



# Commission of Fine Arts JBM-HH & Fort McNair Area Development Plan – Concept Submission

16 FEB 2023





# TABLE OF CONTENTS

Garrison Command / DPW Staff POCs.....	3
Overview .....	4
Installation	
Area Development Plan Vision and Goals	
Fort McNair – District of Columbia.....	10
FY23 NDAA	
McNair Regulating Plans	
Fort McNair Projects.....	19
McNair Illustrative Plans	
McNair Projects	
Fort Myer-Henderson Hall – Arlington, Virginia.....	25
M-HH Regulating Plans	
Fort Myer-Henderson Hall Projects.....	31
M-HH Illustrative Plans	
M-HH Projects	
Future Plans and Studies.....	38
Questions.....	39



Fort Myer – Building 251, east elevation. Source: Kelly Whitton, JBM-HH







# Joint Base Myer-Henderson Hall & Fort McNair

## **Garrison Command**

COL David Bowling – Joint Base Commander

LTC John Dexter – Deputy Joint Base Commander

CSM Matthew Majeski – Joint Base Command Sergeant Major

Mr. Ronny James – Joint Base Chief of Staff

## **Directorate of Public Works**

Mr. Eric Cope – Director, Directorate of Public Works  
eric.r.cope.civ@army.mil / 703.696.8104

Mr. Rich LaFreniere – Chief of Environmental Division, DPW  
richard.p.lafreniere2.civ@army.mil / 703.696.8055

Ms. Kelly Whitton – Cultural Resources and NEPA Program Manager  
kelly.a.whitton2.civ@army.mil / 703.696.6770

Mr. Tim Blair – Chief of Master Planning Division, DPW  
timothy.w.blair9.civ@army.mil / 703.696.6391

Ms. Bea Rhinebolt – Architect  
beaclare.a.rhinebolt.civ@army.mil / 703.696.1340



Fort McNair – Building 47, east elevation. Source: Kelly Whitton, JBM-HH





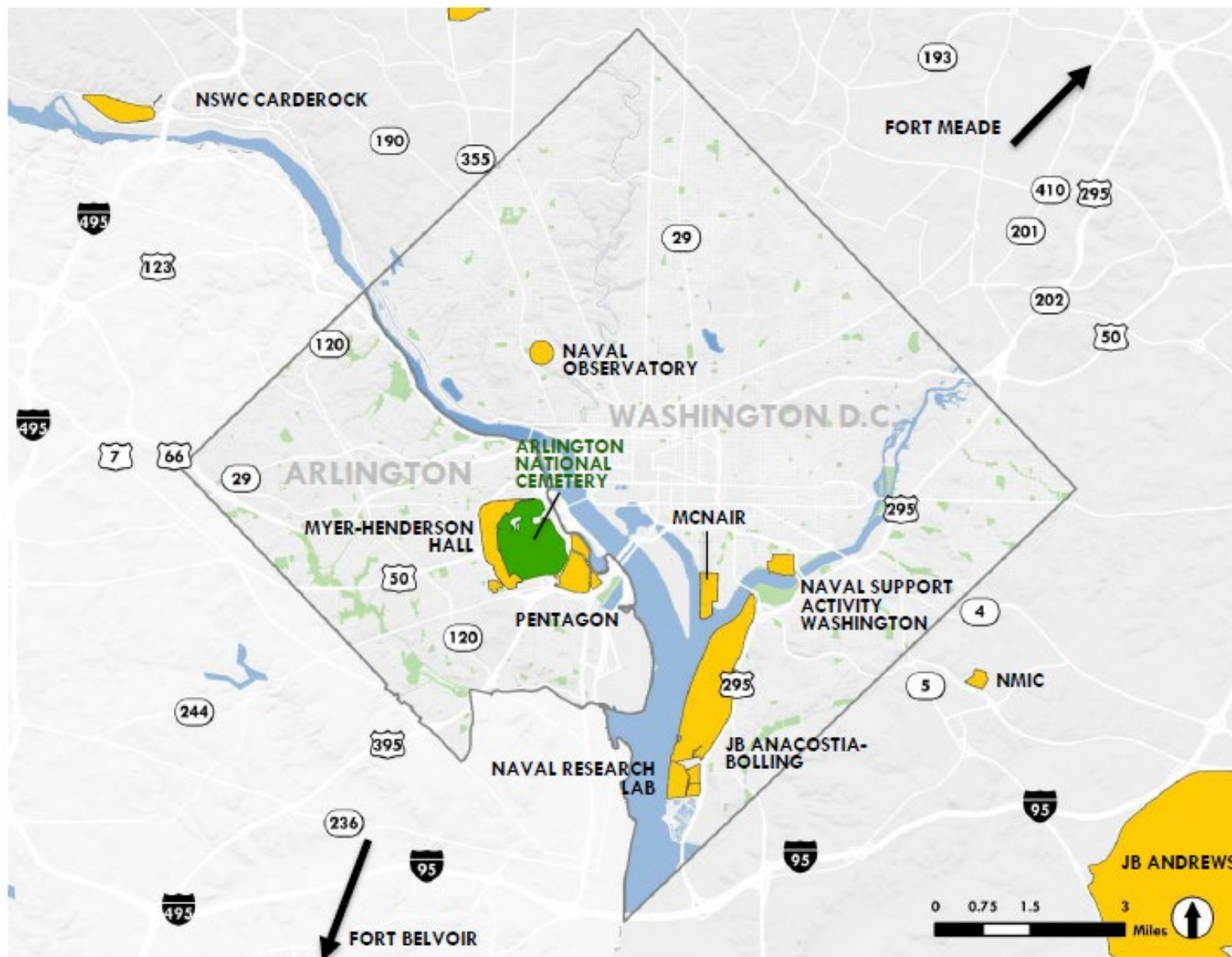
# Overview







# JBM-HH Context & Overview



Joint Base Myer–Henderson Hall is commanded by the United States Army but has resident commands of Army, Navy, and Marine Corps. Myer-Henderson Hall is headquarters to service personnel working throughout the NCR. The post provides housing, support, and services to thousands of active-duty, reserve, and retired military, members of the U.S. Coast Guard, and their families stationed in the United States Army Military District of Washington (MDW). JBM-HH secures its joint community, sustains infrastructure, and supports installation partners and special events in order to support the JFHQ-NCR/MDW mission and contingency operations.

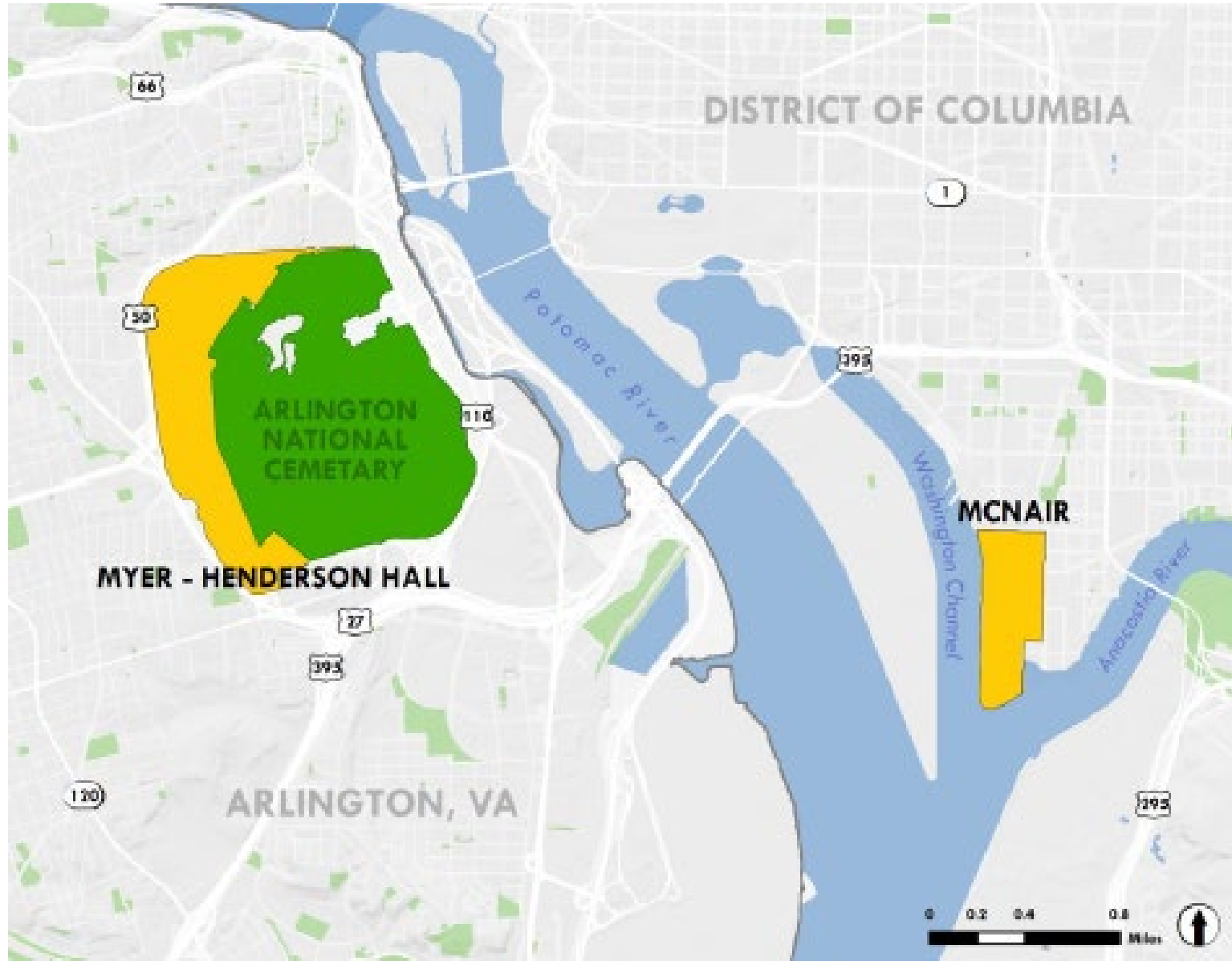
Additionally, the First and Fourth Battalions of the 3rd U.S. Infantry Regiment, referred to as The Old Guard (TOG), are stationed at Myer-Henderson Hall as well as the U.S. Army Band (TUSAB). Due to its proximity to Arlington National Cemetery, Myer-Henderson Hall is also the base of operations for most Honor Guards services and burial teams.







# JBM-HH Context & Overview



JBM-HH is comprised of approximately 378 acres across two sites: Myer-Henderson Hall (270 acres) and McNair (108 acres). Myer-Henderson Hall, which is home to the Joint Base HQ, HQ Command Battalion, The Old Guard, the U.S. Army Band, Andrew Rader Army Clinic, and others, is located adjacent to and directly west of Arlington National Cemetery in Arlington, VA.

McNair is located in Washington, D.C. just west of Buzzard Point and three miles southeast of Myer-Henderson Hall. McNair is home to major tenants such as MDW, the National Defense University (NDU), Inter-American Defense College (IADC), National War College (NWC), and the White House Transportation Agency, among others.







# ADP Vision and Goals

## Real Property Planning Vision

JBM-HH will continue to establish a **safe, secure, sustainable, resilient, agile, and compact community** that is responsive and supportive to our mission partners in the National Capital Region (NCR), while retaining its **historic character and resources** and **modernizing its infrastructure**. JBM-HH will continue to **maintain and strengthen partnerships with surrounding communities, enhancing quality of life, and promoting and managing integrated infrastructure**.

*View of Washington Channel, Hains Point, and Fort McNair from Roosevelt Hall (Building 61).*

*Source: Kelly Whitton, JBM-HH*







# ADP Vision and Goals

## **Goal 1: Continue to establish a safe, secure, sustainable, resilient, agile, and compact community that is responsive and supportive to our mission partners in the NCR**

It is important to sustain and enhance the walkable, campus-style community on the Installation while understanding that mission capability is first priority.

- A. Balance Installation access with perimeter security and AT/FP measures
- B. Encourage vertical development and proper siting to ensure flexibility and the ability to adapt to future mission requirements
- C. Consolidate and co-locate compatible functions
- D. Ensure responsive emergency services
- E. Utilize compact parking design to maximize capacity and minimize land consumption
- F. Plan for sea-level rise and identify infrastructure requirements needed to combat climate change

## **Goal 2: Maintain and strengthen partnerships with surrounding communities, enhance quality of life, and promote and manage integrated infrastructure**

Partnering with local stakeholders increases quality of life on the Installation and integrating utility systems can increase infrastructure efficiency.

- A. Proactively coordinate and communicate to synchronize efforts and resources
- B. Utilize intergovernmental support agreements (IGSAs) with local or state governments to realize financial and nonfinancial benefits
- C. Coordinate transportation planning efforts and support the construction of multi-modal facilities
- D. Promote joint-use facilities to provide quality of life programs for members of both the Installation and the surrounding community

## **Goal 3: Retain historic character and resources while modernizing infrastructure**

With the historic nature of the Installation, JBM-HH needs to consider incorporating historic character into all future development while upgrading and modernizing facility infrastructure.

- A. Regulate new construction to be compatible with the historic character of JBM-HH
- B. Construct modern facilities and rehabilitate historic facilities for continued use
- C. Modernize all barracks and living quarters, including Army Family Housing (AFH)
- D. Maximize green space and preserve scenic vistas and viewsheds
- E. Maintain a historic setting while updating infrastructure, increasing transit access, and encouraging efficient use of parking
- F. Develop facilities with flexible and reconfigurable interior spaces







# ADP Workshop Overview – October 2020

The ADP workshop is a core tenant to the real property master planning process. Due to the constraints of the COVID-19 pandemic, stakeholders and the consultant team reimagined how to execute an ADP workshop without conducting an on-site charrette. Through Microsoft (MS) Teams, stakeholders reviewed site conditions, facility conditions, crafted a real property vision, generated alternatives, developed a master plan, created an illustrative plan, and decided upon phasing strategies that appear within this report.

The virtual workshop took place from 5-15 October 2020, with the purpose of crafting a long-range development plan for the Installation that builds upon the Myer-Henderson Hall ADP and McNair ADP that were completed in 2017.

The Joint Base Commander, COL Kimberly Peebles, kicked off the virtual workshop and provided insight on the master planning needs of JBM-HH. The leadership introduction was followed by a discussion of Army Master Planning theory and tenets of sustainability. The planning concerns from the Myer-Henderson Hall and McNair 2017 ADPs were reviewed and edited in place of creating an entirely new set. The workshop stakeholders provided insight and additional planning concerns based on recent changes at JBM-HH as well

as new initiatives and precautions set forth as a result of the COVID-19 pandemic.

The first session was attended by 60 people, including representatives from the Directorate of Public Works (DPW), TUSAB, Headquarters Battalion (HQ BN), Andrew Rader U.S. Army Health Clinic, 701st Military Police Group (CID), 3rd U.S. Infantry Regiment (The Old Guard), Religious Support Office, Public Affairs Office (PAO), Plans, Analysis, and Integration Office (PAIO), Directorate of Human Resources (DHR), Environmental Division, Directorate of Family, Morale, Welfare, and Recreation (DFMWR), Directorate of Emergency Services (DES), National Defense University (NDU), Inter-American Defense College (IADC), National Capital Planning Commission (NCPC), and other representatives from JBM-HH.

The workshop stakeholder group stayed relatively consistent throughout the seven-day workshop. The stakeholders worked to revise the real property vision statement for JBM-HH, updating the language produced during the JBM-HH Real Property Vision Plan in 2016. Stakeholders continued working through exercises while keeping the vision statement in mind.

To ensure each component of the vision statement was

addressed, stakeholders were split into different groups with representatives from different directorates. Three different groups were created for Myer-Henderson Hall (Mission/Defense/Henderson Hall, Logistics and Infrastructure, and Family and Soldier Support) and two groups for McNair (Mission/Defense and Logistics and Infrastructure). These focus groups allowed stakeholders to ensure that all issues were addressed during the workshop and that potential solutions aligned with the direct objectives of the real property vision statement.

On the morning of 15 October, stakeholders briefed COL Peebles on the results of the workshop, including the project lists for both Myer-Henderson Hall and McNair.





# Fort McNair – District of Columbia







# Fort McNair – District of Columbia

Stakeholders identified the primary concerns on McNair as deteriorating facilities, security and encroachment concerns, and a lack of developable area. McNair is located adjacent to Buzzard Point in a rapidly developing area. High-rise buildings are being constructed around the Installation perimeter, which is raising security and privacy concerns. Stakeholders also identified the flood zones as a limit to expansion on McNair, as well as the congestion occurring at certain access gates and aging storm sewer system on the Installation.

Two alternatives were developed for McNair to best address identified issues unique to its location. The two alternatives were briefed to the group and the most agreed-upon projects were used to shape and form the master plan. Similar to the Myer-Henderson Hall master plan, many of the McNair projects consist of infrastructure repairs and facility improvements.

The master plan for McNair includes renovation of GO and Noncommissioned Officer's (NCO) quarters, modernizing training facilities, and repairing and updating National Defense University buildings. Mid-range projects include constructing modernized vehicular and pedestrian entry control points (ECPs) on the installation perimeter, renovating U.S. Army Military District of Washington (MDW) and Inter-American Defense College (IADC) facilities, and consolidating similar

functions and agencies to free up structures for renovation or swing space. Long-term projects on McNair include improving the fence-line across the Installation (for both security and flood protection), constructing a parking garage and mixed-use facility for NDU events, and improving the accessibility and road connections on the installation.

The master plan for McNair includes 125,321 SF of new construction, 455,970 SF of renovation, 23,721 SF of demolition, and 1,508 LF of perimeter fencing.\*

\*This does not include the National Defense Authorization Act for Fiscal Year 2023 housing demolition.



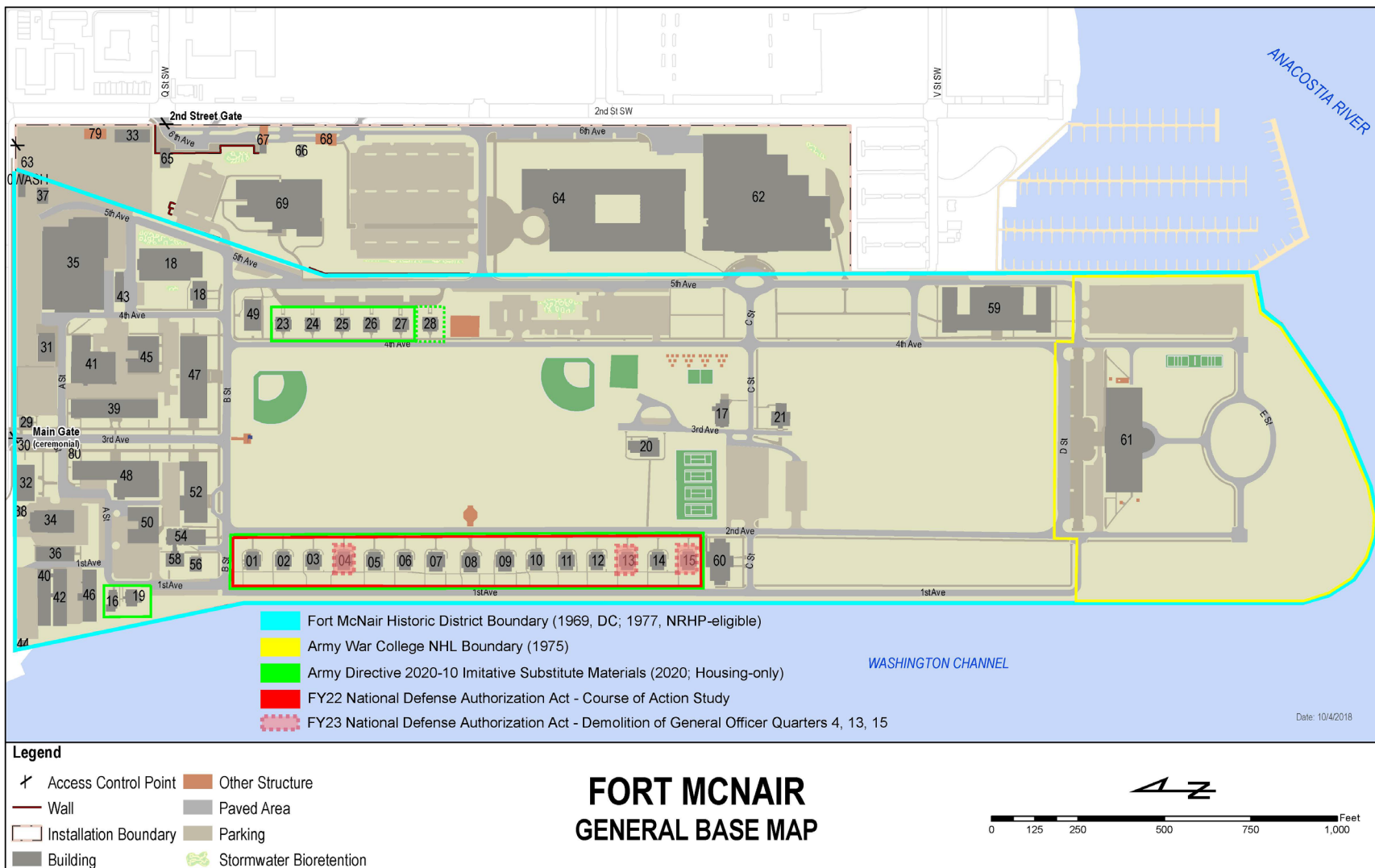
View of South Parade Ground and Roosevelt Hall (Building 61).

Source: Kelly Whitton, JBM-HH





# National Defense Authorization Act for Fiscal Year 2023



## Section 2104 – Demolition of District of Columbia Fort McNair Quarters 4, 13, and 15.

Not later than one year after the date on which all the individuals occupying District of Columbia Fort McNair Quarters 4, 13, and 15, as of the date of enactment of this Act, have moved out of the Quarters, the Secretary of the Army shall demolish such Quarters.

*Source: Report of the Committee on Armed Services  
House of Representatives on H.R. 7900*







# Fort McNair: Regulating



## Joint Base Myer-Henderson Hall Regulating Plan Overall

- Installation Boundary
- Buildable Line
- Mission Support Standard
- Community Support Standard
- Educational Campus Standard
- Housing Standard
- Non-Buildable Open Space
- ▨ Campus Overlay
- ▨ Historic Overlay

0 350 700 Feet





# Fort McNair: Buildable Area



## Joint Base Myer-Henderson Hall Regulating Plan Buildable Areas

--- Installation Boundary     Buildable Area  
 Non-Buildable Area

0      350      700 Feet

Identifying developable areas is critical to capacity planning. The following page provides a definition for each developable area and the constraints considered for each.

Areas that do not fall under one of the three categories are considered non-developable.

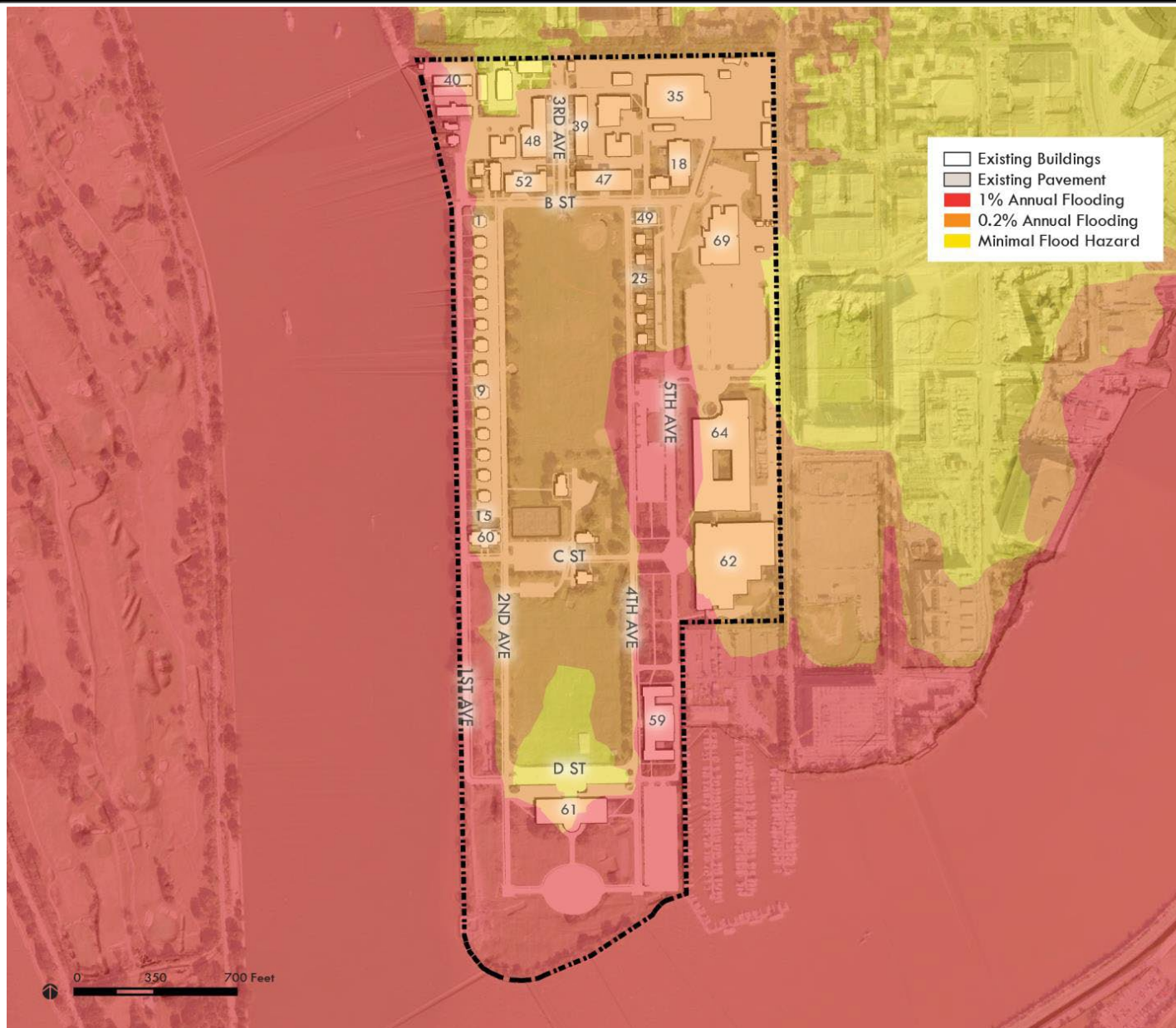
The non-developable category includes future structure areas, organizational parking areas, lakes, rivers, airfield surface areas, aircraft clear zones, steep sloped areas (slopes greater than 10%), military training areas, fauna and flora special-species areas, and cultural restricted areas, as well as land that has permanent buildings greater than 5,000 square feet or buildings with historic significance.







# Fort McNair: Flood Zone Constraints



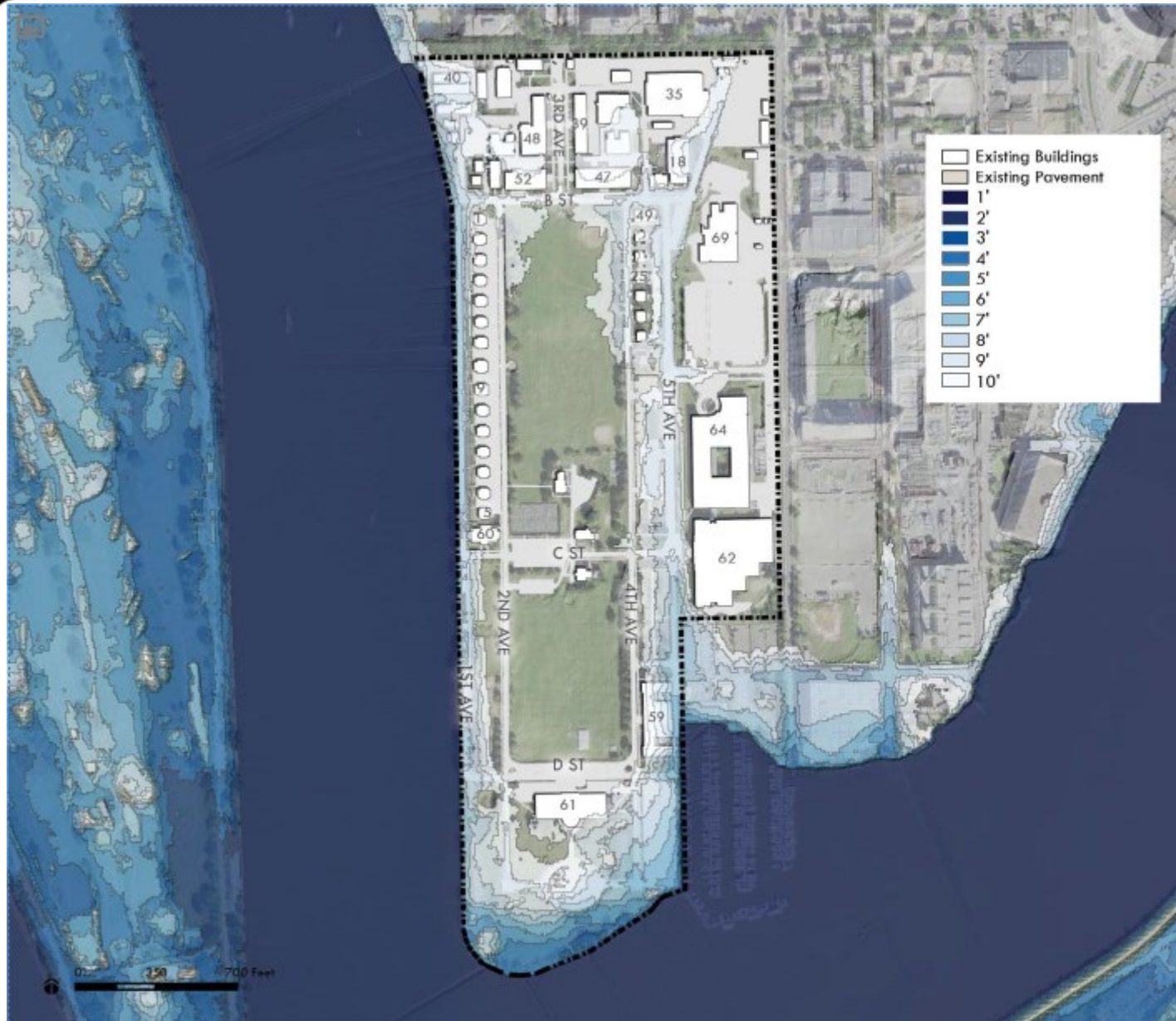
A substantial constraint to future development on McNair is the site's elevation and location adjacent to waterways. Low-lying areas of McNair are located within a 100-year (1% annual chance event) floodplain, while a majority of the remaining area is located within the 200-year (.5% annual chance event) floodplain. However, flash flooding can often impact buildings located outside of floodplains, so measures should consistently be taken to mitigate potential flooding. For example, Building 32 is located within the Minimal Flood Hazard area but has experienced recent flooding issues in its basement.

New construction within the 1% annual chance event floodplain is discouraged. Any new development proposed must incorporate extensive flood mitigation strategies that include collaboration with local and federal partners to strengthen the flood resilience of McNair flood resilience. All new construction and renovation at McNair should comply with the JBM-HH Integrated Cultural Resource Management Plan (ICRMP).





# Fort McNair: Sea Level Rise Constraints



Long-term sea level rise is a critical threat to McNair due to its proximity to the Potomac River, Washington Channel, and Anacostia River.

There is currently limited space for development on McNair due to the site being a historic district, encroaching flood zones, and dense development surrounding the perimeter. The developable area on McNair could be further reduced if sea level rise continues into the future.

This sea level rise is based on topography and thus depicts what land will become inundated if sea level was to rise "X" amount of feet in the future. The data in this map does not consider natural processes such as erosion, subsidence, or future construction. This illustration should be used only as a screening-level tool.

## STUDIES

JBM-HH Master Planning and Environmental Divisions are active participants in local and regional resiliency, flood, and restoration studies including Military Installation Resilience Reviews (DC and VA), USACE Buzzard Point Floodplain Mgmt Services (FPMS) Study, DC Anacostia River Corridor Restoration Plan, SW/Buzzard Point Flood Resilience Strategy.

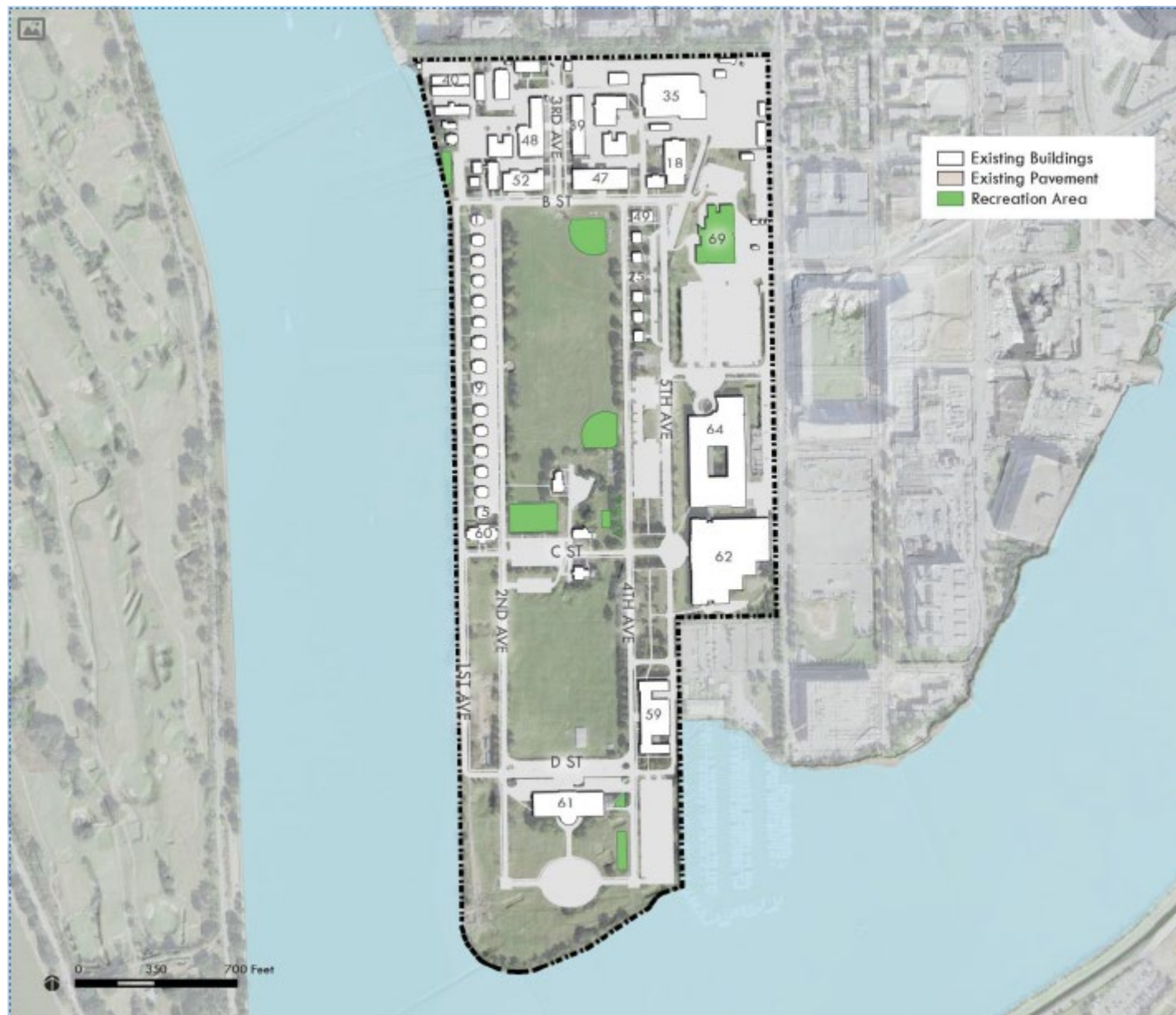
JBM-HH is actively pursuing scope and funding for a flood and storm risk management engineering study of Fort McNair.







# Fort McNair: Built Constraints



Existing buildings and roads are important man-made constraints. Depending on their efficiency and quality, they should be maintained to maximize past investments. Built elements of the pedestrian scale such as sidewalks play an important role in shaping how personnel view and experience an installation's outdoor space.

While recreational areas contribute to an installation's quality of life, they can become developable land when and if mission changes require significant construction. The recreational areas on McNair include two baseball fields, tennis courts, and various athletic fields and open spaces. Built constraints are elements for which an installation is responsible. They should support a larger vision while facilitating mission readiness.

## UTILITIES

The location of existing utility lines influences development. Using existing infrastructure is cost-effective, efficient, and encourages more compact development. Using existing trenches for new utilities should be encouraged whenever possible.

During the virtual workshop, stakeholders raised concerns regarding the age of the wastewater system on certain parts of McNair.





# Fort McNair: Cultural Constraints



Historic structures, districts, and landscapes can influence and restrict development on an installation. Many of the buildings on McNair are located within the McNair Historic District, which was established in 1964. The historic structures within the Historic District are protected in order to maintain the historic character of the area.

Additionally, historic landscapes pose another check on development. On McNair, there is a historic landscape viewshed running north-south between the ceremonial flagpole between B Street and C Street, as well as between C Street and Roosevelt Hall.

## HISTORIC RESOURCES

Fort McNair Historic District – DC Inventory of Historic Sites (1969), determined eligible for National Register of Historic Places (1977) [tan overlay]

Army War College/National War College – National Historic Landmark (1975) [yellow outline]







# Fort McNair Projects





# Fort McNair: Illustrative Plan



## AFH PROJECTS

- A** Renovate Quarters 23-27
- B** Renovate Quarters 1-15 \*
- C** Renovate Quarters 16, 19, 28
- D** Construct Garages for Quarters

## DEFENSE IN DEPTH PROJECTS

- E** Renovate Building 37
- F** Relocate Infrastructure from Building 32 to Building 37
- G** P Street Lot and Gate Improvements
- H** Convert Quarters 28 to Barracks and Move Fire Station Functions to Temporary Facility
- I** Conduct Installation Light Vulnerability Assessment
- J** Replace Turnstile With ESPG at Ceremonial Gate
- K** Construct Two-Company Satellite Fire Station
- L** Construct Vehicle Inspection Lane at 2nd Street Gate
- M** Construct an ESPG Pedestrian Gate at V Street (Include Bike Option)
- N** Enhance Landscaping/Screening
- O** Improve Security and Flood Protection

## MISSION SUPPORT PROJECTS

- P** Renovate Building 48 and Move Functions From Buildings 46 and 42
- Q** Renovate Building 49 for Mixed Use Training Area and Surge Space
- R** Renovate IADC Training Center Building 60 and Community/Multi-Purpose Space on Second Floor
- S** Renovate Africa Center for Strategic Studies Building 17 (FY21)
- T** Renovate Marshall Hall Building 62
- U** Full Renovation of Building 59
- V** Renovate Roosevelt Hall Building 61
- W** Renovate MDW Facilities Buildings 42 and 46, Ownership Shifts to DPW
- X** Renovate IADC Facilities Buildings 50, 52, and 54
- Y** Renovate IADC Facility Building 56 Into History and Heritage Facility and Library Space

## MISSION SUPPORT PROJECTS (CONT'D)

- Z** Construct MDW HQ: Demolish Buildings 41 and 45; Renovate and Combine Buildings 39 and 47 With a New Addition
- AA** Construct ACFT/CFT (Use Road for Running Track)
- AB** Renovate CMH Building 35
- AC** Construct Parking Garage and Mixed-Use Facility With Auditorium
- AD** Construct Building for NDU (Two Siting Options)

## COMMUNITY SUPPORT PROJECTS

- AE** Improve the Two Softball Fields
- AF** Construct a Multi-Sport Complex
- AG** Expand Food Options: Work With AAFES, Food Trucks, In Conjunction With Project AC
- AH** Renovate USPS Building 29
- AI** Relocate Tennis Facilities to Multi-Functional Hard-Court Facilities Near Fitness Center
- AJ** Construct Recreational Pavilion and Picnic Areas

## LOGISTICS, SUPPLY, MAINTENANCE PROJECTS

- AK** Use Tennis Courts for Building 60 Construction Laydown Area
- AL** Contingency Laydown Area
- AM** Renovate DPW Facilities Buildings 34, 36, and 40
- AN** Reorganize for DPW Support Complex

## UTILITIES AND GROUNDS PROJECTS

- AO** Comprehensive Water Management Plan: Renovate Water, Stormwater, and Wastewater Lines (Including Paved Road Areas Above)
- AP** Coordinate With Outside Agencies to Address Stormwater Encroachment Outside Fence Line (Planning Only)
- AQ** Create/Plan for Long-Term Solution to Sea-Level Rise
- AR** Improve Street/Pavement Infrastructure
- AS** Construct a 1st Street and A Street Connection
- AT** Close 3rd Street to Non-Emergency Automobiles
- AU** Enhance Electrical Utility System
- AV** Create and Execute a Tree Planting Plan
- AW** Implement PAVER data and Repair Pavement As Needed

\* B: FY23 NDAA directs demolition of Qtrs 4, 13, 15

Short-Range 0-5 Years  
Mid-Range 6-15 Years  
Long-Range 16+ Years







# JBM-HH: Army Family Housing Renovation Program



*Panoramic view of Fort McNair Quarters from Parade Ground, looking west.*

*Source: Kelly Whitton, JBM-HH*

## **Projects A, B, C: Army Family Housing Renovation Program**

The Army Family Housing Renovation Program is currently active, with thirteen dwelling units (duplex and single-family) under construction at Fort McNair. JBM-HH acknowledges Section 2104 of the FY23 National Defense Authorization Act and will comply with the National Historic Preservation Act “Section 106” (Section 306108, as amended) and the National Environmental Policy Act.

Quarters 23-27 (duplex configuration) construction completion in FY23.

Quarters 1, 3, and 11 (single-family) under construction with projected completion in FY24.







# JBM-HH: Roosevelt Hall & Annex Renovation



*Clockwise from L: Rotunda, North and West Elevations, Porte Cochere Efflorescence, North Pediment Deterioration and View to Northeast*

*Source: Kelly Whitton, JBM-HH*

**Project V:** Roosevelt Hall (Building 61, 1907) and the associated Annex (Building 61A) and site comprise the Army War College/National War College National Historic Landmark. The buildings are proposed for renovation to replace failed or failing building utilities, abate and remove HAZMAT, make critical lifecycle repairs to roof and envelope features, and to modernize building systems for continued educational use. Design consultation expected Spring 2023.







# Fort McNair: Mid-Range Projects



## Project K: Construct Two-Company Satellite Fire Station (PN 82127)

The current fire station is in dire need of replacement. Fire support and staff are located in fabric tent structures and in dire need of replacement. Proposed building designs include pull-thru bays that can fit modern trucks and equipment. This new facility would provide 11,471 SF for fire protection on McNair. Exact siting is uncertain at this time.

**Regulating Zone:** Mission Support Standard

**Demolition Required:** Minimal Pavement



## Project Z: Construct MDW HQ: Demolish Buildings 41 and 45; Renovate and Combine Buildings 39 and 47 With a New Addition

This project would include demolition of two existing facilities, renovating Buildings 39 and 47, and constructing two additions to consolidate all MDW functions. Exact siting of buildings is uncertain at this time.

**Regulating Zone:** Mission Support Standard

**Demolition Required:** 363,636 CF



## Project AA: Construct ACFT/CFT (Use Road for Running Track)

The updated Army Combat Fitness Test (ACFT) is being rolled out across all installations. The test involves six events, which requires certain equipment and storage space. This project entails constructing a facility to accommodate new ACFT and Marine Corps Combat Fitness Test (CFT) testing standards. A running track is not included in this project's scope, as the surrounding roads are suitable for running.

**Regulating Zone:** Non-Buildable Open Space

**Demolition Required:** None



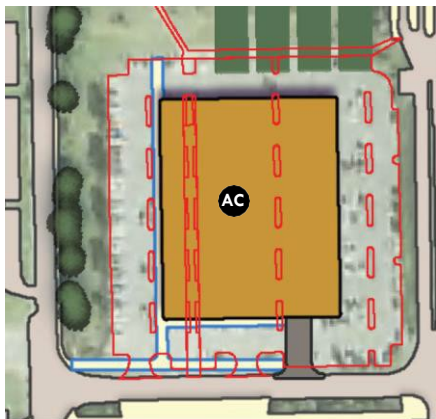
KEY MAP

- Proposed Buildings
- Renovated Buildings
- Proposed Pavement
- Proposed Green Space
- Proposed Sidewalks
- Demolished Pavement
- Ⓚ Project Maps: 1" = 200'





# Fort McNair: Long-Range and Unscheduled Projects



## Project AC: Construct Parking Garage and Mixed-Use Facility With Auditorium

There is limited room for development on McNair. Constructing a combined mixed-use facility with an auditorium and parking garage would house multiple functions on one site. The project would include demolishing 12,567 SF of pavement, installing 830 SY of sidewalk and 200 SY of pavement, constructing a 50,000 SF parking garage (for 500 cars), and constructing a 50,000 SF facility with auditorium to house NDU events. The mixed-use facility would also serve as a conference center with the capacity to accommodate up to 1,800 personnel for NDU graduations. Exact siting is uncertain at this time.

**Regulating Zone:** Educational Campus Standard

**Demolition Required:** 12,567 SF of Pavement



## Project AD: Construct Building for National Defense University (Two Siting Options) [Unscheduled]

National Defense University indicated future plans to expand the University's educational programs, necessitating construction of a new facility. Two siting options were identified as part of the Area Development Plan workshop, to retain proximity to the existing NDU educational campus along the east and south portions of Fort McNair.

**Regulating Zone:** Educational Campus Standard

**Demolition Required:** Pavement



## KEY MAP

- Proposed Buildings
- Proposed Pavement
- Proposed Sidewalks
- Demolished Pavement
- Project Maps: 1" = 200'







# Fort Myer-Henderson Hall – Arlington, Virginia





# Joint Base Myer-Henderson Hall – Arlington, Virginia

Primary areas of concern to stakeholders included the deteriorating condition of facilities on Myer-Henderson Hall, as well as concerns regarding the limited space for future construction, restrictions on land use within the historic district, and a lack of parking during peak times. However, the deteriorating condition of facilities, barracks, and infrastructure on the Installation was brought up as the main concern. Specific concerns include mold issues in buildings due to poor roofing and inadequate HVAC systems. Lastly, certain road and parking lot surfaces are failing.

To best address these issues and meet the revised real property vision statement, three alternatives were developed for Myer-Henderson Hall. These varying alternatives are meant to encourage brainstorming and produce a diverse set of projects. The three alternatives were briefed to the group and the most agreed-upon projects were used to shape and form the master plan.

The master plan for Myer-Henderson Hall includes renovations to four barracks structures (Buildings 416, 248, 250, and 251) in the short-term, in addition to the renovation of General Officer (GO) quarters, community facilities, and access gates. Mid-range projects include repair and expansion of existing barracks, renovation of TUSAB and U.S.

Marine Corps (USMC) facilities, and various infrastructure improvements. Long-range projects on Myer-Henderson Hall include renovating barracks and community facilities, modernizing the Old Post Chapel, and establishing a comprehensive and centralized One-Stop Shop in Building 417.

The master plan for Myer-Henderson Hall includes 182,885 SF of new construction, 1,045,736 SF of renovation, 120 SF of demolition, and 10,000 LF of perimeter fencing.\*

\*This does not include the Unaccompanied Enlisted Personnel Housing (UEPH) Barracks Project.



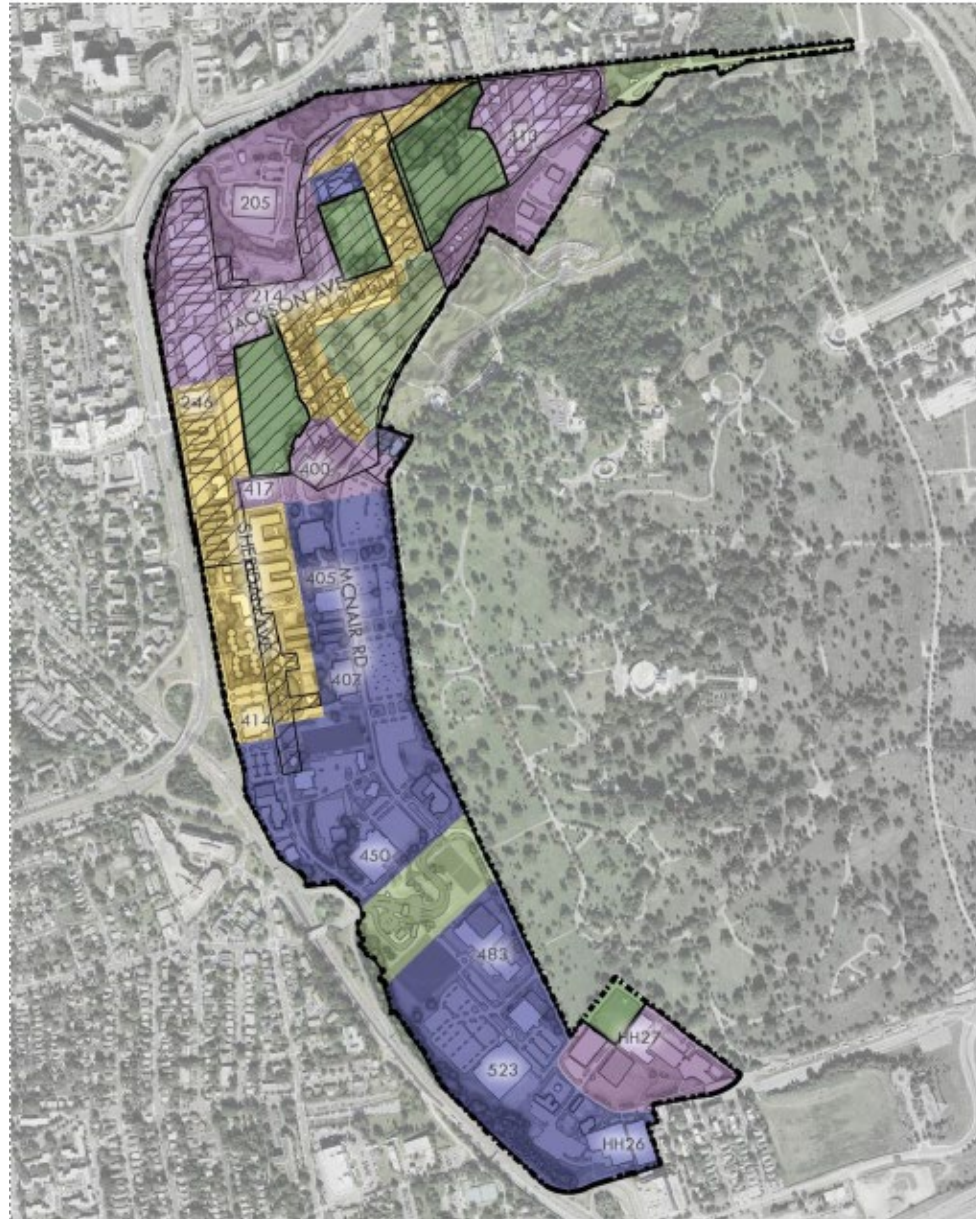
*The Old Guard on Whipple Field Source: JBM-HH Flickr*







# JBM-HH: Regulating



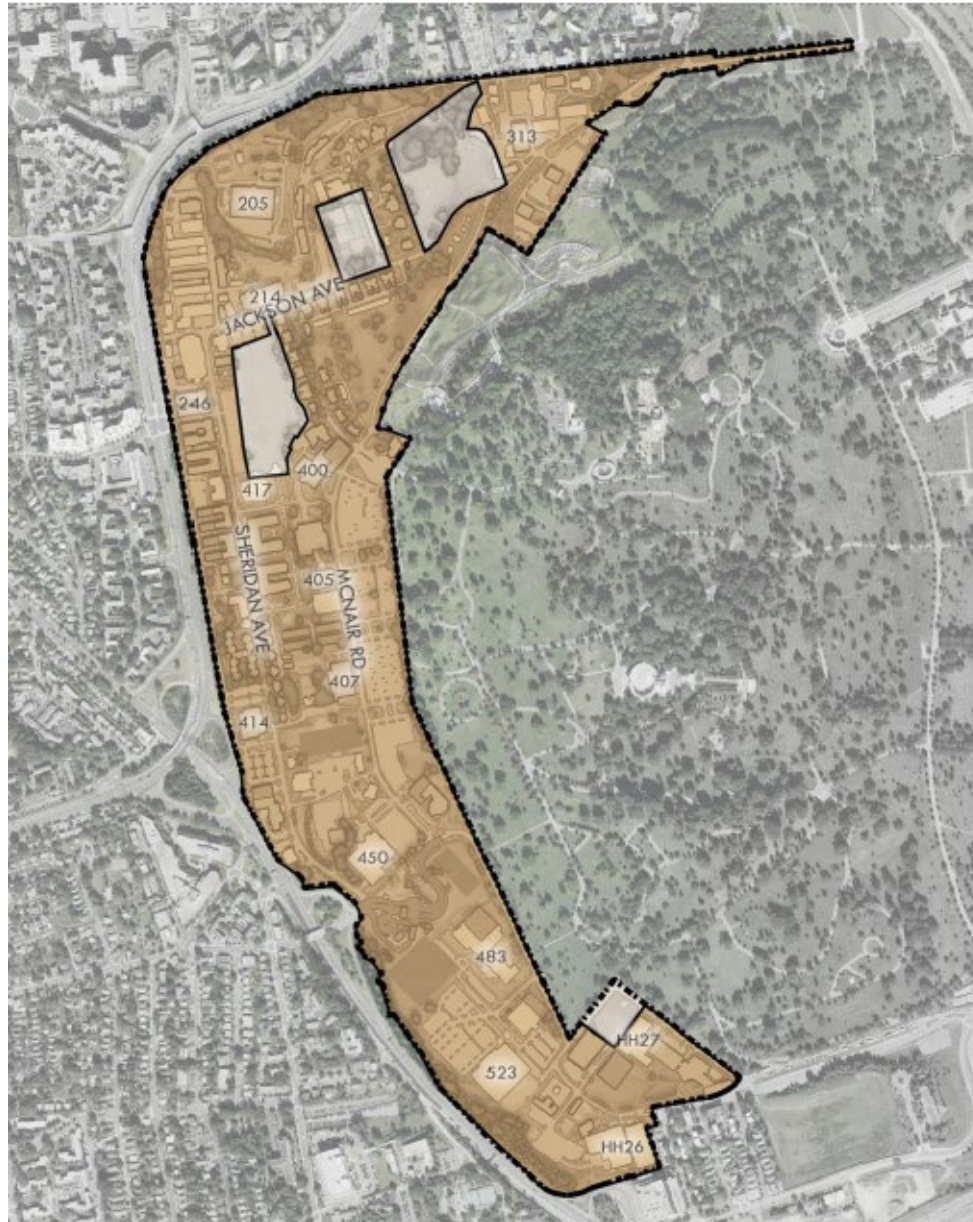
## Joint Base Myer-Henderson Hall Regulating Plan Overall

- |                                 |                                     |
|---------------------------------|-------------------------------------|
| --- Installation Boundary       | Yellow Housing Standard             |
| — Buildable Line                | Light Green Buildable Open Space    |
| Purple Mission Support Standard | Dark Green Non-Buildable Open Space |
| Blue Community Support Standard | Hatched Historic Overlay            |





# JBM-HH: Buildable Area



## Joint Base Myer-Henderson Hall Regulating Plan Buildable Areas

--- Installation Boundary     Buildable Area  
 Non-Buildable Area

0      350      700 Feet

Identifying developable areas is critical to capacity planning. The following page provides a definition for each developable area and the constraints considered for each.

Areas that do not fall under one of the three categories are considered non-developable.

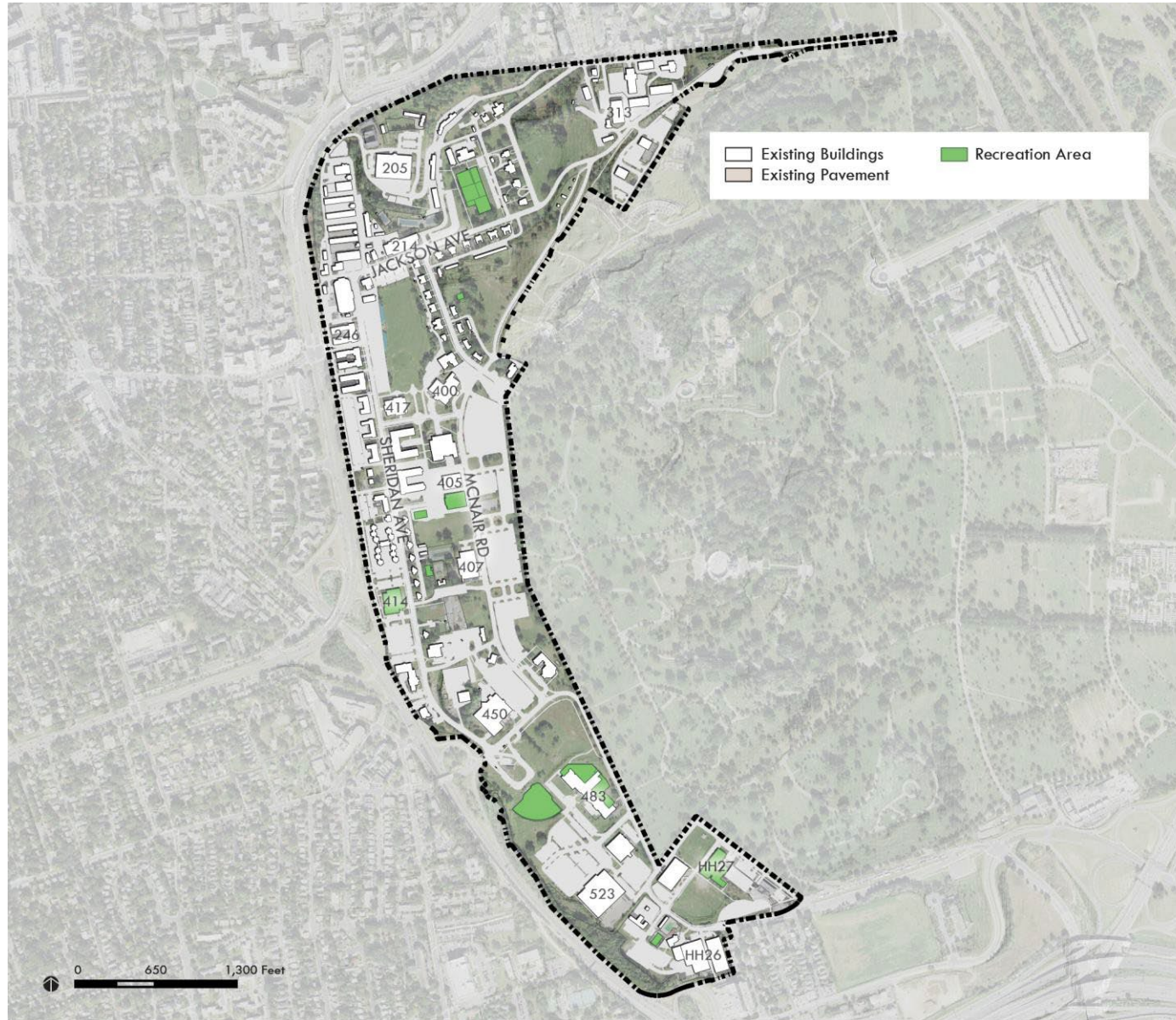
The non-developable category includes future structure areas, organizational parking areas, lakes, rivers, airfield surface areas, aircraft clear zones, steep sloped areas (slopes greater than 10%), military training areas, fauna and flora special-species areas, and cultural restricted areas, as well as land that has permanent buildings greater than 5,000 square feet or buildings with historic significance.







# JBM-HH: Built Constraints



Existing buildings and roads are important man-made constraints. Depending on their efficiency and quality, they should be maintained to maximize past investments. Built elements of the pedestrian scale such as sidewalks play an important role in shaping how personnel view and experience an installation's outdoor space.

While recreational areas contribute to an installation's quality of life, they can become developable land when and if mission changes require significant construction. The recreational areas on Myer- Henderson Hall include a baseball field, tennis courts, and various athletic fields and open spaces. Built constraints are elements for which an installation is responsible. They should support a larger vision while facilitating mission readiness.

## UTILITIES

The location of existing utility lines influences development. Using existing infrastructure is cost-effective, efficient, and encourages more compact development. Using existing trenches for new utilities should be encouraged whenever possible.

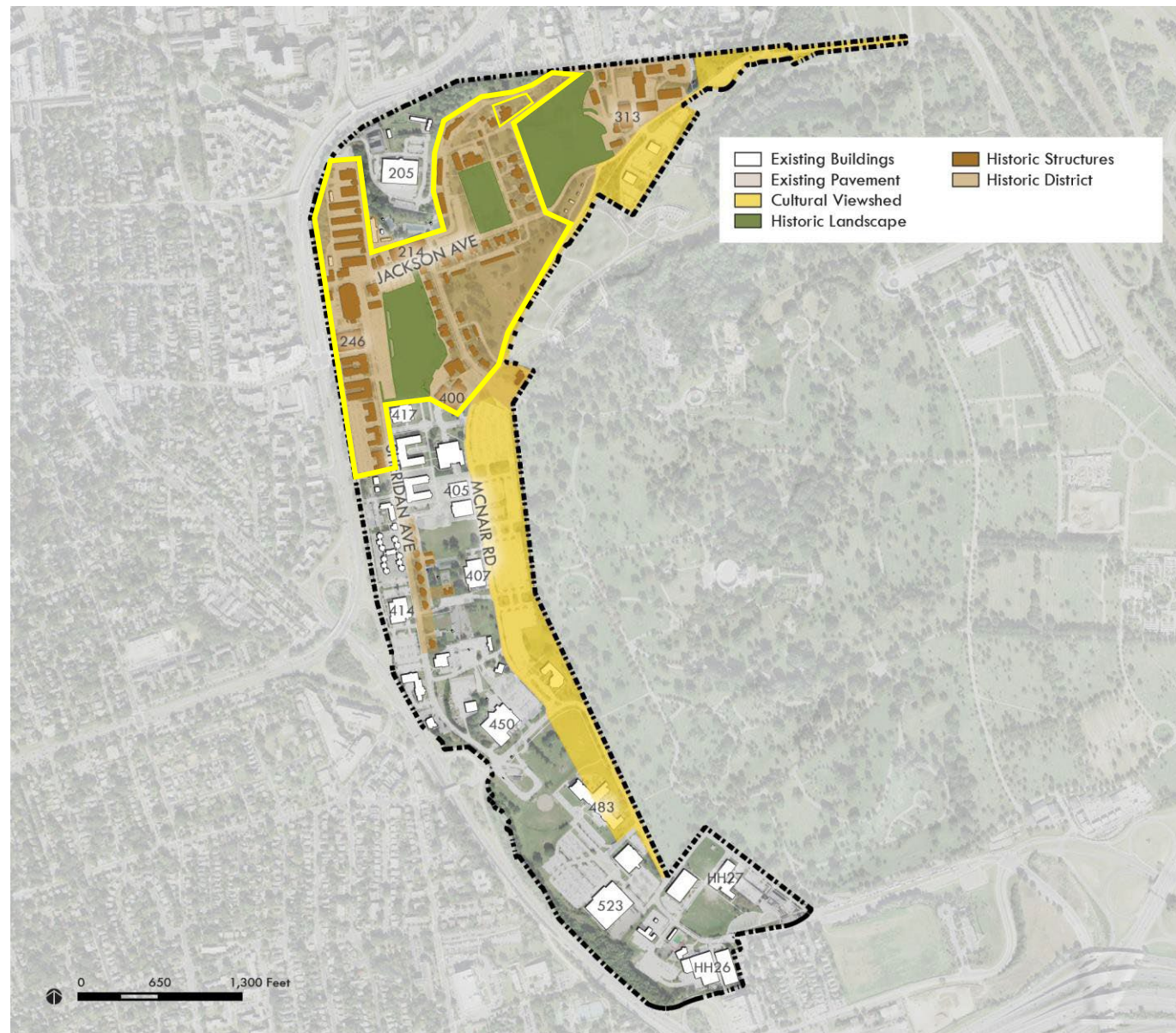
There is comprehensive utility coverage throughout Myer- Henderson Hall. However, aging systems must be kept up-to-date and modernized when possible.







# JBM-HH: Cultural Constraints



The largest constraint to development on the northern portion of Myer-Henderson Hall is the Fort Myer National Historic Landmark District (NHLD). Designated an NHLD in 1972 based on the exceptional significance of the area's association with Orville Wright's flight demonstrations, the Fort Myer Historic District has maintained the same boundaries as those originally established in 1972.

Additional constraints include the historic landscapes of Summerall Field (parade ground and site of Wright Brothers' historic flight), Whipple Field (viewshed), and the tennis court area (1890s Officers' Parade Ground).

Lastly, the eastern edge of Myer-Henderson Hall is constrained by a cultural viewshed. This is present due to its adjacency to Arlington National Cemetery. Any development in these areas are limited to one-story and must meet setback requirements.

All new construction and renovation on Myer-Henderson Hall should comply with the JBM-HH Integrated Cultural Resource Management Plan (ICRMP).

## HISTORIC RESOURCES

Quarters 1 National Historic Landmark (1975) [yellow outline - inset]

Fort Myer Historic District National Historic Landmark – 1972 [yellow outline]

Fort Myer Historic District (expanded) – Virginia Landmarks Registry (2014), determined eligible for the National Register of Historic Places (2014) [tan overlay]





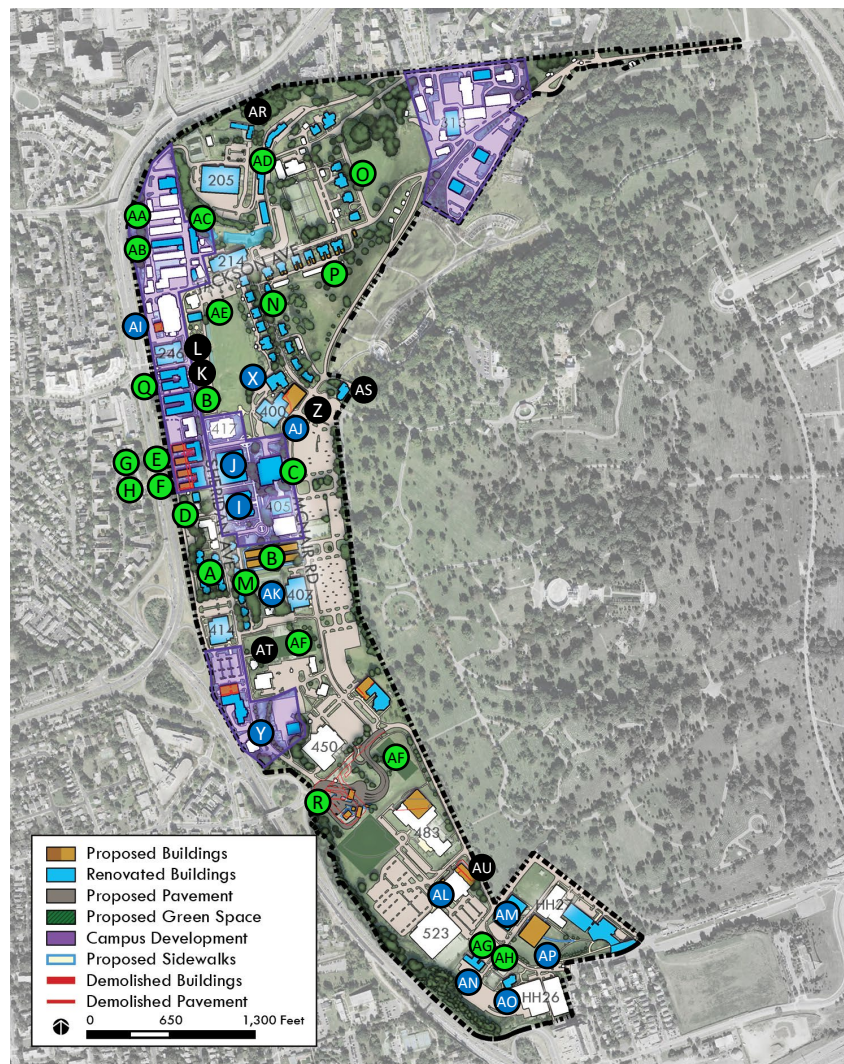


# Fort Myer-Henderson Hall Projects





# Area Development Plan: Illustrative (1/2)



Note: Within short-, mid-, and long-ranges, projects are not listed by priority. Projects within each range are subject to changing priority based bi-annual RPPBs voted on by stakeholders.

## Joint Base Myer-Henderson Hall Master Plan Illustrative Plan

### BARRACKS AND DFAC PROJECTS

- A** Renovate Barracks Building 416
- B** Renovate Barracks 248 and Emplace Modular Barracks for Swing Space
- C** Renovate DFAC Building 404
- D** Upgrades to Building 255 / HVAC
- E** Barracks 250 Design
- F** Barracks 251 Design
- G** Barracks 250 MILCON
- H** Barracks 251 MILCON
- I** Renovate Barracks Building 421
- J** Renovate Barracks Building 419
- K** Renovate Barracks Building 247
- L** Renovate Barracks Building 246

### AFH PROJECTS

- M** Renovate Quarters 426-439
- N** Renovate Quarters 11-17, 19-28
- O** Renovate Quarters 1, 2, 5-8
- P** Construct Garages

### DEFENSE IN DEPTH PROJECTS

- Q** Improve Regional Circulation Connection at Henry Gate
- R** Redesign Hatfield Gate to IAW and VDOT Requirements
- S** Improve Perimeter Fence
- T** Install Exterior Perimeter Security Features
- U** Install Inner Perimeter Security Features
- V** Improve all ECPs: Gate and Visitor Control (Hatfield, Wright, HH, Old Post)
- W** Conduct Installation Light Vulnerability Assessment
- X** Renovate and Reorganize Building 59
- Y** Renovate and Expand Building 415, Expand DES Campus, and Convert Building 447
- Z** Establish New Operations Space

### MISSION SUPPORT PROJECTS

- AA** Renovate Caisson Horse Paddock (Upper and Lower Lots)
- AB** Renovate Fife and Drum Corps Facilities Buildings 231 and 232
- AC** Renovate TOG Aid Station Building 219
- AD** Phased Repair and Maintenance for Buildings 201, 202, and 203
- AE** Renovate Town Hall Building 243 for Training and Conmy Hall Building 241 for Multi-Purpose Use
- AF** ACFT/CFT Areas (Phase I)
- AG** Renovate Building HH11 (Pool House)
- AH** Renovate Henderson Hall Pool
- AI** Construct MDW Storage/Admin Support Facility
- AJ** Renovate and Expand TUSAB Facility Building 400
- AK** Demolish Spates Hall Pool; Transition to Base Support Installation (BSI) Area
- AL** Construct Rader Clinic Pharmacy Drive Thru
- AM** Renovate Building HH28 (USMC Storage)
- AN** Renovate Building HH12 (Marine & Family Services)
- AO** Renovate Building HH21 (Education Center)
- AP** Construct USMC HQ and Administrative Building
- AQ** Improve IT Physical Plant and Connectivity
- AR** Renovate TOG Dog Kennels
- AS** Restore Old Post Chapel
- AT** Construct Patriot (ACFT/CFT) Complex (Phase II)
- AU** Expand Rader Clinic for Behavioral Health and Wellness Center
- AV** Construct Multi-Purpose/Swing Space Building

- Short-Range 0-5 Years
- Mid-Range 6-15 Years
- Long-Range 16+ Years

- Funded
- Under Construction

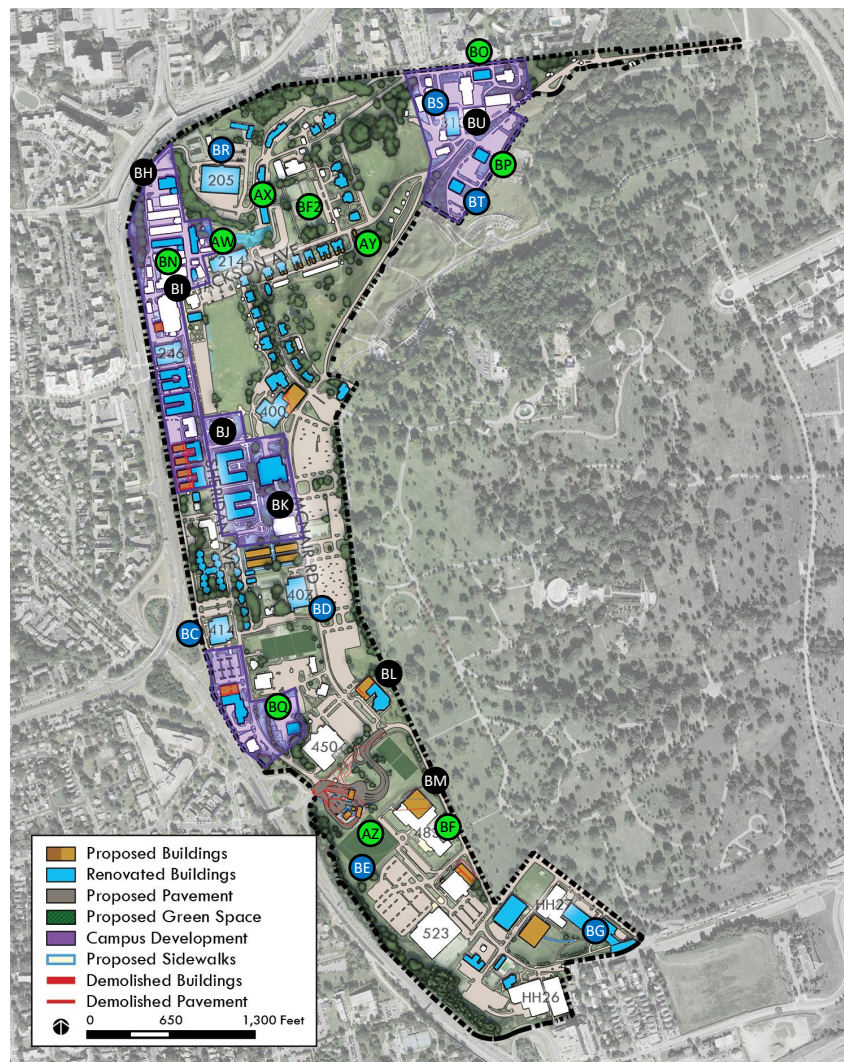
\* G-H: Renovation to Mission Support / Administrative Use  
\* M, P: Superseded by UEPH Barracks Project, demolish Qtrs 426-436, retain Qtrs 439







# Area Development Plan: Illustrative (2/2)



Note: Within short-, mid-, and long-ranges, projects are not listed by priority. Projects within each range are subject to changing priority based bi-annual RPPBs voted on by stakeholders.

## Joint Base Myer-Henderson Hall Master Plan Illustrative Plan

### COMMUNITY SUPPORT PROJECTS

<b>BF</b>	CDC Upgrades (FY26)
<b>BF2</b>	Demo Tennis Courts
<b>AW</b>	Renovate Patton Hall and Pools
<b>AX</b>	Utilize Current Facilities for One-Stop (Buildings 201, 202, and 203)
<b>AY</b>	Relocate Historic Building 42 to Jackson Ave.
<b>AZ</b>	Improve Softball Field
<b>BA</b>	Conduct Virtual In-Processing/IT Infrastructure Study
<b>BB</b>	Improve Designated Running Routes
<b>BC</b>	Renovate Myer Fitness Center
<b>BD</b>	Renovate Spates Hall to Receive Community Center Functions
<b>BE</b>	Construct a Multi-Sport Complex
<b>BG</b>	Renovate Buildings HH29 and HH29a USMC HQ (Including Parking Garage)
<b>BH</b>	Renovate Thrift Shop Buildings 224 and 225
<b>BI</b>	Renovate and Repair Post Office Building 217 (ADA)
<b>BJ</b>	Create a Comprehensive and Centralized One-Stop in Building 417 (COA 1)
<b>BK</b>	Renovate and Reorganize Community Center Building 405 for Soldier/Family Readiness and Resiliency for One-Stop Campus Concept (COA 2)
<b>BL</b>	Renovate and Expand Memorial Chapel
<b>BM</b>	Expand CDC to Include SAC

### LOGISTICS, SUPPLY, MAINTENANCE PROJECTS

<b>BN</b>	Renovate Building 228
<b>BO</b>	Build Out 2nd Floor of Building 307 for Johnson Controls
<b>BP</b>	Reorganize DPW Building 325: Logistics Campus (Phase I)
<b>BQ</b>	Relocate Dominion and Grounds Maintenance Area From Patriot Field to O&M Yard Near Building 447
<b>BR</b>	Renovate/Reorganize Building 205 (As Per DEC 2017 Feasibility Study) Move Housing, NAF, TOG Tailor, Consolidate With CIF
<b>BS</b>	Renovate Building 313
<b>BT</b>	Upgrade Wash Rack Facility
<b>BU</b>	Renovate and Reorganize Logistics Support Campus (Phase II)

### UTILITIES AND GROUNDS PROJECTS

<b>BN</b>	Conduct Stormwater Management Study
<b>BO</b>	Restore Roads and Parking Lots
<b>BR</b>	Implement Utilities Phasing Plan (Electric, Water, Wastewater)
<b>BS</b>	Conduct Street Parking/Traffic Study (Restrict Parking During PT Hours)

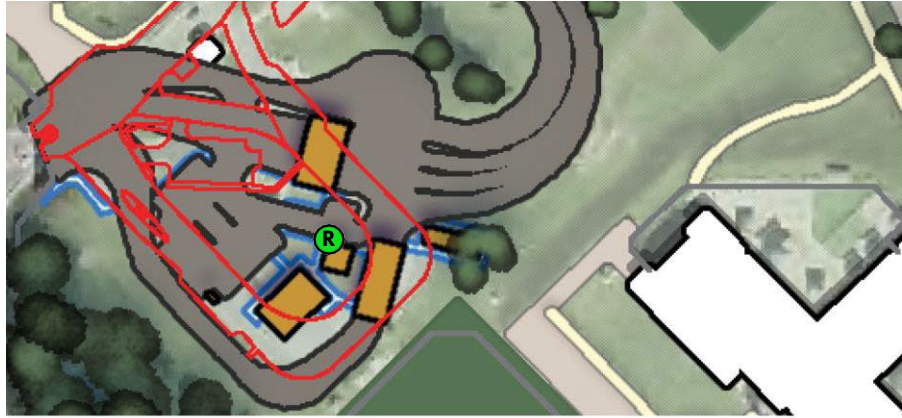
<span style="color: green;">■</span>	Short-Range	0-5 Years
<span style="color: blue;">■</span>	Mid-Range	6-15 Years
<span style="color: black;">■</span>	Long-Range	16+ Years

● Funded ● Under Construction





# M-HH: Short and Mid-Range Projects



## Project R: Redesign Hatfield Gate to IAW and VDOT Requirements

Hatfield Gate ACP is located between the intersection of South Washington Blvd (Hwy 27) and Carpenter Ave and the intersection of McNair Rd and Carpenter Ave. In addition to processing POVs, Hatfield Gate is the devoted ACP that processes all commercial vehicle traffic onto the Installation.

This project involves the expansion of Hatfield Gate to accommodate greater traffic flow and increase security. The design brings the ACP up to UFC AT/FP standards and provides: an increase in search lane capacity, additional lanes for vehicles entering the installation, new security infrastructure on Carpenter Road, and new ID booths.

**Regulating Zone:** Buildable Open Space

**Demolition Required:** Minimal Pavement



KEY MAP

- Proposed Buildings
- Proposed Pavement
- Proposed Sidewalks
- Demolished Pavement
- Project Maps: 1" = 200'



## Project AJ: Renovate and Expand TUSAB Facility Building 400

Planning study TBD. Exact square footage requirement and siting is uncertain at this time.

Building 400 is used by TUSAB for training purposes. However, the facility is in poor condition and there is not ample space for training. Maximum project square footage based on requirements would include 19,600 SF of renovation and 19,633 SF of new construction.

**Regulating Zone:** Mission Support Standard

**Demolition Required:** None







# M-HH: Short and Mid-Range Projects



## Project G: Addition to Barracks Building 250 [Modify/Cancel]

Building 250 houses 28 beds and has a Building Quality Rating (Q) rating of 3, which represents a facility where the condition fails to meet the minimum level of Army standards for at least one major rated component. This building is in dire need of repair or replacement to meet basic living standards for its occupants. If a complete replacement is not an option, additions and renovations must occur to adequately house and accommodate the Soldiers on Myer-Henderson Hall. The cost to improve the building is no more than 40 percent of the replacement value. In total, the addition would add approximately 12,000 SF of new construction. Exact siting is uncertain at this time.

**Regulating Zone:** Housing Standard  
**Demolition Required:** Pavement



## Project H: Addition to Barracks Building 251 [Modify/Cancel]

Building 251 houses 43 beds and has a Q rating of 3, which represents a facility where the condition fails to meet the minimum level of Army standards for at least one major rated component. This building is in dire need of repair or replacement to meet basic living standards for its occupants. If a complete replacement is not an option, additions and renovations must occur to adequately house and accommodate the Soldiers on Myer-Henderson Hall. The cost to improve the building is no more than 40 percent of the replacement value. In total, the addition would add approximately 11,000 SF of new construction. Exact siting is uncertain at this time.

**Regulating Zone:** Housing Standard  
**Demolition Required:** Pavement



Building 250 from Wainwright Road, looking east.

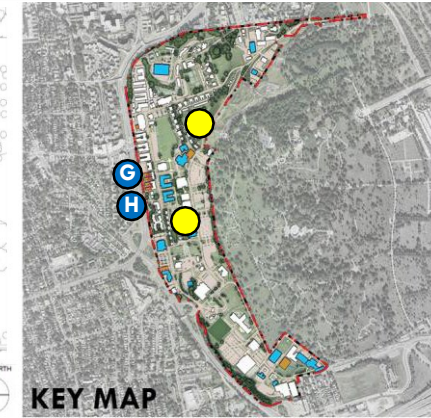
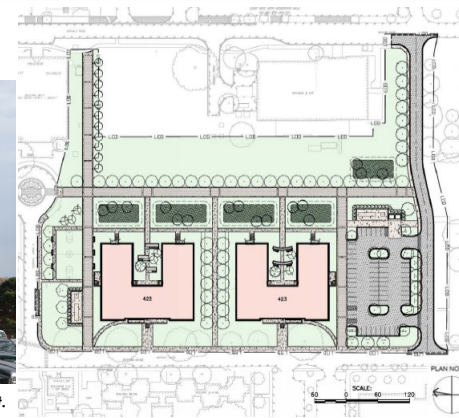
## PROJECTS G & H Revision – Buildings 250-251 Renovation to Mission Support:

Buildings 250 and 251 to be renovated and converted to administrative and Company Operations Facilities, modifying Projects G and H (left) and significantly reducing exterior alteration to focus on building accessibility and site water management.

Further plans for the renovation and conversion of Buildings 250 and 251 to be submitted Spring 2023.

**Regulating Zone:** Mission Support  
Standard Standard

**Demolition Required:** TBD



KEY MAP

- Proposed Buildings
- Renovated Buildings
- Demolished Pavement
- ⊙ Project Maps: 1" = 200'

## PROJECT INSERT – UEPH Barracks:

Due to the size of existing Barracks 250 and 251, site constraints, and evolving standardization of US Army Barracks, JBM-HH proposes to build two 100-bed facilities on the current site of 7 Non-Commissioned Officer duplex quarters, two detached garages, and an abandoned pool facility. Project includes estimated 3:1 tree replacement ratio and proposed 2-acre habitat restoration area adjacent to McNair Road.

Additional presentation on UEPH siting and massing to follow.

**Regulating Zone:** Housing Standard  
**Demolition Required:** Pavement, Housing, Garage Parking, Pool Facility







# JBM-HH: Army Family Housing Renovation Program



**Projects O:** JBM-HH is developing the requirements for renovation of six single-family AFH quarters adjacent to Whipple Hill at Fort Myer. These quarters are contributing resources to the Fort Myer Historic District NHL and includes the Quarters 1 NHL.

Distinct designs will be developed for each quarters, as none have shared plans. 35% design submissions to be submitted Spring 2023.

**Project N:** Remaining homes on the Fort Myer portion of JBM-HH are to be scheduled for design and construction.



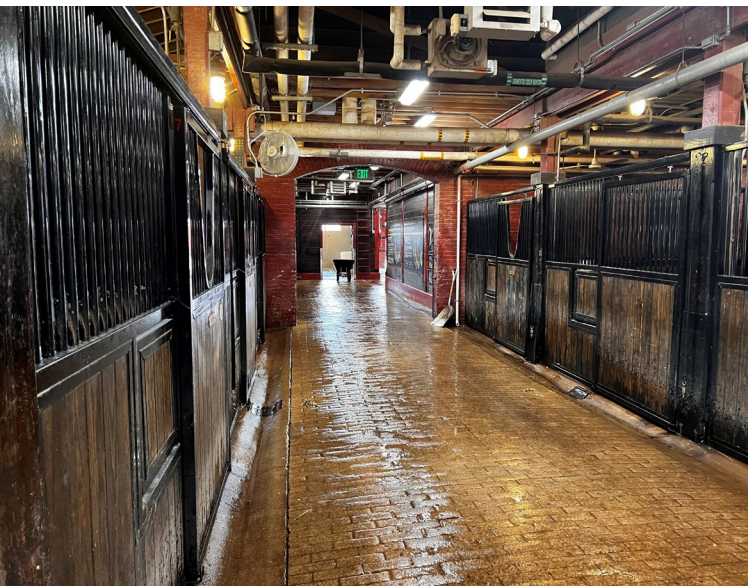
*All images: JBM-HH DPW Photo Survey*







# JBM-HH: The Old Guard Caisson & Paddock Repairs



L to R: Building 236 Interior, Building 236 Exterior – Primary Entrance, Building 236 and Center Paddock  
All images: Kelly Whitton, JBM-HH

Project AA: The Old Guard Caisson Platoon stables (Buildings 236 – built 1909 and 233 – built 1896) are contributing buildings to the Fort Myer Historic District National Historic Landmark. The buildings are the last remaining working stables from Fort Myer's era as a Cavalry Show Post in the 1890s and early 1900s.

Proposed renovations to the paddocks include civil and site work to provide adequate capacity for the management of stormwater and agricultural waste as well as to provide safe footing for working military horses.

Requirements for renovations of Buildings 236 and 233 are being developed. Proposed renovations largely focus on the building interiors to include renovation of existing horse stalls, improvement of interior water management, and repair or replacement of existing utilities. Exterior rehabilitation and repair to be included as needed.

Design submissions expected Summer/Fall 2023.





# Future Plans and Studies







# Questions





*GEN Albert Myer Monument and Flagpole on Whipple Field*  
*Source: Kelly Whitton, JBM-HH*

