complex supposed to be announced in the autumn of 2010? Why hasn't this happened? What is the timeline?**

*The original planning timeline anticipated a consensus decision in the autumn of 2010; however, the CIMP timeline has been adjusted based on input from the community of stakeholders. As the CIMP process progressed, it became evident that the real estate process would involve a public-private venture and private party land lease (thus, property would remain on DC tax rolls). To proceed with this type of*

implementation, the Naval Facilities Engineering Command will facilitate a real estate development planning process for the CIMP on behalf of the Marine Corps. The real estate process will allow fair competition among potentially interested business entities and provide a means for seeking additional solutions from the business community. The plan is for the formal request for proposals for this real estate process to be issued in autumn of 2011.

The next step will be a two-session CIMP Forum on November 30 and December 7, 2010, where the focus will be the formulation of community development objectives for the formal request for proposal. The Department of the Navy real estate development process, which remains subject to revisions, is aiming for the release of a formal request for proposals in November 2011. In the interim, various studies, plan development, financial feasibility analysis, and special legislation actions will need to be undertaken. Check [www.sedistrictcimp.com](http://www.sedistrictcimp.com) for timeline information as it is updated.

**13. When can I expect to see construction of the CIMP projects?**

The current timeline is anticipating construction in 2013-2014. However, depending upon the specific project, the actual commencement of construction may be delayed because of funding limitations and environmental/planning review processes.

**14. Has the Marine Corps already decided that they want to put the new bachelors enlisted quarters complex at Squares 929 and 930 and adjacent Virginia Avenue Park and Community Gardens?**

The CIMP decision-making process is still open. Several additional steps are required prior to selection of a site for a new bachelors enlisted quarters complex. Squares 929, 930, and the adjacent area is one of three sites that remains under consideration in the CIMP process. The CIMP community of stakeholders has expressed strong opposition to removal or relocation of Virginia Avenue Park and Community Gardens. The Marine Corps will strive to respect the park and L'Enfant Plan. When developers are solicited through the Request for Proposals (RFP) process, the goal will be to encourage the development of a proposal that meets the requirements of the Marine Corps, is feasible, and addresses input on community development objectives for the area gathered through the CIMP process.

**15. Who will make the final decision regarding this project?**

Through the Department of the Navy's required real estate development planning process, a Department of the Navy selection board will review all submissions and may then select a preferred developer based on the developers' submitted proposals to meeting the project's needs. The proposal evaluation criteria that will provide the basis for the selection board decision will be a combination of input from U.S. Marine Corps, Naval Facilities Engineering Command, and the community of stakeholders. The National Environmental Policy Act (NEPA), National Historic Preservation Act Section 106, National Capital Planning Commission, U.S. Commission of Fine Arts, DC Office of Planning review process, and other decision-making tools will be incorporated into the decision-making process. The Office of the Secretary of the Navy has ultimate decision-making authority with regard to the project.

**16. Is the Marine Corps working with Washington Navy Yard on the CIMP?**

Yes, while this is a Marine Corps facilitated effort, concerted coordination efforts have occurred and will continue to occur between Marine Barracks Washington and Washington Navy Yard.

**17. Have any agency partnerships been formed in DC as a result of this CIMP process?**

*Potential partnerships with the DC Housing Authority, and DC Department Parks and Recreation, Architect of the Capitol, U.S. Department of Transportation, and DC Public Schools are being explored with the goal of potentially incorporating partner needs into the request for proposals.*

**18. How can I provide input?**

*Your input will be very important for the CIMP. Stakeholder Interviews were conducted in January and February 2010. Four workshops were held February through May 2010. All interested are invited to attend the CIMP Forum on November 30, and December 7, 2010. The project website [www.sedistrictcimp.com](http://www.sedistrictcimp.com) will be kept up to date and will provide another source for community input through its Comments section. The results of the interviews, workshops, and website comments have been vital in the CIMP process. In the post-CIMP phases, additional community input will be sought, including outreach conducted through the National Environmental Policy Act (NEPA) process.*

**19. Does this project impact/conflict with the Capital Riverfront Business Improvement District's Lower 8th Street SE Visioning Process goals?**

*The area of interest for the CIMP includes, in part, the Capitol Riverfront Business Improvement District's Lower 8<sup>th</sup> St SE study area. The Marine Corps seeks to evaluate opportunities for community-military development partnering in this area alongside the visioning process for the Lower 8<sup>th</sup> St SE study area and beyond, complementing both initiatives.*

**20. Will the 11th Street Bridge project affect this project?**

*The planned 11th St. Bridge construction is being incorporated into the CIMP process, including evaluation of potential opportunities at project completion and changes to traffic patterns.*

**21. Does this project impact/conflict with the Cappers/Carrollsborg (Hope VI) Housing Redevelopment project?**

*The Marine Corps recognizes the ongoing redevelopment project as part of the conditions shaping the possible community-military partnering options for consideration in the CIMP process.*

**22. Could the Marines build a new bachelors enlisted quarters at the Potomac Gardens public housing site?**

*The Potomac Gardens public housing site was one of four sites that were identified as potential sites for a bachelors enlisted quarters complex based on initial siting criteria early on in the CIMP process. The site has since been removed from the process in response to a written request from the Director of the DC Housing Authority.*

**23. Would the CIMP process create jobs?**

*During the implementation phase, a small number of jobs would be created for development and construction activities. Until there is a more concrete development scenario, the specific number and type of jobs that could be generated cannot reasonably be foreseen.*

**24. Does the community have access to the Marine Barracks Washington Annex playing field? What is the process for gaining access?**

*Yes, approved teams/leagues are provided access to this playing field through the DC Department of Parks and Recreation. Access is scheduled through the DC Department of Parks and Recreation permit program by submitting Permit Application Form 2 (for Fields Use) available at:*

*<http://www.dc.gov/DC/DPR/Facilities+and+Permits/Permits+and+Reservations/DPR+Permit+Application+-+Form+2>.*