

**FORT BELVOIR
SHOPPETTE**

Gunston Road at Pohick Road (12th Street)
Fairfax County, Virginia

Submitted by the U.S. Department of the Army

Delegated Action of the Executive Director

April 30, 2009

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 a Shoppette at Fort Belvoir in Fairfax County, Virginia, as shown on NCPC Map File No. 2204.10(38.00)42753.

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The Department of the Army has requested preliminary and final approval of site and building plans for a Shoppette at the intersection of Gunston Road and Pohick Road (12th Street) at Fort Belvoir in Fairfax County, Virginia. The Shoppette facility will be 7,167 gross square feet in size and include retail space that includes liquor sales, a Burger King, and support spaces such as restrooms, offices, coolers/freezers, and storage. The Shoppette will also include eight multi-product fuel dispensing stations (MPDs). The petroleum system will consist of two double-walled, fiberglass, underground storage tanks, the MPDs, and a 48' x 120' canopy.

The exterior walls will be brick with a cast stone cornice and wall base accent bands. The downspouts and gutters will be pre-finished metal and the storefront system will be aluminum and glass. The materials and material colors follow the Installation's Design Guide. The color of the brick will match the neighboring multi-family development. The sloped mansard roof will consist of standing seam metal roof panels. The roof panels will be a medium gray color, as directed by the Fort Belvoir Department of Public Works.

The Army completed an Environmental Assessment for the proposed project to analyze the proposal for conformance with the National Environmental Policy Act (NEPA). On September 24, 2007, the Army issued a Finding of No Significant Impact (FONSI) for the proposed action. The location of the proposed Shoppette is adjacent to the southern boundary of the National Register eligible Fort Belvoir Historic District and as a result the Army submitted the proposed project to the Virginia State Historic Preservation Office (SHPO) for Section 106 review. The

Virginia SHPO has determined the proposed action will not have an adverse effect on historic resources. As a result of the location of the proposed project outside of the District of Columbia, NCPC does not have independent NEPA or Section 106 responsibilities.

Marcel C. Acosta
Executive Director