



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



Commission of Fine Arts  
Preliminary Submission

06 April 2023





# P158 Project Scope of Work

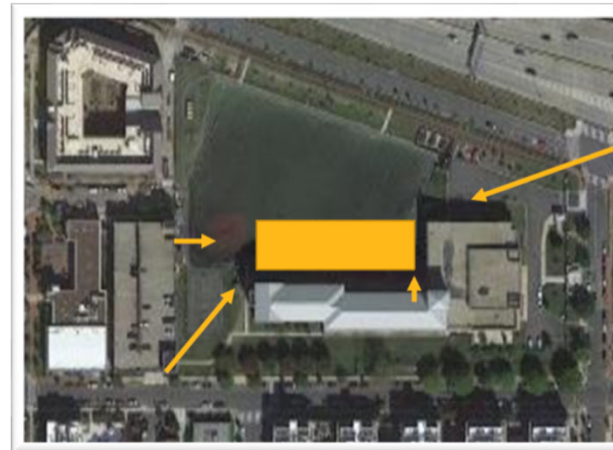
## Project Scope of Work:

Proposed new six-story construction of an addition to the existing Building 25, Bachelor Enlisted Quarters. The building addition will be located at the Marine Barracks Washington Sousa Annex in SE Washington, DC and situated at the southeast corner of the intersection of L St. and 7<sup>th</sup> Avenue SE and on the northwest side of the existing building 25.

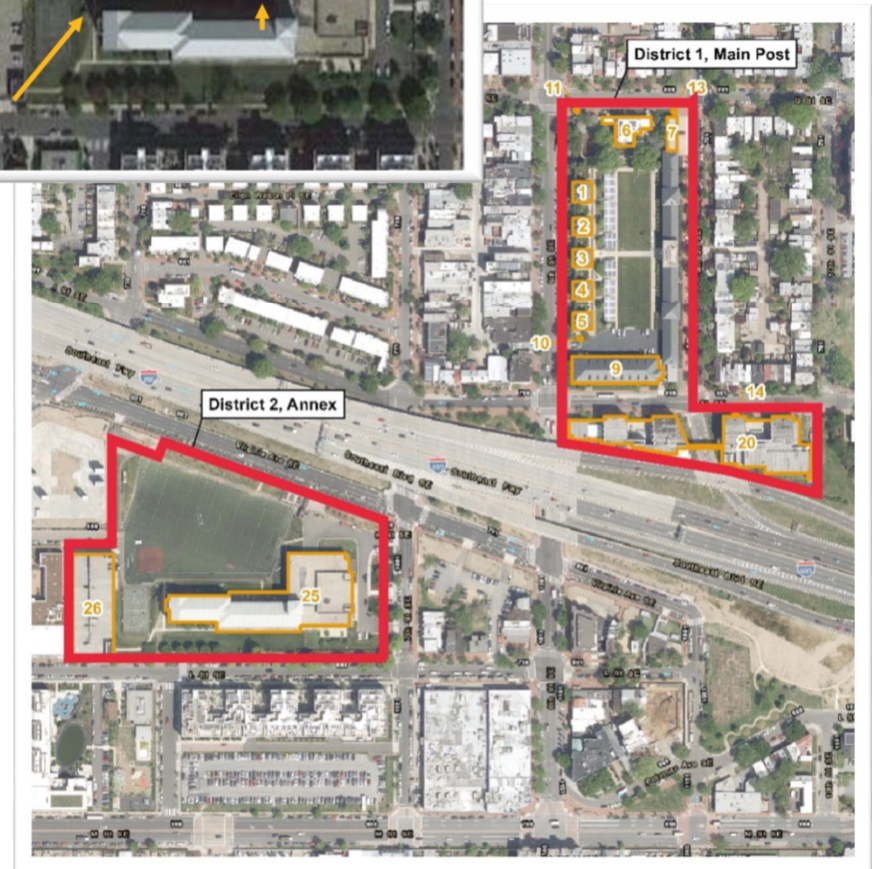
## Civil Program:

Site work includes erosion and sediment control, topographic and utility work, and stormwater management on the approximately two-and-half-acre site

- Demolition to a portion of existing athletic field, baseball diamond, and asphalt track
- Relocation of structures such as pull-up bars, gazebo, and basketball court
- Modification to athletic field and track
- New drive lanes from K Street for new building services
- Fire access lane extension
- Connection to existing utilities (water, sanitary, electric, gas, and communication)
- Stormwater management features
- Landscaping, Site Furnishings and Lighting
- Retaining walls and dumpster screens



Pedestrian Access Points



Vicinity Map of Project Area 2



# P158 Architectural Program

## Architectural Program:

- 115,109 SF (10,694 M) six-story addition to Building 25
- Housing and support for 250 enlisted personnel
- 125 Double Occupancy Rooms
- Barracks Admin Office
- Chow Hall and 250 Seat Dining Area
- NCO Club
- Fitness Facilities
- Physically connected to existing building via interior corridors on 1<sup>st</sup> and 2<sup>nd</sup> floors



Aerial View of Adjacent Historic Property

### ADJACENT HISTORIC CONTEXT:

Washington & Georgetown Railroad Streetcar House at 770 M Street SE, is a 2-Story Brick & Stone Romanesque Revival Architectural Style built in 1891. Looking northwest from the historic property, the New BEQ Building will be screened from view by the existing facility (Building 25).



View of Building 25 Main Entrance from Virginia Avenue



# P158 Design Principles

## 2017 Programmatic Agreement

Among the U.S. Marine Corps, the Advisory Council on Historic Preservation, the District of Columbia State Historic Preservation Office, the National Capital Planning Commission, and the National Park Service National Capital Region  
Regarding Multiple Projects in Support of  
Marine Barracks Washington

### Appendix A / Site E Option A Selected

#### PROGRAMMATIC AGREEMENT DESIGN PRINCIPLES:

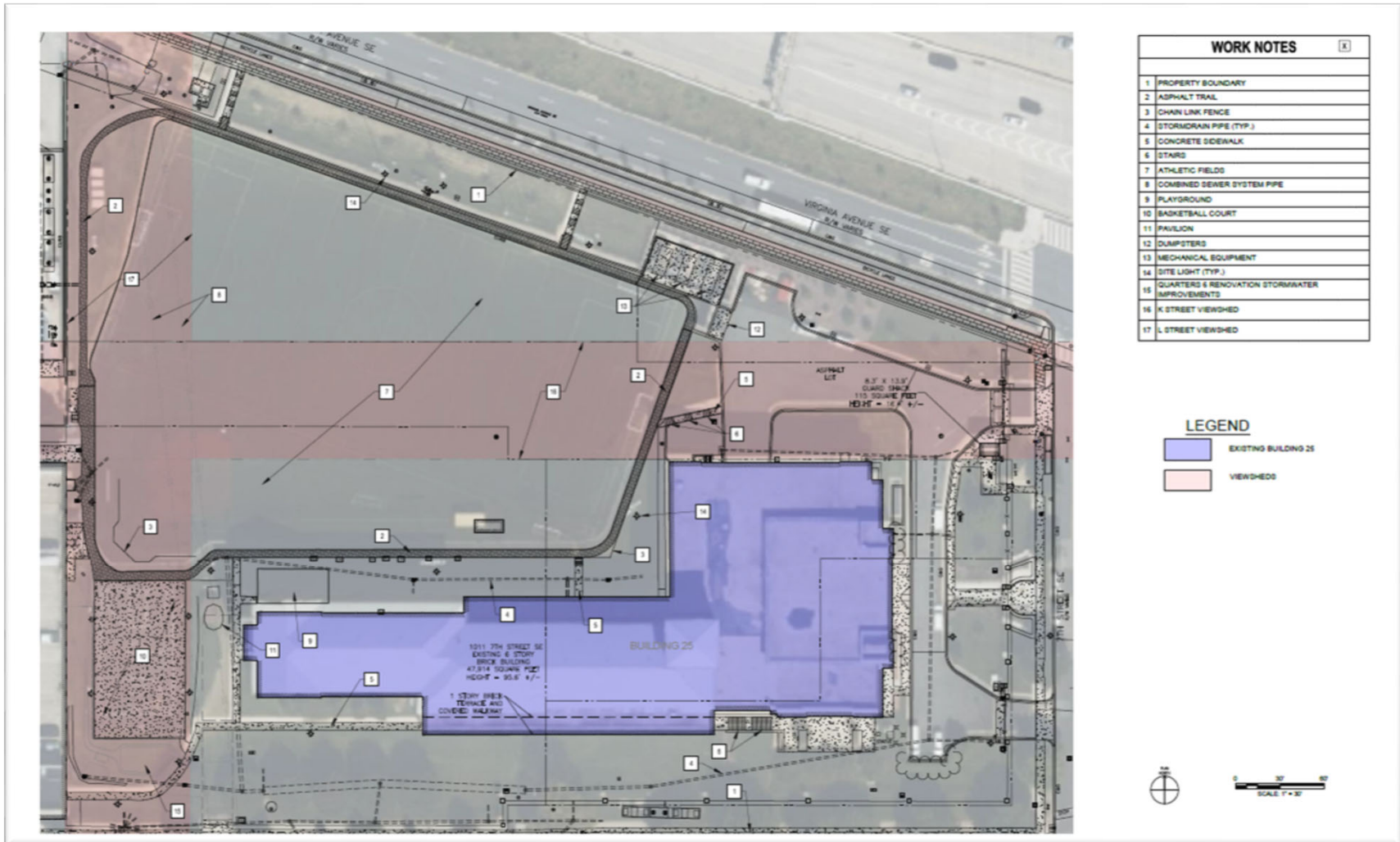
- **DESIGN PRINCIPLE 1 – BUILDING HEIGHT:** The tallest point of the new facility, an elevated gable roof at the center of the north facade, is planned at 107 feet. The planned height of the tower is in compliance of the Height of Buildings Act of 1910 which states structures cannot exceed the height of 110 feet.
- **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 – VIEWSHED CORRIDORS:** 6<sup>th</sup> Street, K Street, and Virginia Avenue, SE view corridors shall remain free of buildings or structures of any significant scale.
- **DESIGN PRINCIPLE 4 – NOTIONAL MASSING:** BEQ Complex shall utilize Notional Massing at Site E - Option A.



View of Building 25 Colonnade from L Street



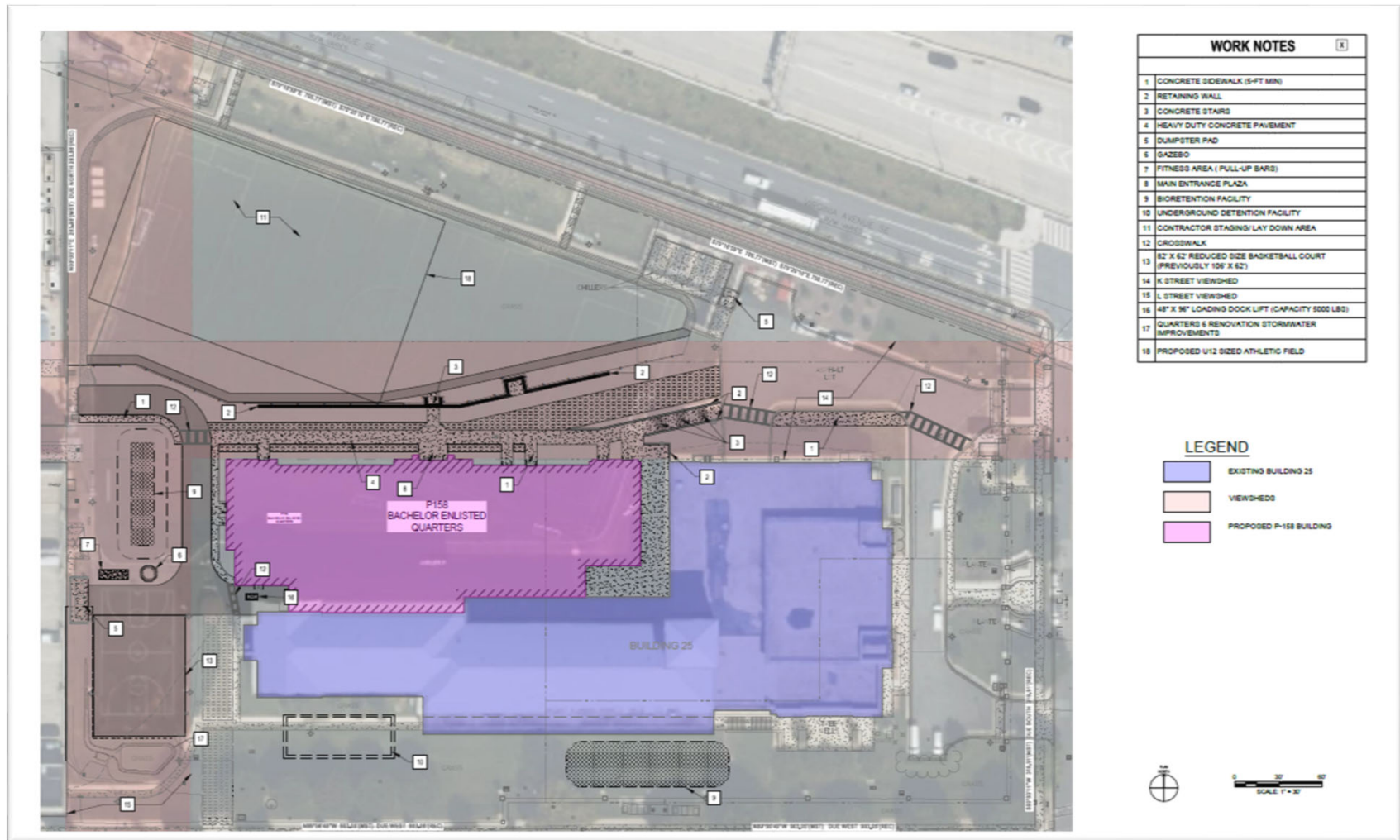
# P158 Existing Site Layout



Existing Building 25 Site Plan with Viewshed Corridors



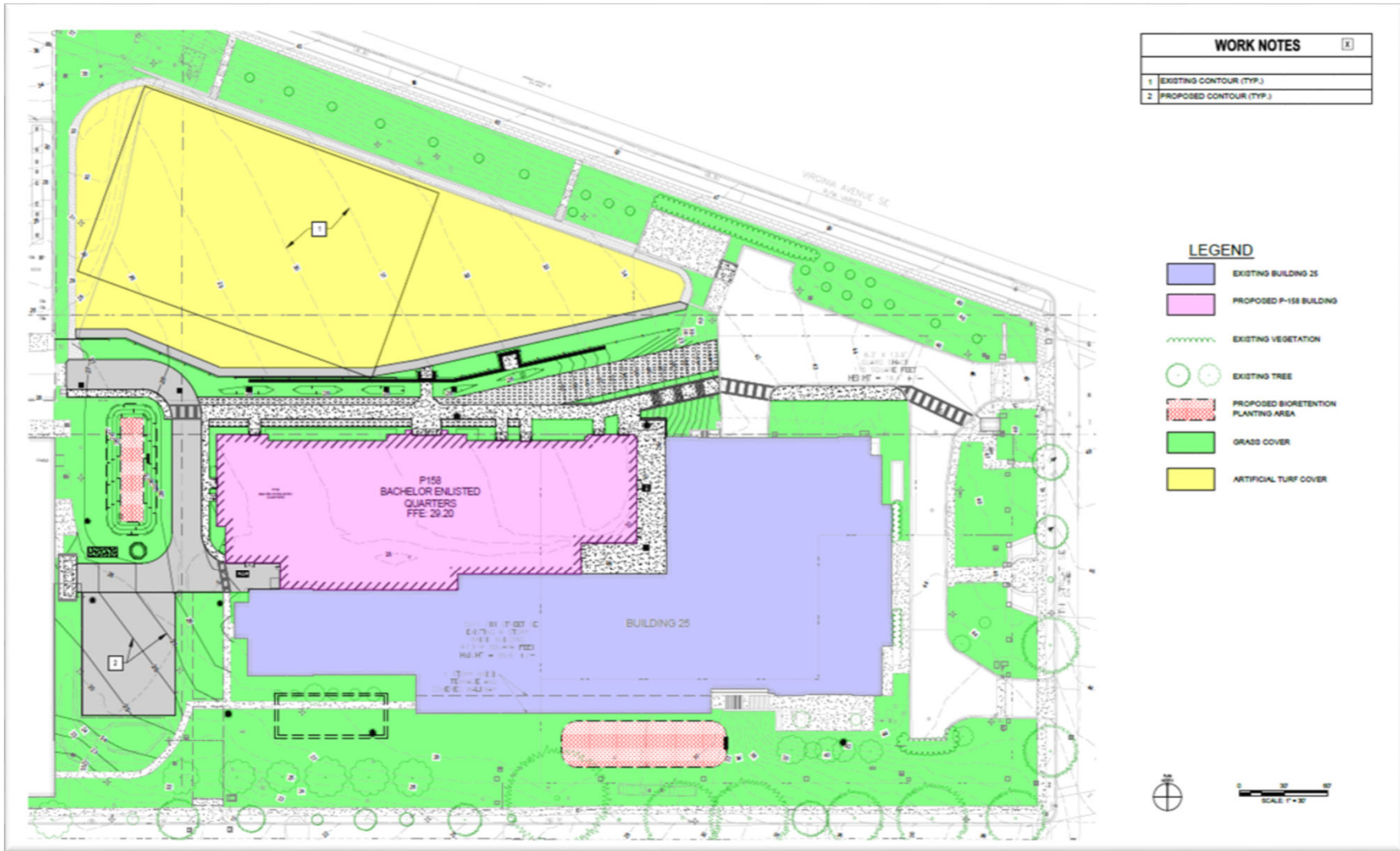
# P158 Proposed Site Layout



Proposed Site Plan with P158 New Building Addition



# P158 Proposed Landscaping

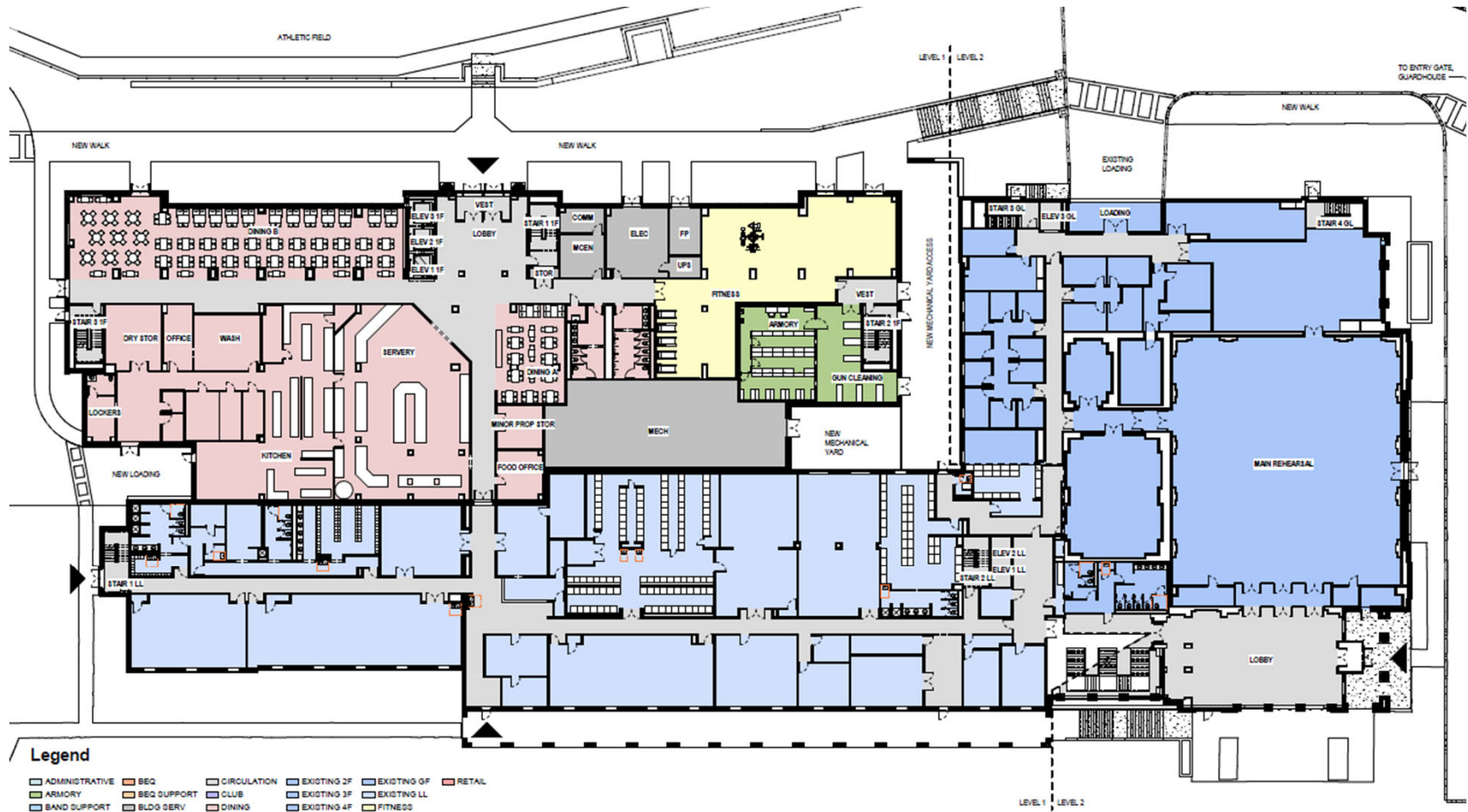


Proposed Landscaping Plan



18 01

# P158 First Floor Plan

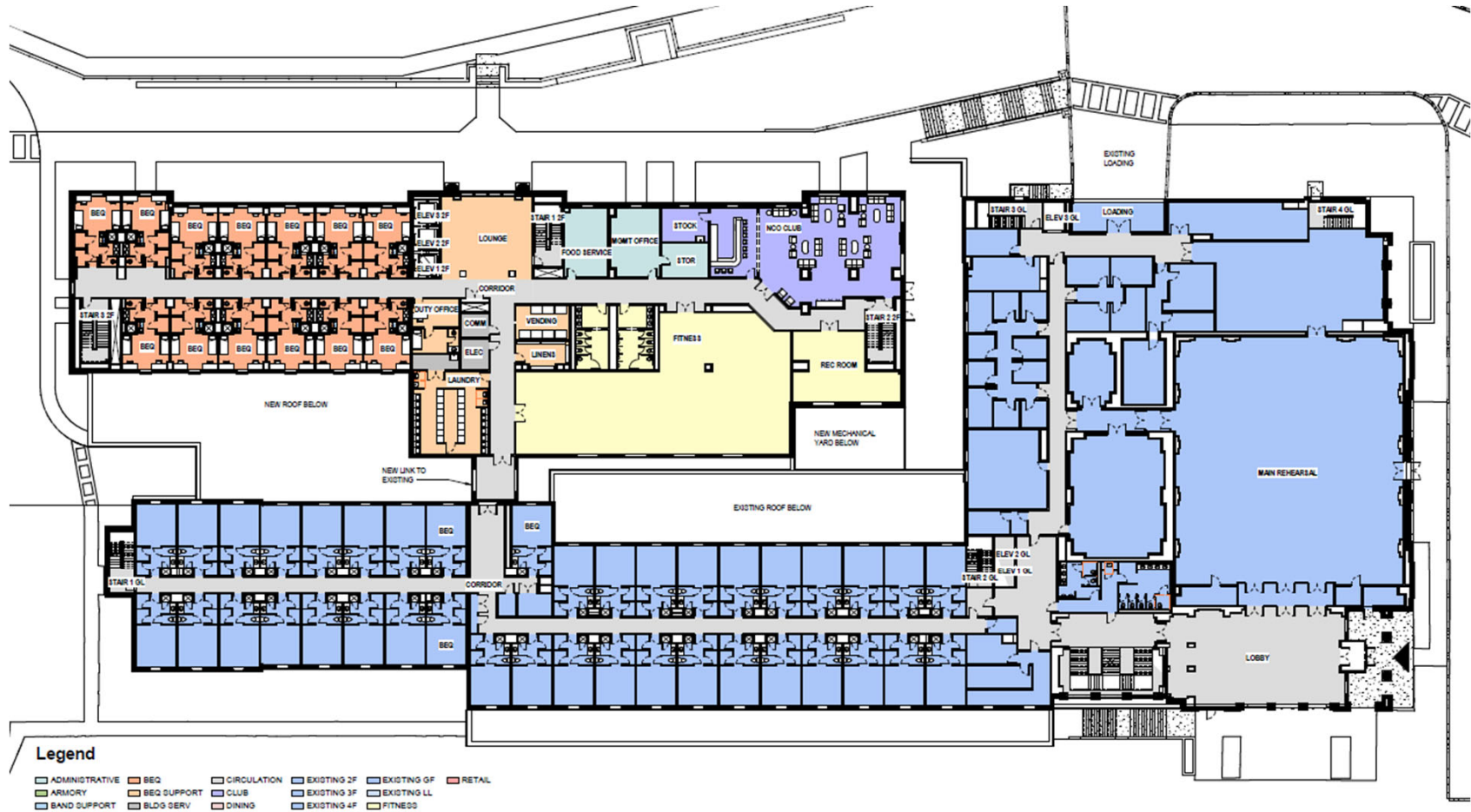


**PRELIMINARY FIRST FLOOR PLAN**





# P158 Second Floor Plan



**Legend**

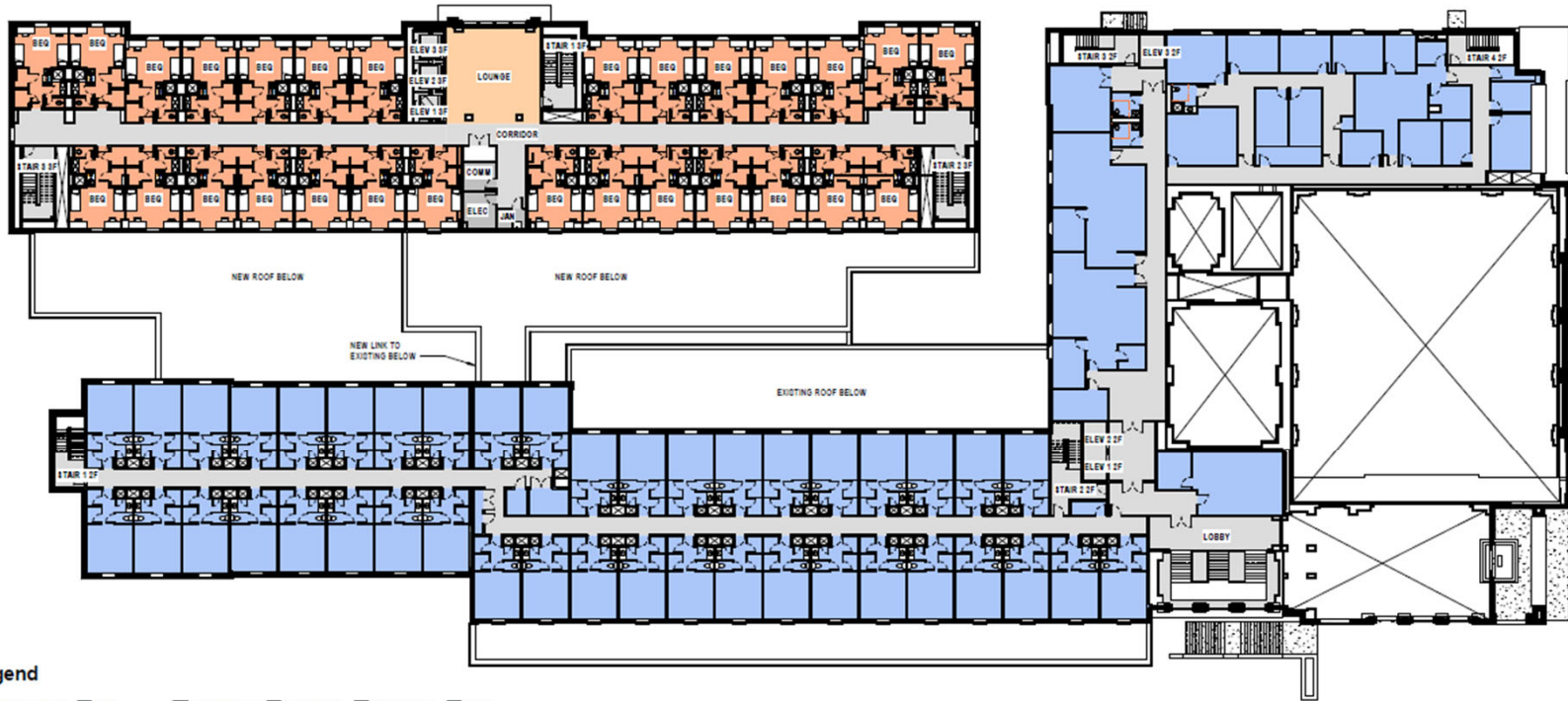
- |                |             |             |             |             |         |
|----------------|-------------|-------------|-------------|-------------|---------|
| ADMINISTRATIVE | BEQ         | CIRCULATION | EXISTING 2F | EXISTING 3F | RETAIL  |
| ARMORY         | BEQ SUPPORT | CLUB        | EXISTING 3F | EXISTING LL | FITNESS |
| BAND SUPPORT   | BLDG SERV   | DINING      | EXISTING 4F | FITNESS     |         |

## PRELIMINARY SECOND FLOOR PLAN



18 01

# P158 Third Floor Plan



**Legend**

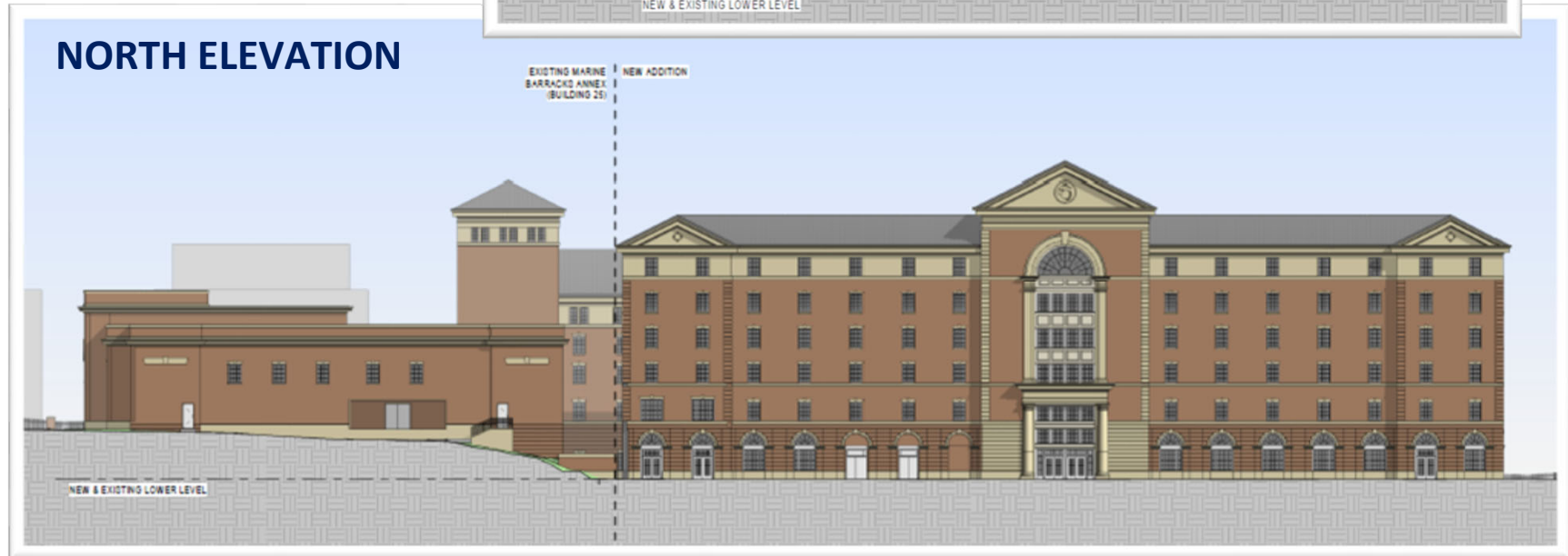
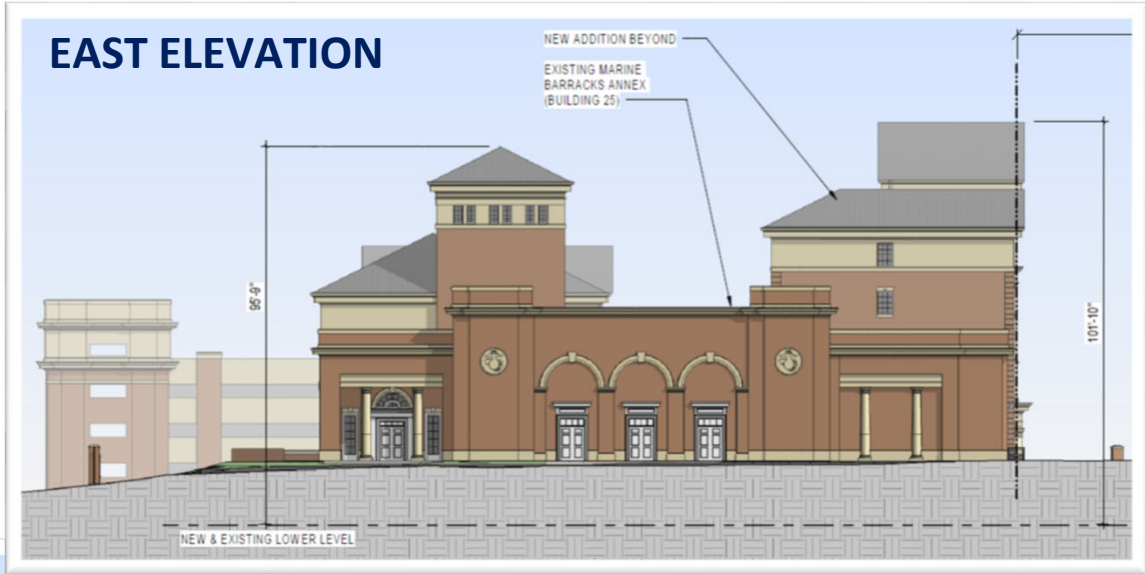
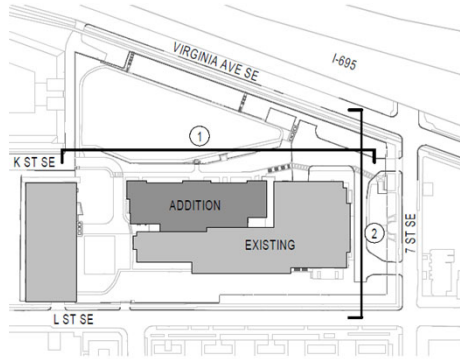
- |                |             |             |             |             |        |
|----------------|-------------|-------------|-------------|-------------|--------|
| ADMINISTRATIVE | BEG         | CIRCULATION | EXISTING 2F | EXISTING 6F | RETAIL |
| ARMORY         | BEG SUPPORT | CLUB        | EXISTING 3F | EXISTING LL |        |
| BAND SUPPORT   | BLDG SERV   | DINING      | EXISTING 4F | FITNESS     |        |

## PRELIMINARY THIRD FLOOR PLAN



18 01

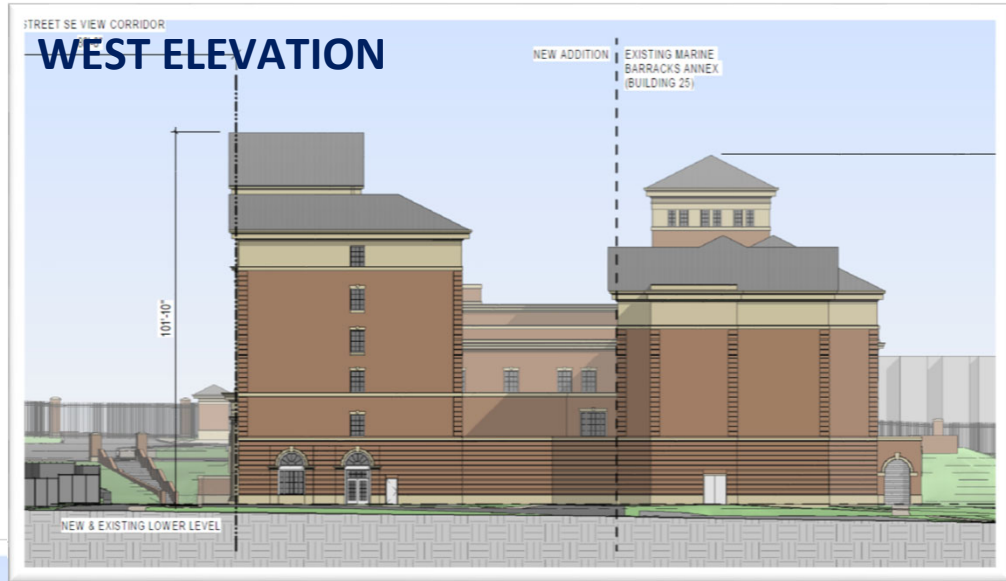
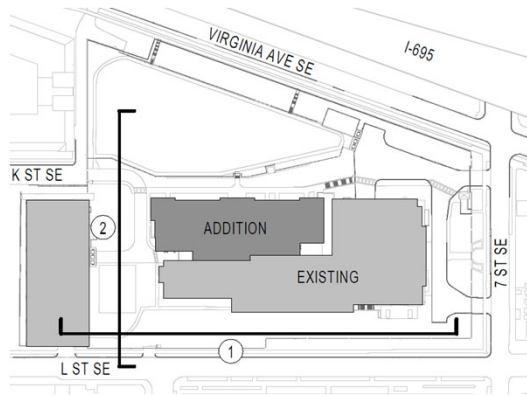
# P158 Building Elevations 1



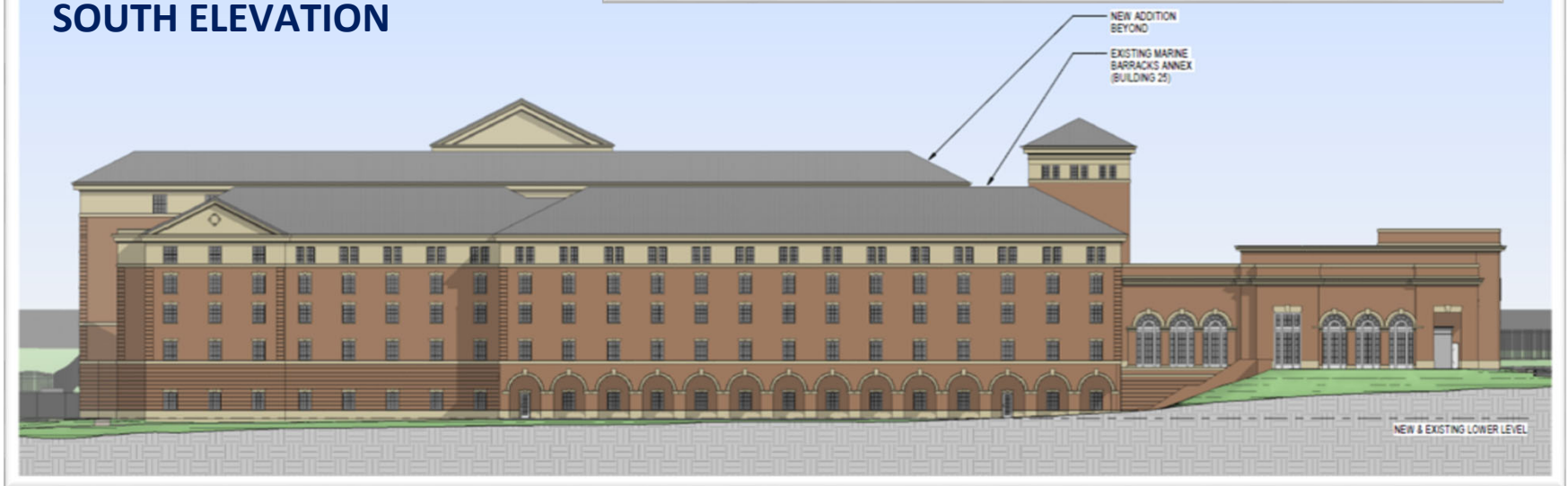
## PRELIMINARY BUILDING ELEVATIONS



# P158 Building Elevations 2



## SOUTH ELEVATION



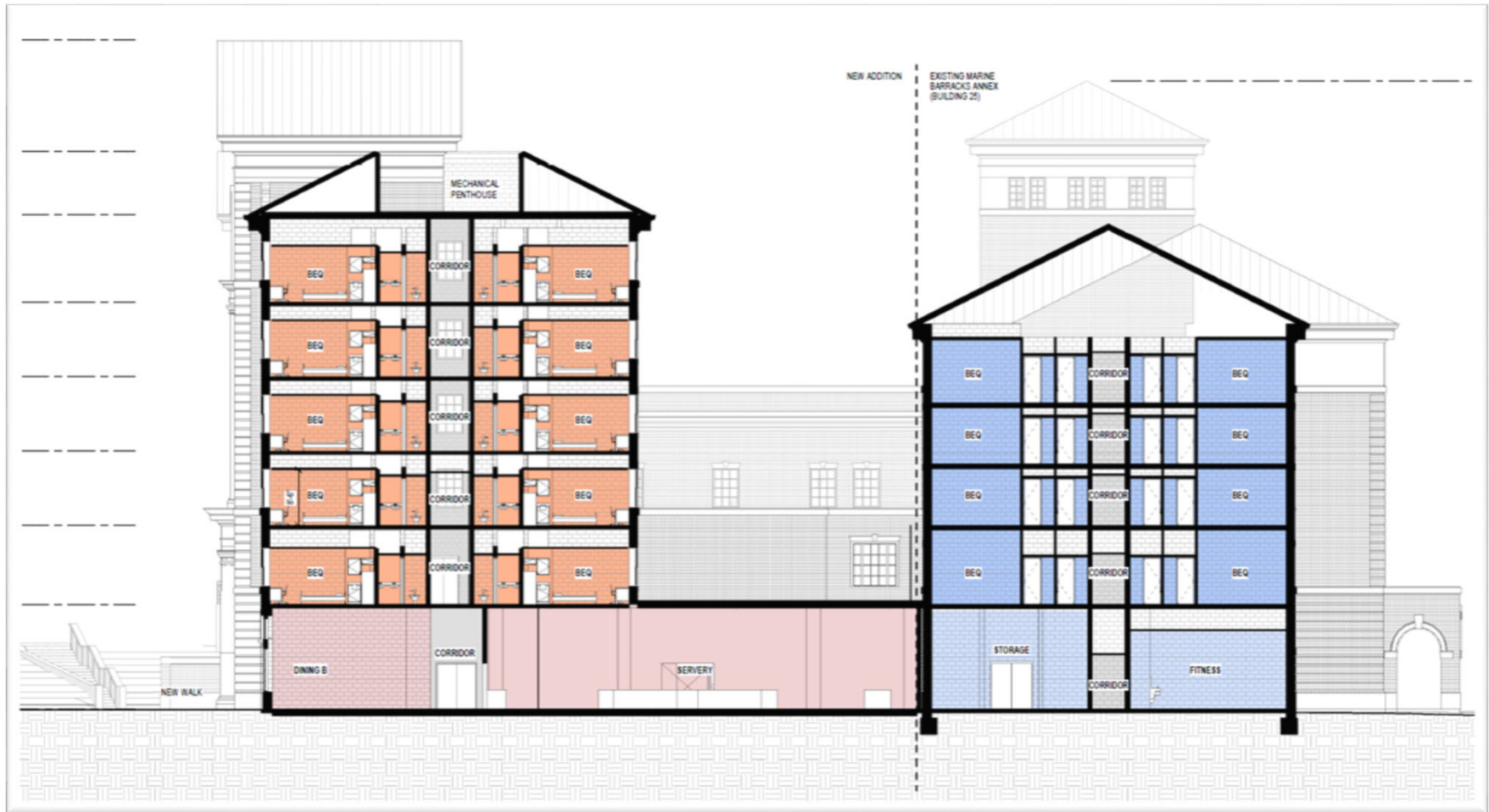
## PRELIMINARY BUILDING ELEVATIONS



18

01

# P158 Building Section



**PRELIMINARY BUILDING SECTION**



# P158 Preliminary Perspective 1



**NORTHWEST VIEW OF PROPOSED FACILITY**  
**View from Virginia Avenue**



# *P158 Preliminary Perspective 2*



**NORTHEAST VIEW OF PROPOSED FACILITY  
View from Corner of 7<sup>th</sup> Ave. and Virginia Ave.**



# *P158 Preliminary Perspective 3*



**NORTHEAST VIEW OF PROPOSED FACILITY  
View from Building 25 Loading Dock Area**





# *P158 Preliminary Perspective 4*



**NORTHEAST VIEW OF PROPOSED FACILITY  
View from K Street Security Gate**



# *P158 Preliminary Perspective 5*



**NORTHWEST VIEW OF PROPOSED FACILITY  
View from Athletic Field**



# *P158 Preliminary Perspective 6*



**NORTHEAST VIEW OF PROPOSED FACILITY  
View from Building 26 Parking Garage and L St.**



# *P158 Preliminary Perspective 7*



**SOUTHEAST VIEW OF PROPOSED FACILITY**  
**View from Corner of L St. and 7<sup>th</sup> Ave.**



# *P158 Preliminary Perspective 8*



**NORTHEAST VIEW OF PROPOSED FACILITY**  
**View from I-695**



## ***P158 Additional Backup Information***



# P158 Additional Existing Building 25 Photos



**Building 25 West Elevation**



**View of K Street Security Gate**



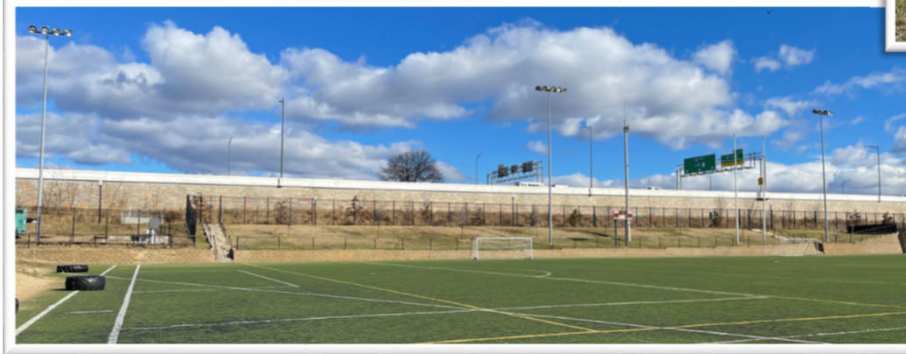
**View of Building 26 Parking Garage & K Street Gate**



# P158 Additional Existing Building 25 Photos



View of Existing Building 25 Tower



View of Virginia Avenue & I-695 from Athletic Field



View of Building 25 from Athletic Field