



Workshop 1: Goals and Objectives

Wednesday, February 24, 2010
Van Ness Elementary School Auditorium
6 PM – 8 PM

Agenda

- 6:00-6:05 Welcoming Remarks
- 6:05-6:20 Presentation:
a. Background
b. What Has Happened So Far
c. What is Yet to Come
- 6:20-6:30 Review of Draft Vision Statement and Draft Goals
- 6:30-7:30 Focused Breakout Sessions:
Focus groups will be formed; each will be assigned one goal and a set of underlying objectives to focus on and to provide general and specific comments
- 7:30-7:50 Regroup:
Each focus group to report key comments to larger group
- 7:50-7:55 Strengths, Weaknesses, Opportunities, and Threats Exercise:
Overview of results from Community Leadership Group exercise; invitation for review and comment
- 7:55-8:00 Overview of Workshop 2: Potential Development Sites
Two sessions (same agenda)
- Tuesday, March 23, 2010
6:00-8:00 PM
 - Wednesday, March 24, 2010
8:30-10:30 AM

Check www.sedistrictcimp.com for venues, workshop materials, and other information.

Workshop 1: Goals and Objectives
Marine Barracks Washington Property

Annex - Enlisted Housing, Training, Parking, and Community/Marine Corps Shared Sports Field

MBW-8th & 1st - Officer Housing, Parade Grounds, Admin Space

Building 20 - Enlisted Housing, Administrative, Fitness, Training, Food Service

Washington Navy Yard Leased Facilities - Marine Corps Institute, Admin and Production

Legend:
 - Washington Navy Yard
 - Marine Barracks Washington Property
 - Marine Barracks Washington Leased Space

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Workshop 1: Goals and Objectives
Background

Initial Driver

- Unmet facility needs and security requirements at Marine Barracks Building 20
- Standoff between building and roads/parking areas
 - Requirement: 82 feet
 - Current distance: as little as 25 feet
 - Below-grade parking garage
- Quality of Life
 - Units are ~25% smaller than the standard
- No solution within Marine Barracks property

Bigger Picture

- Develop a plan that links military and community needs
- Seek approvals and funding in a comprehensive package

OVERHEAD VIEW - BUILDING 20
 Required standoff distances in red

GROUND VIEW - BUILDING 20

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Workshop 1: Goals and Objectives
Recent/Planned Adjacent Development

Cappers Senior Center

Cappers Community Center

Square 882 Residential

Square 882 Commercial Office

The Yards Mixed Use

WNY

Admiral at Barracks Row Office/Retail

900 M Street Retail

Also: 11th St. Bridge and Virginia Ave. Tunnel transportation projects

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Workshop 1: Goals and Objectives
Community Leadership Group (CLG)

Composition



- Neighbors
- Business and property owners
- Federal government/military
- DC government
- Advisory Neighborhood Commissions
- Business Improvement Districts
- Chamber of Commerce
- Developers
- Community organizations

Through Full and Equal Participation, the CLG will:

- Inform the CIMP process and plan
- Strengthen community engagement

Monthly Meetings


- 6 January, 20 January, 18 February, 16 March
- To continue through planning process

Workshop 1: Goals and Objectives
Marine Corps Requirements

New Barracks

- Needed to address quality of life, antiterrorism/force protection shortfalls, and other deficiencies at Building 20
 - Building 20 = 223,000 SF (includes 102,000 SF below-grade parking garage used for parking and training)
- Space requirement for new barracks
 - Enlisted Housing Units: 88,500 SF
 - Administrative Space: 14,100 SF
 - Dining Facility: 13,500 SF



Bachelor Enlisted Quarters (BEQs) are single Marines' homes and we have the responsibility to provide them with suitable living conditions and positive leadership as they continue to develop as Marines.

Michael S. Baker
 MICHAEL S. BAKER
 Commandant, US Marine Corps
 -U.S. Marine Corps
 2006 Bachelor Enlisted Quarters Campaign Plan

Workshop 1: Goals and Objectives
Marine Corps Requirements

Other Preliminary Estimates

- Enlisted Club: 10,000 SF
- Training Center: 15,000 SF
- Armory: 4,000 SF
- Gym: 23,000 SF
- Exchange: 5,000 SF
- Parking: 280 vehicles (100,000 SF)
- Marine Barracks Washington Heritage Museum: 4,000 SF
- Family Housing: 400 families
- Child Development Center: approx. 120 Marine Corps children
- Pool: 10,000 SF
- Indoor Parade Field: 18,000 SF
- Outdoor Field: 1 Basketball & 2 Tennis Courts
- Marine and Family Services Center: 3,000 SF
- Reception and Conference Center: 7,000 SF
- Marine Corps Institute Sound Studio: 2,000 SF
- Fire and Emergency Services: 32,000 SF
- Post Office: 1,800 SF
- Library: 5,000 SF

The military funds projects when requirements are not being met; unmet Marine Barracks projects could be packaged with community requirements.

The CIMP will address other projects based on community input and community-military partnering potential.

Workshop 1: Goals and Objectives
Potential Community-Military Partnering Projects


Projects that could be Packaged with Barracks Project
(prioritized based on stakeholder input to date)

1. Federal Child Development Center
2. Meeting Space
3. Recreation/Fitness Facilities
4. Parking
5. Community Service Facilities/
Other Public Facilities
6. Education Facilities
7. Marine Barracks Washington Heritage Museum
8. Family Housing
9. Modern Fire Station/Public Safety Center

Other benefits:

- Historic Preservation
- Increased consumer spending
- Long-term viability

Incorporate retail, arts/culture, pedestrian amenities, and open space



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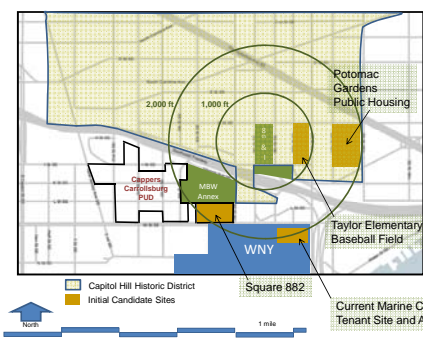
Workshop 1: Goals and Objectives
Study Area



Area of interest for projects to be identified through the process.

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Workshop 1: Goals and Objectives
Barracks Site Radii, Initial Siting Criteria, Initial Sites



Barracks Initial Siting Criteria

- Proximity to 8th & I
- Adjacency to Existing MBW Properties
- Compatible Zoning
- Availability
- Government-owned Parcels
- Parcel Size and Number of Owners

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Workshop 1: Goals and Objectives

Project Website


- Updated frequently
- Submit comments
- Materials for workshops provided in advance
- E-mail alerts
- Long-term communications between MBW and community

 Workshop 1: Goals and Objectives
DRAFT Vision Statement


The Community Integrated Master Plan envisions a vibrant neighborhood that continues to be shaped, in part, by the 200+ year shared history with the Marine Barracks; enriches the lives and better serves the area's residents, workers, and visitors; links the area to surrounding neighborhoods; and embodies an urban form and character that strengthens southeast Washington/Capitol Hill with enduring values, livability, economic viability, and environmental sustainability.

 Workshop 1: Goals and Objectives
DRAFT Goal 1


Create a win-win solution for solving unmet needs of the local community and Marine Barracks through enduring community, business, government, and military partnerships that go beyond facilities and real estate.

 Workshop 1: Goals and Objectives
DRAFT Goal 2


Guide development to preserve and enhance surrounding neighborhoods; ensure there are common / open spaces and historic landmarks; upgrade under-developed areas and provide balanced mixed-use that serves residents, businesses, workers, and visitors.

 Workshop 1: Goals and Objectives
DRAFT Goal 3

Encourage wise investment and development that addresses both economic health and social vitality for people who live, work, or visit the area.

 Workshop 1: Goals and Objectives
DRAFT Goal 4

Address sustainability with high performance planning, design, and construction along with sound environmental management, operation, maintenance, and disposal of facilities and infrastructure.

 Workshop 1: Goals and Objectives
Objectives

Breakout Sessions

Focus Groups

- each assigned a goal + underlying objectives
- suggested revisions – general and specific
- provide summary report back to the group

 Workshop 1: Goals and Objectives
Next Step: Workshop 2

Potential Development Sites

Two Sessions – same agenda for each workshop

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6:00-8:00 PM

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Draft Vision, Goals, and Objectives

22 January 2010

Vision

The Community Integrated Master Plan envisions a vibrant neighborhood that continues to be shaped, in part, by the 200+ year shared history with the Marine Barracks; enriches the lives and better serves the area's residents, workers, and visitors; links the area to surrounding neighborhoods; and embodies an urban form and character that strengthens southeast Washington/Capitol Hill with enduring values, livability, economic viability, and environmental sustainability.

Goal 1

Create a win-win solution for solving unmet needs of the local community and Marine Barracks through enduring community, business, government, and military partnerships that go beyond facilities and real estate.

Objectives

- a. Use the community involvement process to identify projects and initiatives that satisfy both community and military needs.
- b. Maximize the level of influence of the Community Leadership Group on the planning process, on the CIMP and on resulting project implementation.
- c. Reach out to the community to ensure their maximum involvement.
- d. Foster enduring Marine Corps-community enrichment programs.
- e. Identify potential development partnerships early in the process and develop them in plan recommendations and implementation strategies.

Goal 2

Guide development to preserve and enhance surrounding neighborhoods, ensure there are common / open spaces and historic landmarks; upgrade under-developed areas and provide balanced mixed-use that serves residents, businesses, workers, and visitors.

Objectives

- a. Ensure smart growth and urban design principles such as maintaining a walkable street grid are incorporated into planning and design, including preservation of historic buildings and facades.
- b. Be cognizant of both current and future planned land uses and zoning regulations.
- c. Ensure that plans for public buildings and spaces creatively satisfy physical security requirements while maintaining the vitality of the public realm and human scale.
- d. Adhere to the comprehensive plans (both Federal and local) for the District.
- e. Respect and incorporate neighborhood urban design goals in the CIMP.
- f. Incorporate transit-oriented development to encourage non-auto transportation, such as supporting pedestrian-oriented and bicycle-friendly development, and concentrating more intense development near existing high-capacity transportation facilities.

Goal 3

Encourage wise investment and development that addresses both economic health and social vitality for people who live, work, or visit the area.

Objectives

- a. Incorporate positive public attractions, inviting, and pedestrian-friendly settings and green spaces into the project development.
- b. Develop creative solutions that respond to existing market conditions, increase retail opportunities, incorporate local job creation, and stimulate and shape the market in a manner that provides long-term stability.
- c. Mix public and private use (i.e. live/work), functions, personnel, and programs.

Goal 4

Address sustainability with high performance planning, design, and construction along with sound environmental management, operation, maintenance, and disposal of facilities and infrastructure.

Objectives

- a. Require a minimum of 50% of CIMP projects to attain Leadership in Energy and Environmental Design (LEED) Silver certification.
- b. Maximize natural features in open space and incorporate sustainable urban landscaping and green spaces (parks, community gardens, etc).
- c. Minimize the physical and visual impact of private vehicle parking on the neighborhood.



ANALYTICAL EXERCISE

STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS (SWOT)

The SWOT is an analytical planning exercise that identifies key issues to the CIMP process and categorizes them as strengths, weaknesses, opportunities, or threats based on the broad definitions provided below. The results of the SWOT can inform the development of goals and objectives by identifying opportunities, including those that could be realized by capitalizing on strengths, addressing weaknesses, and lessening threats.

SWOT: General Definitions	
<p>Strengths: could be advantages, products or services produced better, unique or low cost resources (technology, personnel, equipment) which others do not have access to, or public perceptions of strengths.</p>	<p>Weaknesses what could improve, what to avoid, or public perceptions of weaknesses.</p>
<p>Opportunities are possible needs that can be serviced, trends that may be addressed, technological services that can be provided, or planned or anticipated changes that would result in new or increased needs.</p>	<p>Threats are obstacles to overcome, competing interests, changing requirements, technology hurdles, resource reduction/elimination, environmental issues, transportation, or utility requirements, etc.</p>

The following pages present the results of the initial SWOT exercise conducted for the Community Integrated Master Plan (CIMP) and CIMP process as identified during a SWOT exercise conducted at the CIMP Community Leadership Group meeting held on February 18, 2010. Community input on this initial result is invited. You may submit your comments in writing to any of the CIMP Team Members at the workshop, via the project website www.sedistrictcimp.com, or by mailing comments to:

Public Affairs Officer
 Marine Barracks Washington
 8th and I Streets SE
 Washington, DC 20390

Planning is a forward moving process; in order for your comments to be most effective, it is suggested that you submit them prior to March 15, 2010.

STRENGTHS	OPPORTUNITIES
<ul style="list-style-type: none"> • Marine Barracks contribution to historic character / historic preservation • Marines at Barracks already more integrated with the community as compared to large military installations • Potential to improve living/working environment and quality of life for Marines • Potential for CIMP to have economic benefits/act as an economic driver for the community • Potential use of multiple small sites for CIMP projects • Unity of voice (Marines and community working toward common solution) • Commitment, creativity, and knowledge base of neighborhood • Marine Corps leadership • Demonstrates Marine Corps' willingness to partner with the community, address community concerns, build goodwill, etc. 	<ul style="list-style-type: none"> • As the first plan of this kind, the CIMP process and resulting plan could be a prototype for other Department of Defense efforts and/or serve as a model for solving complicated issues on "The Hill" • Connect the areas bifurcated by Southeast Freeway together via 8th Street SE • Financial partnering • Take advantage of Congressional Interest in funding coordinated set of projects rather than separate individual ones, thereby enabling a holistic approach • Maintain and address unmet needs for open spaces, parks, gardens, recreation areas, and other green spaces • Help community projects be realized • Improve the community voice • Improved integration of Marines with the community • Address daycare needs • Recession has slowed new development – land still available • Possibly remove Southeast Freeway/replace with Virginia Ave. "boulevard" • Balance security requirements and public access • Apply lessons learned from previous issues including Marine Barracks Quarter 6 security upgrade project
WEAKNESSES	THREATS
<ul style="list-style-type: none"> • 100% consensus is unattainable • Misunderstanding that CIMP is already "done" • Security requirements will restrict public access to some facilities • Finite available resources • Little land available in areas closest to 8th & I (new barracks needs to be as close as possible to 8th & I) • Compressed time frame needed for CIMP completion to seek funding • CIMP messages (i.e., who, what, where, when, why) are too complex to be conveyed in "sound-bites" • Perception that mission of Marine Barracks is obsolete • Community structure does not parallel the military's organizational structure – i.e., "The Hill" has no mayor 	<ul style="list-style-type: none"> • Ultimately not being able to adequately site new barracks or other CIMP projects • Potential for facility requirements and regulations to change • Completing CIMP but not having community agreement with plan • Project could languish in Congress • Community skepticism, rumors, perception that a decision has already been made • Security • Funding shortfall • Ever-changing Marine Corps leadership (2-3 year rotations with all military positions) • Resistance to new planning process • Other development projects • Lack of adequate participation • Lack of balance in development and open space needs