

# STAFF RECOMMENDATION

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NCPC File No. 6503



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## FORT MYER MILITARY COMMUNITY BARRACKS COMPLEX, PHASE I Arlington, Virginia

Submitted by the Department of the Army

September 2, 2004

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### Abstract

The Department of the Army has submitted a design concept for a Barracks Complex, Phase I project at Ft. Myer in Arlington, Virginia. The project includes construction of two new barracks buildings, a consolidated operations facility (COF), an underground chiller plant, and demolition of three buildings.

### Commission Action Requested by Applicant

Approval of concept site and building plans pursuant to Section 5 of the National Capital Planning Act (40 U.S.C. § 8722(b)(1)).

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### Executive Director's Recommendation

The Commission:

**Approves** the concept site and building plans for the Phase I Barracks Complex at Fort Myer, Virginia as shown on NCPC Map File No. 1.61(38.00)-41425.

**Recommends** that the applicant engage in early consultation with NCPC staff regarding the update to the master plan for Fort Myer.

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## PROJECT SUMMARY

### Site Description

Fort Myer occupies a commanding site of approximately 250 acres overlooking Washington, DC. It was first used as a fortress to protect the city during the Civil War, with permanent buildings being constructed as early as 1872. The installation is residence to the elite Third Infantry Regiment or “The Old Guard” (TOG), which supports ceremonial functions of the White House and Arlington National Cemetery. It also houses “Pershing’s Own”, the U.S. Army Band.

TOG is housed in historic barracks buildings constructed in the late 1800’s and early 1900’s. These barracks are part of the historic district of Ft. Myer and are important to the traditions of TOG. The Barracks Complex project site is located within the “central core” area of the post, across the street from TOG housing. The project site is approximately 10.25 acres on both sides of Sheridan Avenue. The majority of the new construction will be on the east side of Sheridan Avenue. The site is bordered by the main ceremonial parade field to the north, by troop support facilities such as a community center and bowling center to the east, and existing troop and NCO housing to the south and west.

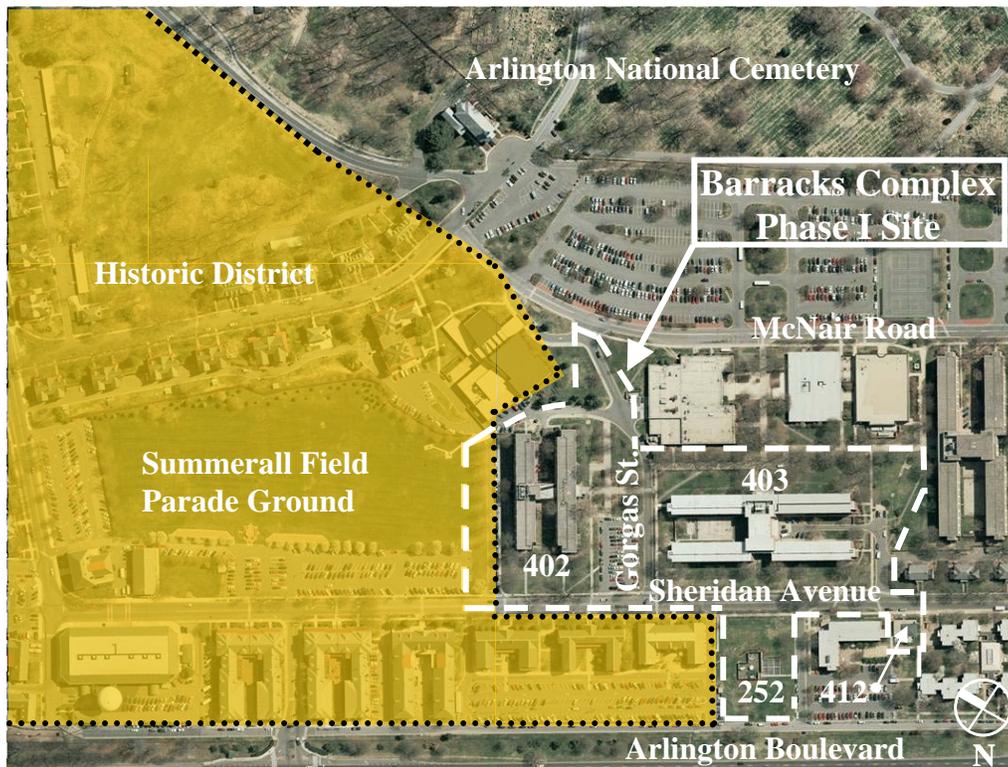


**VICINITY PLAN**

### Background

Individual living conditions significantly impact morale of the soldier workforce, and thereby capability of each unit to effectively accomplish assigned missions. The Barracks Complex

project will provide quality, private, and secure housing, and begin the Fort Myer's movement to provide Communities of Excellence Program for the single soldier. The installation's mission includes providing Unaccompanied Enlisted Personnel Housing (UEPH) meeting the standards of its current Barracks Upgrade Program. Unaccompanied Enlisted Personnel are currently housed throughout the installation in buildings constructed in the mid-1960's with sub-standard systems, amenities, and space allocations. Installation personnel determined that renovation of the existing barracks facilities to meet the current standard is not economically feasible. This project will be the first phase of the construction of new barracks facilities to complete Fort Myer's UEPH housing needs.



**FORT MYER AERIAL PHOTO – EXISTING CONDITIONS**

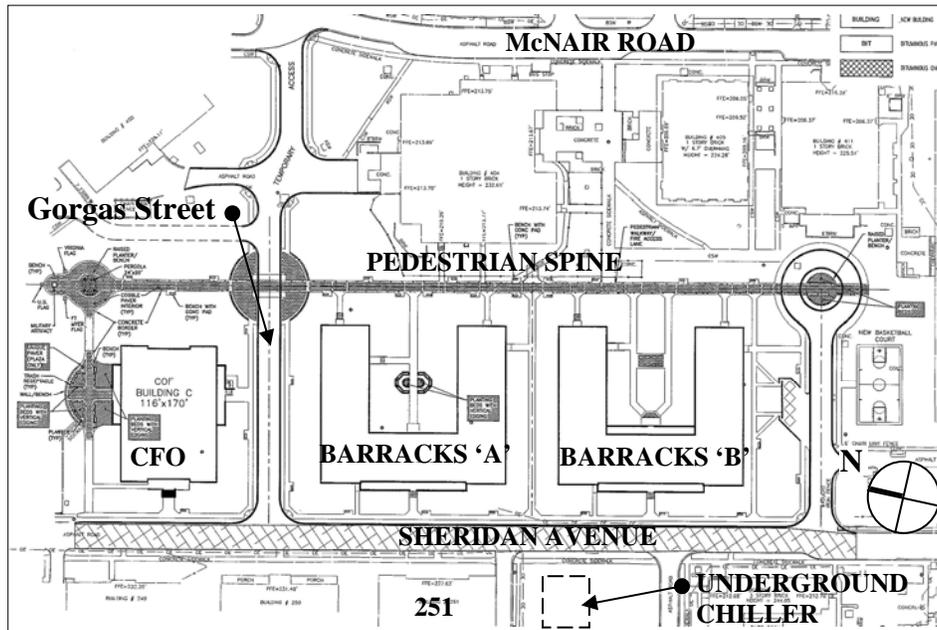
Proposal

The Barracks Complex Phase I project includes the construction of two unaccompanied enlisted personnel housing (UEPH) buildings, a Consolidated Operations Facility (COF), and an underground chiller plant addition. It also includes related site work, utilities and the demolition of three existing buildings. The proposed new construction will be located adjacent to Fort Myer's historic district.



## CONSOLIDATED OPERATIONS FACILITY AND BARRACKS 'A' & 'B'

The existing barracks buildings 402 and 403 and the administration building 412 will be demolished to provide site area for new construction. Buildings 402 and 403 are five-story masonry load bearing structures, with structural concrete floor slabs. A total area of 296,822 square feet will be demolished. None of the buildings are historic. The existing Gorgas Street will be realigned and will provide bus and emergency traffic between McNair Road and Sheridan Avenue.



### BARRACKS COMPLEX PHASE I – CONCEPT SITE PLAN

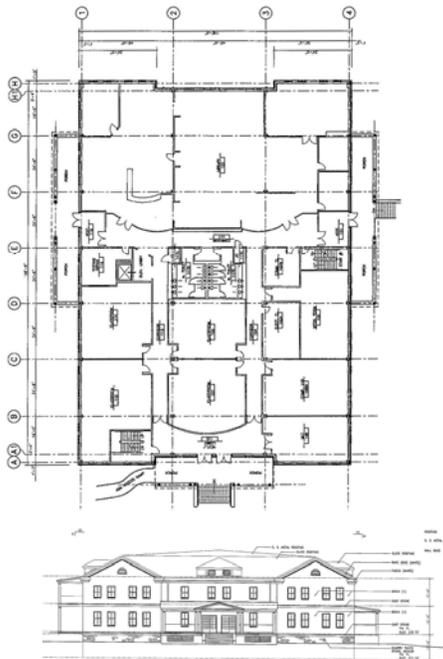
Available site area for the Phase I new construction is constrained by the existing buildings, the planned Phase II project site, utility access, and force protection requirements. There is a dense network of utilities (water, gas, steam, sanitary, storm drain, electric, and telephone/fiber optic duct bank) within and around the site. The project includes construction of new utilities and the removal and relocation of existing site utilities. No additional parking spaces will be required for Phase I.

A new pedestrian spine will connect the historic district with the south end of the post. The 'U' shaped barracks of phase I & II will open onto the pedestrian spine. The spine will include small pedestrian plazas and will feature artifacts and historical markers.

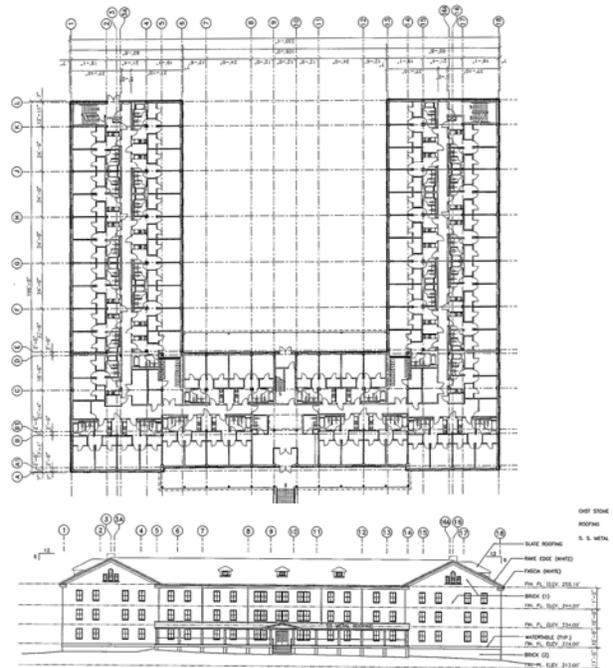
The two new barracks facilities, each approximately 81,300 square feet, will provide housing for 420 enlisted personnel. Each 'U' shaped, three story building (and partial basement for mechanical equipment) will occupy a 27,000-square-foot footprint. The brick structure will have punched window openings and will be topped by gabled and hipped slate roofs. A porch will denote the barracks entrance. The plan is based on standard room configurations from the R1 barracks module. Rooms are designed for able-bodied soldiers only and are not required to meet ADA. Public areas on the first floor will be designed to meet ADA requirements.

The Consolidated Operations Facility (COF), approximately 59,600 square feet, will provide administrative, training, supply and support areas. An Army Continuing Education System Center and library will be relocated into the COF from Bldg 469. The two story building (and full basement) will occupy a 19,700-square-foot footprint. The brick structure and stone base will have punched window openings and will be topped by gabled and hipped slate roofs. A porch will denote the COF entrance. The facility will be fully ADA compliant.

A new underground chiller plant will be located adjacent to the existing underground chiller plant 252. The cooling towers and other mechanical equipment will be sized for both Phase I & II.



**COF PLAN & ELEVATION**



**BARRACKS PLAN & ELEVATION**

## Development Program

Applicant: Fort Myer

Architect: U.S. Army Corps of Engineers, Baltimore District

Cost: Approximately \$50,000,000 (Military Construction) for Phase I

Schedule: Construction to begin in Spring 2005 for 30 months duration

## PROJECT ANALYSIS

### Executive Summary

Staff **recommends approval** of the concept site and building plans for the Phase I Barracks Complex. The project is consistent with the 1986 master plan. The building scale, massing and materials appropriately relate to the adjacent historic district and context. Staff commends the site plan for including a pedestrian spine which will connect to southern portions of the post with the historic district and parade field to the north. The spine will unify Phases I & II and will create many landscaped pedestrian spaces around the complex.

## PROJECT CONFORMANCE

### Master Plan Compliance

This proposal is consistent with the 1986 master plan as approved by NCPC on January 9, 1986. The proposed site is located within the land use zone designated for troop and housing support. Fort Myer is currently in the process of updating their 1986 master plan and will be including the proposed Barracks Complex Phases I & II. Note that the updated master plan has not yet been submitted to NCPC.

### Federal Capital Improvements Program

The Fort Myer Barracks Complex, Phases I & II are included in the Federal Capital Improvements Program, Fiscal Years 2003-2008 adopted by the Commission in July 2002, or any succeeding program. The combined project cost for Phases I & II was noted as \$83,820,000.

### National Historic Preservation Act

The project is presently under review by the Virginia State Historic Preservation Office. Documentation will be submitted with the preliminary and final submissions. The barracks date from the mid-1960s and are not within the fort's historic district. The Section 106 review will focus on the compatibility of the new buildings with the adjacent parade ground and with the

historic buildings across Sheridan Avenue. Staff believes that the proposed new structures are appropriately designed and sited for the historic setting.

#### National Environmental Policy Act

The Department of the Army indicates that the project is adequately covered in the Master Plan Environmental Assessment, which was prepared on July 13, 2004, in accordance with the Department's National Environmental Policy Act (NEPA) regulations and is now being distributed for public review. Final environmental documentation will be submitted with the preliminary and final submissions pursuant to Commission requirements.

#### Comprehensive Plan for the National Capital

The proposal is not inconsistent with the Comprehensive Plan for the National Capital. Most specifically Phase I does not plan to add any additional parking spaces, provides sidewalks and pedestrian areas on the post, and supports dormitory/residential land use.

#### Consultation

The approved 1986 Master Plan was coordinated regionally.