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 for the Marine Corps. It seeks to establish opportunities for military-community development partnering in the Marine Barracks Washington community. It also provides for community participation in neighborhood planning for housing, schools, parks, and recreation opportunities. The CIMP process will jointly develop a plan with the community.

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 increase, the ability of Marine Barracks Washington to perform its mission is diminished. In order to sustain Marine Barracks Washington for the long-term, options for meeting the deficiencies need to be identified and addressed now.

An existing barracks facility, Building 20, does not meet the military's requirements for force protection and quality of life, and the building cannot be modified to meet the requirements. Such a situation is unacceptable. The need to take action to remedy this situation is the catalyst for the CIMP. Building 20 is generally located in the area bound by I St SE and the Southeast Freeway and between 8th St SE and the off-ramp that is generally south of 10th St SE.

3. What is military-community development partnering?

In recent years, real estate mechanisms including Enhanced Use Lease and Public Private Venture have been used to fund a myriad of projects including housing, utilities, energy, health care, office space, etc. The military partners with private industry for financing of such projects and private industry takes the primary role for development and administration of the development. Military-community development partnering could also be endorsed through special legislation.

4. Is the Marine Corps looking to acquire land?

Facility deficiencies could be accomplished through partnering that does not include land acquisition. With a unique proposal and special legislation it could be possible to construct a bachelor enlisted quarters facility on non-government owned land.

5. Why can't Marines be housed elsewhere and bussed to 8th & I to perform their mission?

With Marines stationed at Marine Barracks Washington, missions are tightly scheduled. Underproductive time in transit would result in significant mission execution impacts in addition to safety risks associated with transit. The location of Marine Barracks Washington was historically selected based on the national and strategic interests at the site and location near the White House.

6. What is Marine Barracks Washington's mission?

Marine Barracks Washington provides ceremonial support throughout the National Capital Region and the world as directed by the Commandant of the Marine Corps and the President of the United States.

The Marine Corps Institute ensures access to products 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 is tasked to coordinate and execute the hosting and escort plans for the Friday Evening and Sunset parades, as well as other assigned ceremonies in support of Marine Barracks Washington.

7. Why don'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.

8. What about constructing a new enlisted men's quarters facility on Washington Navy Yard?

This is an option that has been initially identified for evaluation in the CIMP.

9. How many more Marines will move into the area?

The CIMP is evaluating options for meeting current facility deficiencies; no influx of Marines to Marine Barracks Washington is expected.

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

We are looking forward to hearing more about how we can partner with our stakeholders and the community, but an initial list of potential community benefits is as follows:

- *Parks and recreation sites, fitness facilities*
- *Modern Fire Station*
- *Child development center for children of federal employees*
- *Marine Barracks Heritage Museum (open to the public)*
- *Additional parking*
- *Underpass improvement*
- *Meeting space*
- *Increased consumerism as a result of visitors and Marines purchasing goods and services outside Marine Barracks Washington*
- *Educational facilities*
- *Married Family Housing*
- *Human resource initiatives*

11. Has the Marine Corps already decided that they want to put the new barracks at Square 882 and this is just a meaningless process?

No, while Square 882 meets some initial siting criteria for a new barracks facility, a wide range of siting options are being pursued. We look forward to working with the community to identify and evaluating a number of viable sites.

12. Who will make the final decision regarding this project?

This is a joint Marine Corps + community initiative. The results of this process will come about through mutual planning by the Marine Corps and stakeholders to develop a joint plan and associated development partnerships and implementation strategies. Marine Corps decisions will not be made in a vacuum and will be heavily influenced by the collaboration of the stakeholders. Decisions affecting the Marine Corps funding ultimately can only be made by the Marine Corps.

13. 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 and will continue to occur between Marine Barracks Washington and Washington Navy Yard.

14. How can I provide input?

Your input will be very important for the CIMP. Stakeholder Interviews will be conducted in January and February 2010. Four workshops will be held February through May 2010. The current plan is for the first workshop (February) to focus on needs and goals, the second workshop (March) to focus on potential development sites, the third workshop (April) to focus on CIMP alternatives, and the fourth workshop (May) to focus on CIMP consensus elements. Additionally, a charrette focused on the CIMP way forward will be held in fall 2010. The project website www.sedistrictcimp.com will be kept up-to-date and provide another source for community input. The results of the interviews, workshops, and website comments will play an important role in the development of the CIMP.

15. What is the CIMP timeline?

Community meetings will be conducted January through May to be followed by development of a draft plan and an implementation planning charrette in fall 2010. As the first plan of its kind, however, the schedule is subject to revision as the process moves forward.

16. How 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 8th St SE study area. Marine Corps seeks to evaluate opportunities for military-community development partnering in this area alongside the visioning process for the Lower 8th St SE study area and beyond, complementing both initiatives.

17. 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.

18. How does this project impact/conflict with the Cappers/Carrollsburg (Hope VI) Housing Redevelopment project?

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

19. Are the Marines going to build a new barracks at the Potomac Gardens public housing site?

Potomac Gardens public housing site is one of four sites that were identified as potential sites for a barracks facility based on initial siting criteria early on in the CIMP process. The other three are Tyler Elementary School and the adjacent ball field, Square 882, and within Washington Navy Yard (in an area currently leased by Marine Corps Institute and adjacent area). These and other potential candidate sites will be evaluated on an ongoing basis throughout the CIMP process. The DC Housing Authority owns and administers Potomac Gardens Family and Senior Housing. DC Housing Authority staff are members of the CIMP Community Leadership Group; partnership opportunities will be pursued as guided by the CIMP process.

20. How can property owners and developers identify potential development sites for consideration in the CIMP?

Submit a comment via the website or a comment form so that the property is identified as early as possible in the process. Attend the March 2010 workshop, which will be specifically focused on potential development sites. Continue to participate in the process as the preferred CIMP and implementation strategy are developed.

21. What is the size requirement for the new barracks facility?

The current requirement is for approximately 88,500 square feet (SF) in barracks space for enlisted Marines, plus 14,100 SF in administrative space and 13,500 SF in enlisted dining facilities for a total requirement of approximately 116,100 SF. Ideally, the requirement would be met in a single location, but all options are under consideration. Additional requirements under consideration in the CIMP that include facilities potentially shared with the community total 55,000 SF to 60,000 SF, plus parking. These additional requirements could be co-located with a new barracks or at another facility.

22. What potential job creation is provided by the CIMP?

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 cannot be reasonably foreseen.

23. 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 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://dpr.dc.gov/dpr/cwp/view,A,1241,Q,549657.asp