



Delegated Action of the Executive Director

PROJECT Defense Health Agency Headquarters Site Acquisition 7700 Arlington Boulevard Falls Church, Virginia	NCPC FILE NUMBER 8786
	NCPC MAP FILE NUMBER 2201.00(63.00)46226
SUBMITTED BY United States Department of War, Department of the Navy	ACTION TAKEN Approved comments on site selection
	REVIEW AUTHORITY Advisory Per 40 U.S.C. § 8722(b)(1) and (c)(1)

The Naval Facilities Engineering Systems Command (NAVFAC) has requested comments on site selection for acquisition of the Defense Health Agency Headquarters (DHHQ) in Fairfax County, Virginia. The “One Big Beautiful Bill Act,” H.R. 1 enacted as Public Law 119-21 (Reconciliation Act), which the President signed July 4, 2025, provides the necessary authority and funding for the U.S. Government to acquire the DHHQ facility. The Defense Health Agency has occupied this building since 2011. According to the applicant, acquiring the property fee-simple will save the U.S. Government several million dollars per year compared to continuing to lease the facility, and aid in Department-wide lease reduction efforts. No new development or change to the employee population is proposed at this time. The Defense Health Agency will continue using the facility as its headquarters and the property will eventually be transferred from NAVFAC to Washington Headquarters Services (WHS) as part of the Pentagon Reservation.

The DHHQ site is approximately 43.63 acres consisting of three contiguous parcels. Three contiguous Class B Office buildings built between 1954 and 1984 serve as the headquarters. The buildings range in height from one to four stories with approximately 686,000 square feet of total rentable building area. The property also includes a separate land parcel with an asphalt surface parking lot that provides approximately 2,000 parking spaces for Agency personnel and visitors. The south side of the property fronts Arlington Boulevard with two gates used to access the site. One gate is located on the southeast corner of the site at the signalized intersection of Arlington Boulevard and Jaguar Trail. The remaining periphery of the site is heavily wooded, limiting visibility of the campus.

NCPC reviews and comments on land acquisition projects for properties located in the environs pursuant to the National Capital Planning Act. Overall, staff finds the proposed acquisition will not adversely impact the federal interest and is generally consistent with the policies set forth in the *Comprehensive Plan for the National Capital*. As this property will eventually be transferred from NAVFAC to WHS, the applicant and WHS are advised that future updates to the Pentagon Reservation Master Plan should incorporate this site. Staff also referred the application to the Fairfax County Department of Planning and Development for comment. The County confirmed the proposal was reviewed and did not have any comments.



Figure 1: Oblique Campus View (Image Credit: Google Earth)

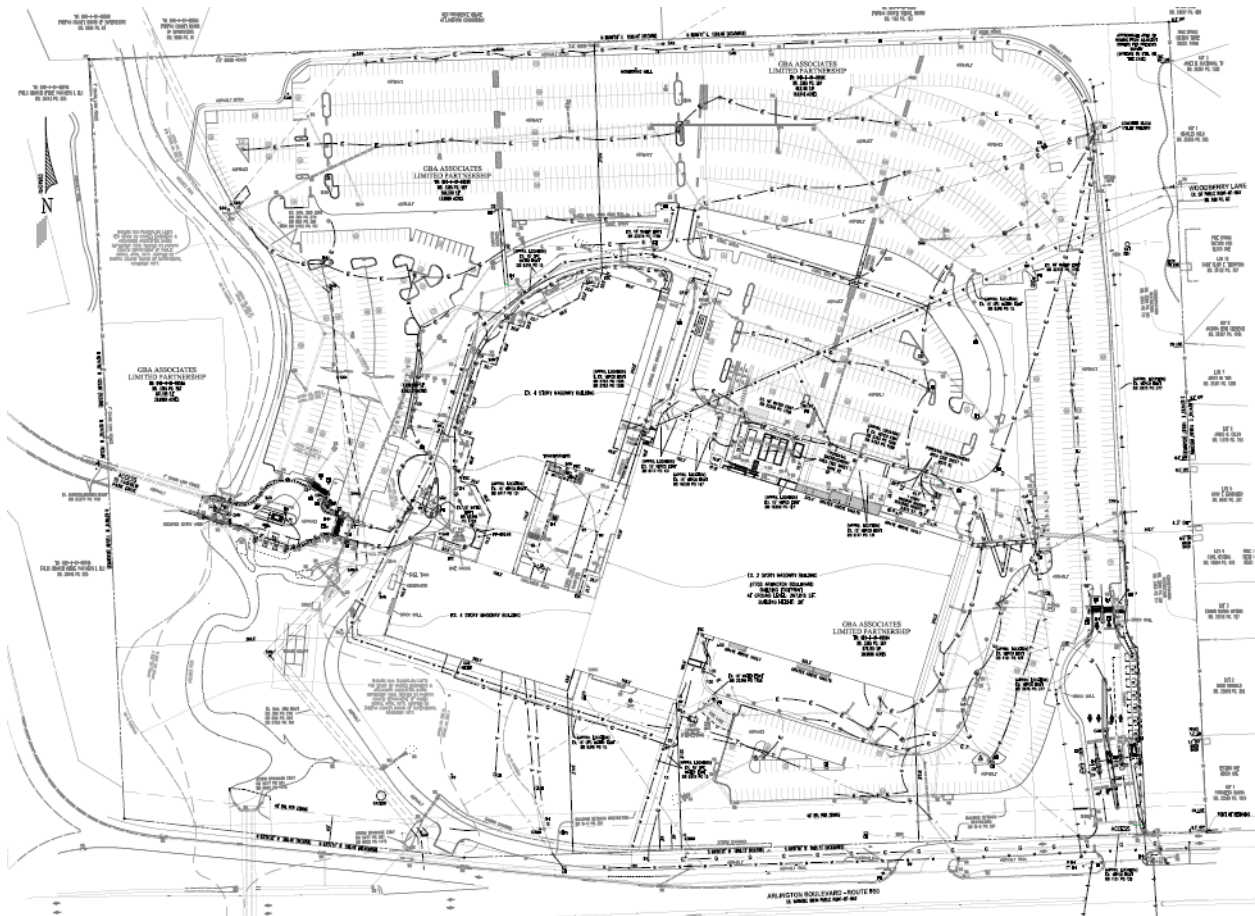


Figure 2: Existing Site Plan

NAVFAC has determined the project qualifies for application of a Categorical Exclusion pursuant to the National Environmental Policy Act (NEPA). In addition, the applicant has initiated consultation with the Virginia State Historic Preservation Office pursuant to Section 106 of the National Historic Preservation Act (NHPA). NCPC does not have a responsibility to comply with NEPA or Section 106 for this project due to its location in the environs.

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Pursuant to delegations of authority adopted by the Commission on March 6, 2025 and per 40 U.S.C. § 8722(b)(1), I find the proposed site acquisition for the Defense Health Agency Headquarters, located at 7700 Arlington Boulevard in Falls Church, Virginia, would not adversely impact any identified federal interests and is generally consistent with the policies set forth in the *Comprehensive Plan for the National Capital*.



July 1, 2026

Marcel Acosta
Executive Director

Date