National Capital Planning Commission

Information Presentation

Commission Meeting: June 7, 2012

PROJECT
North Post Town Center Concept Design
Fort Belvoir, North Post
Fairfax, Virginia

NCPC FILE NUMBER
MP20/7382

NCPC MAP FILE NUMBER
n/a

SUBMITTED BY
United States Department of Defense
Department of the Army

REVIEW AUTHORITY
Federal Project in the Environs

PRESENTER
Michael Weil / Chris Landgraf (Chief Master Planner for Fort Belvoir)

The United States Department of the Army has requested to provide the Commission with an informational presentation on the concept design for the future North Post Town Center at Fort Belvoir in Fairfax County, Virginia, to be included in the draft Fort Belvoir Master Plan Update. The presentation is in response to previous Commission concerns during its review of the North Post Exchange Shopping Center (May, 2011) project, related to the town center design concept and tree removal associated with the shopping center. In addition, the Commission will review another part of the town center (a new commissary) in October, 2012, as well as the draft master plan in the fall, 2012. As such, the presentation will provide the Commission with a better understanding of the proposed new commissary's broader context within the new development, and update the Commission on the Army's progress in refining the town center concept design.

More specifically, the Army has worked to incorporate principles such as walkability; promoting transit use/bicycling; place-making; mixed-uses; and sustainability through low-impact development (LID) techniques in the future town center. One of the concept design's defining features is its use of pervious pavement in many of the parking spaces, both within the customer/employee lots for the shopping center and commissary, as well as in the development's curbside spaces. The Army has sought to maximize the trees and vegetation throughout the future development plan to help mitigate the tree removal from the shopping center project. In response to the Commission's recommendation, these new trees will be a part of a reforestation plan, which will be incorporated into the master plan update.

PROJECT TIMELINE

Previous actions	**None.**
Remaining actions (anticipated)	– Preliminary review of new Commissary (October, 2012) – Concept review of draft master plan update (Fall, 2012) – Final review of new Commissary (December, 2012) – Approval of final master plan update (Summer, 2013)