

# STAFF RECOMMENDATION

Kael Anderson



NCPC File No. 6770

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**DEPARTMENT OF THE ARMY, FORT BELVOIR**  
**DEFENSE COMMUNICATIONS ELECTRONIC EVALUATION AND TESTING ACTIVITY**  
**WEST PARKING GARAGE STRUCTURE**  
Fairfax County, Virginia

Submission by the Department of the Army

October 4, 2007

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## **Abstract**

The Department of the Army (Army) has submitted preliminary and final site and building plans for the construction of a parking garage at Fort Belvoir. The parking garage would serve the Defense Communications Electronic Evaluation and Testing Activity (DCEETA). The garage would address the growing demand for vehicular parking on this restricted portion of the post.

## **Commission Action Requested by Applicant**

Approval of preliminary and final site and building plans pursuant to 40 U.S.C. § 8722(b)(1).

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## ***Executive Director's Recommendation***

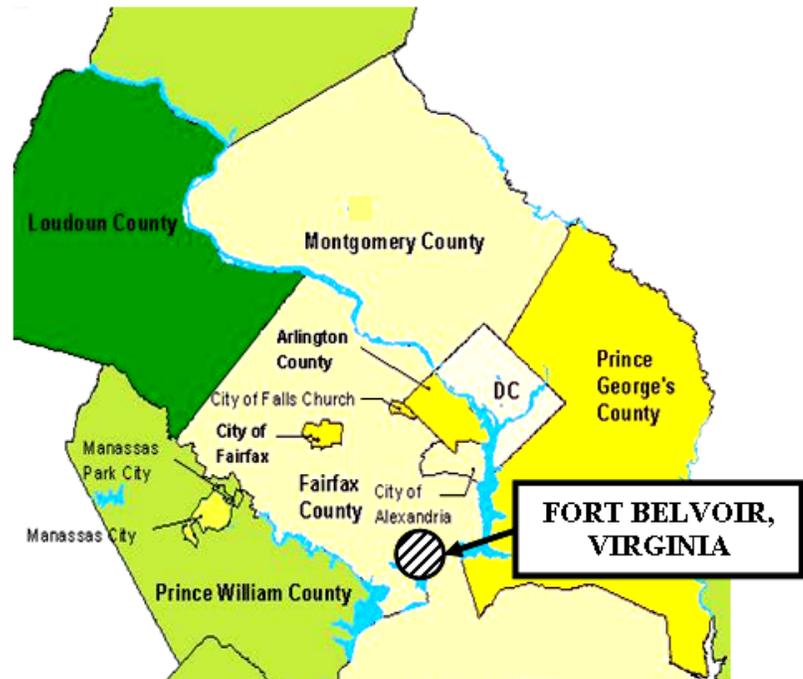
### **The Commission:**

**Approves** the preliminary and final site and building plans for a new parking structure for Defense Communications Electronic Evaluation and Testing Activity at Fort Belvoir, Fairfax County, Virginia, as shown on NCPC Map File No. 2204.00(38.00)-42366.

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## PROJECT DESCRIPTION

The parking garage will be a three level structure with a footprint of 43,818 square feet. The 3.02 acre project would partially replace an existing surface parking lot. The façade of the concrete parking structure would feature a tan brown running bond brick veneer in a sand pebble finish. Vehicular access would be from Perimeter Road. This design would not be inconsistent with the Fort Belvoir design guidelines or nearby facilities. The structure will accommodate 413 vehicles; an adjacent surface lot will provide capacity for an additional 91 vehicles. The project would increase parking capacity at DCEETA from approximately 200 to 500 vehicles, which represents a two percent increase in the post's anticipated parking capacity.



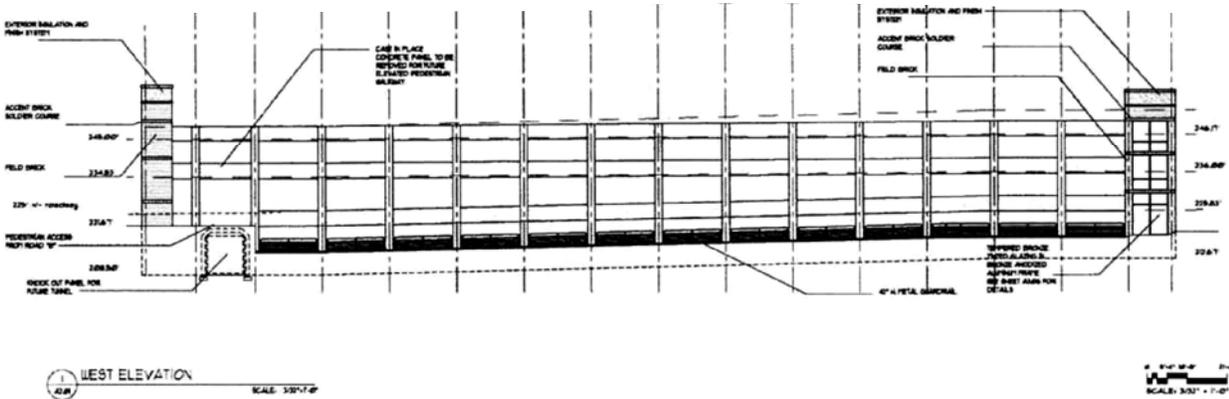
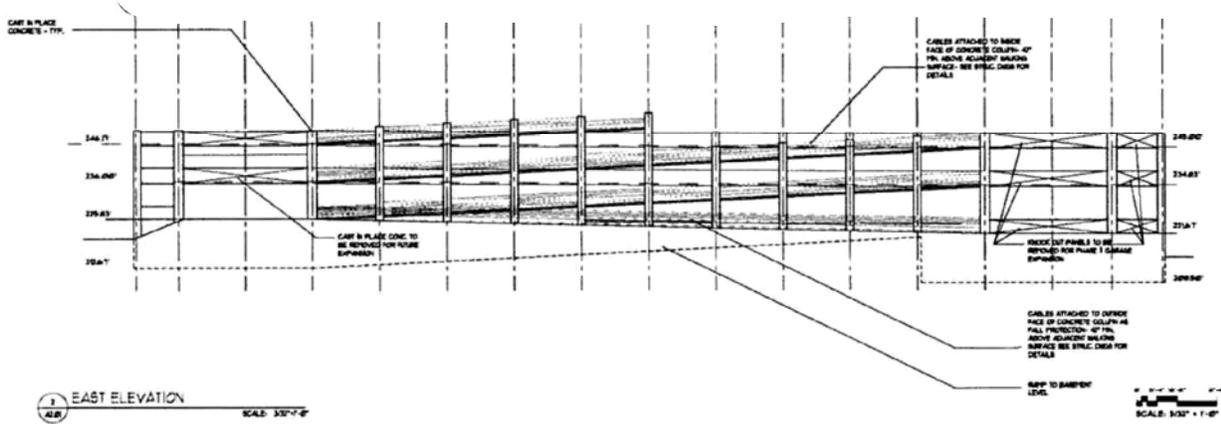
**REGIONAL LOCATION OF FORT BELVOIR, VIRGINIA**

## Site

The structure would be adjacent to Building 'T' but otherwise surrounded by wooded areas. The site is located in the North Post section of Fort Belvoir near Route 618.

## PROJECT ANALYSIS

**Staff recommends approval** of the proposed preliminary and final project plans. The façade of the concrete parking structure would feature a tan brown running bond brick veneer in a sand pebble finish. Vehicular access would be from an adjacent perimeter road. This design would not be inconsistent with the Fort Belvoir design guidelines or nearby facilities. The structure will accommodate 413 vehicles; an adjacent surface lot will provide capacity for an additional 91 vehicles. The project would increase parking capacity at DCEETA from approximately 200 to 500 vehicles, which represents a two percent increase in the post's anticipated parking capacity.

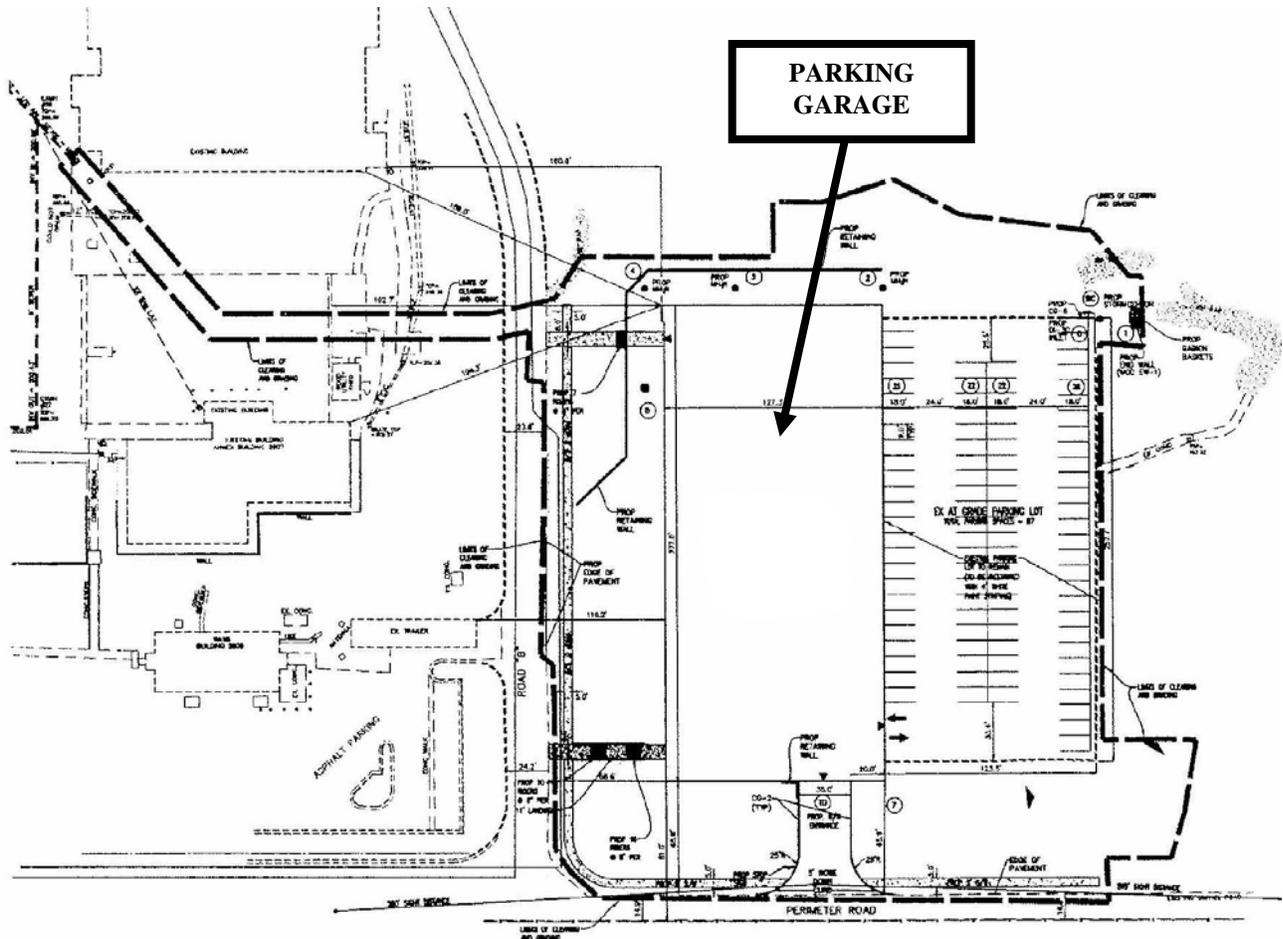


**PARKING GARAGE ELEVATIONS**

**CONFORMANCE**

Comprehensive Plan

The proposed project is consistent with the federal elements of the Comprehensive Plan in that the Army ensures the Commission that Fort Belvoir’s overall parking-employee ratio will be in compliance with the Comprehensive Plan when the Post’s master planning process is complete. The 300 parking spaces being constructed by this project represent approximately 2% of the total number of spaces currently at Fort Belvoir. These spaces will be counted toward the total number of spaces on the Post.



**PARKING GARAGE SITE PLAN**

National Environmental Policy Act

Staff has reviewed this proposal in accordance with 40 U.S.C. § 8722(b)(1). Since NCPC is advisory for federal projects in the environs, it has no NEPA obligation for this project. Staff reviewed the applicant’s environmental information and finds that the submitted data is sufficient and in accordance with project submission requirements.

National Historic Preservation Act

The Army determined that the proposed project is not subject to further review under the provisions of Section 106 of the National Historic Preservation Act. No adjacent or nearby

historic resources are affected or impacted by the site development. The Virginia Department of Historic Resources has concurred with the Army's finding. NCPC has no independent NHPA responsibilities for projects in the environs.

#### Federal Capital Improvements Program

The 2008-2013 Federal Capital Improvements (FCIP) program does not identify the proposed DCEETA project at Fort Belvoir. The final FCIP was adopted by the Commission on September 6, 2007. Many DCEETA facilities are high security operations with restricted budget disclosure.