



**Naval Facilities Engineering Systems Command,
Marianas**
PSC 455, Box 195
FPO AP 96540-2937

MILITARY RELOCATION TO GUAM AND CNMI PROGRAMMATIC AGREEMENT (PA) MEMO #1

Project: Supplemental PA Memo H-279 Military Family Housing at Andersen Air Force Base Housing	Date: May 25, 2022 Comment Period Open Until: July 9, 2022
Project Location: Andersen Air Force Base Family Housing	Prepared By: NAVFAC Pacific
PROJECT SUMMARY:	
<p>This submittal is regarding modification of the Area of Potential Effects (APE) for the construction of military family housing at Andersen Air Force Base (AAFB). The previous PA memo on this project was completed in 2015 (H-279), and Figure 1 shows both the former APE and the adjusted area proposed in this memo.</p>	
<p>The construction is identified in Appendix E of the 2011 <i>Programmatic Agreement (Semi-Annual Reports (navy.mil)) among the Department of Defense, the Advisory Council on Historic Preservation, the Guam State Historic Preservation Officer, and the Commonwealth of the Northern Mariana Islands State Historic Preservation Officer Regarding the Military Relocation to the Islands of Guam and Tinian</i> (2011 PA).</p>	
<p>The H-279 project included the demolition of Wherry-Capehart-era family housing and the construction of new housing at Andersen Air Force Base (AAFB). Activities associated with this project included demolition of housing, geotechnical predesign work, grading and leveling, the installation of new utilities, and the construction of new family housing units. The Guam State Historic Preservation Officer (SHPO) concurred with the no historic properties affected finding (RC2016-0001, dated October 27, 2015).</p>	
<p>In accordance with Stipulation IV.E.2.a., this PA Memo presents information to allow interested members of the public to provide comments on the identification and evaluation of historic properties and the finding of effect for the proposed adjustment of the APE.</p>	
PROJECT LOCATION:	
<p>The project APE for H-279 is the existing family housing area at AAFB (Figure 1). The project area is on the limestone plateau above the eastern cliffs of northern Guam. This portion of the plateau rises from 120 to 150 meters (400 to 500 feet) above mean sea level.</p>	

1 This PA Memo is required by Stipulation IV.E.2.a. of the PA as a means for interested members of the public to provide comments on the identification and evaluation of historic properties. Stipulation IV.E.1.b. of the PA requires the DoD to take into account comments received within 45 days of the date of the delivery of this PA memo to the SHPO and public notification via the CRI website.

The APE for H-279 is 202.2 hectares (499.6 acres), and the proposed supplemental area presented in this memo is 9.83 hectares (24.3 acres). Together the total APE for the military housing project is 212.03 hectares (523.9 acres).

The pre-World War II name for the area within or closest to the APE is Upi.

PROJECT DESCRIPTION:

The same project description for H-279 applies to this proposed APE adjustment:

MILCON H-279 includes the demolition of family housing and the construction of new housing units. Prior to constructing new family housing units, grading, munitions and explosives of concern (MEC) clearance and intrusive design studies such as geotechnical boring and placement of survey markers (wooden stake hubs and/or rebar) for topography support will be required. Generally, geotechnical work entails drilling borings with a truck-mounted drill rig using 8-inch diameter augers or pipe casing with water or air rotary drilling. Boring lengths/depths vary but for the proposed project, may range from five to 50 feet. Additionally, backhoe test pits up to three feet wide and 12 feet long may be excavated in some areas to depths ranging from three to eight feet.

Project work will also include earthwork such as trenching, horizontal directional drilling, micro-tunneling and/or cut and fill, and site improvements such as paving, landscaping and where necessary, restoration of roadways, sidewalks, curbs and gutters, and traffic signs.

IDENTIFICATION OF HISTORIC PROPERTIES:

The 2011 PA describes the overall efforts taken to identify historic properties in Stipulation IV. More specifically, all of the AAFB Family Housing APE has been subject to one or more of the historic property identification efforts listed in 36 CFR §800.4(b)(1), which include background research, consultation, oral history interviews, sample field investigation and field survey.

Enclosure 1 is list of references and Figure 2 shows locations of identification efforts in and near the APE.

Regulations do not require survey of an entire APE or identification of all historic properties, and 36 CFR Part 800.4(b)(1) states that a reasonable and good faith effort to carry out appropriate identification efforts shall be made. The 2011 PA directs the PA Memo process to allow for members of the public to provide input on the identification and evaluation of historic properties. The input sought by this process is knowledge on specific historic properties not yet identified by previous efforts, and assistance in identifying issues relating to effects of the project on historic properties.

The same information presented for H-279 applies to this proposed APE adjustment:

A reconnaissance survey was conducted in 1983 (Davis 1983) by Territorial Archaeology Laboratory that focused on the investigation of possible archaeological resources within the main base area of AAFB. A 2007 archaeological survey that covered a portion of the housing area did not locate any

2 This PA Memo is required by Stipulation IV.E.2.a. of the PA as a means for interested members of the public to provide comments on the identification and evaluation of historic properties. Stipulation IV.E.1.b. of the PA requires the DoD to take into account comments received within 45 days of the date of the delivery of this PA memo to the SHPO and public notification via the CRI website.

eligible archaeological sites (Welch 2010). In 2012 an archaeological and a historic architectural survey were completed for the housing area. No archaeological or architectural resources of significance were located (Dixon 2014). Two other historic architectural surveys conducted for AAFB did not identify any eligible structures in the housing area (Mason Architects 2004; Mohlman 2015). A review of the history and development of the family housing area in these reports indicated that it has been significantly impacted since World War II. There are no identified significant archaeological resources located within the project area. The Guam SHPO has previously concurred with the Andersen Air Force Base determination of no adverse effect concerning the demolition of all family housing units (RC2016-0001 from GSHPO 2015). This project also falls under the applicability of the Program Comment for Wherry and Capehart Era Family Housing at Air Force and Navy Bases, approved by the Advisory Council on Historic Preservation (ACHP) in 2004.

The 750 structures (1,224 units) proposed for demolition can be generally described as duplex and some stand-alone housing units, constructed of reinforced concrete, designed in the Contemporary style, are one-story, have concrete walls over concrete slab foundations with slightly pitched concrete roofs and have metal-framed, non-original windows. All 750 structures were built between 1956 and 1960, during the Post-WWII era, when the majority of military family housing was built along the southern portion of AAFB. The 750 structures are generally oriented lengthwise facing their respective streets and have a long, rectangular plan some with attached carports and driveways leading to the structures. Concrete walkways extend from the driveways to the front doors of the housing structures and the surrounding landscape generally consists of grass lawns with sporadic medium-sized trees and bushes with backyards not fenced.

From 1949 to 1962 the Navy and other military branches pursued an aggressive building program for enlisted and officer family housing. The widespread family housing construction came to be known as Capehart-Wherry housing after the two congressmen who had sponsored the legislation for the program. Housing from the Capehart-Wherry era consisted of a series of a few standardized plans in one neighborhood. These few building plans were repeated throughout the neighborhood to facilitate low-cost, mass construction of housing units. The 750 structures within the project area are considered part of the Capehart-Wherry housing program.

Program Comments are a Section 106 program alternative available under 36 CFR 800.14, whereby an agency requests that the Advisory Council on Historic Preservation (ACHP) provide comments on a program to treat a category of undertakings or resources. The ACHP has approved a program comment in 2004 that has relevance to this project: The Program Comment for Wherry and Capehart Era Family Housing at Air Force and Navy Bases addresses Section 106 requirements in lieu of requiring separate reviews under § 800.4 through 800.6 of the Section 106 regulations for each individual undertaking. Included are undertakings such as maintenance, repair, layaway, mothballing, privatization and transfer out of federal agency ownership, substantial alteration through renovation, demolition, and demolition and replacement.

All of the 750 architectural resources (1,224 units) within the project area are covered under the 2004 Wherry and Capehart Era Program Comment. As such, they do not require separate evaluation for

3 This PA Memo is required by Stipulation IV.E.2.a. of the PA as a means for interested members of the public to provide comments on the identification and evaluation of historic properties. Stipulation IV.E.1.b. of the PA requires the DoD to take into account comments received within 45 days of the date of the delivery of this PA memo to the SHPO and public notification via the CRI website.

National Register eligibility, or review for the category of undertakings listed above, including demolition and replacement.

Results of the above studies indicate there are no historic properties within the Andersen Family Housing APE.

FINDING OF EFFECT:

The DoD finds that the APE modification and project activities will have no historic properties affected. PA Memo #2 will not be required as there will be no mitigation.

4 This PA Memo is required by Stipulation IV.E.2.a. of the PA as a means for interested members of the public to provide comments on the identification and evaluation of historic properties. Stipulation IV.E.1.b. of the PA requires the DoD to take into account comments received within 45 days of the date of the delivery of this PA memo to the SHPO and public notification via the CRI website.

Attachment 1

Advisory Council on Historic Preservation

2004 Program Comment for Wherry and Capehart Era Family Housing at Air Force and Navy Bases.

Davis, Richard

1983 Andersen Air Force Base Central Compound Reconnaissance Survey. Letter report prepared by Department of Parks and Recreation, Government of Guam, Agana.

Dixon, Boyd

2014 Proposed Guam and CNMI Military Relocation 2012 Roadmap Adjustments SEIS Live-Fire Training Range Complex Range Footprints, Main Cantonment, Utilities, Communications, Well Field Alternatives and Access Route Options Volume I: Potential Direct Impact Area In-Fill Cultural Resources Study Narrative. Contract No. N62742-11-D-1801. Prepared for Joint Guam Program Office, Washington, D.C.

Guam State Historic Preservation Officer

2015 Amendment to Review and Notification Demolition of 85 Structures in Family Housing, Main Base, Andersen Air Force Base, Guam. RC2013-0782, AAFB Project RSC # 13-0050. Letter on file Andersen AFB.

Mason Architects, Inc.

2004 Historic Building and Associated Landscape/Viewsheds Inventory and Evaluation for Andersen Air Force Base, Guam, 2004 Update. Prepared for Andersen Air Force Base, Guam, by Mason Architects, Inc., Honolulu.

Mohlman, Geoffrey

2015 Historic Inventory Survey Andersen Air Force Base, Territory of Guam. Southeastern Archaeological Research Report. Contract number N40192-12-P-5010.

SEARCH and Cardno TEC

2015 Integrated Cultural Resource Management Plan, Andersen Air Force Base, Joint Region Marianas. Contract No. N62742-09-D-1960, Task Order JQ03. Prepared for Naval Facilities Engineering Command Marianas.

Welch, David J.

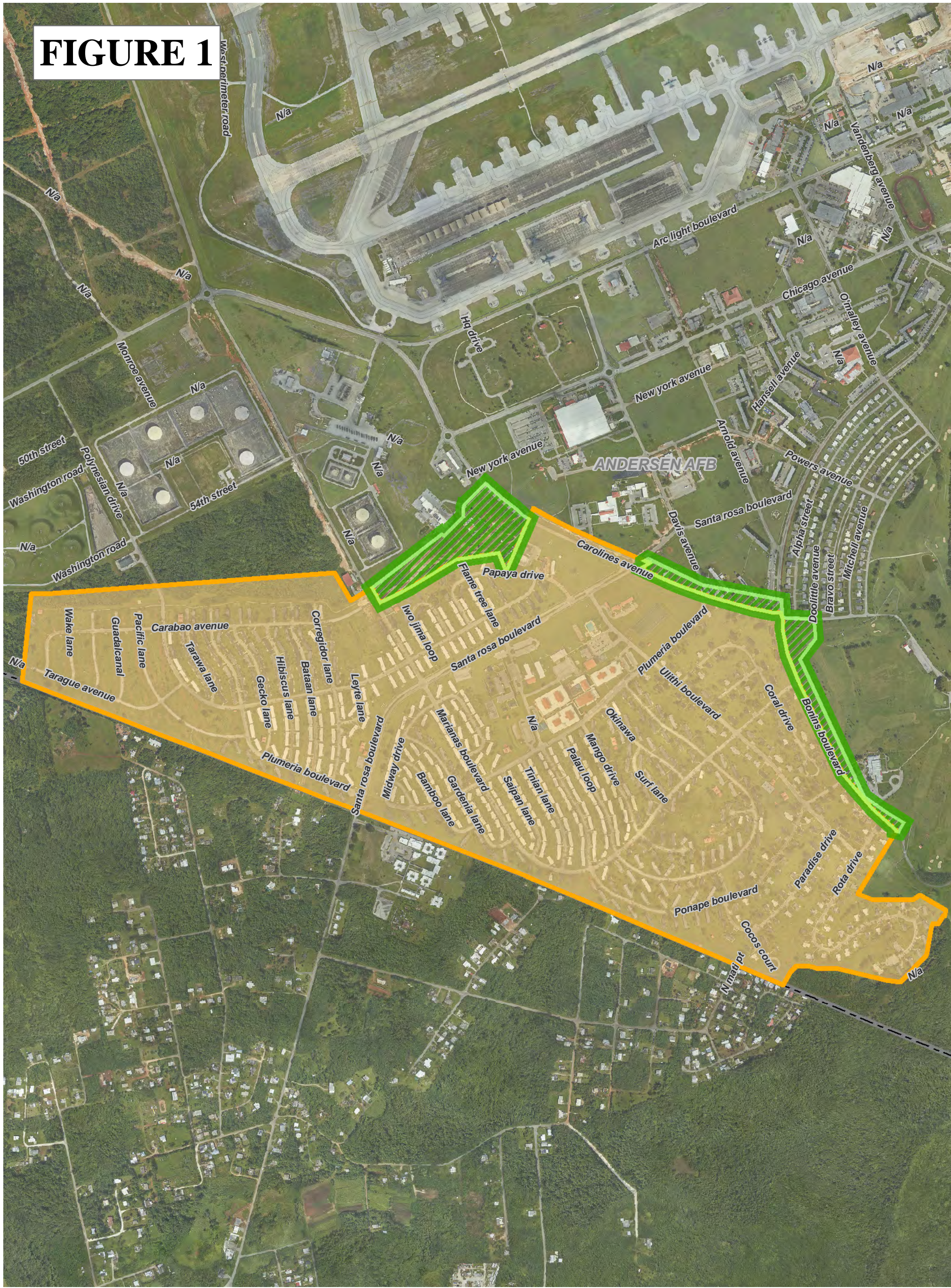
2010 Archaeological Surveys and Cultural Resources Studies on the Island of Guam in Support of the Joint Guam Build-Up Environmental Impact Statement VOLUME I: NARRATIVE.

5 This PA Memo is required by Stipulation IV.E.2.a. of the PA as a means for interested members of the public to provide comments on the identification and evaluation of historic properties. Stipulation IV.E.1.b. of the PA requires the DoD to take into account comments received within 45 days of the date of the delivery of this PA memo to the SHPO and public notification via the CRI website.

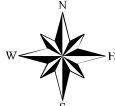
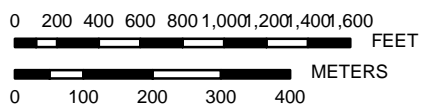
Contract N62742-06-D-1870, Contract Task Order No. 0010. Prepared for Department of the Navy, Naval Facilities Engineering Command, Pacific Pearl Harbor, Hawai'i

6 This PA Memo is required by Stipulation IV.E.2.a. of the PA as a means for interested members of the public to provide comments on the identification and evaluation of historic properties. Stipulation IV.E.1.b. of the PA requires the DoD to take into account comments received within 45 days of the date of the delivery of this PA memo to the SHPO and public notification via the CRI website.

FIGURE 1



**AAFB - Family Housing - Supplemental Area
PA Memo - Construction Area**






PREPARED BY:
Naval Facilities Engineering Command Pacific Division
Guam Program Management Office

DATE: 29 Mar 2022



Coordinate System: Geographic
Projection: N/A
Datum: D WGS 1984

Legend

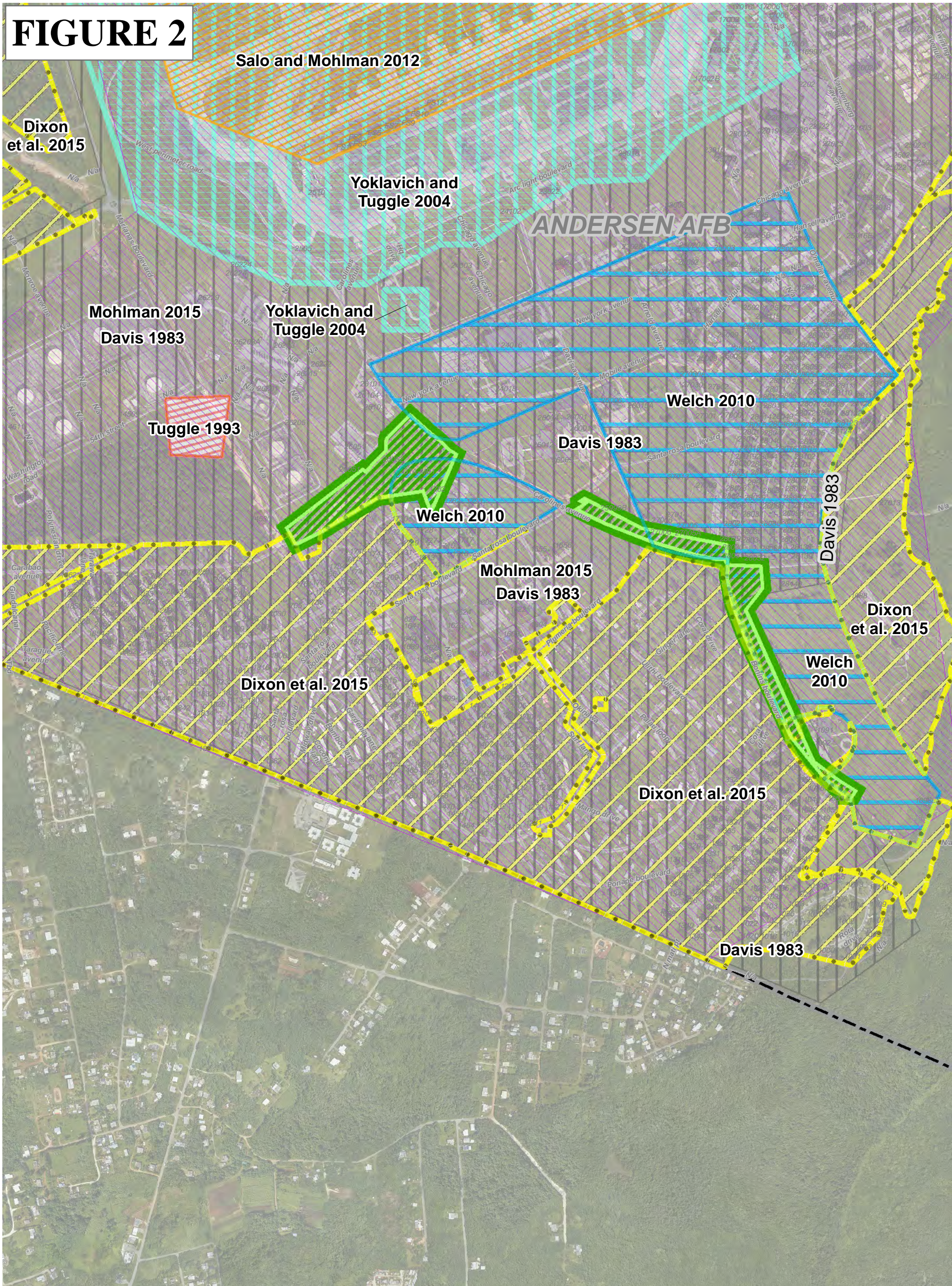
-  AAFB Family Housing Supplemental Area (APE)
-  2015 Andersen Housing Program - PA Memo Boundary
-  Military Installations

**Total APE Area
AAFB FH Sup. = 24.3 Acres**

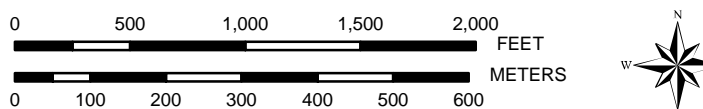


0 2.5 5 Miles

FIGURE 2



AAFB - Family Housing - Supplemental Area - Cultural Survey Area



PREPARED BY:
 Naval Facilities Engineering Command Pacific Division
 Guam Program Management Office



Coordinate System: UTM Zone 55 North
 Projection: Transverse Mercator
 Datum: D WGS 1984

Cultural Surveys

- Davis 1983
- Dixon et al. 2015
- Mohlman 2015
- Salo and Mohlman 2012
- Tuggle 1993
- Welch 2010
- Yoklavich and Tuggle 2004

Legend

- AAFB Family Housing Supplemental Area (APE)
- Road Centerline
- Building Area (fac. No.)
- Military Installations

Total APE Area
AAFB FH Sup. = 24.3 Acres



Date: 5/19/2022 Time: 12:03:35 PM Path: C:\Users\laaron.pulliam\OneDrive - US Navy\flankspeed\Documents\GIS Projects\MXDA\FH Supplemental Area Cultural Surveys - Figure 2_20220512.mxd

Military Relocation PA Memo Comment Form

2022

If submitting via **e-mail**, scan and send to: criwebcomment@navy.mil

If submitting via **postal mail**, send to:

Attn: CRI Web Comments
Code EV23, NAVFAC Pacific
258 Makalapa Drive, Suite 100
JBPHH, Hawaii 96860-3134

Submitted comments will be posted on the Navy's Cultural Resources Information (CRI) web site. Information presented on the CRI web site is considered public. The sections highlighted in **red** are required to be completed in order for a comment to be posted.

Privacy Act Statement

Personal information will only be used to contact you regarding the comments you submit. This information will only be shared with another government agency if your inquiry relates to that agency, or as otherwise required by law. We will not create individual profiles or give your information to any private organization. While you must provide a valid e-mail address or postal address, please **DO NOT** include personally identifying information such as a social security number.

By submitting this comment form, you agree not to include content that is offensive in nature, such as profanity, personal attacks on individuals, and racist or abusive language.

PROJECT: Supplemental PA Memo H-279 Military Family Housing at Andersen Air Force Base Housing

SUBJECT: PA Memo#1

Date: _____

Name: _____

CRI User Name (if you don't want your real name to be posted with your comment on the CRI web site):

E-Mail Address: _____

and/or

Postal Mail Address: _____

COMMENTS: _____
