

STAFF RECOMMENDATION

NCPC File No. 6503



FORT MYER MILITARY COMMUNITY BARRACKS COMPLEX AND CONSOLIDATED OPERATION FACILITY, PHASE 1 Arlington County, Virginia

Submitted by the Department of the Army

May 26, 2005

Abstract

The Department of the Army has submitted preliminary and final site and building plans for a Barracks Complex, Phase I project at Ft. Myer Military Community 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 preliminary and final site and building plans pursuant to Section 5 of the National Capital Planning Act (40 U.S.C. § 8722(b)(1))

Executive Director's Recommendation

The Commission:

Approves the preliminary and final site and building plans for the Phase I Barracks Complex and Consolidated Operations Facility 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 DESCRIPTION

Site

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

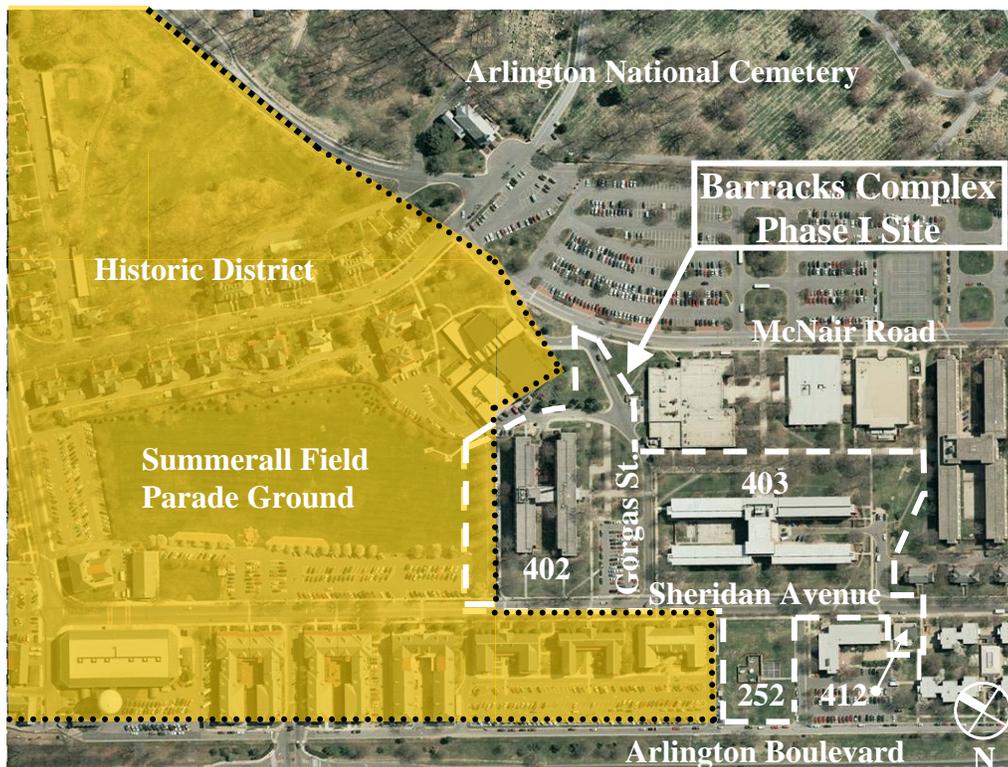
of its current Barracks Upgrade Program. Unaccompanied Enlisted Personnel are currently housed throughout the installation in buildings constructed in the mid-1960's with sub-standard systems, amenities, and space allocations. Installation personnel determined that renovation of the existing barracks 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.

Proposal



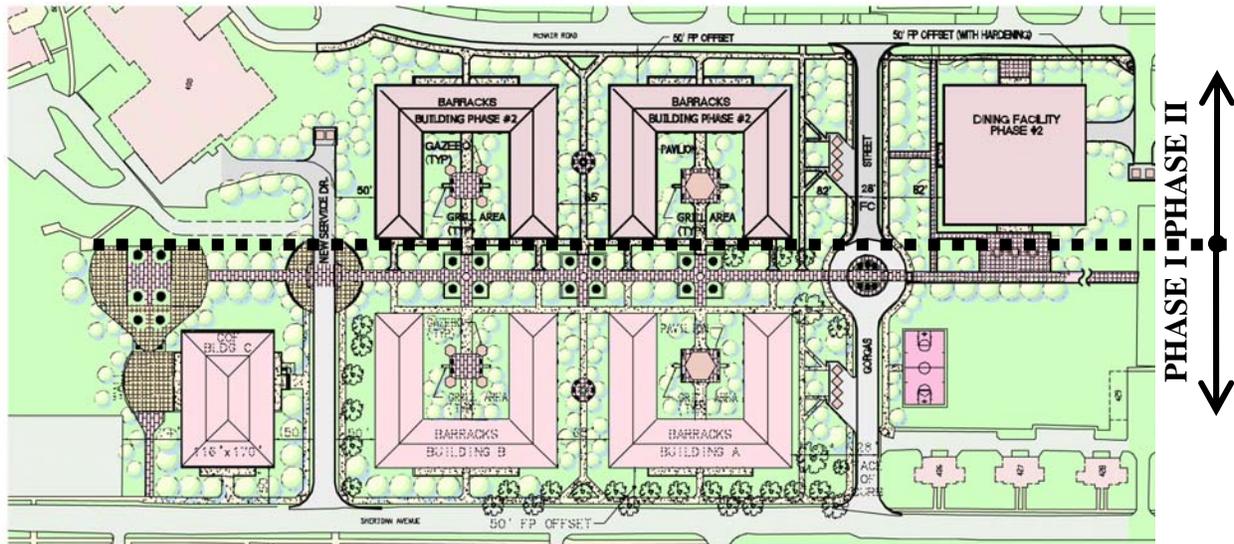
PERSPECTIVE VIEW OF COF AND BARRACKS

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.



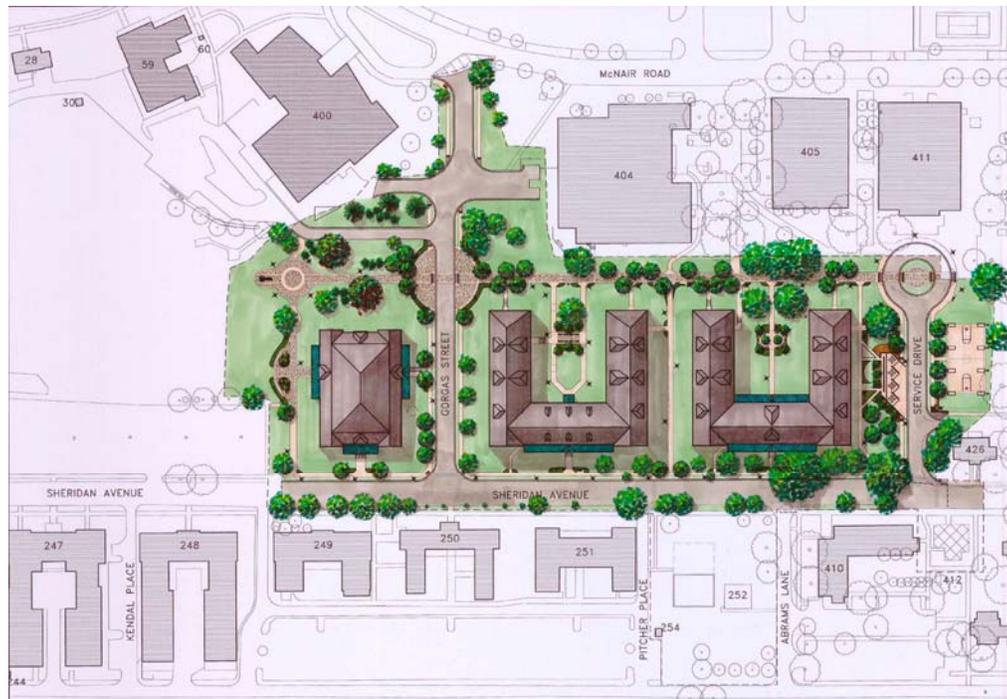
FORT MYER AERIAL PHOTO – EXISTING CONDITIONS

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.



PHASE I & II 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.



PHASE I SITE PLAN

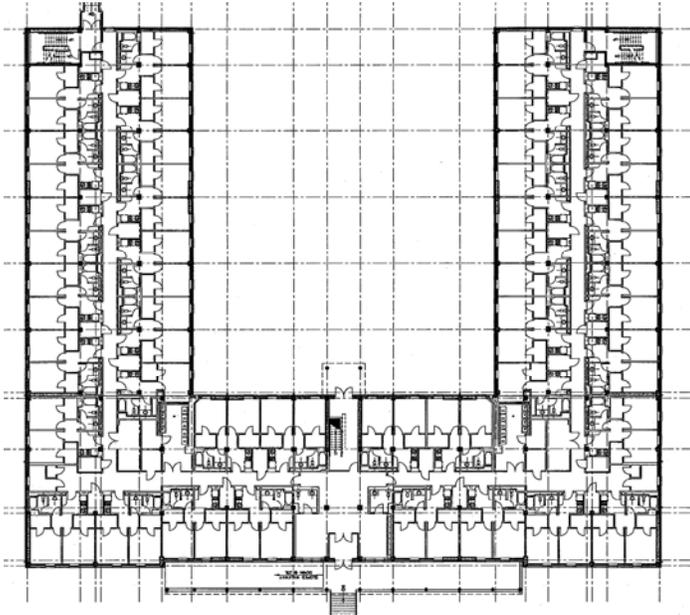
A new pedestrian spine will connect the historic district with the south end of the post. The 'U' shaped barracks of phase I & II will open onto the pedestrian spine. The spine will include small pedestrian plazas and will feature artifacts and historical markers.



BARRACKS WEST ELEVATION (TYP)



BARRACKS NORTH ELEVATION (TYP)



BARRACKS PLAN (TYP)

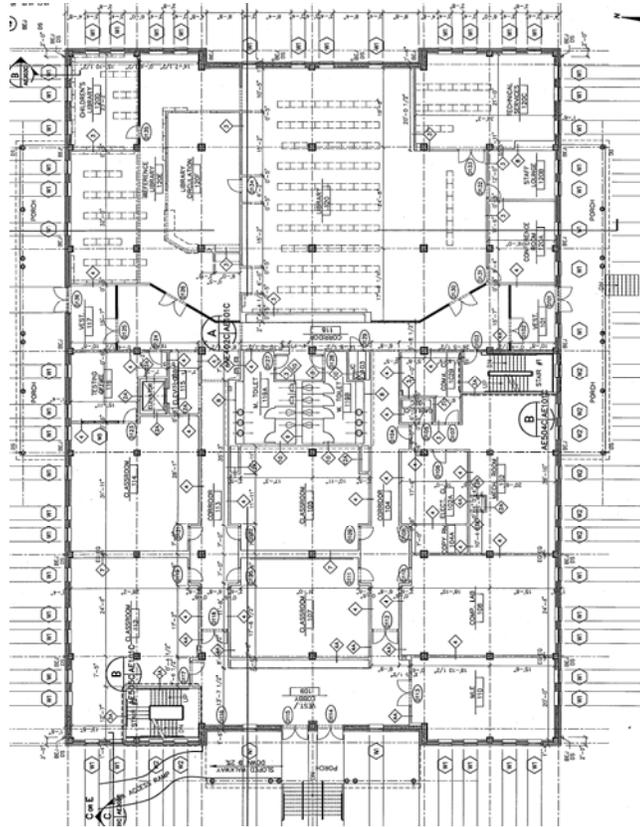
The two new barracks facilities, each approximately 81,300 square feet, will provide housing for 420 enlisted personnel. Each 'U' shaped, three story building (and partial basement for mechanical equipment) will occupy a 27,000-square-foot footprint. The brick structure will have punched window openings 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.



CONSOLIDATED OFFICE FACILITY (COF) WEST ELEVATION



CONSOLIDATED OFFICE FACILITY (COF) NORTH ELEVATION



CONSOLIDATED OFFICE FACILITY (COF) PLAN

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, approximately 5,500 square feet, 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.

Development Program

Applicant:	Fort Myer
Architect:	U.S. Army Corps of Engineers, Baltimore District
Cost:	Approximately \$49,500,000 (Military Construction) for Phase I
Schedule:	Notice to Proceed June 2005; Beneficial Occupancy Date March 2008

PROJECT ANALYSIS

Executive Summary

Staff **recommends approval** of the preliminary and final site and building plans for the Barracks Complex Phase I. 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 applicant for including a pedestrian spine which will connect the 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.

CONFORMANCE

Comprehensive Plan for the National Capital

The proposal is not inconsistent with the *Comprehensive Plan for the National Capital: Federal Elements*. Most specifically it supports Preservation and Historic Features, Parks and Open Space, Transportation, and Federal Workplace Elements. Phase I building materials and massing will respond to the existing structures found in the adjacent historic district. The site and landscape design for Phases I & II will conserve portions of the military reservation that will add to the inventory of park and open space areas. The project does not plan to add any additional parking spaces.

Federal Capital Improvements Plan

The Fort Myer Barracks Complex, Phases I & II were included and recommended 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.

Relevant Federal Facility Master Plan

This proposal is consistent with the 1986 master plan as approved by NCPC on January 9, 1986. The approved 1986 Master Plan was coordinated regionally. 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.

National Environmental Protection Act (NEPA)

The Department of the Army originally indicated that the project was 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. Final environmental documentation by the Army on the preliminary and final design, however, specifies further review of the action has determined the project is Categorical Excluded under the provisions of

the Army's NEPA implementing regulations. The Installation Environmental Coordinator concurred in the decision in March 2005.

NCPC staff has reviewed the determination and finds the decision adheres to the provisions of the Commission's procedures at Section 8 of the requirements.

National Historic Preservation Act (NHPA)

The Virginia Department of Historic Resources (VA SHPO) concurred on April 13, 2005 with the Army's determination that the proposed Barracks Complex would have No Adverse Effect on the Fort Myer Historic District. The SHPO noted that the proposed project site is located outside and adjacent to the National Historic Landmark (NHL) boundaries. Buildings 402, 403 and 412 (proposed for demolition) are not eligible for listing in the National Register of Historic Places as contributing properties in the Fort Myer Historic District. Further, the SHPO noted that the architectural character of the proposed new construction is consistent with the adjacent historic district.

CONSULTATION

Commission of Fine Arts (CFA)

The Commission of Fine Arts reviewed the final design of the barracks complex during their March 17, 2005 meeting. The commission approved the submission (as depicted in this EDR) with a recommendation to further study the barracks's west façade design and the possibility of increasing the setback of the center portion so that the pedimented end bays would project more prominently. The commission felt that this modification will help modulate the façade massing, reduce their apparent size, and make them more contextual with the highly articulated facades of the existing historic barracks across the street. The commission delegated final review and approval of the revisions to the CFA staff. CFA staff advises that the barracks must be resubmitted for review and final approval. The Department of the Army is planning to meet CFA staff for final approval within the next month.