JOINT BASE ANACOSTIA-BOLLING HONOR GUARD CAMPUS AREA DEVELOPMENT PLAN

FINAL 28 February 2025

JG&A-TSG
JOINT VENTURE


JBAB
JOINT BASE ANACOSTIA-BOLLING
SENTINELS OF THE CAPITAL

Joint Base Anacostia-Bolling
Honor Guard Campus Area Development Plan

Final 28 February 2025

Prepared by
JG&A-TSG Joint Venture

Prepared for
U.S. Army Corps of Engineers, Baltimore District

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1 PURPOSE AND OVERVIEW

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Purpose and Overview

AREA DEVELOPMENT PLAN PURPOSE AND OVERVIEW

The Joint Base Anacostia-Bolling (JBAB) Honor Guard Campus Area Development Plan (ADP) provides a detailed, long-range plan for the development of a consolidated US Air Force and US Space Force Honor Guard Campus. Figure 1-1 shows the campus relative to the broader geographic context. Figure 1-2 provides a closer view of the ADP focus areas. The ADP continues the comprehensive planning process established by the Installation Development Plan (IDP) and provides additional details addressing mission requirements, planning objectives, and command priority changes. The ADP presents a summary of existing conditions, existing capacities, and existing deficiencies impacting future growth. The ADP will be used by commanders and other key leaders to facilitate decision-making regarding future land use, development, and construction within the ADP area.

This ADP is prepared in accordance with the requirements set forth in the Unified Facilities Criteria (UFC) 2-100-01, *Installation Master Planning*, and the Air Force Instruction (AFI) 32-1015, *Integrated Installation Planning*. The UFC installation master planning process is summarized in the graphic to the right, Table 1-1. The ADP falls under Item 3, Update Long-Range Component. The ADP builds upon the vision and planning standards of the installation and feeds into the installation's Capital Investment Strategy (CIS).

In a broader context, installation master planning provides data and justification to installation commanders to assist in decision-making regarding modernizing existing, demolishing and building new real property assets. Data and requirements are derived from the installation's asset management systems and are analyzed and used to create development Courses of Action (COAs) during the master planning process. Decisions made during the master planning process then drive project programming and budgeting decisions resulting in improvements to or construction of new real property assets.

Table 1-1: UFC Master Planning Overview

1. DEVELOP VISION PLAN		
Vision, Goals, Objectives	Framework Plan	Network & Green Infrastructure Plans

2. PREPARE INSTALLATION PLANNING STANDARDS		
Building Standards	Street Standards	Landscape Standards

3. UPDATE LONG-RANGE COMPONENT		
Area Development Plans for Each District in the Framework Plan		
Constraints and Opportunities Maps		
Illustrative Plan	Regulating Plan	Street and Transit Plan
Green Infrastructure Plan	Sidewalk and Bikeway Plan	Primary Utility Plan

4. DOCUMENT CAPITAL INVESTMENT STRATEGY (CIS)		
Project Lists	Analysis of Requirements	Future Development Plan

5. CREATE PLAN SUMMARY			
Vision Plan	ADP Executive Summaries	Network Plans	CIS Executive Summary

Purpose and Overview

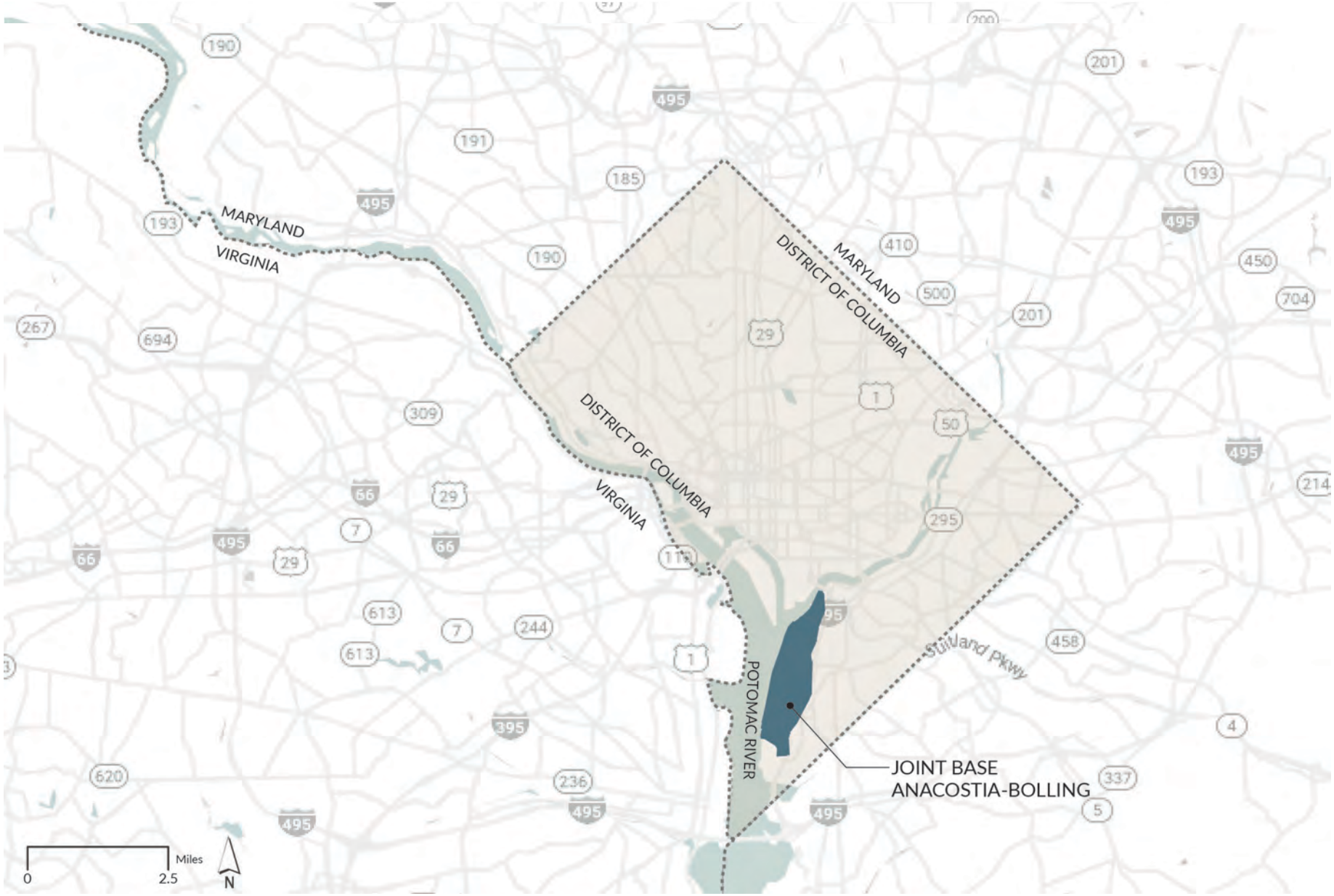


Figure 1-1: JBAB and Vicinity

Purpose and Overview

PLANNING PROCESS

This report summarizes the results of a planning process that broadly consisted of two stages: data gathering and analysis and a planning workshop, or charrette. The process was intended to identify and incorporate four sources of input:

- Data that drives analysis of site opportunities and constraints
- Leadership guidance that establishes command priorities
- Stakeholder input, validation, and buy-in that leverages subject matter expertise, helps de-conflict user priorities, and generates top-to-bottom ownership of the plan
- Technical planning expertise that builds upon requirements, command guidance, and stakeholder input to create a feasible and actionable plan

A virtual kickoff meeting with JBAB staff and other stakeholders was held on 16 October 2023. The purpose of the kickoff meeting was to introduce the planning process and to gather input from stakeholders regarding relevant planning challenges and priorities.

An in-depth Facility Space Optimization Plan (FSOP) study and report were conducted as part of the data gathering and analysis stage of this effort. The FSOP study was finalized in December 2024 and contained an analysis of requirements and identification of gaps that provide the basis for the Planning Action proposed in this ADP. A summary of FSOP findings is contained in Chapter 3.

A planning workshop was held the week of 19 August 2024. The workshop began with an inbrief that included an overview of the process and purpose of the ADP from the consultant planning team and guidance from installation leadership. Based on the input gathered during this initial phase as well as follow-up data requests, several preliminary COAs were developed and presented during an alternatives analysis stakeholder session. An outbrief to JBAB leadership was held on 22 August 2024 where a preferred alternative was developed.

There are approval processes that remain outstanding for the successful implementation of this effort, including the necessary approvals from installation leadership to proceed with implementation of project programming actions. Additionally, the project will undergo review by the National Capital Planning Commission (NCPC) to ensure conformance with federal planning standards and regional objectives. While conformance with standards and long-range regional planning is a priority, military necessity such as unit mission requirements and physical security are to be balanced with land use and facility planning best practices. Each of these steps is critical to achieving a comprehensive, coordinated, and approved plan.

Table 1-2: Workshop Agenda

	Tuesday 8/20/24	Wednesday 8/21/24	Thursday 8/22/24
Morning	Inbrief Campus Tour Vision and Goals	Interviews Refine Vision Alternatives Development	Outbrief Select Preferred Alternative
Afternoon	Stakeholder Interviews	Alternatives Development	Wrap Up

Purpose and Overview

INSTALLATION, DISTRICT, AND AREA SETTING

JBAB is a military installation located in Washington, D.C., strategically positioned along the Potomac and Anacostia Rivers. JBAB is a joint base formed through the consolidation of Naval Support Facility Anacostia and Bolling Air Force Base and The Air Force's 11th Wing is the host unit at JBAB. JBAB serves as a vital support hub for multiple military branches and government agencies in the National Capital Region (NCR). Its primary purpose is to provide logistical, operational, and administrative support to military personnel, their families, and various tenant units, ensuring mission readiness and overall well-being of service members and mission partners. In addition to its operational roles, JBAB plays a significant part in national ceremonial events, hosting the prestigious Honor Guard, which represents the US Air Force at formal functions, funerals, and public ceremonies across the region.

JBAB Honor Guard Campus

JBAB hosts the US Air Force (USAF) Honor Guard, US Navy Ceremonial Guard, and the US Space Force (USSF) Honor Guard (starting in 2025, JBAB will support additional Guardians to meet its initial end strength target). This ADP focuses on the Air Force and future Space Force Honor Guard elements. The JBAB Honor Guard campus is a dedicated area designed to support the rigorous training and operational needs of Air Force ceremonial units stationed at JBAB. Located adjacent to the historic installation headquarters Building 20, the campus includes specialized classrooms for instruction in drill movements and ceremonial protocols, dormitories for housing members near training areas, and offices for leadership and administration to manage event coordination and daily operations. This purpose-built environment fosters the discipline, precision, and professionalism required of Honor Guard members, who are tasked with representing the Air Force at high-profile ceremonies, military funerals, and official events in Washington, D.C., and beyond. The campus enables seamless coordination of training and mission execution, ensuring the Honor Guard upholds its tradition of excellence.

The Honor Guard area, as shown in Figure 1-2, is primarily concentrated along the eastern boundary of JBAB, adjacent to Brookley Avenue SW. It encompasses several existing buildings, including Buildings 2170, 2173, 7100, 55, and 48. These facilities are currently utilized for various Honor Guard functions, including administration and ceremonial activities.

ALIGNMENT WITH COMPREHENSIVE PLANNING PLATFORM (CPP)

The Air Force Civil Engineer Center (AFCEC) Comprehensive Planning Platform (CPP) is a web-based system that allows for active and continuous maintenance of integrated planning, programming, asset management, and budget execution actions through a single digital platform, enabling comprehensive planning across the enterprise. The CPP is intended to supplement or replace traditional document-based master plans and allow for dynamic input and visibility of key planning data. Installation planners enter and maintain data summarizing the installation setting and constraints; the planning vision; future development plans; and form-based planning guidelines. The CPP is used by planners to evaluate planning actions and planning alternatives to validate or ensure adequacy of proposed real property management decisions in relation to broad goals and objectives outlined within the IDP and is components.

The advantage of this web-based system is that it allows the master plan to be a truly living document that is continually updated.

This JBAB Honor Guard ADP document provides both a summary of the planning process and the resulting planning actions to be input into the CPP. The ADP and CPP are intended to integrate long-range planning decisions with refinement of planning actions, initial project development, and programming activities.

Purpose and Overview

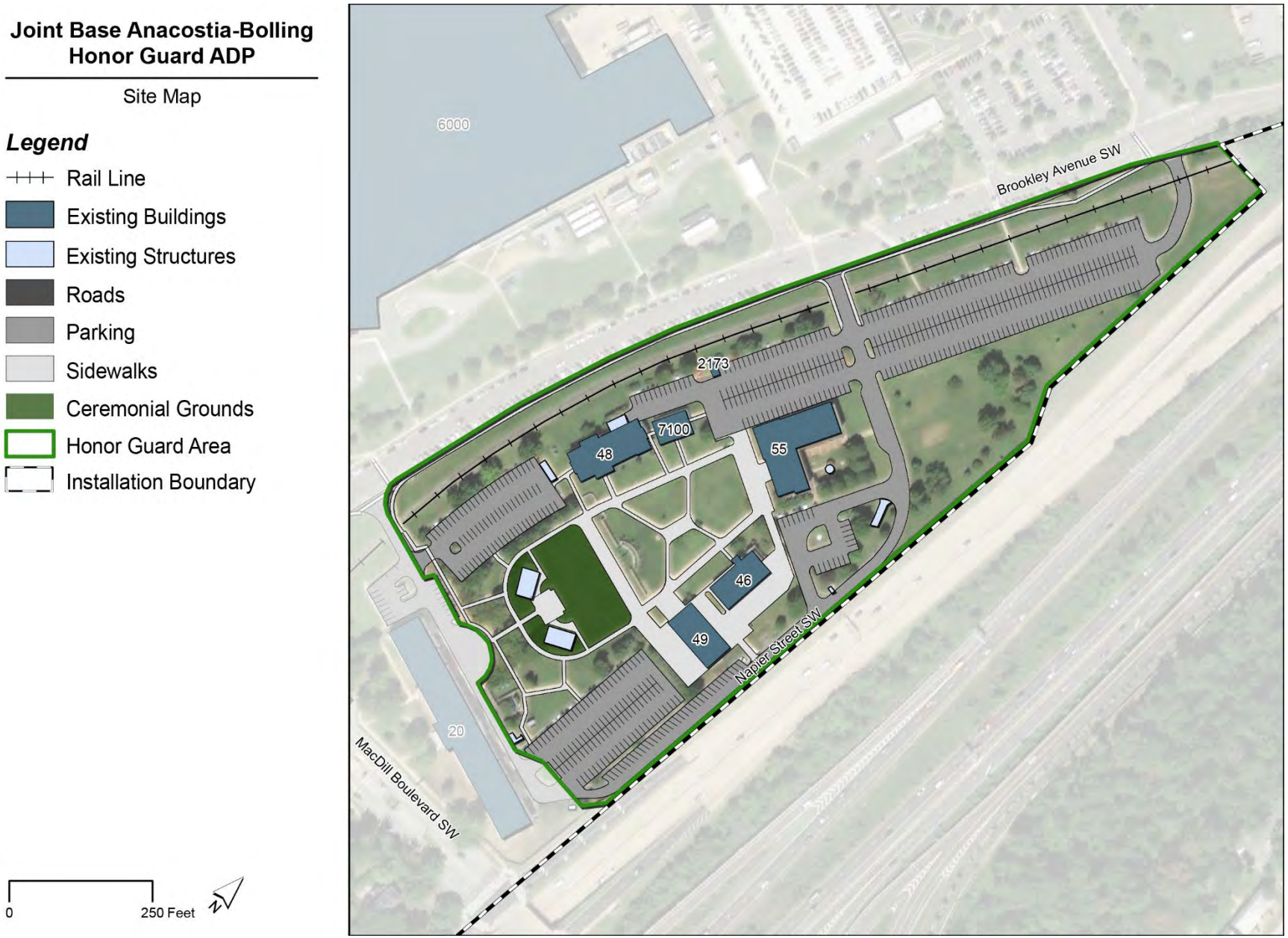


Figure 1-2: JBAB Honor Guard ADP Site Map

Purpose and Overview

MASTER PLANNING GUIDANCE

At the outset of the planning process, a series of stakeholder interviews were conducted with representatives and installation staff, including:

- United States Army Corps of Engineers (USACE)
- United States Air Force Honor Guard
- United States Space Force Honor Guard
- 11th Civil Engineering Squadron (CES)
- 11th Operations Group (OG)
- 11th Wing Headquarters

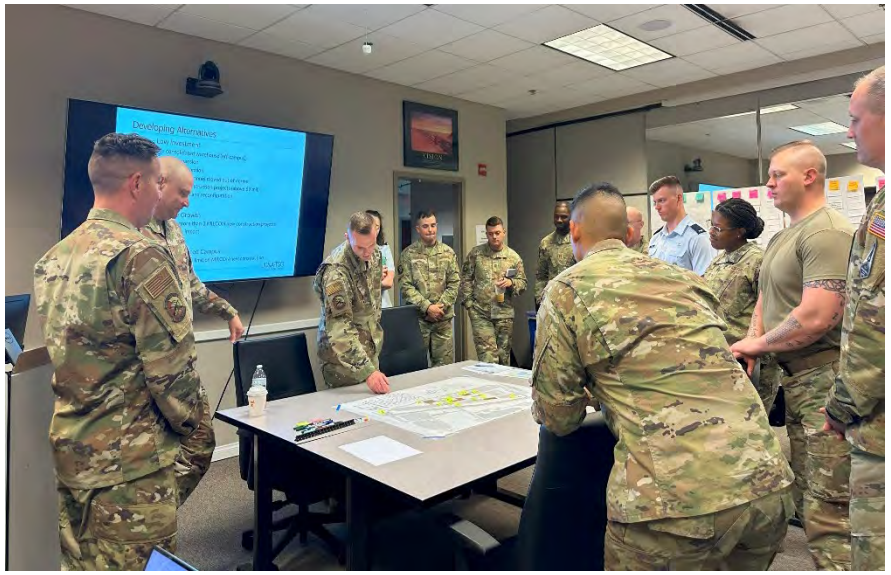
The interviews and conversations with key stakeholders identified priorities and potential constraints for the Honor Guard ADP site at JBAB, which helped direct the anticipated planning efforts.

Priorities for the Honor Guard ADP site included:

- Addressing space shortages and facility deficiencies
- Developing a consolidated campus
- Modernizing facilities
- Honoring ceremonial heritage

Potential constraints/concerns included:

- Facilities being over capacity and not complying with current criteria
- Parking limitations
- Balancing open and green space with development needs
- Land area availability



Participants at the ADP Workshop engage in planning discussions to develop long-term strategies for the Honor Guard's infrastructure and mission capabilities. This session highlights stakeholder input in shaping the future of the area's development.
Source: Consultant Photos

Purpose and Overview

HONOR GUARD MISSION, VISION, AND GOALS

The Air Force Honor Guard's mission is to represent the Air Force with the highest level of professionalism and precision in ceremonial events, including military funerals, parades, and other public ceremonies. They uphold the legacy of excellence, respect, and honor in all they do, serving as a visible embodiment of the Air Force's core values of integrity, service, and excellence. With a rich background rooted in tradition, the Air Force Honor Guard traces its origins to the early days of the Air Force, when ceremonial units were formed to honor fallen service members and represent the military in official capacities. Today, the Honor Guard continues to symbolize discipline and dedication, maintaining the heritage of the Air Force throughout the NCR and beyond.

The US Space Force Honor Guard shares its common ceremonial origins with the Air Force Honor Guard, and it is now in the process of fielding its initial complement of US Space Force Guardians to support the newer, developing military service.

Many stakeholders were involved in developing the vision statement for Honor Guard campus development. During an onsite planning workshop, stakeholders evaluated the current state of facilities and anticipated development, culminating in this vision statement:

The JBAB Honor Guard campus is a **consolidated** campus of **modernized** facilities that efficiently support training, mission effectiveness, and project a premier visual image that **honors our heritage**.

This vision statement results in the following goals:

- Consolidated Campus
- Modernized Facilities
- Efficiently Support Training and Mission Effectiveness
- Honor Our Heritage

The USAF Honor Guard at JBAB exemplifies precision, discipline, and dedication. Their ceremonial duties represent USAF's commitment to excellence and honor in service to the nation.
Source: https://www.jbab.jb.mil

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2 SITE AND CONSTRAINTS ANALYSIS

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Site and Constraints Analysis

JBAB HONOR GUARD ADP FOCUS AREA OVERVIEW

The consultant team utilized geographic information system (GIS) data provided by the installation to conduct an analysis that assessed constraints to future development in and around JBAB. This section contains an overview of the physical characteristics of the district.

The JBAB Honor Guard campus integrates classrooms, dormitories, and offices to ensure operational readiness and precision. Classrooms provide spaces for training in ceremonial protocols and drill movements, equipped with audiovisual tools and practice areas. On-site dormitories provide housing for many unaccompanied Honor Guard personnel nearby their daily training facilities. Offices house leadership and administrative staff who coordinate events, manage logistics, and oversee daily operations. Together, these elements create a cohesive built environment that fosters the professionalism and excellence required of Honor Guard members, all conveniently located in a compact and walkable campus.

Capacity for present and future growth poses a threat to the mission capabilities of the Honor Guard campus. Facilities are old, outdated, and in need of modernization; training areas are increasingly constrained by lack of storage space, office space, and available dormitory rooms. Lack of parking makes it difficult for off-site employees to effectively commute to campus. Current allocations and space configurations fail to meet the established facility and space criteria outlined in USAF and Department of Defense (DoD) guidance, including Air Force Manual (AFMAN) 32-1084. These discrepancies highlight the need for adjustments to ensure compliance with the applicable standards and to better support mission requirements.

The campus is physically constrained by the JBAB installation boundary to the east, the designated historic district to the south, and an adjacent mission campus to the west. This, combined with the general lack of readily developable land elsewhere on JBAB, limit the potential for outward expansion on the Honor Guard campus, driving the need to consolidate and maximize the current footprint.

ENVIRONMENTAL CONSTRAINTS

Figure 2-1 illustrates known environmental constraints within the area, including wetlands, water bodies, environmental restoration sites, and other environmental constraint areas. In this case, no such environmental concerns pose a threat to construction or operations at the JBAB Honor Guard campus. However, there is a designated Historic District that encompasses the parade field, indicating that the built characteristics and existing viewsheds around this site must be preserved and maintained through any new construction or reconfiguration.

Additionally, topographical conditions illustrated in Figure 2-2 indicate no major concerns for construction or operations at the Honor Guard campus. The location features only a gradual slope or is nearly level and thus is ideal for outdoor training and drill practice.

New facilities at JBAB are to be built to the standard of UFC 1-200-2, High Performance and Sustainable Building Requirements, to ensure environmentally responsible and energy-efficient construction.

OPERATIONAL CONSTRAINTS

There are no major operational constraints restricting development on the JBAB Honor Guard campus.

OTHER CONSTRAINTS

Any planned campus alterations or development options impacting the ceremonial grounds must be coordinated with and approved by Air Force District Washington (AFDW). Additionally, the proximity of the campus to the installation boundary introduces Anti-Terrorism/Force Protection (AT/FP) considerations that must be addressed in all planning efforts. Expanding into adjacent areas is not feasible due to existing constraints posed by adjacent land uses, which effectively limit growth beyond the defined study area. These factors must be carefully integrated into the planning process to ensure alignment with operational and security requirements.

Site and Constraints Analysis

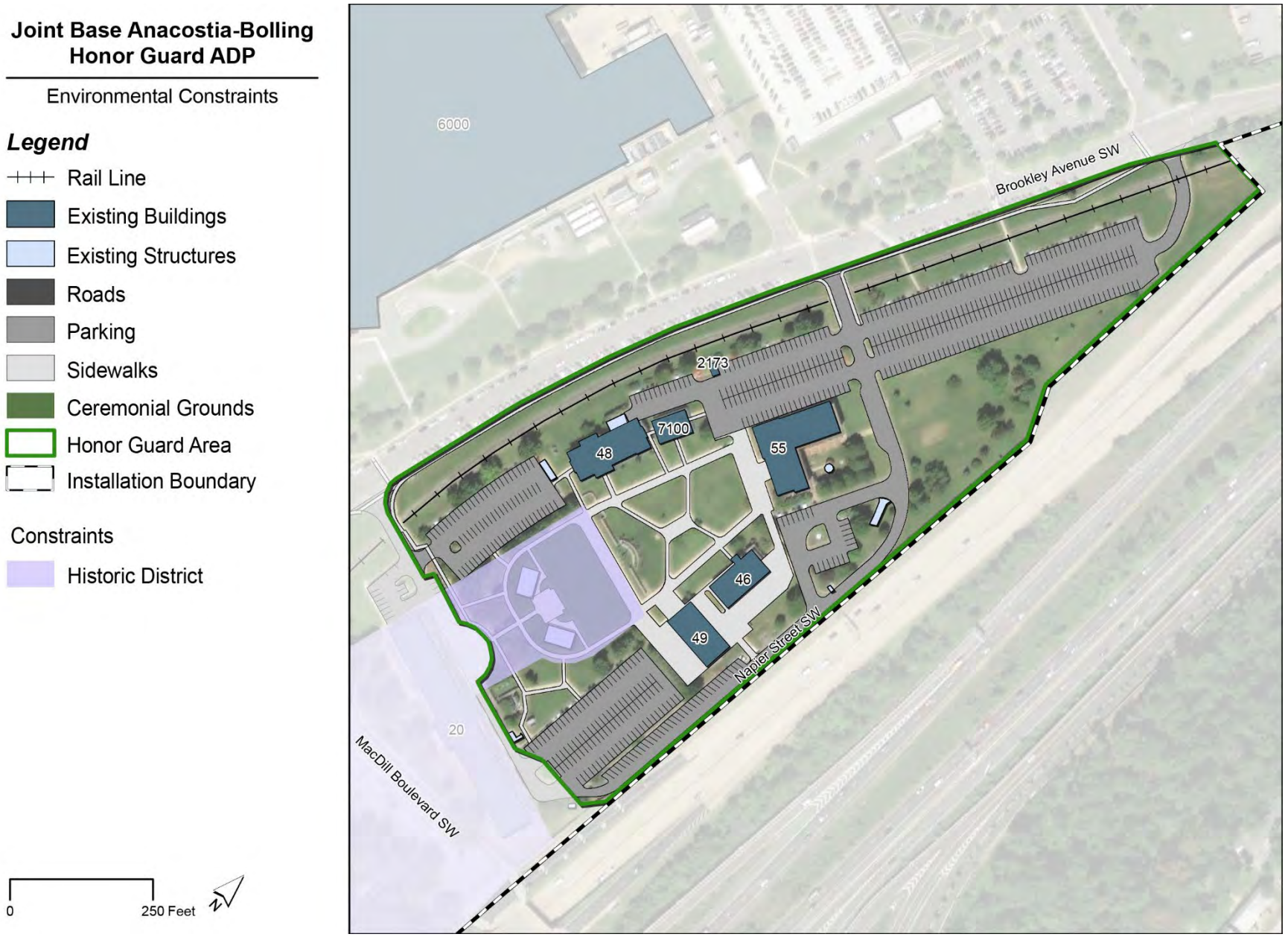

Figure 2-1: Environmental Constraints

Site and Constraints Analysis

Figure 2-2: Topography

Site and Constraints Analysis

Figure 2-3: Combined Constraints

Site and Constraints Analysis

UTILITY CONSTRAINTS

There are no major utility constraints at the JBAB Honor Guard campus. Existing coverage is adequate, and existing facilities do not have any shortages constraining development.

While existing electrical service remains adequate for the planning area, JBAB will be undertaking a study of the current electrical services and infrastructure in Fiscal Year (FY) 2025/26 to determine adequacy of the entire electrical system basewide. This study may provide more information to determine future electrical service needs in this area.

Dry Utilities

Exiting communications, electrical, and natural gas lines provide adequate coverage of the Honor Guard campus. New development can be served by existing infrastructure; areas targeted for growth and expansion lie within the bounds of utility networks. Composite dry utilities are illustrated in Figure 2-4.

Wet Utilities

Water, sewage, and stormwater management lines provide sufficient coverage to existing Honor Guard facilities. Additional stormwater improvements may be required to accommodate additional runoff from new development.

DEVELOPABLE AREAS

The Developable Areas parcels within the Honor Guard campus are classified into two categories:

- Unconstrained Areas: These are regions, marked in green in Figure 2-6, where development can proceed with minimal restrictions. These zones are optimal for expansion or new construction projects, given their flexibility. One unconstrained area is identified in the northeastern section of the Honor Guard campus.
- Moderately Constrained Areas: These areas, marked in yellow in Figure 2-6, face moderate development constraints. These constraints may be due to existing infrastructure, planned land use policies, or environmental considerations. Any development in these areas would require careful planning to mitigate impacts on the surrounding environment and infrastructure. Areas within the Honor Guard campus identified as moderately constrained consist of existing parking and other paved areas that could be redeveloped for other uses.

See Figure 2-6 for all Developable Area parcels.

Site and Constraints Analysis

Figure 2-6: Developable Areas

Site and Constraints Analysis

REGULATING PLAN

The Regulating Plan (Figure 2-7) serves as a key component for guiding future development and land use decisions within a specific area. It establishes clear rules and guidelines for the physical layout and character of development, ensuring that new projects align with the overall vision for the area. By defining parcels and building heights, the Regulating Plan provides a framework that supports sustainable growth, fosters a sense of place, and ensures functional integration of facilities and infrastructure. This tool helps maintain consistency in design while accommodating future flexibility.

The parcel designated for the Honor Guard campus is within the Historic Bolling District of JBAB. In accordance with the February 2022 Historic Bolling District Plan the following uses are permitted within the campus:

- Administrative
- Small-Scale Administrative
- Community Service
- Small-Scale Retail and Service
- Lodging
- Unaccompanied Housing
- Outdoor Recreation
- Open Space

The Historic Bolling District Plan specifies the allowed building heights for new construction in this area, with a minimum of one level and a maximum of four levels. Other Regulating Plan elements such as build-to lines, entry zones, and parking access designations were not applied to the Honor Guard parcel.

The Historic Bolling District Plan identified several recommended development guidelines that are encouraged for future development of the Honor Guard campus, including:

- Designated façade materials and façade treatment
- Enhanced architecture, building form, and detail
- Height-to-street width pedestrian scale
- Historic preservation considerations
- Public view preservation considerations
- Transparency requirements and street-level windows
- Well-defined pedestrian entries
- Parking structures
- Dedicated pedestrian signals, crosswalks and pavement
- Pedestrian connectivity and connected public spaces
- Pedestrian plazas
- Bicycle storage racks or facilities
- Landscaped medians
- Ornamental planters
- Pedestrian lighting
- Street trees
- Underground utilities

Site and Constraints Analysis

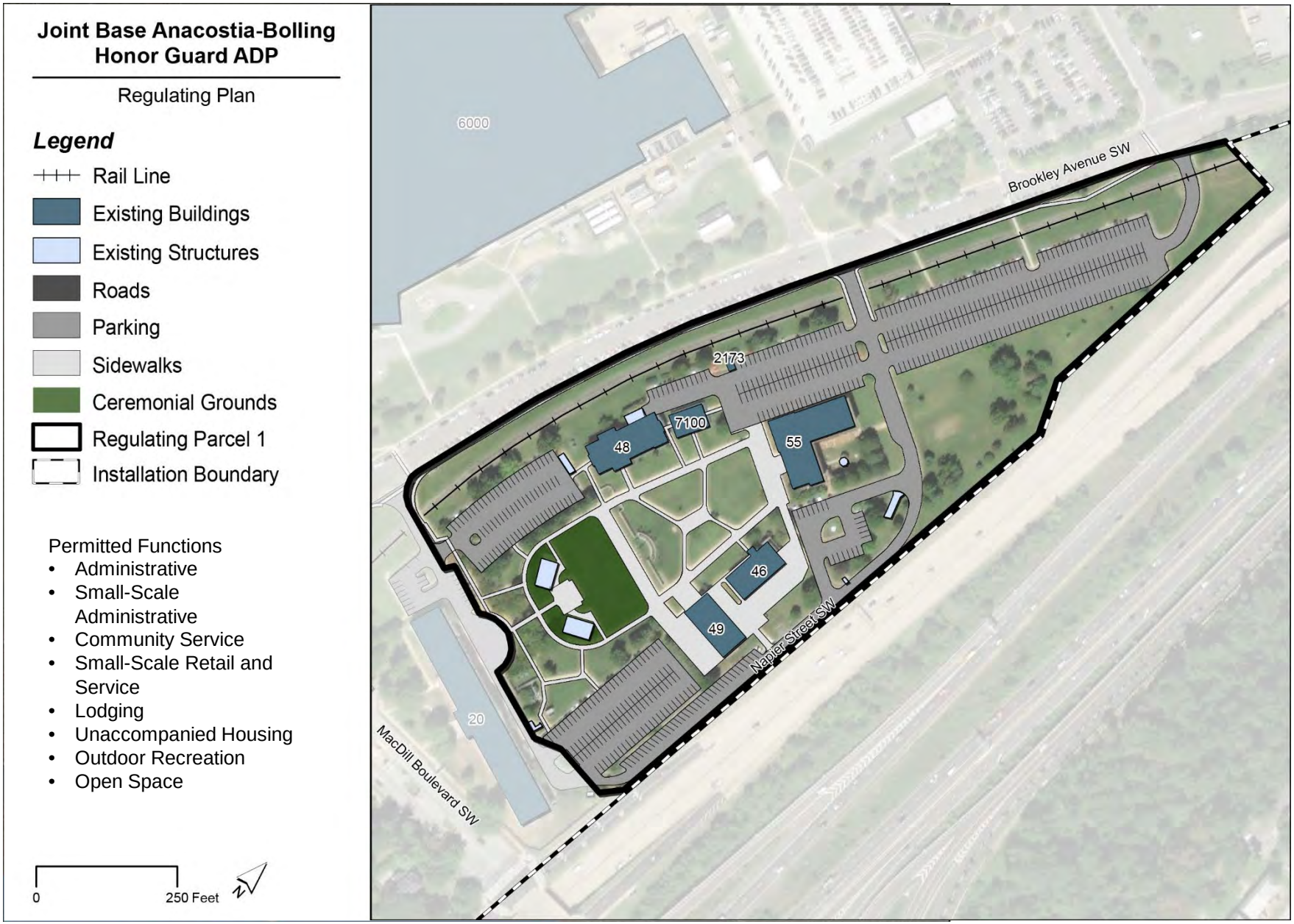

Figure 2-7: Regulating Plan

3 REQUIREMENTS OVERVIEW

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Requirements Overview

PRIOR PLANNING EFFORTS

Facilities Utilization Assessment

A Facilities Utilization Assessment involves the systematic evaluation of existing building spaces to determine how efficiently they are being used relative to their intended function. The assessment typically includes:

- Reviewing how many people occupy each space compared to its designed capacity.
- Determining if the facility supports the intended activities effectively, including technological and spatial needs.
- Assessing the alignment of space distribution with operational goals, such as optimizing office layouts, meeting rooms, or training areas.
- Utilizing benchmarks (e.g., square footage per occupant) to assess how well the facility meets or exceeds space utilization standards.
- Identifying underused or overused areas and examining how this impacts operational performance, maintenance costs, and energy consumption.
- Ensuring the facility adheres to regulatory requirements, such as building codes, accessibility standards, and safety protocols.

The results of this assessment guide decision-making regarding renovations, reallocations, or downsizing to ensure optimal facility use and improve overall efficiency.

Facility Space Optimization Plan (FSOP)

An in-depth FSOP study and report were conducted as part of the data gathering and analysis stage of this effort. The FSOP study was finalized in December 2024. Honor Guard units and facilities at were reviewed for allocated versus authorized space and utilization rate through a Gap Analysis to determine demolition and optimization opportunities. Research into building condition indexes (BCIs), Unit Manning Documents (UMDs) for units within these buildings, validation of requirements using Customer Authorization Workbooks (CAWs) and AFI 32-1084, and review of all existing base plans, assisted in the identification of Mission Capability Gaps (MCGs), which were then utilized to create Planning Actions to support Planning Alternatives in this ADP.

The FSOP at JBAB focuses on aligning facility space with current and future operational needs. This plan aims to:

- Reconfigure facilities to reduce wasted space, streamline workflows, and improve connectivity. This includes consolidating administrative functions and enhancing shared areas for key units like the USAF and USSF Honor Guard.
- Adapt facilities to meet current and future personnel and equipment needs, ensuring space can accommodate additional billets and mission changes.
- Integrate energy-efficient systems and modernize spaces to reduce operational costs and improve flexibility.
- Design facilities that reflect heritage, improve aesthetics, and address parking and open space needs.

This plan will provide JBAB with a comprehensive roadmap for modernizing its facilities, ensuring that they remain flexible, efficient, and aligned with mission objectives. The FSOP Plan Summary is included in the following pages.

Requirements Overview

FACILITY SPACE OPTIMIZATION PLAN SUMMARY

This ADP was preceded by a Facility Space Optimization Plan designed to maximize the efficient use of space within the Honor Guard Campus. This plan involves evaluating current space usage, identifying inefficiencies, and implementing strategies to enhance the functionality and effectiveness of the facility's layout. The goal is to improve operational efficiency, accommodate growth, and support organizational needs while minimizing costs and maximizing the value of the available space.

The Honor Guard Campus consists of five facilities encompassing a shared green space. There is an overall shortage of space to support key functions of the USAF Honor Guard. Each facility is over capacity to the extent that additional space is being borrowed from other organizations not located on the Honor Guard Campus. The USSF Honor Guard, consisting of 60 personnel, is expected to collocate at the Honor Guard Campus in 2025 and must be accommodated in the Honor Guard Campus Development Plan. See Table 3-1 for Utilization Rates (UR).

Table 3-1. Facility Utilization by Customer

CATCode	CATCode Title	Allocation (SF)	Authorization (SF)	Delta (SF)	UR
	USAF HG				
171141	ARMORY	1,209	1,835	626	152%
171625	HIGH-BAY TECHNICAL TRAINING	4,815	18,389	13,574	382%
171815	NCO PROFESSIONAL MILITARY EDUCATION CENTER	2,569	5,630	3,061	219%
442758	WAREHOUSE SUPPLY AND EQUIPMENT BASE	6,166	14,262	8,096	231%
610243	HEADQUARTERS, GROUP	10,500	15,251	4,751	145%
721314	DORMITORY, UNACCOMPANIED NONCOMMISSIONED OFFICER	18,727	23,594	4,867	126%
740669	MULTI PURPOSE RECREATION BUILDING	5,625	4,970	-655	88%
	USSF HG				
171141	ARMORY	0	417	417	-
171625	HIGH-BAY TECHNICAL TRAINING	0	3,678	3,678	-
171815	NCO PROFESSIONAL MILITARY EDUCATION CENTER	0	1,002	1,002	-
442758	WAREHOUSE SUPPLY AND EQUIPMENT BASE	0	2,451	2,451	-
610243	HEADQUARTERS, GROUP	0	4,785	4,785	-
721314	DORMITORY, UNACCOMPANIED NONCOMMISSIONED OFFICER	0	4,873	4,873	-
740669	MULTI PURPOSE RECREATION BUILDING	0	746	746	-
	COMBINED				
171141	ARMORY	1,209	2,252	1,043	186%
171625	HIGH-BAY TECHNICAL TRAINING	4,815	22,067	17,252	458%
171815	NCO PROFESSIONAL MILITARY EDUCATION CENTER	2,569	6,632	4,063	258%
442758	WAREHOUSE SUPPLY AND EQUIPMENT BASE	6,166	16,713	10,547	271%
610243	HEADQUARTERS, GROUP	10,500	20,036	9,536	191%
721314	DORMITORY, UNACCOMPANIED NONCOMMISSIONED OFFICER	18,727	28,467	9,740	152%
740669	MULTI PURPOSE RECREATION BUILDING	5,625	5,716	91	102%

Requirements Overview

PARKING

The Honor Guard units share parking with Defense Intelligence Agency and Headquarters, 11th Wing. The allocation for each unit within the study area is unknown. The total parking requirement for the Honor Guard Campus is 273 spaces. There are currently 541 spaces within the study area.

The parking requirement is calculated using AFMAN 32-1084, CC 852262 Table 1. Parking Space Guidelines for Non-Organizational Vehicles. The criteria varies depending on the facility type. For organizational vehicles (CC 852201), the space requirement is based on the vehicle inventory. Table 3-2 shows how the parking requirement was calculated.

Table 3-2: Parking Requirements

Facility	Criteria	Calculation	Requirement
852201 – Organizational Parking	1 space per vehicle	6 Vehicles = 6	6
171815 - Technical School	2 spaces per classroom	2 x 2 Classrooms = 4	4
610243 - Group Headquarters	60% of Assigned Personnel	60% x 290 PN = 174	174
721314 - Dormitory	70% of design capacity	70% x 126 PN = 88.2, Round up	83
442758 - Warehouse	1 space per 500 GSF office area admin	1,019 GSF / 500 GSF = 2.038, Round up	3
	1 space per 4 persons assigned to storage activities	10 PN / 4 = 2.5, Round up	3
		Total	273

Requirements Overview

MISSION CAPABILITY GAPS

Mission Capability Gaps (MCG) are problem statements showing a gap between the existing situation and the mission requirements that become Planning Actions for the base. Each of the below MCGs have been reviewed for potential to optimize the Honor Guard Campus, whether through building renovation, new construction, or improved use of existing facilities and those with the most impact and/or return on investment (ROI) potential were used to create Planning Actions for the base.

171141 – Armory. This facility is used for secured storage and the issue of all weapons used in USAF Honor Guard training and ceremonies. No munitions are stored or issued within these facilities. USAF Honor Guard has an allocation of 1,209 square feet (SF) located in Building 46, and a deficit of 626 SF. When the USSF Honor Guard activates, 417 SF of additional armory space is needed, bringing the total deficit to -1,043 SF.

171625 – High-Bay Technical Training. The technical training course, as well as permanent party use equipment and instructional aides of such large size that standard training room facilities are neither adequate nor feasible. Training involving rifle drills and color guards require high-bays and/or ceilings exceeding 12 ft. USAF Honor Guard has an allocation of 4,815 SF located in Building 49, and a deficit of 13,574 SF. There is a significant shortage of training space for drill team, ceremonial guard, and pallbearers. All these functions share Building 49, but none can use the facility concurrently due to lack of space. Pallbearers use space in Building 72 off-campus for their fitness facility to rehearse ceremonies and conduct fitness tests. When the USSF Honor Guard activates, 3,678 SF of additional high-bay training space is needed, bringing the total deficit to 17,252 SF.

171815 – Noncommissioned Officer (NCO) Professional Military Education Center. This facility supports the Honor Guard Technical School. The Technical School cycles entry level Airmen and Guardians through their initial ceremonial training prior to assignment within the various Honor Guard(s) flights. The facilities

Images of the outdoor ceremonial grounds at JBAB, featuring the bleachers and stage used for the USAF Honor Guard events.
Source: JG&A/TSG JV

Requirements Overview

MISSION CAPABILITY GAPS, CONTINUED

project an atmosphere of professionalism and excellence in which students can achieve educational objectives. The USAF Honor Guard has an allocation of 2,569 SF located in Building 48, and a deficit of 3,061 SF. The USAF Honor Guard Technical School uses classrooms and administrative space in Building 48, collocated with permanent party command and staff elements. If possible, the unit would prefer to have some separation between permanent party and technical school functions. When the USSF Honor Guard activates, 1,002 SF of additional space is needed, bringing the total deficit to 4,063 SF.

442758 – Warehouse Supply and Equipment . Warehouse space is needed for bulk and bin storage of materials for which maximum protection from the weather is authorized. Supplies and equipment needed to support the Honor Guard units. Facility includes receiving, storage issue, inspection, pickup and delivery activities. The USAF Honor Guard has an allocation of 6,166 SF located in Building 20, Building 520, Building 55, and Building 7100, and a deficit of 8,096 SF. Supplies and equipment are stored where space is available in facilities or outdoor sheds on campus. Also, space is borrowed from Building 20, adjacent to the campus, and Building 520 about one mile away. When the USSF Honor Guard activates, 2,451 SF of additional space is needed, bringing the total deficit to 10,547 SF.

610243 – Group Headquarters. This facility space accommodates the staff offices of the headquarters. The USAF Honor Guard has an allocation of 10,500 SF located in Building 48 and Building 46, with additional space being borrowed in Building 20, and a deficit of 4,751 SF. When the USSF Honor Guard activates, 4,785 SF of additional administrative space is needed, bringing the overall deficit to 9,536 SF.

721314 – Dormitory, Unaccompanied NCO. This facility provides housing for permanent party and technical school students. The USAF Honor Guard has an allocation of 18,727 SF (72 personnel [PN]) located in Building 55, and a deficit of 4,867 SF. When the USSF Honor Guard activates, 4,873 SF (19 PN) of additional dormitory space is needed, bringing the total deficit to 9,740 SF.

740669 – Multipurpose Recreation Building. This facility provides space for unit physical fitness training and required testing for pallbearers. The USAF Honor Guard has an allocation of 5,625 SF located in Building 72, and an excess of 655 SF. Space for unit fitness is being borrowed from the Navy at Building 72, about one mile from the Honor Guard Campus. This space is also used for pallbearer training out of necessity. When the USSF Honor Guard activates, 746 SF of additional unit fitness space is needed, bringing the total deficit to 91 SF.

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4 ALTERNATIVES

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Alternatives

WORKSHOP SUMMARY

Stakeholders participated in a series of activities and discussions during the August 2024 planning workshop, during which they created and evaluated three future development Alternatives for the JBAB Honor Guard campus. The workshop was conducted at JBAB from 20 August to 22 August 2024. Following the inbrief on 20 August 2024, stakeholders participated in an Honor Guard campus tour. This was followed by stakeholder interviews and group workshop activities, including the development of the Vision and Goals for the JBAB Honor Guard campus.

The planning workshop resulted in data and insight to guide the development of the Alternatives and provide the basis for selection of the Preferred Alternative. The workshop consisted of five stakeholder-driven sessions and three CES staff and consultant team work sessions. A set of recommended courses of action was presented for leadership discussion and guidance during the outbrief on 22 August 2024. All sessions were conducted in person that allowed screen sharing, live editing of the Alternative drawings, and general discussion.

The development of the Alternatives was driven by the analysis of existing site conditions, a discussion of known or potential projects, updated Honor Guard requirements, and the Honor Guard vision and goals. The Alternatives were discussed and evaluated to determine their strengths, weaknesses, and feasibility of implementation. This activity provided the basis for the development of the Preferred Alternative, which is discussed in the following chapter. This section summarizes the alternatives development process and presents the resulting alternatives.

ALTERNATIVES DEVELOPMENT OVERVIEW

During the August 2024 planning workshop, stakeholders were given a set of parameters to address during an alternatives development activity. All stakeholders were directed to consider potential

USAF Honor Guard personnel collaborate during a SWOT analysis activity at JBAB as part of the workshop.
Source: JG&A/TSG JV

Alternatives

consolidation, renovation, new construction or other potential approaches to address the key MCGs identified through the FSOP process. These included:

- Address Armory Deficit (1,043 SF)
- Address High-Bay Technical Training Deficit (17,252 SF)
- Address Professional Military Education Deficit (4,063 SF)
- Address Supply and Equipment Storage Deficit (10,547 SF)
- Address Headquarters Deficit (7,747 SF)
- Address Dormitory Deficit (9,740 SF)
- Address Unit Fitness Deficit (91 SF)

In addition to the MCGs, stakeholders were directed to consider several pre-existing planned projects: an off-campus consolidated warehouse, an expansion of Building 49, and an expansion of Building 7100. Stakeholders were also directed to consider several broader goals for the campus, including parking and connectivity, quality of life, visual image and heritage, and open spaces and stormwater management.

CAPABILITIES AND GAPS

The MCGs reflect a shortfall between current facilities and the mission requirements, which has been translated into several key Planning Actions aimed at optimization through renovation, new construction, or better use of existing structures. These gaps are critical for the various functions of the USAF Honor Guard and will be further exacerbated with the activation of the USSF Honor Guard.

- **Armory (171141)**: The current armory space, primarily located in Building 46, is inadequate with a shortage of 626 SF. This is expected to worsen, needing an additional 417 SF to meet future demands, totaling a deficit of 1,043 SF upon USSF Honor Guard activation.
- **High-Bay Technical Training (171625)**: This facility, crucial for technical training such as rifle drills and color guards, is short by 13,574 SF in Building 49. The activation of the USSF Honor Guard will require another 3,678 SF, culminating in a total deficit of 17,252 SF, thereby restricting concurrent use of the facility for various ceremonial functions.
- **NCO Professional Military Education Center (171815)**: The current educational facility faces a space deficit of 3,061 SF in Building 48, which will need an additional 1,002 SF with the activation of USSF Honor Guard, pushing the total space deficit to 4,063 SF. The proximity of educational activities to permanent party functions poses challenges in maintaining an environment conducive to professional military education.
- **Warehouse Supply and Equipment (442758)**: Operational needs for protected storage are currently met through dispersed facilities and borrowed spaces, leading to a total space deficit of 8,096 SF. With further requirements by the USSF Honor Guard, an additional 2,451 SF will be needed, increasing the deficit to 10,547 SF.
- **Group Headquarters (610243)**: Headquarters operations are currently experiencing a space deficit of 4,751 SF, which will nearly double to 9,536 SF once additional administrative space of 4,785 SF is required for the USSF Honor Guard, utilizing borrowed spaces in Building 20.
- **Dormitory for Unaccompanied NCOs (721314)**: The existing dormitory space shortfall of 4,867 SF will require an addition of 4,873 SF for USSF Honor Guard activation, doubling the deficit to 9,740 SF for adequate housing of personnel.
- **Multipurpose Recreation Building (740669)**: Currently housing unit physical fitness and pallbearer training, this facility will soon face a slight deficit. Although there is a current surplus of 655 SF, the activation of the USSF Honor Guard will lead to a total deficit of 91 SF due to increased space requirements for additional fitness activities.

Alternatives

ALTERNATIVES OVERVIEW

Three alternatives were developed to address the MCGs, offering solutions at varying levels of investment to meet operational needs. The strengths and weaknesses of each alternative inform project prioritization and illustrate ideal scenarios of development. Each alternative provides a strategic option, allowing decision-makers to choose a path that best aligns with budget constraints and mission priorities.

The **low-investment alternative** focuses on cost-efficient improvements, making incremental upgrades to existing infrastructure or systems, which provide a short-term boost in capability without major overhauls. This alternative assumes currently proposed projects are completed (Building 49 expansion, Building 7100 expansion, and a planned off-campus consolidated warehouse) and that no new construction projects are permitted. This alternative challenged stakeholders to focus on reconfiguration and renovation to solve major mission gaps rather than the construction of new facilities.

The **medium-investment alternative** introduces more significant enhancements, balancing cost and effectiveness by incorporating new construction or expanding current capabilities to better meet mission objectives. Up to three new construction projects were permitted for this alternative. Stakeholders were encouraged to temper expectations and offer a feasible, realistic approach to solving gaps in mission capability.

Finally, the **high-investment alternative** involves a comprehensive transformation, requiring substantial funding for state-of-the-art technology, facility modernization, and extensive resource allocation to fully address all capability gaps and ensure long-term operational excellence. Stakeholders were given free reign, and no restrictions were placed on project funding. The projects and renovations proposed in Alternative 3 fully address all mission capability gaps with no potential for shortcomings or tradeoffs.

USAF Honor Guard personnel collaborate during a SWOT analysis activity at JBAB as part of the workshop.
Source: JG&A/TSG JV

Alternatives

Figure 4-1: Alternative 1

Alternatives

Figure 4-2: Alternative 1 Review

Table 4-1: Alternative 1 Ratings Against Goals

Goal	(✚)	(✓)	(–)
Consolidated Campus			(–)
Modernized Facilities		(✓)	
Efficiently Support Training & Mission Effectiveness			(–)
Honor our Heritage		(✓)	

(+) Meets goal (✓) Partially meets goal (–) Does not meet goal

Alternative 1

Alternative 1 presents minor, low-budget project enhancements to the existing campus to address only the most critical mission gaps. First, entry gates at parking lot entrances ensure that only authorized Honor Guard personnel use the Honor Guard parking lots to solve parking shortages. The concrete pad in the center courtyard is also expanded to accommodate more training functions. Building 49 would be expanded to support Pallbearer fitness and physical therapy requirements. Additionally, facility-wide renovations consolidate readiness facilities and increase locker capacity. Finally, stakeholder proposed that the existing expansion to Building 7100 should increase in scope and size to accommodate even more storage.

Strengths

- There are lockers available for everyone.
- The drill pad provides space for training and immersions.
- Unit fitness training and testing can be done on campus.
- Dedicated space for physical therapy.
- Gates effectively restrict access to parking.
- There is some consolidation of storage areas.
- Minimal new construction is required.

Weaknesses

- Computer space is being lost.
- The plan does not consolidate all supply, guard mount, or uniform preparation areas.
- The D Hall expansion does not fully address the space deficit and remains used for miscellaneous storage.
- Green space is being taken away.

Alternatives

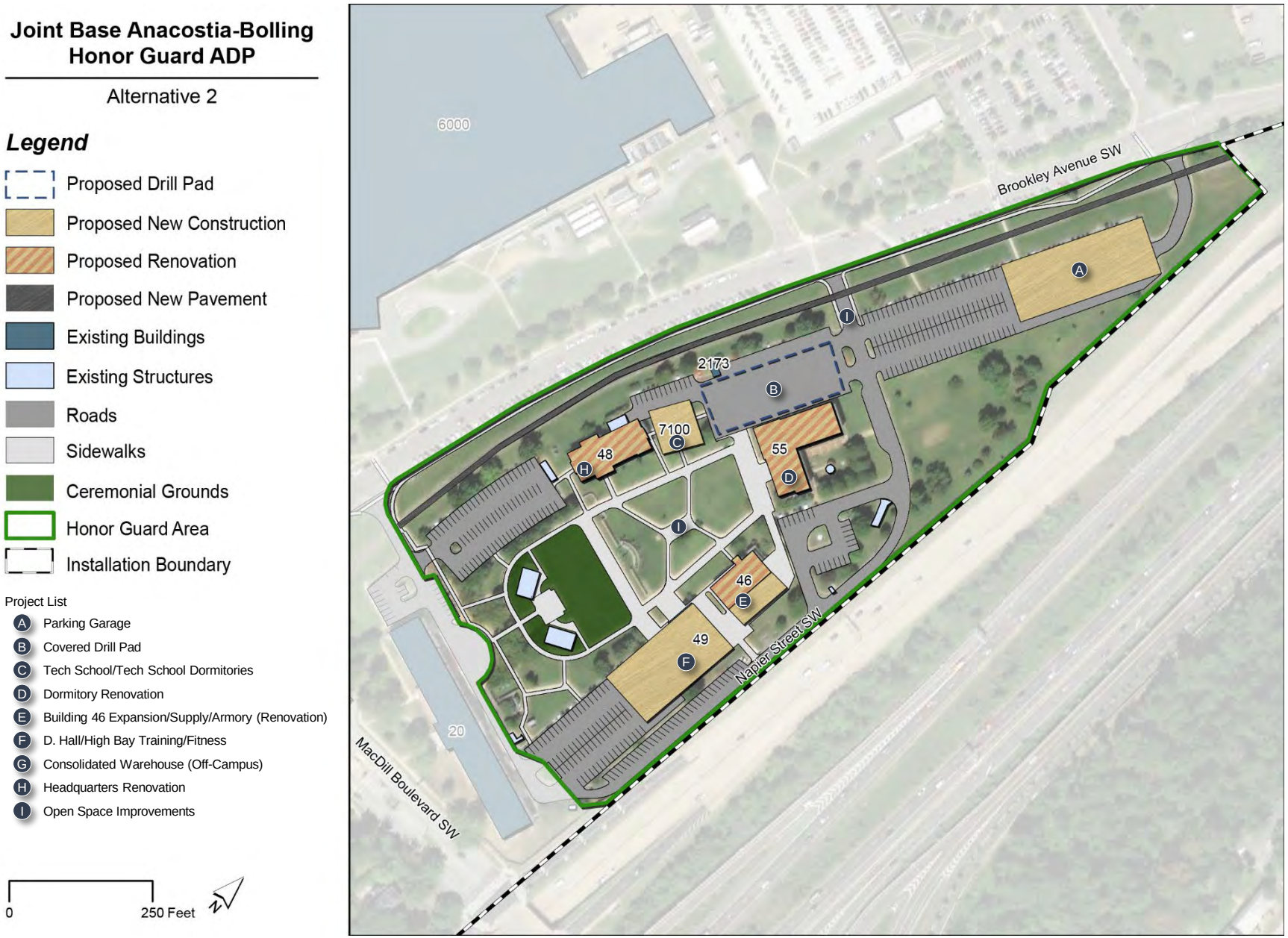

Figure 4-3: Alternative 2

Alternatives

Figure 4-4: Alternative 2 Review

Table 4-2: Alternative 2 Ratings Against Goals

Goal	(+)	(✓)	(–)
Consolidated Campus		(✓)	
Modernized Facilities	(+)		
Efficiently Support Training & Mission Effectiveness		(✓)	
Honor our Heritage	(+)		

(+) Meets goal (✓) Partially meets goal (–) Does not meet goal

Alternative 2

Alternative 2 presents a series of critical construction projects that offer a balanced approach to addressing MCGs. First, a parking garage is proposed on the northern end of the site to accommodate commuters. Next, a new covered drill pad built specifically for Honor Guard needs is conveniently located on campus near dormitories. Overall expansion and renovation in existing facilities (similar to Alternative 1) address consolidation and readiness concerns. Finally, a new dormitory and classroom facility fully dedicated to the Tech School allows for ideal programmatic separation between the Tech School and the rest of the campus.

Strengths

- The on-campus fitness facilities provide convenient access for Honor Guard members to maintain physical fitness.
- There is a stronger consolidation of the armory and supply areas.
- The functional ceremony hall serves as a dedicated space for training and formal events.
- The Tech School is effectively separated from the rest of the campus.
- The campus layout allows for better flow and site circulation, improving overall accessibility and movement.
- There is better identification of the campus, enhancing its visibility and distinction as a dedicated Honor Guard area.

Weaknesses

- Locker space remains unfixed.
- The supply warehouse is still located offsite.
- Green space is being taken away.
- It does not consolidate all areas for supply, guard mount, or uniform preparation.

Alternatives

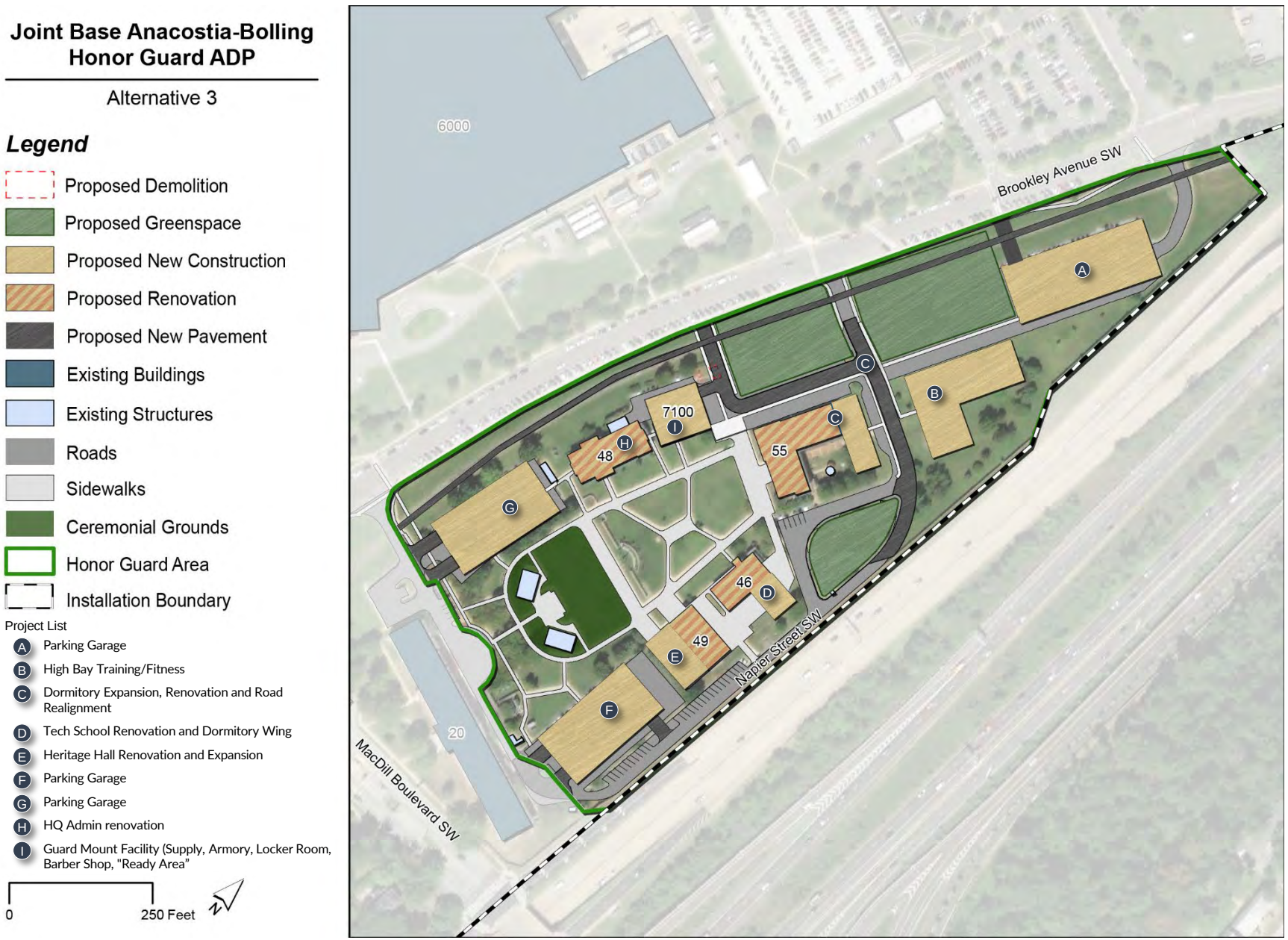

Figure 4-5: Alternative 3

Alternatives

Figure 4-6: Alternative 3 Review

Table 4-3: Alternative 3 Ratings Against Goals

Goal	(+)	(✓)	(–)
Consolidated Campus	(+)		
Modernized Facilities	(+)		
Efficiently Support Training & Mission Effectiveness	(+)		
Honor our Heritage	(+)		

(+) Meets goal (✓) Partially meets goal (–) Does not meet goal

Alternative 3

Alternative 3 presents a complete overhaul of existing facilities and a holistic reconstruction of the campus. Three new parking garages, located on the edges of campus, provide robust and ample parking options and free up existing lot space for other function. A significant expansion to dormitory building as well as a new training/fitness facility fully address all spatial constraints. A new Guard Mount facility consolidates the armory, supply, uniforms, and mission staging area in single building. In addition to new drill pads and training space expansion, this alternative also proposes a separation of the Tech School into its own facilities. Finally, a new Heritage Hall museum facility offers the campus a space to display and study artifacts of the Honor Guard's rich and illustrious past.

Strengths

- The entire campus is completely consolidated.
- Traffic flow is improved.
- The campus functions as a one-stop shop for key services.
- Guard Mount Facility supports efficient preparation and movement for ceremonial missions.
- More nature is being incorporated into the campus design.
- A dedicated ceremonial hall is included.
- There is enough dormitory space to meet demand.
- The tech school remains isolated from other areas.
- Parking garages are provided. The addition of parking garages could open the opportunity for more non-Honor Guard personnel on campus.
- The original campus layout is maintained.

Weaknesses

- The cost of new construction is high, which may impact the time and phasing of the project.
- The upkeep of green spaces, such as ponds, may present issues like mosquito control.

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5 PREFERRED ALTERNATIVE

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Preferred Alternative

PREFERRED ALTERNATIVE OVERVIEW

Following the development of the three Alternatives for the Honor Guard campus, the consultant team engaged key stakeholders in a collaborative evaluation process to assess each alternative. Factors such as operational efficiency, space utilization, quality of life improvements, heritage preservation, and long-term sustainability were considered.

Based on these evaluations and leadership input and guidance, a Preferred Alternative was selected that best aligns with the vision for a modernized, consolidated campus, as depicted in the Illustrative Plan (Figure 5-1). This alternative balances functional needs with aesthetic and environmental considerations. The Preferred Alternative proposes the following projects:

A. Building 55 Renovation/Expansion – Dormitory and Road Realignment

B. Building 49 Expansion – Physical Fitness

C. Multiuse Trail

D. High Bay Training Facility w/ Unit Fitness

E. Building 49 Renovation – Heritage Hall

F. Guard Mount Facility

G. Building 46 Reno/Expansion - Tech School w/ Dormitory

H. Building 48 Renovation – Headquarters Administrative

I. Parking Garage

Additionally, several smaller grounds improvements are recommended, including repair or replacement of the viewing stands and sound system on the Ceremonial Grounds, implementation of

USAF Honor Guard personnel collaborate during the Alternatives analysis activity. Source: JG&A/TSG JV

Preferred Alternative

cohesive signage throughout the campus, and the addition of heritage markers, statues, and monuments. An entry monument to the campus should be encouraged in keeping with the identity of the Air Force and Space Force Honor Guards. This monument would be well-suited at the primary entry road to the campus, located at the approximate midpoint of the Brookley Avenue frontage.

The Preferred Alternative proposes a mix of new construction, renovation, and facility expansion to support the vision of a consolidated campus with modernized facilities that efficiently supports training and mission effectiveness while embodying the Honor Guard heritage. Table 5-1 summarizes the evaluation of the Preferred Alternative with respect to these goals.

The projects included within the Preferred Alternative address identified gaps, including the provision of adequate unaccompanied housing, added warehouse and supply space, and the creation of new outdoor spaces for training, stormwater management, and environmental quality.

The Preferred Alternative preserves the existing pedestrian-scaled campus configuration by orienting buildings toward the central quad. The proposed parking garage allows for the removal of existing paved parking areas along Brookley Avenue, replacing these with green spaces. The disused rail line along Brookley Avenue will be converted to a multiuse trail that will connect to the to South Capitol Street Trail off base. All new construction and improvements to existing buildings will incorporate design elements to ensure a cohesive look and feel that is compatible with the adjacent historic district. These elements are outlines later in this chapter.

Table 5-1: Alternatives Ratings Against Goals

Goal	Alternative 1			Alternative 2			Alternative 3			Preferred Alternative		
Consolidated Campus			(–)		(✓)		(+)			(+)		
Modernized Facilities		(✓)		(+)			(+)			(+)		
Efficiently Support Training & Mission Effectiveness			(–)		(✓)		(+)			(+)		
Honor our Heritage		(✓)		(+)			(+)			(+)		

(+) Meets goal (✓) Partially meets goal (–) Does not meet goal

Preferred Alternative

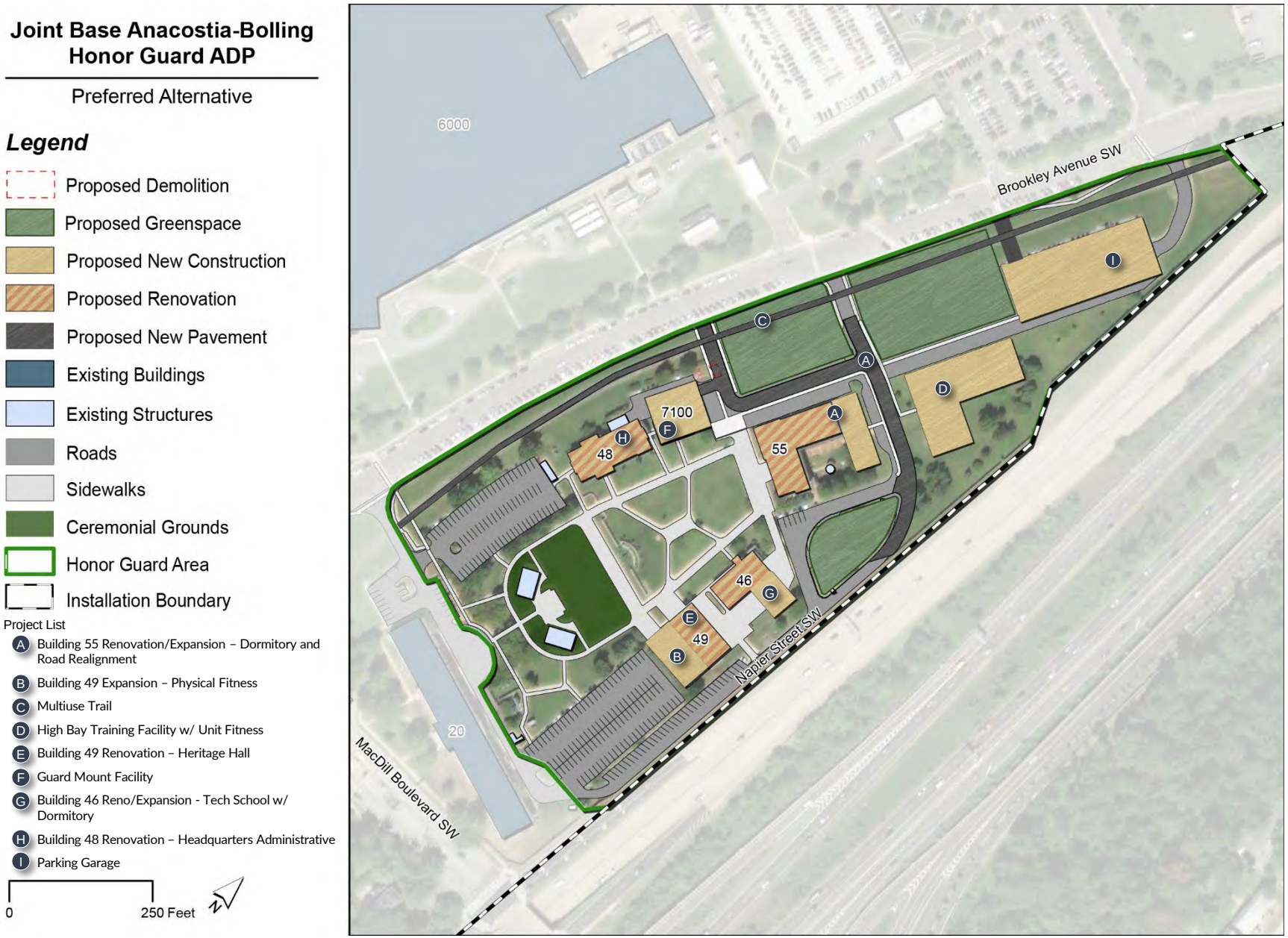

Figure 5-1: Preferred Alternative

Preferred Alternative

Figure 5-2: Preferred Alternative Review

Table 5-2: Preferred Alternative Ratings Against Goals

Goal	(+)	✓	–
Consolidated Campus	(+)		
Modernized Facilities	(+)		
Efficiently Support Training & Mission Effectiveness	(+)		
Honor our Heritage	(+)		

(+) Meets goal (✓) Partially meets goal (–) Does not meet goal

<u>Preferred Alternative</u>

The Preferred Alternative presents a completely consolidated campus with improved traffic flow, functioning as a "one-stop shop" for key services. It incorporates more nature into the design, includes a dedicated ceremonial hall, and provides enough dormitory space to meet demand. The original campus layout is maintained.

A parking garage is proposed to free up land area for that can be used for open space and stormwater management. The parking garage will result in a net decrease of total parking.

There has been some discussion of moving the Tech School function to the Second Air Force (2AF). In that event, Project G would no longer occur. This would have limited effects on the remainder of the plan and would open flexibility for alternate uses or improvements to Building 46.

Strengths

- The entire campus is completely consolidated.
- Traffic flow is improved.
- The campus functions as a one-stop shop for key services.
- More nature is being incorporated into the campus design.
- A dedicated ceremonial hall is included.
- There is enough dormitory space to meet demand.
- The Tech School remains isolated from other areas.
- Parking garages are provided for Honor Guard personnel.
- The original campus layout is maintained.

Weaknesses

- The cost of new construction is high, which may impact the time and phasing of the project.
- The upkeep of green spaces, such as ponds, may present issues like mosquito control.
- The addition of parking garages could open the opportunity for more non-Honor Guard personnel on campus.

Preferred Alternative

SWING SPACE

Swing space refers to temporary workspaces that accommodate employees during times of renovation, relocation, or when new facilities are being built or reconfigured. Swing space will be required for the following projects:

- Building 55 Renovation/Expansion. The installation needs to provide temporary living quarters outside the Honor Guard campus for up to 92 PN.
- Building 46 Renovation. Honor Guard units will need temporary space for the Armory (1,200 SF), Computer Lab (1,000 SF / 30 workstations), and Locker Room (2,000 SF / 56 HG lockers).
- Building 48 Renovation. Headquarters staff will need at least 10,000 SF of administrative swing space. This is approximately 50% of the space authorization of 20,036 SF.

PHASING PLAN

The Building 55 Dormitory Expansion will provide more dormitory rooms, increasing capacity for personnel housing. Following the expansion, the Building 55 Dormitory Renovation will bring the existing space up to standard, ensuring consistency throughout the dormitory. The Building 49 Drill Hall/Physical Fitness Expansion will provide additional training space, accommodating the growing needs of the facility. A Multiuse trail will provide amenities for personnel at JBAB. A new High Bay Training Facility with Unit Fitness will be constructed to offer the required space for specialized training. The Building 49 Heritage Hall Renovation will create a dedicated heritage space for social events, preserving traditions and fostering community engagement. A new Guard Mount Facility will provide essential warehouse, armory, and guard mount space to support security operations. The Building 46 Renovation an Expansion, including a dormitory wing, will provide a standalone facility for the Tech School, meeting training and housing needs. Finally, the Building 48 Renovation will provide the required administrative space for the Headquarters Command and Staff. This phase will require swing space to accommodate personnel during the renovation. See Figure 5-3.

USAF Honor Guard participates in the Air Force Honor Guard change of command ceremony at JBAB.
Source: https://www.jbab.jb.mil

Preferred Alternative

INSTALLATION FACILITIES STANDARDS (IFS)

The 2024 JBAB Installation Facilities Standards (IFS) is a component of the Air Force Corporate Facilities Standards (AFCFS) program, designed to streamline and modernize facility standards for efficient base operations. By consolidating and replacing documents like the Architectural Compatibility Plan (ACP) and Facility Excellence Plans (FEPs), the IFS aligns with AFCFS principles of "Facility Hierarchy" and "Facility Quality" to ensure consistency in categorizing and assessing facility quality. Relevant to the ADP, the IFS integrates DoD and Air Force criteria, such as UFCs and AFIs, providing a comprehensive and adaptable framework for facility planning and development.

Utilities

The IFS establishes comprehensive standards for utilities to ensure efficiency, sustainability, and compliance with Air Force Corporate Standards. Utilities planning and design must align with UFC 1-200-20 for mitigating heat island effects and UFC 3-201-01 for pavement and stormwater management criteria. Integration of stormwater systems with features like permeable paving, bioswales, and rain gardens is emphasized to promote environmental sustainability and support native vegetation. Utility infrastructure must accommodate future-forward elements, such as electric vehicle (EV) charging stations and photovoltaic solar arrays, ensuring that underground utilities remain unaffected by these installations. Additionally, accessibility to utilities, service drives, and pedestrian pathways must be strategically designed for functionality, environmental compatibility, and alignment with Anti-Terrorism/Force Protection (AT/FP) standards. New development must comply with the requirements of the JBAB Installation Energy Plan (IEP)

The buildings throughout this district (existing and proposed) fall under Facility Group 2 of the IFS hierarchical types. These buildings aim to create a visual character cohesive with a desired professional image using moderate detailing while avoiding extravagance and clutter.

Note that where new facilities are proposed over existing underground utilities, some relocation of lines may be required, which would incur additional site development costs.

USAF Honor Guard
Source: https://www.jbab.jb.mil

Preferred Alternative

Architecture

The IFS provides architectural guidelines emphasizing energy efficiency, environmental compatibility, and contextual design. Buildings must be oriented to optimize passive solar heating, cooling, and daylighting, with east-west narrow configurations preferred to minimize energy consumption. Architectural character should maintain human scale and visual harmony with surrounding structures, employing orthogonal geometry while sparingly using angular features for emphasis. Sustainability is central to new designs, integrating shading devices, roof overhangs, and features that reduce heat gain and glare. Historic considerations play a vital role; projects within designated historic districts must use historically accurate materials where feasible and adhere to Section 106 of the National Historic Preservation Act (NHPA). Architectural details like fenestration, materials, and massing must create a professional, pedestrian-friendly environment that respects both historic and modern contexts.

The AFCFS encourages the establishment of a facilities hierarchy that defines appropriate architectural features, materials, and details relative to four defined facilities groups. The majority of facilities on the Honor Guard campus would fall under groups 1 and 2:

Facility Group 1

Design high-visibility buildings using features, materials and details that represent Group 1 as the most prominent facilities on an Installation. Create an architectural character using refined detailing, but avoid excessive ornamentation.

Facility Group 2

Provide building designs that are less prominent than Group 1. Create a visual character that represents a professional image using moderate detailing; avoid excessive use of architectural features and extravagant materials.

Additional detail can be found in the JBAB IFS and at https://afcfs.wbdg.org/facility-hierarchy/index.html.

Note that to maintain the character and heritage of the Honor Guard campus and to be consistent with the adjacent historic district, any new facilities will need to incorporate red brick Georgian architecture, which will add construction costs.

Key guidelines and standards include:

1. Building Orientation: Ensure building site can accommodate optimal building orientation. Consider the building's view from the street and its main entrance appearance.

2. Design Sustainability: Locate the building's ancillary support equipment to promote solar gain, solar shading, natural ventilation, stormwater management, wind buffering, or other beneficiary passive systems.

3. Building Scale: Maintain a human scale and reduce the visual scale of large buildings with sub-massing related to the interior functional operations. Create consistent form and scale in adjacent buildings with compatible profiles and silhouettes.

4. Design Character: Maintain consistency and visual unity in built architectural detailing of adjacent buildings. Repeat use of similar forms such as roofs, windows, doors, and pillars.

5. Economic Impact: Strive for an economical construction without sacrificing durability or professional character.

6. Color Maintenance: Avoid materials that require ongoing upkeep or maintenance. Use only integrally-colored materials that comply with existing palettes and details.

Preferred Alternative

Landscaping

The IFS landscape standards emphasize sustainability, resilience, and aesthetic value while prioritizing native, drought-tolerant plants to conserve water, support local ecosystems, and reduce maintenance. Landscaping is required for all new developments and must align with the AF Corporate Standards, UFC 3-201-02, and local microclimates. Landscaping around facilities should enhance stormwater management, preserve natural areas, and provide visual and functional transitions between developed and native spaces.

Key guidelines and standards include:

1. Plant Selection: Use indigenous species, with a preference for pollinator-friendly plants per NCPC guidance. Avoid monocultures and emphasize a diverse mix of deciduous and evergreen trees, shrubs, and ground covers.

2. Design Integration: Incorporate landscaping as a visual and functional asset, enhancing open spaces, walkability, and transitions while minimizing maintenance through naturalized areas and meadows.

3. Tree Placement: Focus on shading, windbreaks, and screening, adhering to tree placement priorities to avoid conflicts with utilities. Replacement policies mandate a 1:1 tree replacement ratio per NCPC and installation standards.

4. Water Efficiency: Limit turf and rely on rainwater, grey water, or natural rainfall for irrigation. Amend soils to conserve water and improve plant health.

5. Security and AT/FP: Integrate plantings with security features, ensuring compliance with UFC 4-010-01 and ATFP requirements. Berms and landscaping around fences can enhance security while maintaining aesthetics.

6. Seasonality and Diversity: Layer plantings for depth and include seasonal variety in color, texture, and form.

Examples of landscape best practices
Source: Smithsonian Gardens

Preferred Alternative

Lighting

The IFS lighting standards emphasize efficiency, consistency, and environmental responsibility while supporting operational needs and adhering to UFC 3-530-01 and International Dark-Sky Association (IDSA) guidelines. Lighting installations, including pole-mounted, wall-mounted, and bollard fixtures, must align with facility group levels, ensuring consistency in materials, styles, and colors. Energy-efficient solutions such as LEDs are preferred, with renewable energy sources like solar photovoltaics encouraged where feasible. Automatic controls are required to reduce power during inactivity and maximize daylight utilization, while shielded luminaires minimize light pollution and prevent interference with adjacent sites or overhead aircraft operations. Fixtures and components must resist corrosion and weathering, ensuring durability. Lighting designs should enhance architectural character, with accent lighting allowed for lodging and historical applications, as well as public spaces, provided it does not create hazards. Pathways from parking lots to main entrances must be well-lit, with lighting integrated into landscape features where applicable. Compliance with pre-curfew brightness requirements and the IDSA standards ensures environmental stewardship, while manufacturers and materials must meet Federal Acquisition Regulations (FAR) to maintain quality. These standards collectively balance safety, aesthetics, functionality, and sustainability.

Other Design Elements

Plazas, monuments, and static displays should be judiciously incorporated to preserve resources and minimize maintenance while maintaining high durability and visual quality. These elements must connect to pedestrian circulation systems, integrate appropriate landscaping and site furnishings, and meet paving and design criteria for heat mitigation and stormwater management. Parking areas should prioritize accessibility, sustainability, and aesthetic integration. Small, strategically placed lots are preferred, incorporating permeable surfaces, bioswales, rain gardens, and shading. Where feasible, solar photovoltaic systems and eco-friendly measures like electric vehicle charging stations should be integrated. These design standards ensure that the installation's infrastructure balances operational requirements, environmental stewardship, and a unified visual identity.

Key guidelines and standards include:

1. Design Integrity: Design highly durable plazas, landmarks, and site elements with a level of quality comparable to a Group 1 facility.
2. Pedestrian Connectivity: Link plazas and monuments to pedestrian circulation system and include landscaping, site furnishing, and lighting appropriate for their application.
3. Lighting Quality: Provide street, parking lot, sidewalk, and facility lighting with appropriate luminaires, lamping, placement, and spacing as per UFC 3-530-01.
4. Plaza Sustainability: Mitigate heat island effects by providing shade and high albedo materials.
5. Visual Cohesion: Reduce clutter and impact of non-desirable site elements on pedestrian and cyclist experience, including electrical switch stations, sewage lift stations, gas piping, electrical and water meters, and any other ground-mounted utilities equipment.
6. Photo-Voltaic Implementation: Solar panels must be implemented only where permitted and in accordance with visibility and stormwater requirements.
7. Parking Efficiency: Cost-effectively consolidate parking to maximize efficient use. Provide landscaping elements as appropriate to reduce heat island effects. Consider photo-voltaic arrays as a strategy to cover parking lots.

Preferred Alternative

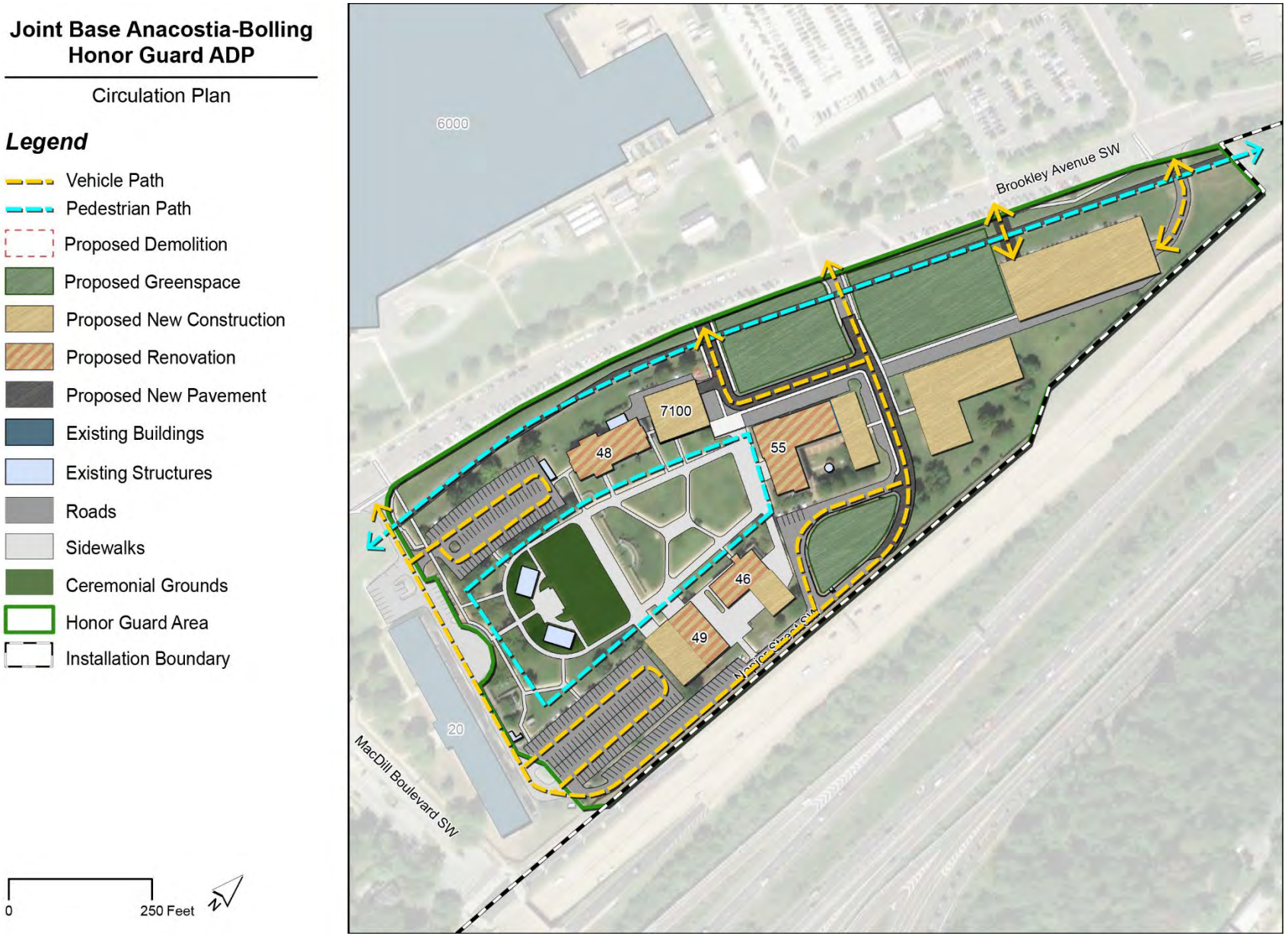

Figure 5-3: Circulation Plan

Preferred Alternative

Conceptual rendering showing the improved Honor Guard campus and multiuse trail looking south from Brookley Avenue

Preferred Alternative

Conceptual rendering of proposed Dickens Hall (Building 49) expansion

Preferred Alternative

Conceptual rendering of proposed multi-level parking garage

Preferred Alternative

Conceptual rendering of proposed multi-level parking garage

Preferred Alternative

Table 5-3: Rough Order of Magnitude (ROM) Cost Estimate

Project	Quantity	UM	Unit Cost	Total	Notes
B55 Renovation/Expansion - Dorm (102 PN)				**46,228,191**	
Primary Facility	54,093	SF	510	27,587,430	UFC 3-701-01, 10 Sep 24
Supporting Facilities 35%				37,243,031	Utilities reroute; Road realignment
Contingency 5%				39,105,182	
SIOH 6.5%				41,647,019	
Escalate to FY30 2.1% per year (1.110)				46,228,191	2024 PAX Newsletter 3.2.2
B49 Expansion - Physical Fitness				**2,228,678**	
Primary Facility	4,200	SF	342	1,436,400	UFC 3-701-01, 10 Sep 24
Supporting Facilities 25%				1,795,500	Minimal Demo; Utility removal
Contingency 5%				1,885,275	
SIOH 6.5%				2,007,818	
Escalate to FY30 2.1% per year (1.110)				2,228,678	2024 PAX Newsletter 3.2.2
Multiuse Trail				**533,342**	
Primary Facility	1,777	SY	186	330,522	UFC 3-701-01, 10 Sep 24
Supporting Facilities 30%				429,679	Sigificant Utilities mitigation
Contingency 5%				451,163	
SIOH 6.5%				480,488	
Escalate to FY30 2.1% per year (1.110)				533,342	2024 PAX Newsletter 3.2.2
High Bay Training Facility w/ Unit Fitness				**23,122,078**	
Primary Facility	33,995	SF	366	12,442,170	UFC 3-701-01, 10 Sep 24; 342 x Size Adjust Factor 1.072
Supporting Facilities 35%				16,796,930	Utilities reroute; Road realignment
Contingency 5%				17,636,776	
SIOH 6.5%				18,783,166	
Escalate to FY35 2.1% per year (1.231)				23,122,078	2024 PAX Newsletter 3.2.2
B49 Renovation - Heritage Hall				**2,673,549**	
Primary Facility	5,650	SF	275	1,553,750	UFC 3-701-01, 10 Sep 24; 366 x 75% (assumed Reno%)
Supporting Facilities 25%				1,942,188	Minimal Demo; Utility removal
Contingency 5%				2,039,297	
SIOH 6.5%				2,171,851	
Escalate to FY35 2.1% per year (1.231)				2,673,549	2024 PAX Newsletter 3.2.2

Preferred Alternative

Table 5-3: Rough Order of Magnitude (ROM) Cost Estimate, continued

Project	Quantity	UM	Unit Cost	Total	Notes
Guard Mount Facility				**11,630,477**	
Primary Facility	18,965	SF	330	6,258,450	UFC 3-701-01, 10 Sep 24
Supporting Facilities 35%				8,448,908	Significant Demo; Utilities reroute
Contingency 5%				8,871,353	
SIOH 6.5%				9,447,991	
Escalate to FY35 2.1% per year (1.231)				11,630,477	2024 PAX Newsletter 3.2.2
B46 Reno/Expansion - Tech School w/ Dorm (24 PN)				**17,952,481**	
Primary Facility	16,364	SF	532	8,705,648	UFC 3-701-01, 10 Sep 24
Supporting Facilities 35%				11,752,625	Reroute utilities; Road realignment
Contingency 5%				12,340,256	
SIOH 6.5%				13,142,373	
Escalate to FY40 2.1% per year (1.366)				17,952,481	2024 PAX Newsletter 3.2.2
B48 Renovation - HQ Admin				**12,220,650**	
Primary Facility	16,453	SF	389	6,400,217	UFC 3-701-01, 10 Sep 24; 518 x 75% (assumed Reno%)
Supporting Facilities 25%				8,000,271	Minimal Demo; Utilities removal
Contingency 5%				8,400,285	
SIOH 6.5%				8,946,303	
Escalate to FY40 2.1% per year (1.366)				12,220,650	2024 PAX Newsletter 3.2.2
Parking Garage, 3-Level (280 SP)				**13,177,233**	
Primary Facility	90,000	SF	71	6,390,000	UFC 3-701-01, 10 Sep 24; 65 x Size Adjust Factor 1.098
Supporting Facilities 35%				8,626,500	Utilities reroute; Road realignment
Contingency 5%				9,057,825	
SIOH 6.5%				9,646,584	
Escalate to FY40 2.1% per year (1.366)				13,177,233	2024 PAX Newsletter 3.2.2

Preferred Alternative

ROUGH ORDER MAGNITUDE (ROM) COST ESTIMATES

The ROM cost estimates were derived using UFC 3-701-01, DoD Facilities Pricing Guide w/ Change 5, 10 Sep 24 and USACE PAX Newsletter 3.2.2, 31 Mar 2024 as primary references for unit cost of each Primary Facility. Supporting Facilities were determined using an applied percentage spectrum of 25%-35% based on the existing conditions of the project site. Projects requiring minimal demolition or utility removal were estimated at 25%. Projects requiring significant demolition and utility reroute were estimated at 35%. Also, projects requiring only Renovation assumed the unit cost at 75% of the amount stated in the pricing guide.

Calculations may exclude cost premiums such as architectural (Georgian architecture) or potential progressive collapse design of the garage near the installation perimeter. Another factor for future consideration is the change in federal administration during the development of this ADP. There could be a +50% increase or -25% decrease based on many unknown factors at this preliminary point of planning.

PLANNING ACTIONS

MCGs identified during the FSOP have been addressed through building renovation, new construction, or improved use of existing facilities. The list below explains how each MCG has been addressed through Planning Actions.

171141 – Armory. The full space requirement for 2,252 SF is included in the Guard Mount Facility (FY35) project.

171625 – High-Bay Technical Training. The full requirement of 22,067 SF is included in the High-Bay Training Facility w/ Unit Fitness project (FY35).

171815 – NCO Professional Military Education Center. The full requirement of 6,632 SF is included in the Building 46 Renovation/Expansion Tech School w/ Dorm (FY40) project. The renovation results in an excess of 3,276 SF.

442758 – Warehouse Supply and Equipment. The full requirement of 16,713 SF is included in the Guard Mount Facility (FY35) project.

610243 – Group Headquarters. The Building 48 Renovation (FY40) includes 16,453 SF of the 20,036 SF required, leaving a deficit of 3,583 SF.

721314 – Dormitory, Unaccompanied NCO. The Building 55 Renovation/Expansion (FY30) includes 36,215 SF (102 beds). This project applies a planning factor of 355 SF per person to bring living quarters to current standard for permanent party. The Building 46 Renovation/Expansion Tech School w/ Dorm (FY40) project includes 6,456 SF (24 beds). This project applies a planning factor of 269 SF per person for tech school students.

740669 – Multipurpose Recreation Building. The full requirement of 11,928 SF is included in the High-Bay Training Facility w/ Unit Fitness project (FY35).

Tables 5-4 and 5-5 on the next page show the changes in UR for each Category Code.

Preferred Alternative

Table 5-4: Current Customer Utilization Rate

CATCode	CATCode Title	Allocation (SF)	Authorization (SF)	Delta (SF)	UR
171141	Armory	1,209	2,252	1,043	186%
171625	High-Bay Technical Training	4,815	22,067	17,252	458%
171815	NCO Professional Military Education Center	2,569	6,632	4,063	258%
442758	Warehouse Supply And Equipment Base	6,166	16,713	10,547	271%
610243	Headquarters, Group	10,500	20,036	9,536	191%
721314	Dormitory, Unaccompanied Noncommissioned Officer	18,727	28,467	9,740	152%
740669	Multi Purpose Recreation Building	5,625	11,928	6,303	212%

Table 5-5: End-State Customer Utilization Rate

CATCode	CATCode Title	Endstate (SF)	Authorization (SF)	Delta (SF)	UR
171141	Armory	2,252	2,252	0	100%
171625	High-Bay Technical Training	22,067	22,067	0	100%
171815	NCO Professional Military Education Center	9,908	6,632	-3,276	67%
442758	Warehouse Supply And Equipment Base	16,713	16,713	0	100%
610243	Headquarters, Group	16,453	20,036	3,583	122%
721314	Dormitory, Unaccompanied Noncommissioned Officer	42,671	28,467	-14,204	67%
740669	Multi Purpose Recreation Building	11,928	11,928	0	100%

PARKING

There are currently 541 parking spaces within the area of this study. The allocation for HG units is unknown due to sharing of parking lots with adjacent units, namely Defense Intelligence Agency and Headquarters, 11th Wing. Parking is used for organizational (852201) and non-organizational vehicles (852262). Planning Actions will incrementally remove a total of 331 existing parking spaces. The Parking Garage project will provide 280 spaces, resulting in an end state total at 483 parking spaces. See Table 5-6.

Table 5-6: Parking Summary

Existing	Removed	Added	End State
541	321	280	483

Preferred Alternative

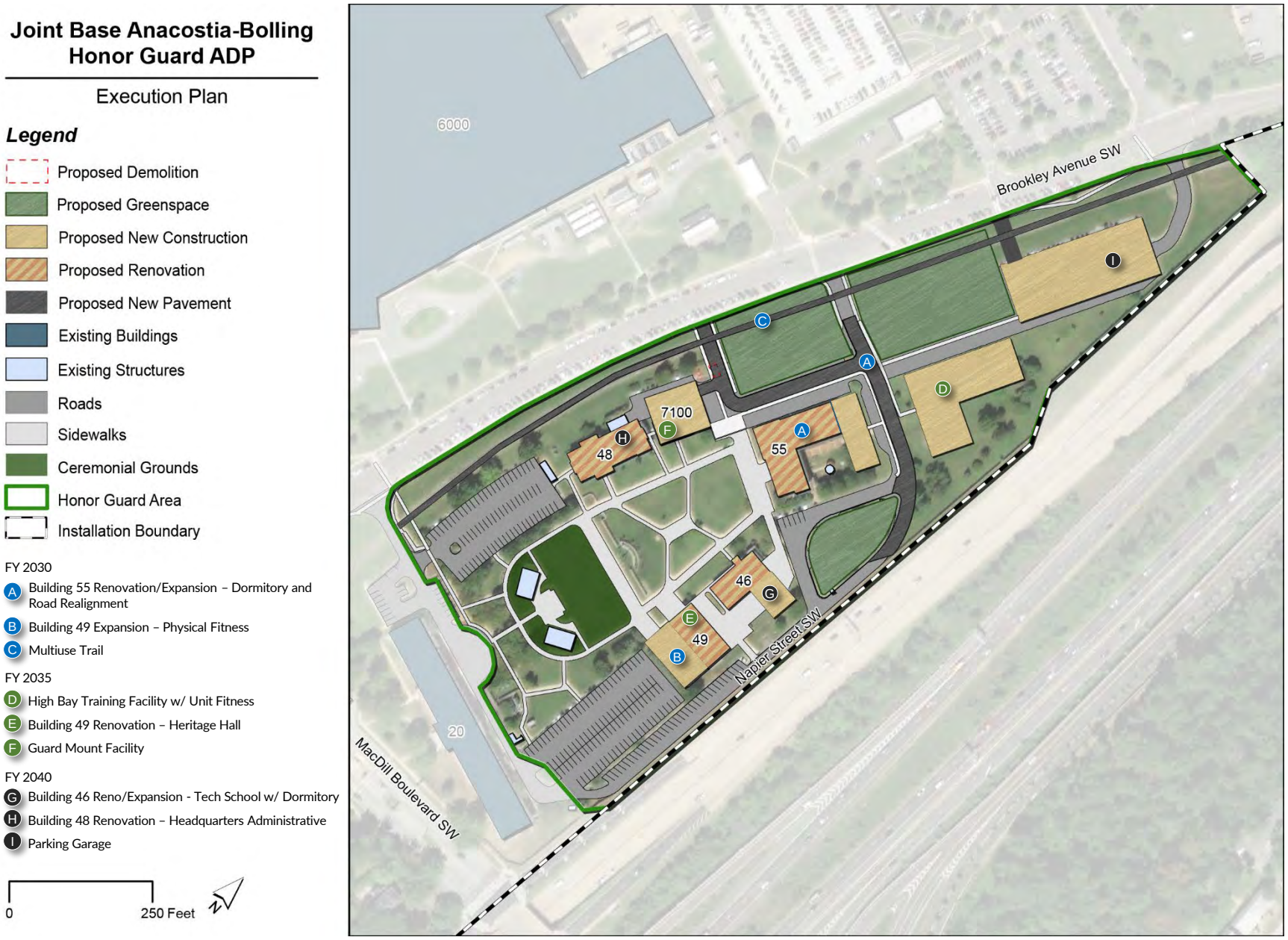

Figure 5-4: Execution Plan

6 APPENDIX

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Appendix

ACRONYMS AND ABBREVIATIONS

11th CES	11th Civil Engineer Squadron
11th OG	11th Operations Group
ADP	Area Development Plan
AF	Air Force
AFCEC	Air Force Civil Engineer Center
AFDW	Air Force District of Washington
AFI	Air Force Instruction
AFMAN	Air Force Manual
AT/FP	Antiterrorism/Force Protection
BCI	Building Condition Index
CAW	Customer Authorization Worksheet
CIS	Capital Investment Strategy
COA	Course of Action
CPP	Comprehensive Planning Platform
CUI	Controlled Unclassified Information
DoD	Department of Defense
FAR	Floor Area Ratio
FSOP	Facility Space Optimization Plan
FY	Fiscal Year
GIS	Geographic Information System
GSF	Gross Square Feet
HG	Honor Guard
IDSA	International Dark Sky Association
JBAB	Joint Base Anacostia-Bolling
MCG	Mission Capability Gap
NCPC	National Capital Planning Commission
NCR	National Capital Region
NCO	Noncommissioned Officer
PN	Personnel
ROI	Return on Investment
ROM	Rough Order of Magnitude
SF	Square Feet
UFC	Unified Facilities Criteria
UMD	Unit Manning Document
USACE	United States Army Corps of Engineers
USAF	United States Air Force
USSF	United States Space Force
UR	Utilization Rate

Appendix

REFERENCES

https://www.jbab.jb.mil/

https://www.jbab.jb.mil/News/Photos/

JBAB Historic Bolling District Area Development Plan, February 2022

JBAB Installation Development Plan, February 2022

JBAB Installation Facilities Standards, May 2024

UFC 2-100-01, Installation Master Planning, 08 April 2022

UFC 3-701-01, Facilities Pricing Guide, 26 July 2023

USACE PAX Newsletter, 31 March 2023

USAF Honor Guard Unit Manning Document

Appendix

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Capt Jacob Hale

Capt Brian Johnson

1st Lt Andrew Paquin

2nd Lt Charles Schlichtmann

CMSgt Kelly McKinley

SMSgt Matthew Massoth

MSgt Kenneth Barrows

MSgt Michael Folsom

MSgt Sean Harvey

MSgt Antonio Lofton

MSgt Casey Randolph

MSgt Kristen Ziegler

TSgt Miller Cameron

TSgt Samantha Cole

TSgt Matthew Harding

TSgt Devonte Heneley

TSgt Karen Knight

TSgt Aaron Matulac

TSgt Michael Mendoza

TSgt Anita Richard

TSgt Zachary Sandidge

TSgt Nathan Wyatt

TSgt Daniel Yuk

SSgt John Yockers

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Tess Flemma

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