

#### Fort Belvoir – North Post

**New Commissary** 

Fairfax County, Virginia

Submitted by United States Department of the Army

**Preliminary Site and Building Plans** 

**Project Synopsis** 





Commission meeting date: October 4, 2012

NCPC review authority: Advisory – Federal Project in the Environs

**Applicant request:** Approval of Preliminary Site and Building Plans

Delegated / consent / open / executive session: Open Session

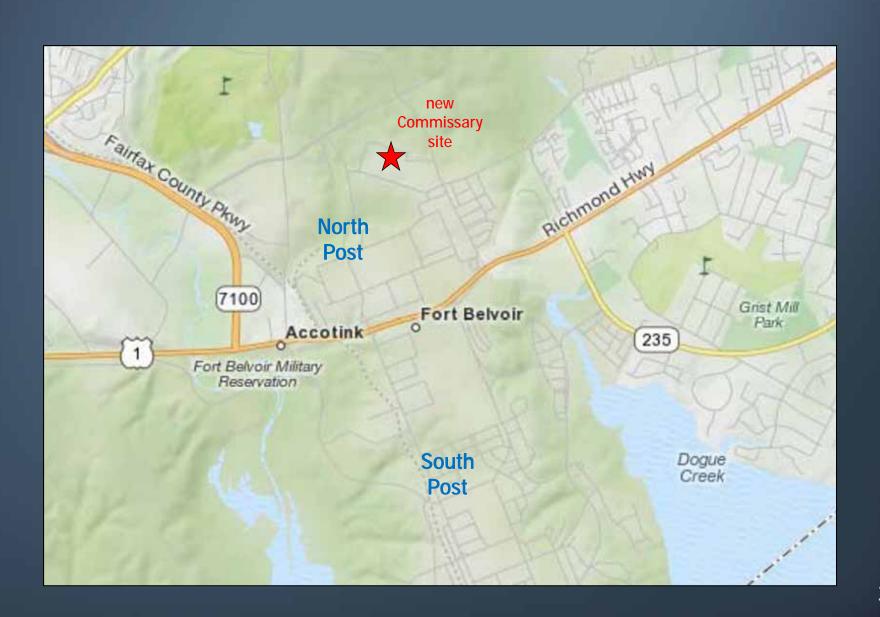
NCPC Review Officer: Michael Weil

NCPC File number: 7150

#### **Project summary:**

The U.S. Department of the Army proposes to construct a new 137,000 square foot Commissary building on the site of the current Fort Belvoir Post Exchange building, which will be demolished at the completion of the new Post Exchange shopping center building. The Post Exchange center and Commissary are part of a future planned North Post Town Center development. The new Commissary will be supported by a total of 522 new customer, included through an extension to the Post Exchange customer lot. The current design proposes a separate lot for employees with 66 new employee spaces. There will be a 3,000 square foot canopy located along the westside (front) of the new Commissary; a loading area in the rear (eastside); and a landscaped/seating area along the front of the building to help connect the Post Exchange center, Commissary, and rest of the new town center development. The surface parking spaces will be constructed of pervious pavement and the traffic islands will have robust landscaping and bio-swales to help minimize the project's stormwater impact, similar to the PX center development.







#### Project Location – *Existing Development*











# Project Plan – *Town Center Context*

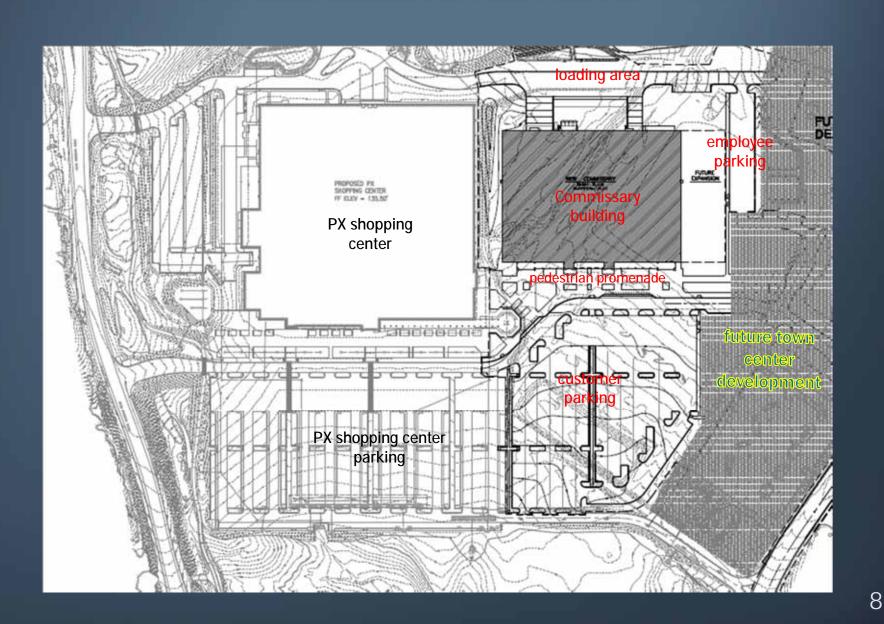




# Project Plan – *Town Center Context*

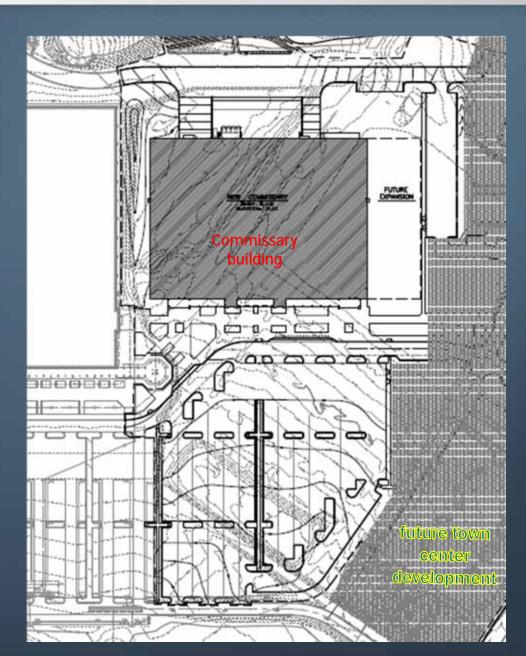




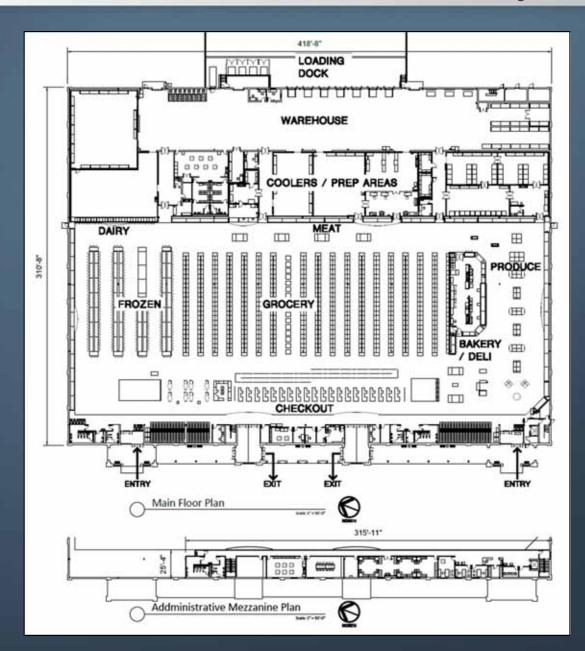


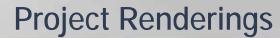




















SOUTH ENTRY



# Project Renderings – Front Pedestrian Plaza





