

**NOTICE OF AVAILABILITY  
FOR THE ENVIRONMENTAL ASSESSMENT, BUILDING DIPOSITION REPORT,  
AND DRAFT FINDING OF NO SIGNIFICANT IMPACT FOR THE  
PROPOSED CONSTRUCTION OF UNACCOMPANIED ENLISTED PERSONNEL  
HOUSING AT JOINT BASE MYER-HENDERSON HALL, ARLINGTON COUNTY,  
VIRGINIA**

Joint Base Myer-Henderson Hall (JBM-HH) hereby gives Notice of the Availability (NOA) for the Environmental Assessment (EA), Building Disposition Report (BDR), and Draft Finding of No Significant Impact (FNSI) for the construction of two Unaccompanied Enlisted Personnel Housing (UEPH) barracks and associated habitat restoration at Fort Myer which is part of JBM-HH. The Proposed Action involves the construction of two equal size, new UEPH barrack buildings and the restoration of approximately two acres of existing grass and scattered tree landscape to natural habitat. The Proposed Action would also include the construction of a parking lot with capacity for 65 vehicles. Additionally, the Proposed Action would include the realignment of Schoolhouse Road; extension of the pedestrian corridor; construction of new access roads, fire lanes, equipment pads, and walkways; new utilities; and landscaping. Construction of the proposed barrack buildings and the parking lot would require demolition of seven existing Non-Commissioned Officer (NCO) duplexes, two residential garages, one swimming pool (abandoned/not operational), and one swimming pool house (abandoned/not operational). The existing seven NCO duplexes are family units that are in failed or poor condition, contain hazardous materials (lead-based paint and asbestos), and do not meet Army Standards or base programming needs.

The new UEPH barracks will provide additional, updated housing for Fort Myer. Currently, existing historic barracks are in failed and failing condition, are insufficient to support active-duty military, and do not meet Army Standards. Fort Myer has a current deficit of 200 beds needed for personnel. The consolidated housing on the Installation would support a more cohesive Army unit for training, mission readiness, and mobilization. Additionally, many of the personnel that would move into these barracks are currently housed off-base, competing for space within the local housing market. This EA has been prepared to identify, evaluate, and consider the environmental consequences of the proposed demolition of seven existing NCO duplexes, two residential garages, swimming pool, and one swimming pool house; construction of the UEPH barracks and habitat restoration in accordance with the National Environmental Policy Act (NEPA) and the Council on Environmental Quality (CEQ) regulations.

JBM-HH is located in the Washington, D.C., metropolitan area and composed of Fort Myer, Henderson Hall, and Fort McNair. JBM-HH was created from the administrative reorganization of the Fort Myer Military Community (Fort Myer and Fort McNair) and the Marine Corps installation at Henderson Hall as part of the Congressionally mandated DoD Base Realignment and Closure (BRAC) Act of 2005. Fort Myer and Henderson Hall are contiguous and located in Arlington, Virginia, adjacent to Arlington National Cemetery (ANC). Fort McNair is located in southwest Washington, D.C., on the peninsula of Greenleaf Point (in the neighborhood known as Buzzard Point), at the confluence of the Washington Channel of the Potomac River and the Anacostia River. JBM-HH encompasses approximately 380 acres (152 hectares) including Fort

Myer at 243 acres (97 hectares), Henderson Hall at 29 acres (12 hectares), and Fort McNair at 107 acres (43 hectares). Installation management responsibilities for all three sites is the responsibility of U.S. Army Garrison JBM-HH headquartered in Building 59 on Fort Myer, and integration of functions and services between all three sites has occurred to provide more efficient support of the on-installation and regional populations.

The EA has been prepared in accordance with the regulations for implementing the procedural provisions of NEPA, (Public Law 91-190, 42 USC 4321-4347 January 1, 1970), amendments, and the Army's Implementing Regulations (32 CFR Part 651, *Environmental Analysis of Army Actions*).

The NCO duplexes, swimming pool/pool house, and residential parking garages proposed for demolition fall under the recently executed Program Comment: *Department of the Army Program Comment for Inter-War Era Housing, Buildings and Structures, and Landscape Features 1919-1940* (Program Comment/PC, enacted September 2020). The BDR has been completed in accordance with and as defined in the Program Comment's *Appendix A Design Guidelines for Army Inter-War Era Housing (1919-1940)*. A BDR is prepared when it is determined that there are no prudent and feasible alternatives to demolition. Comments received from the public during the public comment period should identify if the commenter believes there is a major deficiency in following the Program Comment Demolition Procedures.

Section 106 of the National Historic Preservation Act consultation on the appearance of the new replacement UEPH barracks and the habitat restoration area is ongoing with the Virginia State Historic Preservation Office and other consulting parties.

The Draft EA and BDR are available to view in printed form at the Arlington Central Public Library and the D.C. Southwest Neighborhood Library. It can be viewed/downloaded electronically at

<https://home.army.mil/jbmhh/teamJBMHH/about/Base/environmental-management-division> website. Comments or questions on the Draft EA/FNSI and BDR may be directed in writing to: Directorate of Public Works - Environmental Division, 111 Stewart Road, Building 321, Fort Myer, VA 22211 or by email to: JBMHH\_NEPA@usace.army.mil. Comments must be received no later than 30 days after publication of this NOA.