



Delegated Action of the Executive Director

PROJECT

**Army & Air Force Exchange Service
Automated Car Wash**
Fort Belvoir, North Post
Fairfax County, Virginia

NCPC FILE NUMBER

7337

NCPC MAP FILE NUMBER

2204.10(38.00)43497

SUBMITTED BY

United States Department of Defense,
Department of the Army

ACTION TAKEN

Preliminary and final approval of
site and building plans

REVIEW AUTHORITY

Advisory
per 40 U.S.C. § 8722(b)(1)

The United States Department of the Army (Army) has submitted preliminary and final site and building plans for an Army & Air Force Exchange Service (AAFES) Automated Car Wash on the North Post of Fort Belvoir. The new 1,350 square foot, single-level building will be part of an existing AAFES convenience complex with a shoppette building, restaurant, and vehicle fueling area. The project will adhere to Fort Belvoir's Architecture and Installation Design Guide standards, with a steel-reinforced structure, brick veneer facing, and cast concrete banding, matching the appearance of existing on-site structures. The car wash will be served by driveways for vehicular ingress and egress, with queuing space for up to three vehicles. The new construction will remove three deciduous trees, which will be replaced at a two-to-one ratio, and a small group of pine trees, which will be replaced at a one-to-one ratio.

To fulfill its responsibilities under the National Environmental Policy Act (NEPA), the Army concluded that the project can be categorically excluded pursuant to its NEPA provisions, CX (C)(1), AR 200-2, 32 CFR part 651, Appendix B, section II. The categorical exclusion the Army is using applies to new construction that will disturb no more than five cumulative acres of previously undisturbed surface. Due to the project location in the environs, NCPC does not have an independent NEPA responsibility.

Pursuant to Section 106 of the National Historic Preservation Act, the Army determined that the project would not adversely affect historic properties. The Virginia State Historic Preservation Officer concurred with the Army's determination of "No Adverse Affect" on historic properties. Due to the project location outside the District of Columbia, NCPC does not have independent Section 106 responsibility.

The project is consistent with the community land use designated for the site in the 1993 Fort Belvoir Master Plan. The Army is currently updating the Fort Belvoir Master Plan and the update will continue to designate this area as community land use. The Army defines community land use as "land use that encourages a mix of uses. Facilities allowed include religious, family support, personnel services, professional services, medical, community, housing, commercial and recreational services. Users live both on- and off-post and may include soldiers, dependents, retirees, and other civilian personnel."

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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and 40 U.S.C. § 8722(b)(1), I approve the preliminary and final site and building plans for the construction of an AAFES Automated Car Wash on the North Post of Fort Belvoir, Fairfax County, Virginia, as shown on NCPC Map File No. 2204.10(38.00)43497.

Marcel Acosta
Executive Director

[Date]