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

Project: H-279 Multi-phase Demolition and Construction of Military Family Housing at Andersen Air Force Base	Date: September 30, 2015
Project Location: Andersen Air Force Base Family Housing	Prepared By: NAVFAC Pacific

PROJECT SUMMARY

This project proposes the demolition of Wherry-Capehart era Family housing and the construction of new Family housing at Andersen Air Force Base (AAFB). Activities associated with this project will include demolition of Wherry-Capehart era housing, geotechnical predesign work, grading and leveling, the installation of new utilities, and the construction of new family housing units. The pre-World War II name for the area within or closest to the area of potential effects (APE) is Upi.

The requirement for additional housing was originally identified in the 2010 Final EIS (FEIS) for the military relocation to Guam and CNMI and the 2011 Programmatic Agreement 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 Relocation to the Islands of Guam and Tinian (the Undertaking). Accordingly, this memo presents information to allow the State Historic Preservation Officer (SHPO) to provide comments on the DoD’s identification and evaluation of historic properties within the project’s APE, as well as the DoD’s determination of effect.

PROJECT LOCATION

The project APE for military construction project (MILCON) H-279 is the existing family housing area at AAFB (Figures 1 through 4). The project area is situated on the limestone plateau above the eastern cliffs of northern Guam. This portion of the plateau, which rises from 120 to 150 meters (400 to 500 feet) above mean sea level, has been subject to historic grading and trenching activities during the construction of AAFB.

The total APE for H-279 is 202.2 hectares (499.6 acres).

PROJECT DESCRIPTION

MILCON H-279 centers upon the demolition of family housing and the construction of new family 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

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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. Samples of subsurface soil/rock materials are collected from borings and test pits for laboratory analyses. After completion of sampling, borings are filled with grout and test pits are backfilled with the leftover excavated material.

Project works 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

Scope of DoD Identification Efforts

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 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 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 State Historic Preservation Officer has previously concurred with the Andersen Air Force Base determination of no adverse effect concerning the demolition of all family housing units (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

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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 Wherry- Capehart housing after the two congressmen who had sponsored the legislation for the program. Housing from the Wherry-Capehart 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 Wherry-Capehart 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 National Register eligibility, or review for the category of undertakings listed above, including demolition.

More specifically, all of the Andersen AFB 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. As such, results of identification and evaluation efforts for the H-279 APE can be found in the following studies of cultural and/or historic resources.

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

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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. 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

Results of the above studies indicate an absence of historic properties within the Andersen Family Housing APE.

DETERMINATION OF ELIGIBILITY:

Pending input from consulting parties and the public, the DoD has determined there are no known cultural resources within the Andersen Family Housing APE that are eligible for listing in the National Register of Historic Places.

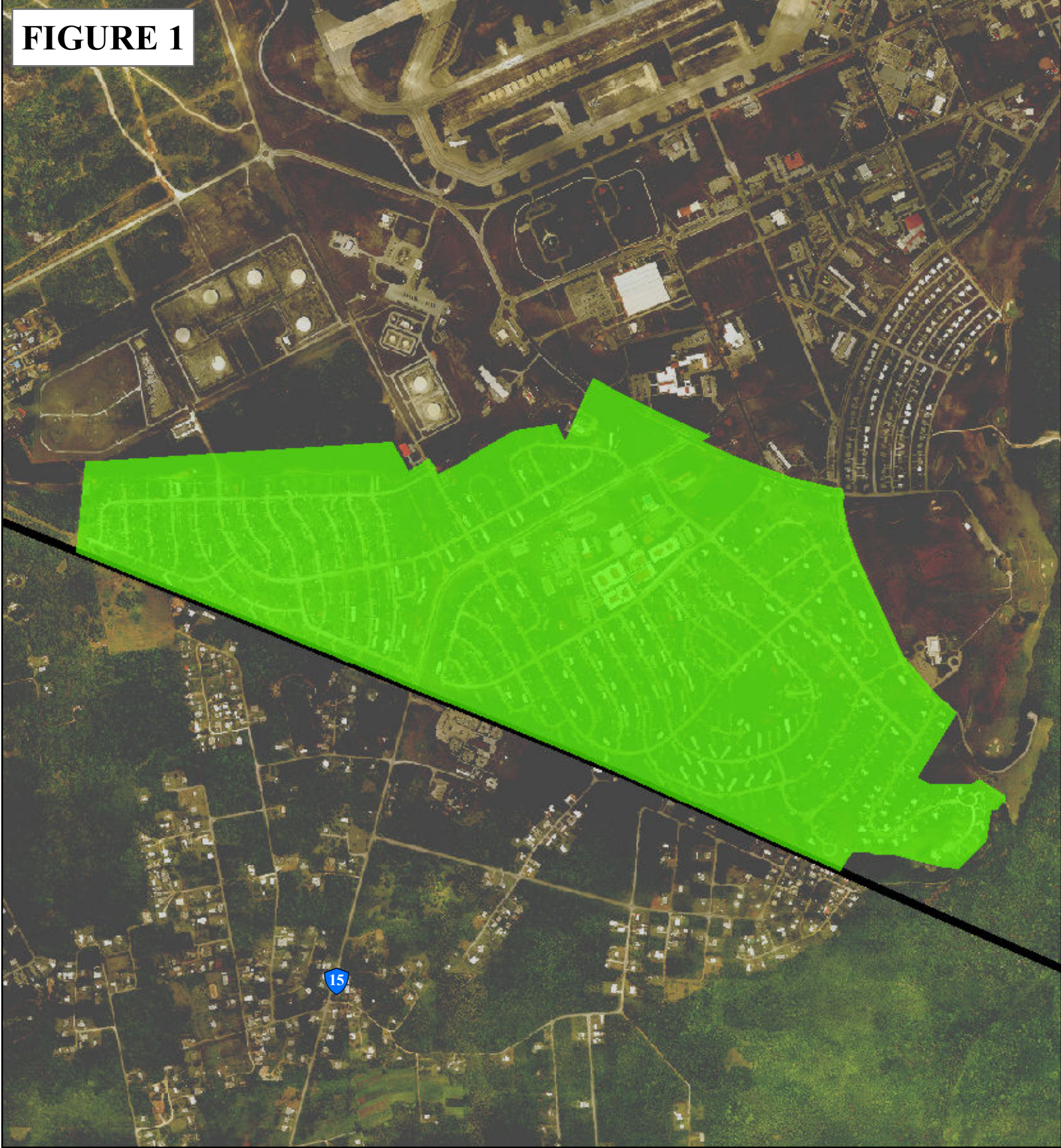
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DETERMINATION OF EFFECT:



The DoD's determination of effect for MILCON H-279 is no historic properties affected.

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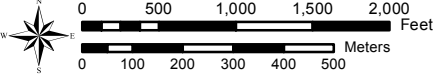
FIGURE 1



**Andersen Air Force Base -
Family Housing Demolition
Figure - 1**

-  DoD Property
-  Andersen Air Force Base - Family Housing

Andersen Air Force Base - Family Housing = 499.6 Ac



PREPARED BY:
Naval Facilities Engineering Command Pacific
Date: 8/27/2015



Coordinate System: UTM Zone 55 North
Projection: Transverse Mercator
Datum: D WGS 84

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