

# **P158 Bachelor Enlisted Quarters & Support Facility Marine Barracks Washington, DC**

Consulting Parties

MBW Programmatic Agreement

Conceptual Design Submission (10%)

*(26 October 2022)*

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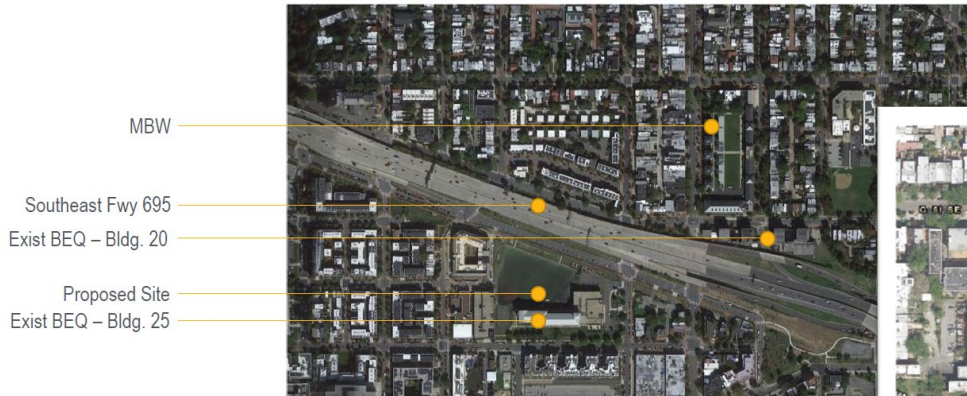
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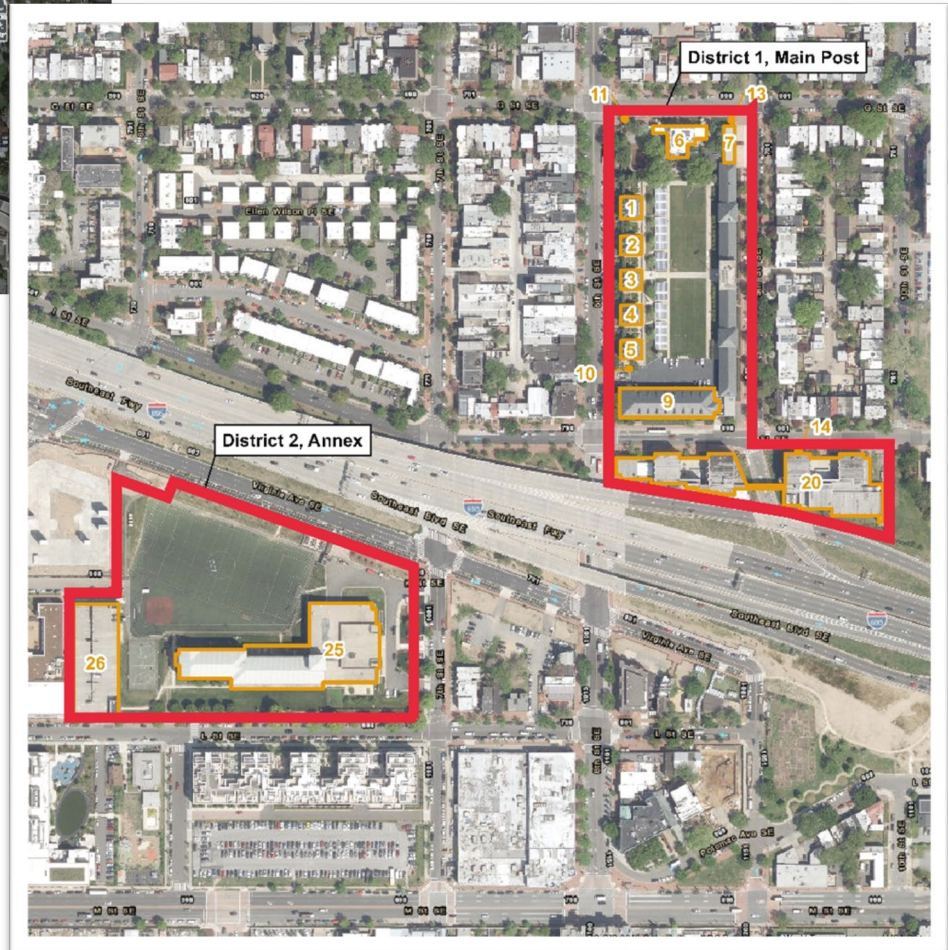
**Current View of Building 25 from Virginia Avenue**

# P158 Project Vicinity Map



The new Bachelor Enlisted Quarters (BEQ) & Support Facility is sited at the Marine Barracks Washington Annex in SE Washington, D.C. It is situated at the southeast corner of the intersection of L St and 7th Avenue SE and will be adjacent to the existing Buildings 25 and 26.

## Aerial Views of Project Area



# P158 Project Overview 1

## Demonstrate Design of the MILCON P158 BACHELOR ENLISTED QUARTERS & SUPPORT FACILITY Marine Barracks Washington (MBW) to the Consulting Parties

### PURPOSE OF PROJECT:

- This project is required to provide safe and adequate housing and support services for unaccompanied enlisted Marines of Alpha and Bravo Companies serving MBW. The existing facility, Building 20, has not undergone a comprehensive renovation since it was constructed and requires multiple repairs, is out of date, and is costly to maintain. It exhibits multiple deficiencies relating to force protection, minimum space requirements, quality of life, life safety, sustainability, and energy efficiency and no longer meets the current needs of unaccompanied enlisted personnel housing.
- The MILCON P158 BEQ & Support Facility will meet the need for MBW to provide an updated facility.
- Building 20 will be evaluated for other requirements conducted through a separate contract. Any work to Building 20 will not be performed with the P158 MILCON.

### SOURCE DOCUMENTS:

- MBW Installation Appearance Plan Final (Sept. 2015)
- Programmatic Agreement with USMC (Signed Oct. 2017)

### PROGRAMMATIC AGREEMENT DESIGN PRINCIPLES:

- **DESIGN PRINCIPLE 1 – BUILDING HEIGHT:** Height of Buildings Act of 1910, BEQ Complex shall be no taller than 110 feet
- **DESIGN PRINCIPLE 2 – HISTORIC PROPERTIES:** Design submission for the BEQ Complex shall include visual studies that demonstrate the effect of the proposed new construction on historic properties within the Area of Potential Effects (APE).
- **DESIGN PRINCIPLE 3 - VIEWSHEDS:** 6<sup>th</sup> St, K St, and Virginia Ave, SE view corridors shall remain free of buildings or structures of any kind
- **DESIGN PRINCIPLE 4 – NOTIONAL MASSING:** BEQ Complex shall utilize Notional Massing at Site E - Option A.

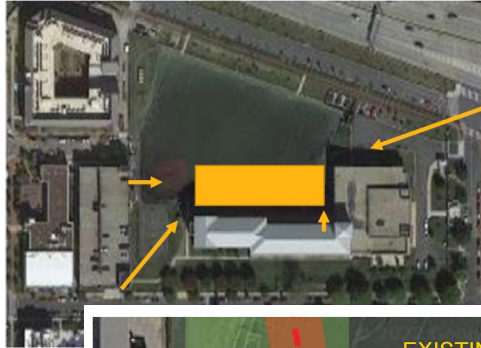


**View of Building 25**

# P158 Project Overview 2

Primary access points

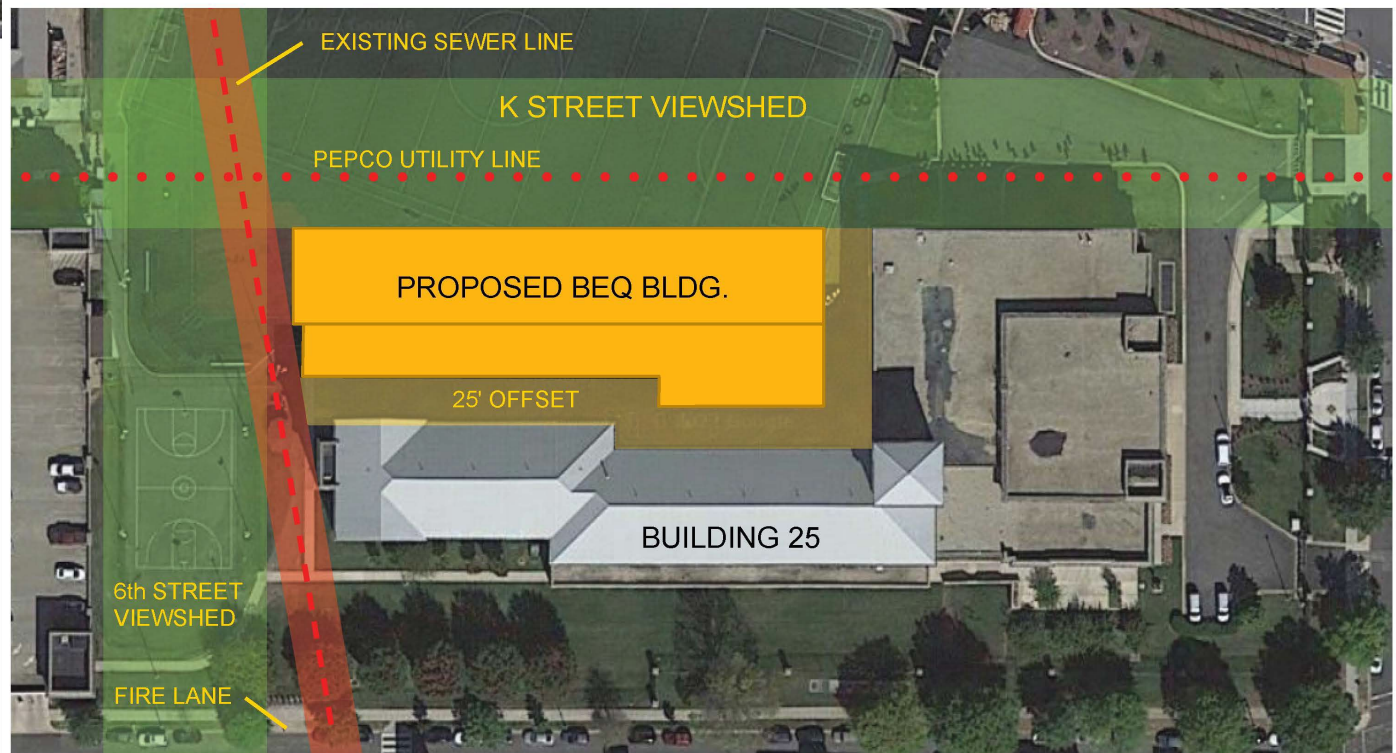
- Annex Main Gate (NE)
- 550 Virginia Ave Garage (SW & W)
- Virginia Ave footpath (SW)
- Bldg 25 direct access (S)



## Historic VIEWSHEDS Maintained

### DESIGN LAYOUT CONSTRAINTS:

- VIEWSHEDS (shaded green)
- PEPCO Utility Line
- Existing Sewer Line
- Existing Fire Lane
- 25' Offset from Bldg. 25



# P158 Project Overview 3

## PROJECT SCOPE OF WORK:

- A new 115,109 SF (10,694 SM), six-story Bachelor Enlisted Quarters & Support Facility to include housing and support for 250 enlisted personnel, barracks administrative offices, an NCO lounge, fitness facilities, as well as the post's primary chow hall. Program within this facility is intended to replace outdated, suboptimal, and cost-ineffective Unaccompanied Housing facilities currently located in Building 20.
- The new Bachelor Enlisted Quarters & Support Facility will be situated at the Marine Barracks Washington Annex in SE Washington, D.C. and situated at the southeast corner of the intersection of L St. and 7th Avenue SE and adjacent the existing Buildings 25 and 26.
- The new facility will be physically connected to Bldg. 25 via physical access points to promote quality of life and operational readiness between the new and existing facilities.



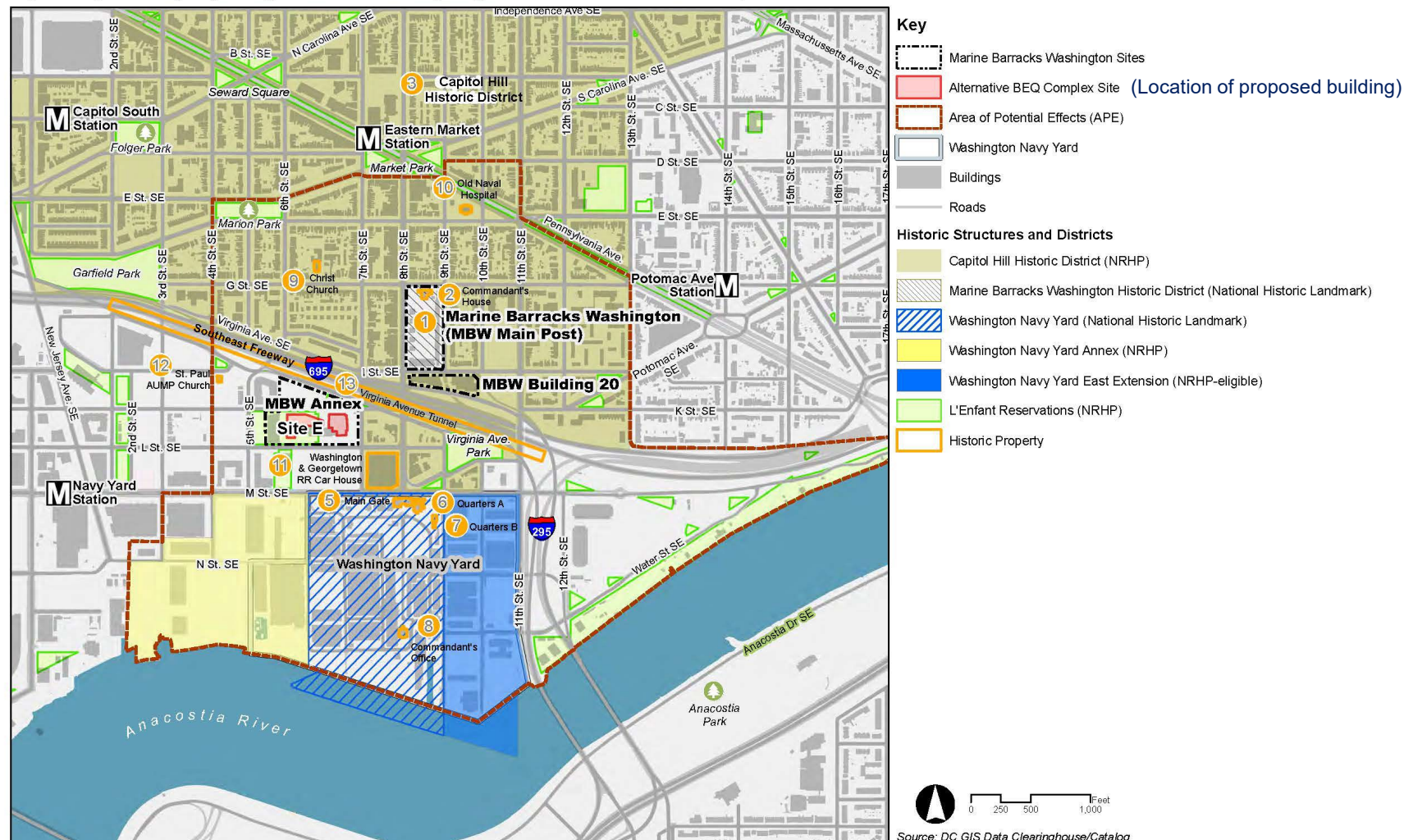
**View of Building 25 at Project Site**

## DESIGN PRINCIPLE 1 - BUILDING HEIGHT:

- The tallest point of the new facility, an entry tower at the northwest building corner, is planned at **105 feet**. The planned height of the tower is in compliance of the Height of Buildings Act of 1910 which states structures cannot exceed the height of 110 feet.

# P158 Historic Context

Programmatic Agreement - Multiple Projects in Support of Marine Barracks Washington - Appendix B: Area of Potential Effects and Historic Properties



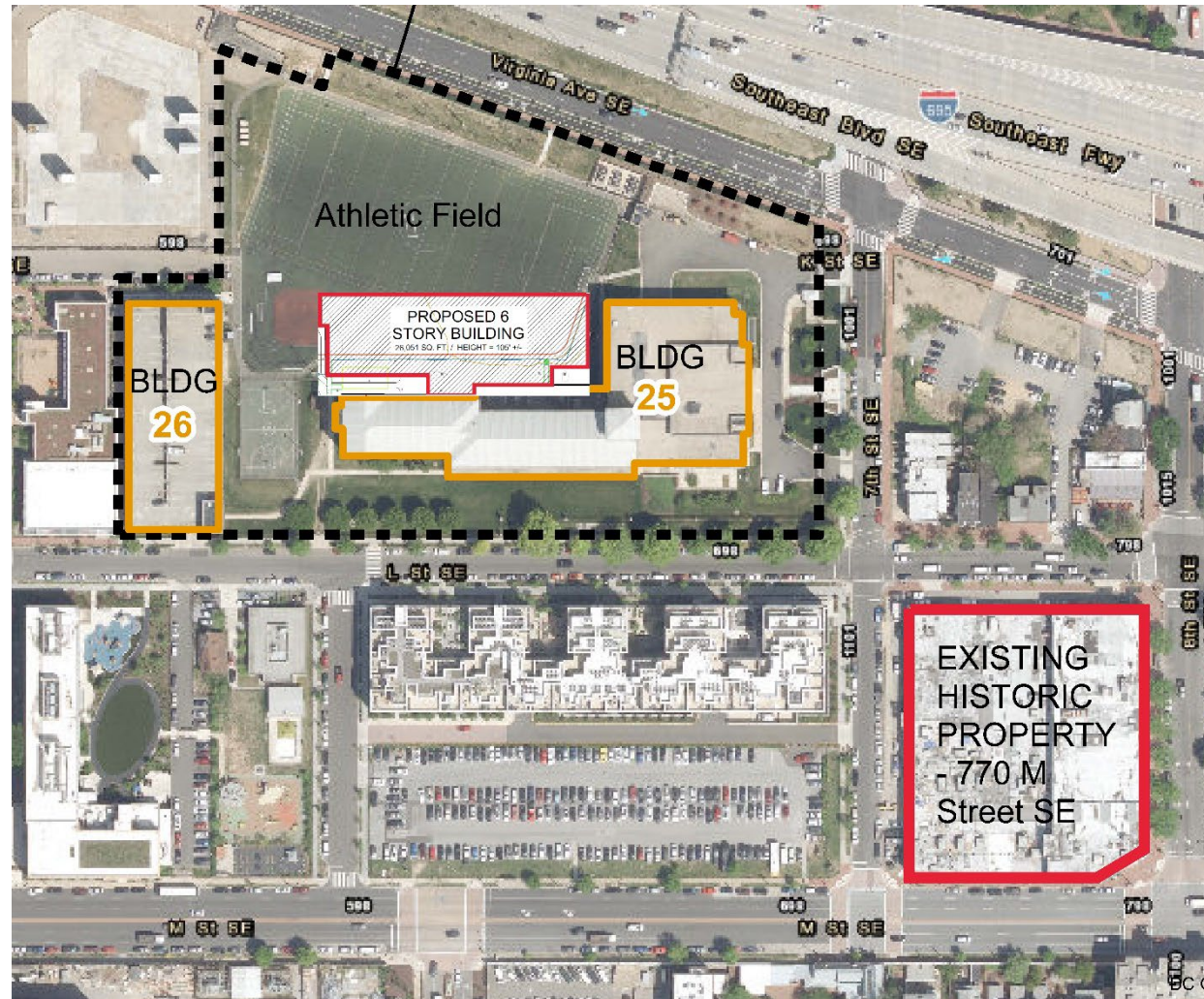
# Adjacent Historic Property

## Adjacent Historic Property:

Washington & Georgetown Railroad Streetcar House at 770 M Street SE, is a 2-Story Brick & Stone Romanesque Revival Architectural Style built in 1891. The city's first and one of the most important streetcar lines. NRHP (11/14/06) & DC Inventory (3/23/06)

## Minimal Impact:

Looking northwest from the historic property, the new BEQ building will be screened from view by the existing facility (Building 25).



Aerial View of Adjacent Historic Property

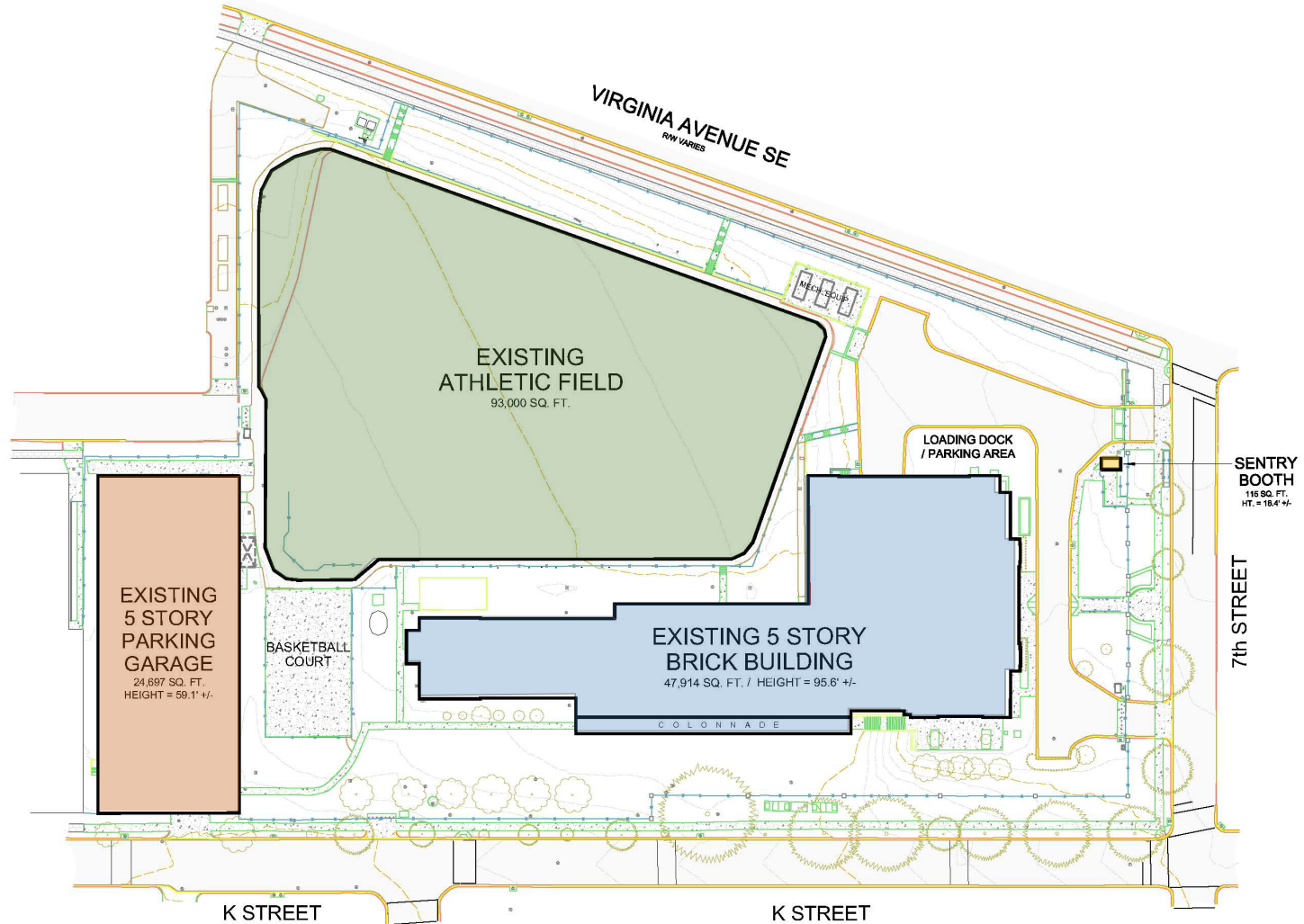
# P158 Civil Development

- **Civil Design:** BEQ & Support Facility, MBW DC
- **Site E design selected:**
  - Located on Annex site
  - New building adjacent to existing Building 25
    - The two-and-a-half-acre site is bound by existing Bldg. 25 on the south and east, an existing artificial turf athletic field on the north, and the existing parking garage on the west.
    - No encroachment on VIEWSHED corridors
  - MBW Installation Appearance Plan Final September 2015
    - Utilize recommended plant list from IAP
    - Utilize recommended site materials
- **Civil Design:**
- Comply with Navy and DOE criteria for best management practices and stormwater management



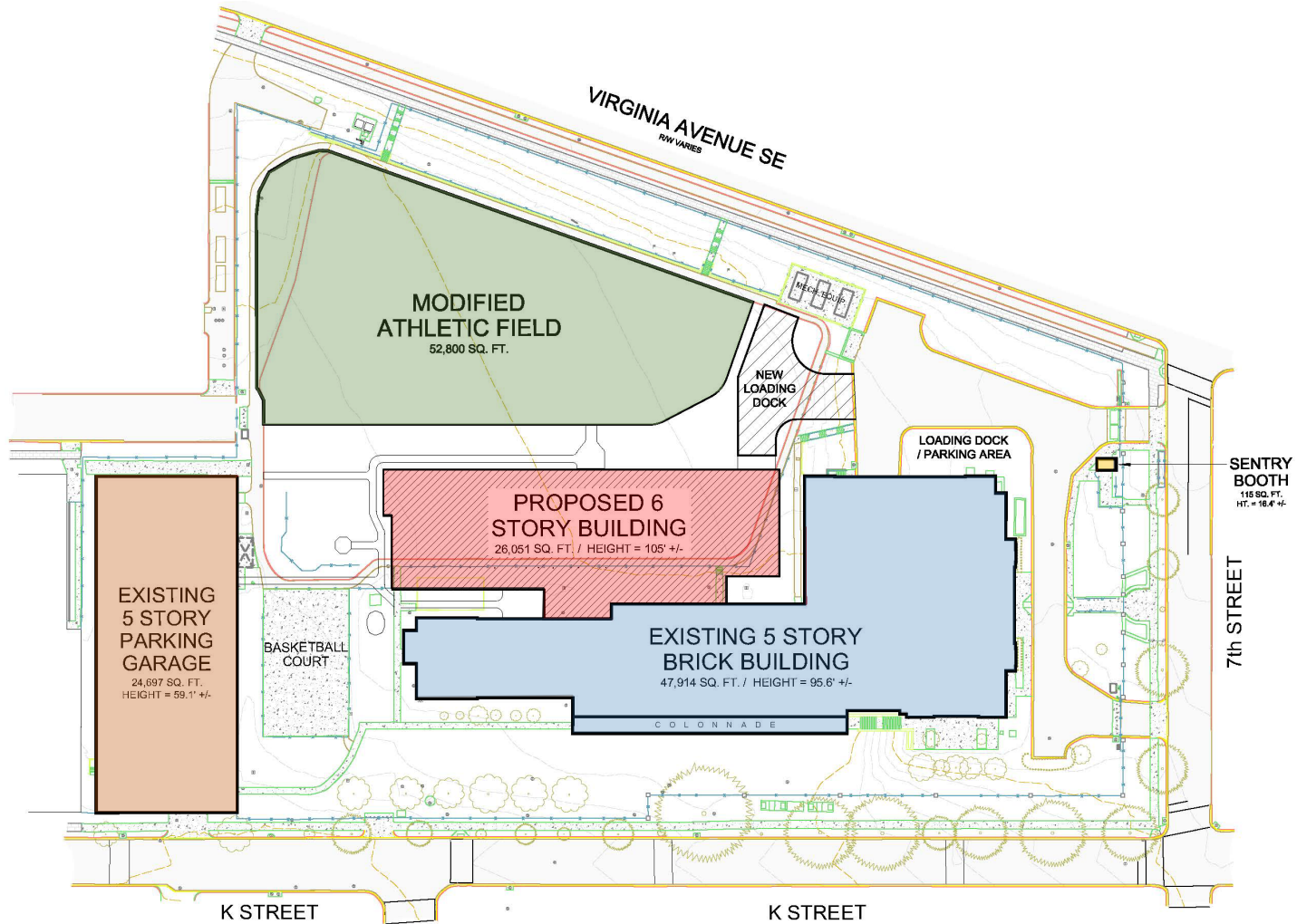
Southeast Region Aerial Map

# P158 Existing Site Layout



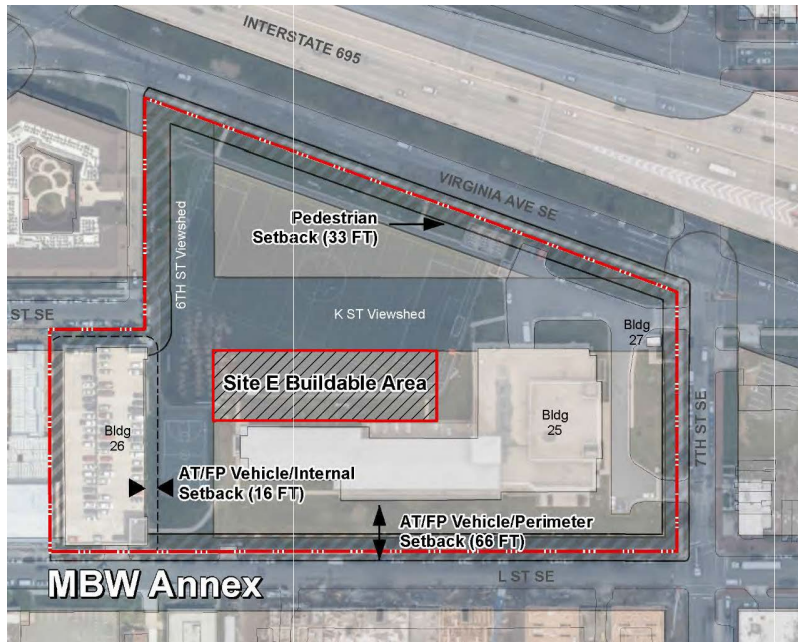
Existing Site Plan

# P158 Proposed Site Layout

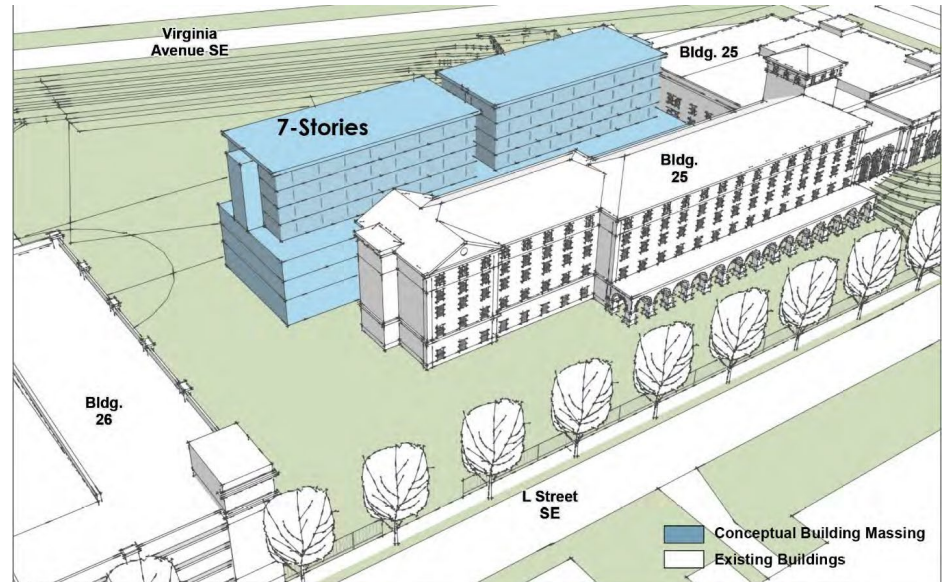


**Proposed Site Plan**

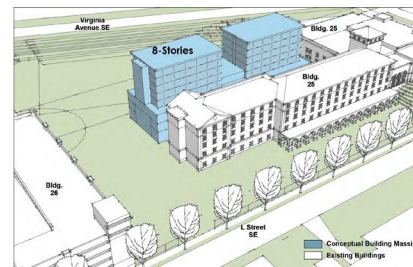
## 2017 Programmatic Agreement Appendix A / Site E (Preferred Alternative)



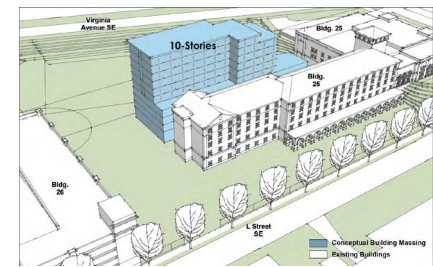
**MBW Annex – Proposed Building Layout**



**Notional Massing at Site E (Option A)**



**Notional Massing Option B**



**Notional Massing Option C**

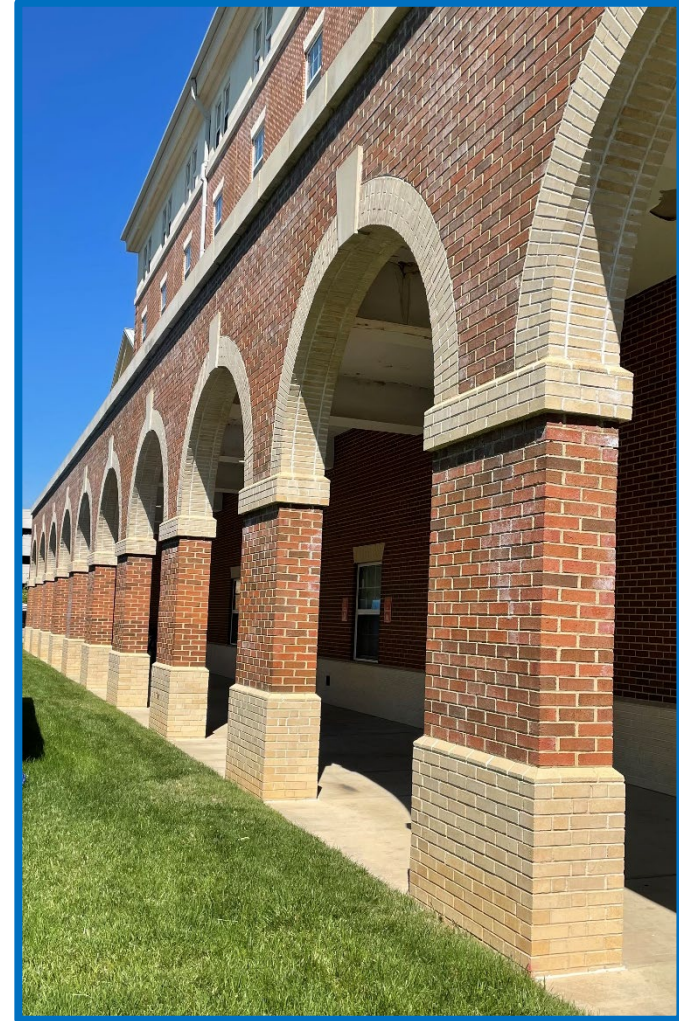
# P158 Architectural Features

## EXTERIOR DESIGN:

- Neo-Georgian Architectural Style
- Ground Level Portico will provide main building entrances
- Primary façade material is red brick
  - Brick color will match the existing facility
  - Running bond pattern
  - Primary façade accented with a combination of bands of soldier course and precast concrete features
- Residential style double-hung windows with white finish
- Decorative trim features will match profiles used on existing facilities with white finish
- Slate grey standing seam metal roof
  - Match color of existing facility
  - Roof combination of gable and hip design

## SIX STORY HOUSING AND SUPPORT FACILITY:

- Supports 250 enlisted personnel, barracks administrative offices, an NCO lounge, fitness facilities, as well as the post's primary chow hall. Program within this facility is intended to replace outdated, suboptimal, and cost-ineffective facilities currently located in Building 20.
- The new facility will be physically connected to Bldg. 25 via physical access points to promote quality of life and operational readiness between the new and existing buildings.
- The tallest point of the new facility, an entry tower at the northwest building corner, is planned at 105 feet. The planned height of the tower is in compliance of the Height of Buildings Act of 1910 which states structures cannot exceed the height of 110 feet.
- Preliminary Floor Plans: Square footage = 115 ,109 SF



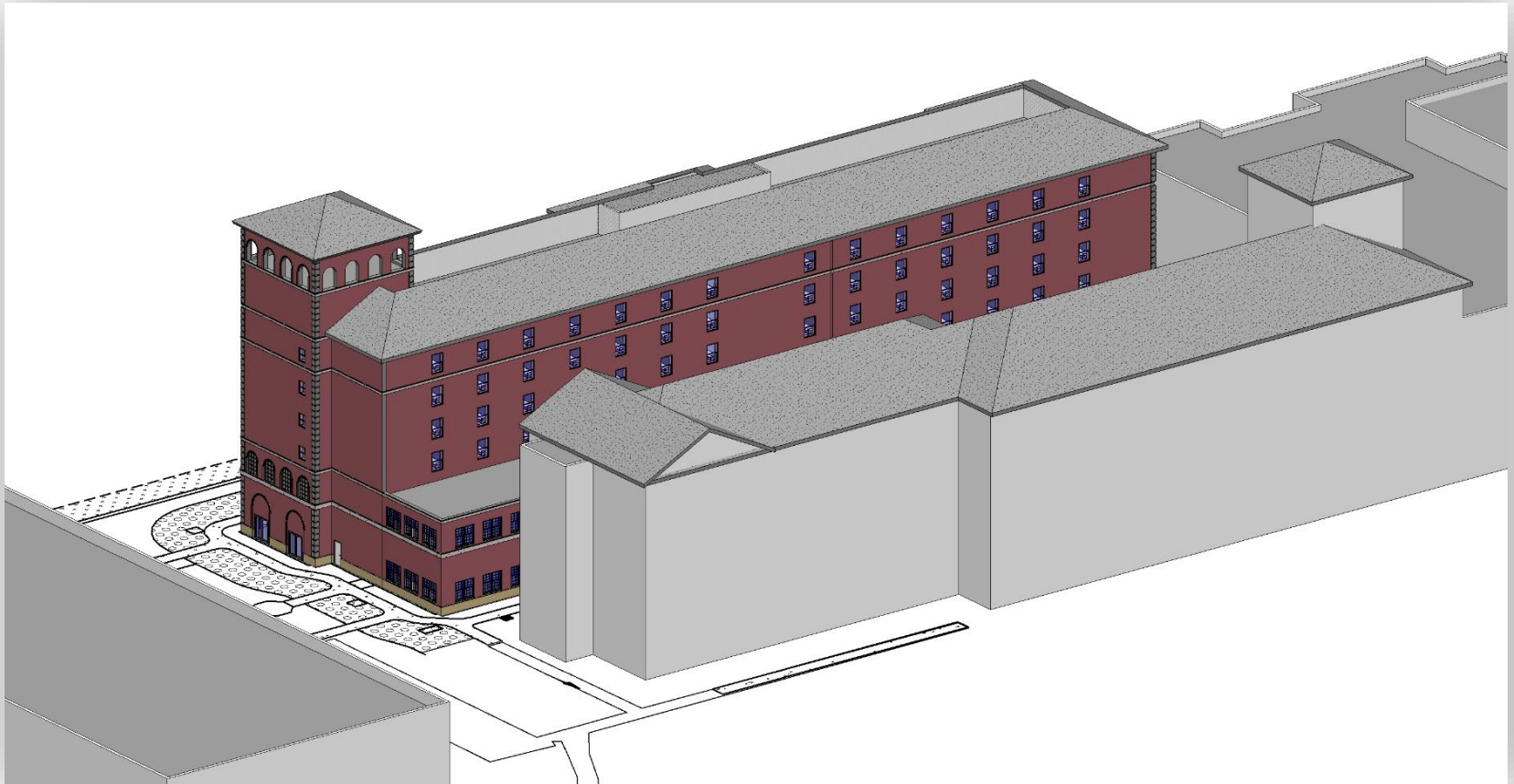
**Building 25 - South Colonnade**

# *P158 Notional Massing 1*



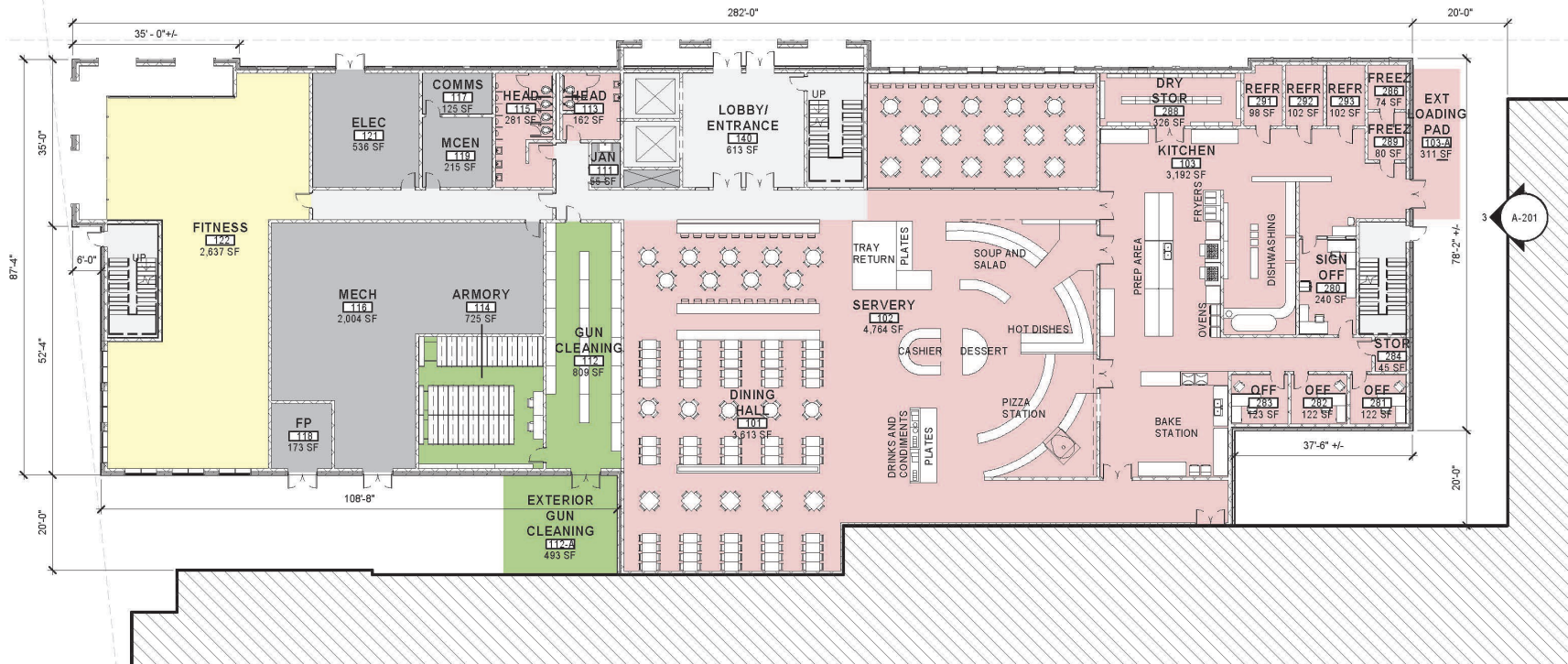
**NORTHWEST VIEW OF PROPOSED FACILITY  
K Street VIEWSHED**

# *P158 Notional Massing 2*



**SOUTHWEST VIEW OF PROPOSED FACILITY  
6TH Street VIEWSHED**

# P158 First Floor Plan

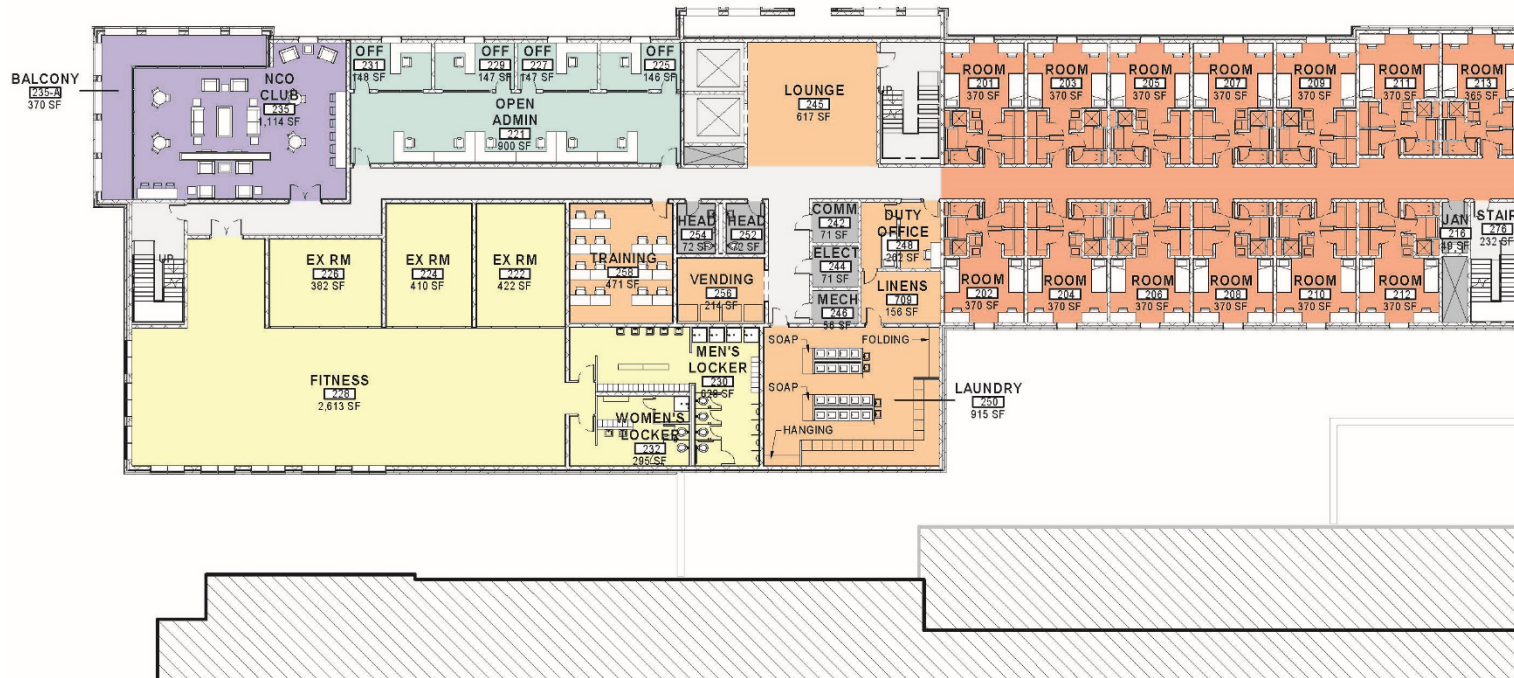


## Conceptual 1<sup>st</sup> Floor Plan

### INTERIOR SPACES INCLUDE:

- ENTRANCE / ELEVATOR LOBBY
- MAIN DINING HALL / LOADING DOCK
- ARMORY / WEAPONS CLEANING AREA
- FITNESS CENTER (1<sup>st</sup> FLOOR)
- PUBLIC TOILETS (M & W)
- SUPPORT FACILITIES

# P158 Second Floor Plan

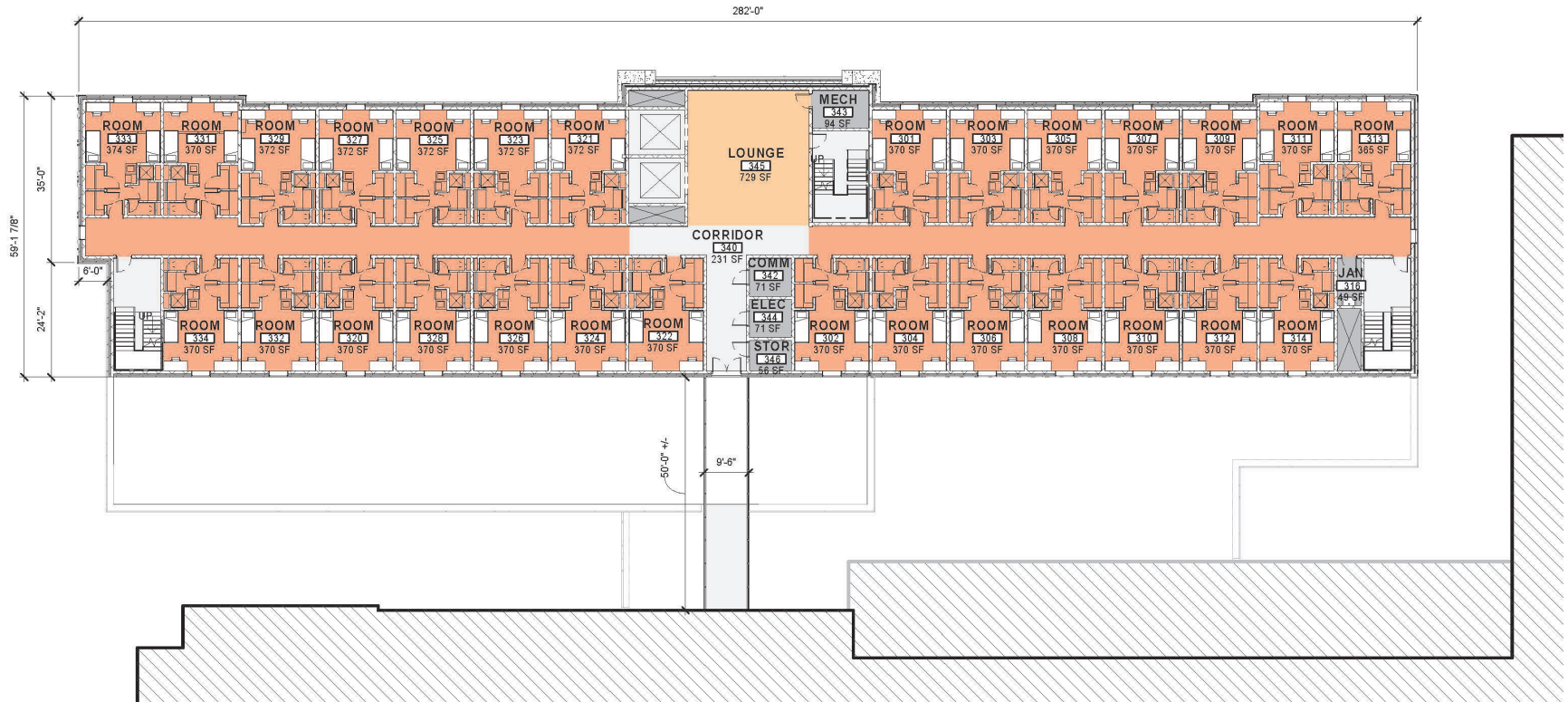


## Conceptual 2<sup>nd</sup> Floor Plan

### INTERIOR SPACES INCLUDE:

- LOUNGE / ELEVATOR LOBBY
- ADMINISTRATIVE OFFICES
- NCO CLUB WITH EXTR. BALCONY
- FITNESS CENTER (2<sup>nd</sup> FLOOR)
- LOCKER ROOMS (M & W)
- TRAINING CLASSROOM
- 13 BACHELOR LIVING QUARTERS
- LAUNDRY FACILITY (W = 17 / D = 36)
- SUPPORT FACILITIES

# P158 Third Floor Plan

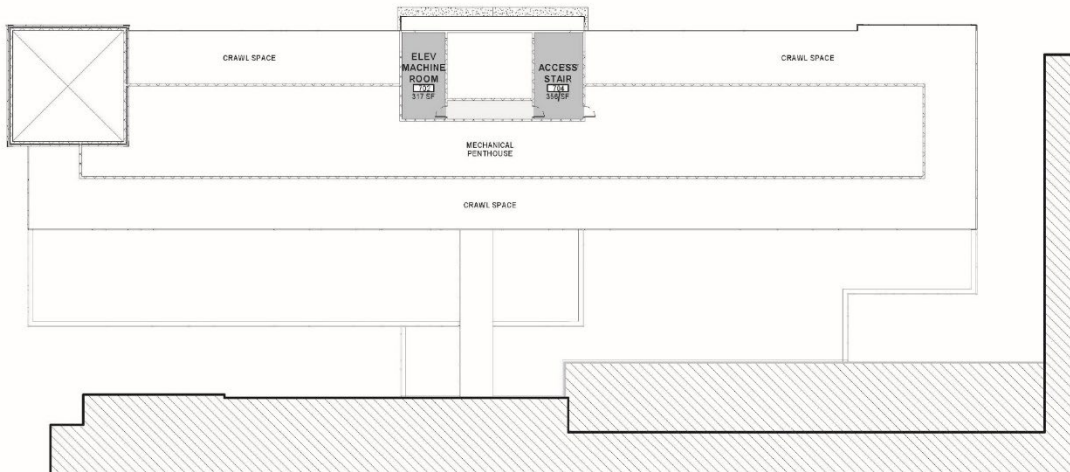


## Conceptual 3<sup>rd</sup> Floor (4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> Floors Similar)

### INTERIOR SPACES INCLUDE:

- LOUNGE / ELEVATOR LOBBY
- 28 BACHELOR LIVING QUARTERS
- ELEVATED CORRIDOR CONNECTOR FROM BUILDING 25
- SUPPORT FACILITIES

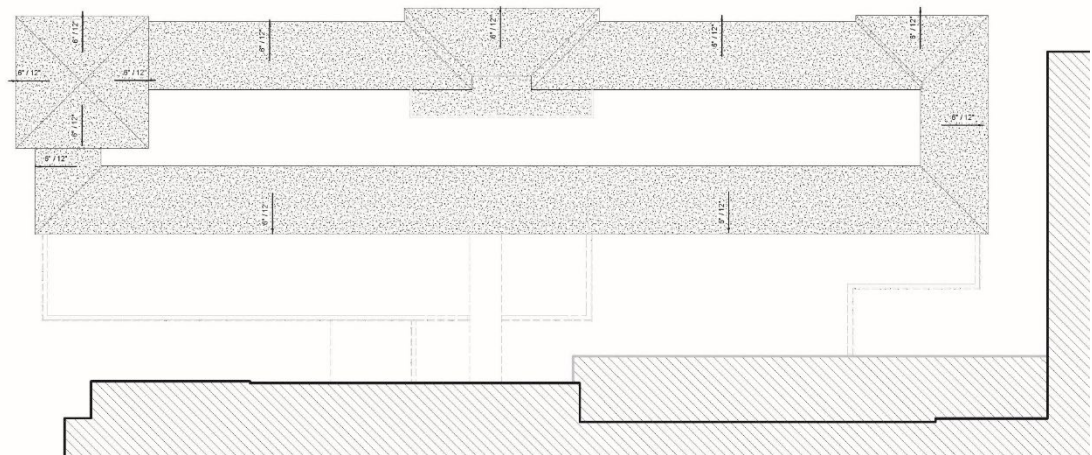
# P158 Penthouse & Roof Plans



## Penthouse Level Plan

### PENTHOUSE INCLUDES:

- ACCESS STAIR FROM 6<sup>th</sup> FLOOR
- ELEVATOR MACHINE ROOM
- ROOFTOP MECHANICAL EQUIP.
- ACCESS DOOR / LADDER TO TOWER LEVEL CAT-WALK
- PENTHOUSE LEVEL SEMI-COVERED BY MANSARD ROOF STRUCTURE



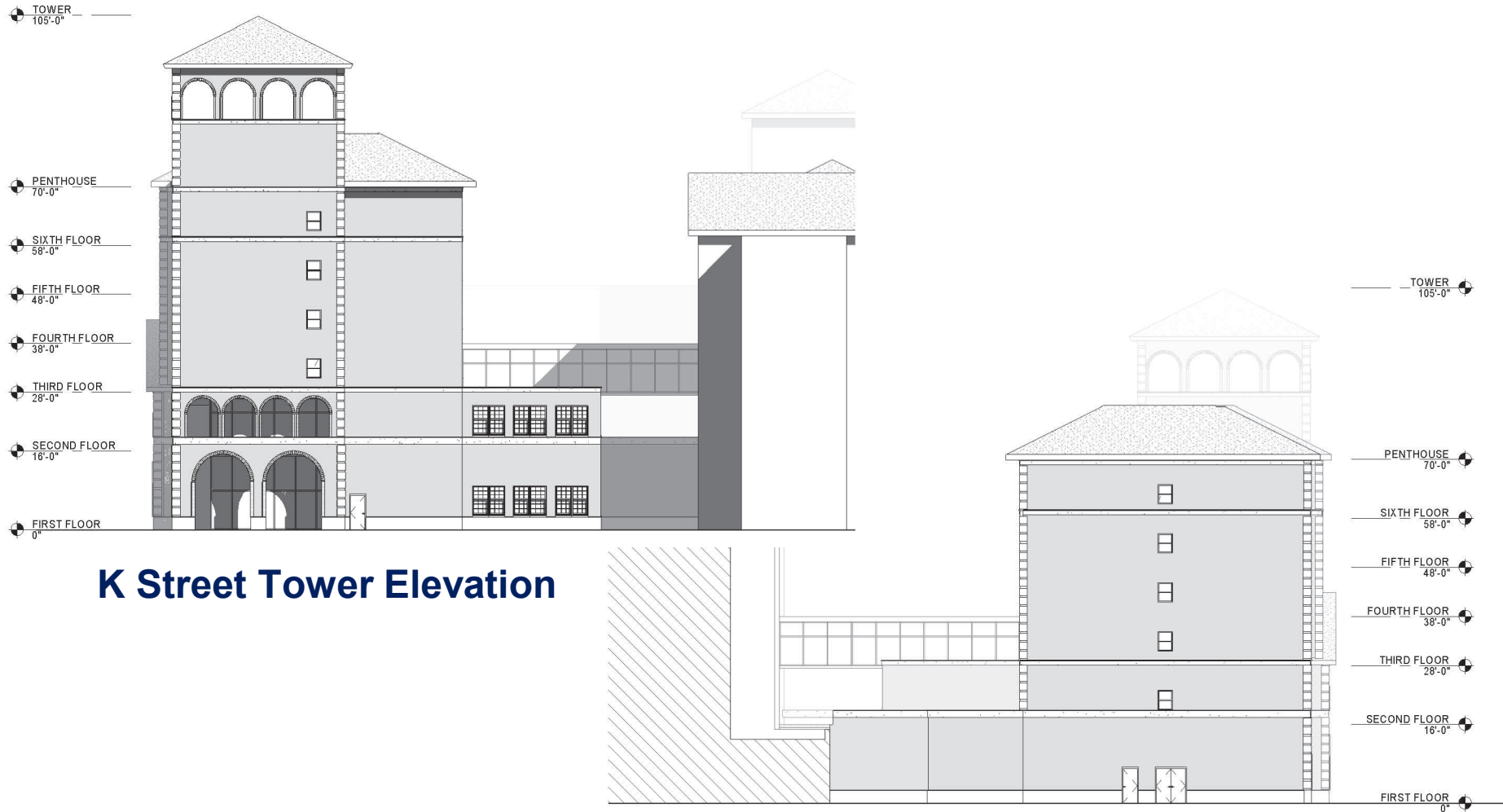
## Conceptual Roof Plan

# P158 Building Elevation 1



**Conceptual Virginia Avenue Building Elevation**

# P158 Building Elevation 2



**End Elevation at Building 25**