



## Marine Corps Requirements and Deficiencies: A Closer Look

### **Marine Corps Requirement: Bachelor Enlisted Quarters (BEQ) Complex**

The minimum requirement for the BEQ Complex is a 150,000 SF facility to include:

- 88,500 SF of Bachelor Enlisted Quarters
- 14,000 SF of Company Administrative Space
- 13,000 SF of Enlisted Dining Facility
- 10,000 SF of Enlisted Club Space
- Remainder in Common Areas, Laundry, Lockers, Storage, etc.

Also, the BEQ complex is to include parking for BEQ residents and employees.

### **Appropriate Building 20 Reuse**

The concept is that the Building 20 site would be turned over to a business entity for redevelopment and that the Marine Corps would lease back 25% of the site for Marine Corps use. (No antiterrorism/force protection setbacks are required for this amount of leased use.) Site redevelopment would address compatibility with security and historic preservation concerns at the Marine Barracks Washington (MBW) Main Post, take into account mechanical infrastructure for the Main Post currently located within Building 20 (and need for Marine Corps control of this infrastructure), and provide secured parking for Main Post.

### **Marine Corps Deficiencies Ideally Collocated with the BEQ Complex**

Two high priority current MBW facility deficiencies could potentially be creatively incorporated within the 150,000-SF BEQ Complex or sited near the BEQ Complex:

- ***Indoor Ceremony Training Facility.*** Currently, MBW trains in the makeshift and inadequate Building 20 parking garage during inclement weather and to avoid undue wear of the parade deck. Therefore, a year-round training and ceremony facility is needed. This facility would include reviewing area (seating); lighting, mirrors, video, and sound capability; deck conducive to “order arms” (rifle butts); and ceiling height that allows overhead tossing of rifles. It could be a facility that is shared use with the community, where use is scheduled by time of day or week (i.e., similar to the community use of the MBW Annex fields).
- ***Bus Loading and Staging Area.*** The current staging area is the public sidewalk area in the vicinity of the intersection of 8th & I Sts. SE, adding to congestion issues. A space is needed (preferably in close proximity to marching company living and office facilities) that allows for staging of Marines and equipment to load buses and that functions well with local traffic patterns. This area could potentially be shared use with other government and/or community partners for transit/logistical purposes.



## Marine Barracks Washington Facility Deficiencies

### MBW Facility Deficiencies

Traditional master plans developed for military installations identify projects to satisfy Basic Facility Requirements (BFRs) prescribed by military planning guidance documents. Where BFRs are not met, a deficiency is identified. Projects based on these deficiencies for MBW include both the above CIMP requirements, as well as other facility deficiencies that could potentially be incorporated in the CIMP process identified in the table that follows. In the CIMP process to date, two potential projects have generated the highest level of interest from the community of stakeholders for incorporation into CIMP implementation: 1) the Child Development Center has been of interest to potential federal partners including Washington Navy Yard, U.S. Department of Transportation, and Architect of the Capitol and 2) military family housing has been of interest to the development community. In addition, there has been general interest from government agencies and area residents in multi-use community facilities. Therefore, at this time, such projects are top candidates for potential packaging with the BEQ Complex in CIMP implementation.

**MBW facility deficiencies that could potentially be addressed in the Community Integrated Master Plan process**

Project Title	Brief Project Description	Description of Desired MBW Component	Description of Potential Joint/Shared Community Use	Possible Building 20 Reuse
Consolidated Supply Section Warehouse and Operations Facility	A modern and consolidated supply operations and warehouse facility with adequate shipping/ receiving dock	Currently, supply and storage is dispersed throughout the MBW property, there is inadequate storage space, and shipping/receiving point is at the Main Gate on busy I St. SE	The Marine Corps could use a portion of a facility for this purpose with proper security. Community use of other portions of the same facility could occur.	Yes
Proficiency Training Center	Facility that provides simulated and virtual training for required “combat ready” skills; could be co-located with the above facility	Currently, MBW equipment is located in space that has been identified for other uses for optimization; Marines area required to retain proficiency levels for these skills	Could be accommodated within a larger facility, the proficiency training facility would be dedicated to Marine Corps use, the larger facility could be used by the community for other functions.	Yes



## Marine Barracks Washington Facility Deficiencies

### MBW facility deficiencies that could potentially be addressed in the Community Integrated Master Plan process

Project Title	Brief Project Description	Description of Desired MBW Component	Description of Potential Joint/Shared Community Use	Possible Building 20 Reuse
Event Parking	Parking lot/garage to serve as event parking for evening parade events located in as close proximity to the MBW Main Post as possible	Currently, no MBW-owned parking available for guests, all parking is acquired thru the city with a degree of uncertainty year in/out	Facility could primarily be used by the community when MBW is not hosting major events	Yes
Marine Corps Institute Company Space	Relocate office spaces and warehouse (shipping and receiving) used by Marine Corps Institute from tenant space on Washington Navy Yard.	Currently, Marine Corps Institute operates from Washington Navy Yard facilities that are suboptimal and needed to support Navy Yard expansion plans	Could be accommodated within a larger facility, the Marine Corps Institute spaces would be dedicated to Marine Corps use, the larger facility could be used by the community for other functions.	Yes
Reception and Conference Center	Facility to host large functions and meetings for up to 550 persons located in close proximity to MBW Main Post and preferably within close proximity to a kitchen facility	Currently, facilities that serve this purpose within MBW are undersized and primarily used for other purposes	Facility could primarily be used by the community when MBW is not hosting major events	Yes
Family Housing for Department of Navy /Marine Corps personnel serving in National Capital Region	Family housing for Department of Navy/Marine Corps military personnel/opportunity under existing public private venture authority located within approximately 1 mile of MBW	Currently, the only family housing available aboard MBW is for General Officers; all other family housing is outsourced to other military installations in the region	Could also address government family housing requirements for other federal agencies and be integrated with community housing	No
Physical Fitness Facilities	Provide adequate physical fitness facilities that are in close proximity to living and working facilities of MBW personnel	Currently, physical fitness facilities are spread throughout MBW, including Building 20	All or part of the facilities could be jointly used with the community	Yes



## Marine Barracks Washington Facility Deficiencies

### MBW facility deficiencies that could potentially be addressed in the Community Integrated Master Plan process

Project Title	Brief Project Description	Description of Desired MBW Component	Description of Potential Joint/Shared Community Use	Possible Building 20 Reuse
Child Development Center	Provide a Child Development Center capable of incorporating MBW needs(to accommodate approximately 120 children and provide Marine Family Services Center)	Currently, there are no local Child Development Center facilities or Marine Family Services Center.	Joint-use facility with other federal agencies – Washington Navy Yard, U.S. Department of Transportation, Architect of the Capitol could occur	No
Swimming Pool	Swimming pool capable of supporting annual training requirements of MBW Marines as well as support family services	Currently, the closest government pool facility is aboard Joint Base Anacostia-Bolling and annual training for MBW Marines is conducted aboard Marine Corps Base Quantico	Could primarily be used by the community and scheduled for Marine Corps use as needed	Yes
Retail Clothing Outlet	Consolidate retail clothing outlet services into one facility near MBW	Currently, Henderson Hall and Marine Corps Base Quantico provide supplementary uniform items, with MBW being 70% of Henderson Hall's customer base	Could be accommodated within a larger facility, the retail clothing outlet would be dedicated to Marine Corps use, the larger facility could be used by the community for other functions.	Yes
Library	Library to provide a wide range of books and multimedia resources.	The Marine Corps provides libraries for bachelor enlisted personnel for morale, welfare, and recreation.	Could be a shared use facility with the community operated by local government.	Yes
Truck Inspection Facility	A centralized large commercial vehicle and truck inspection facility.	The current truck inspection area is on the street in the vicinity of the intersection of 8 <sup>th</sup> and I, adding to congestion issues.	Could be a combined facility to serve partner military and/or other government agencies.	Yes