

**Community Integrated Master Plan (CIMP)
Comparison of Key Components and Consensus Elements of Bachelor Enlisted Quarters (BEQ) Sites with CIMP Goals**

	Annex – Further Develop Option 3 or 4	Square 929, 930 and Adjacent Area	Exxon Site – Further Develop Option 3 or 4	Washington Navy Yard
Synopsis of BEQ Site	Marine Corps expands Annex site to the west east of 5 th St. between K and L Sts.	Marine Corps leases land assembly east of 8 th St., south of Virginia Ave, north of Potomac Ave., and west of 10 th St. Closes portions of 9 th and L Sts.	Marine Corps leases land assembly north of M St. to Southeast Freeway and east of 8 th /10 th Sts.	Marine Corps expands footprint of tenant activity in the northeast corner of the Washington Navy Yard
Displaced Uses to be Replaced	Annex parking garage, baseball field, and soccer field (primary use of fields is MBW physical, war fighting, and ceremonial skill training) Planned Cappers Community Center	Virginia Ave. Park and Community Gardens	Virginia Ave. Park and Community Gardens, Spay and Neuter Clinic at 1001 L St, AllAfrica at 920 M St., former Exxon Station, and residences	Navy and Marine Corps functions at existing facilities. Planned consolidation of personnel in Bldg. 220 under BRAC
Other CIMP Projects	Replacement for the above displaced uses, plus potentially childcare, military family housing, community amenities	Replacement for the Community Gardens plus potentially childcare, military family housing, community amenities	Replacement/compensation for the above displaced uses, plus potentially childcare, military family housing, community amenities	Potentially childcare, military family housing, community amenities
Goal 1: Create a win-win solution for solving unmet needs of the Marine Barracks and local community of stakeholders through enduring partnerships between the Marine Corps, community, business, and government that go beyond facilities and real estate.				
Community-Military Development Partnerships	BEQ: Limited to No Potential Other CIMP Projects: High Potential	BEQ: High Potential Other CIMP Projects: High Potential	BEQ: High Potential Other CIMP Projects: High Potential	BEQ: Limited to No Potential Other CIMP Projects: Limited to No Potential
Building 20 Reuse Options	Marine Corps would most likely retain use, could provide replacement parking	Reuse options include transfer all or most of the site to community use	Reuse options include transfer all or most of the site to community use	Washington Navy Yard and Marine Corps would use
Shared Use Facilities	Replacement Cappers Community Center	Potentially Blue Castle , Building 20	Potentially Blue Castle, Building 20	None
Goal 2: Guide development, as appropriate, to preserve and enhance surrounding neighborhood character and historic landmarks, ensure there are common / open spaces; and provide balanced mixed-use that serves residents as well as businesses, workers, and visitors.				
Consistency with Prior Planning	BEQ Site: Localized changes Other CIMP Projects: Likely to be consistent	BEQ Site: area planned for mixed use would include larger government footprint Other CIMP Projects: Likely to be consistent	BEQ Site: Area planned for mixed use would include larger government footprint, site layout provides for M St. commercial and streetcar stop Other CIMP Projects: Likely to be consistent	BEQ Site: Consistent Other CIMP Projects: Likely to be consistent
Common/Open Space	Impacts baseball field, soccer field, community building	Impacts Virginia Ave. Park and Community Gardens, replacement sites to be provided with goal of no net loss	Impacts Virginia Ave. Park and Community Gardens, replacement sites to be provided with goal of no net loss	Washington Navy Yard tennis courts displaced
Historic Preservation	Potential impact to L’Enfant Street and Reservation Plan	Preservation of historic structures incorporated into design Impacts to L’Enfant Reservation and Streetscape Plans	Preservation of historic structures incorporated into design Impacts to L’Enfant Reservation and Streetscape Plans	Preservation of historic structures incorporated into design
Retail/Commercial	Could potentially be incorporated into replacement Cappers Community Center	Includes a hotel at northwest corner of 8 th St and Virginia Ave., could be incorporated into Blue Castle shared use facility	Provided along M St. corridor and along 8 th St.	Minor to no change
Neighborhood	Greater chance needs identified in Cappers Community Center planned project will be funded and delivered sooner	Revitalizes area and links upper and lower 8 th St. Adds military family housing on northern side of Potomac Ave.	Revitalizes area and links upper and lower 8 th St. Buys out privately held homes on southern side of Potomac Ave.	Minor to no change
Goal 3: Encourage wise investment and development that addresses both economic health and social vitality for people who live in the area, as well as those who work in or visit the area.				
Property Tax Base	Minor implications for Cappers Community Center site	Land retained and added to the tax rolls	Land retained and added to the tax rolls	None

Note: Goal 4 (Minimize environmental impact and maximize flexibility of structures using sound planning principles, careful design, and high quality construction along with sound environmental management, operation, maintenance, and disposition or adaptation of facilities and infrastructure) not included here, as it is primarily applicable to the implementation phases