



## Executive Director's Recommendation

Commission Meeting: January 7, 2016

---

<b>PROJECT</b> <b>New Training Center</b> Fort Belvoir, South Post Fort Belvoir, Virginia	<b>NCPC FILE NUMBER</b> 7729
<b>SUBMITTED BY</b> United States Department of Defense, Department of the Army	<b>NCPC MAP FILE NUMBER</b> 2204.10(38.00)44251
<b>REVIEW AUTHORITY</b> Advisory per 40 U.S.C. § 8722(b)(1)	<b>APPLICANT'S REQUEST</b> Preliminary and final approval of site and building plans
	<b>PROPOSED ACTION</b> Approve with comments
	<b>ACTION ITEM TYPE</b> Consent Calendar

---

### PROJECT SUMMARY

The United States Department of the Army proposes to construct a training facility within its Davidson Army Airfield District. Access will be provided to the facility through a single driveway with a sliding gate and card-reader. The initial development will consist of: two buildings, outdoor training areas, pedestrian sidewalks, Low Impact Development (LID) stormwater management features, landscaping, and utility/generator yards. A future second phase would construct one additional building and parking.

### KEY INFORMATION

- Accommodates existing on-site employee parking demand in compliance with Army standards, which allows employee parking up to 60% of the site's administration population.
  - Meets NCPC's applicable 1:1.5 (67%) parking ratio goal.
  - Consistent with the draft 2014 Fort Belvoir Real Property Master Plan and adheres to the Fort Belvoir tree replacement policy.
- 

### RECOMMENDATION

**Approves** the preliminary site and building plans for the new training center, located within the Davidson Army Airfield District of Fort Belvoir, in southern Fairfax County, Virginia.

**Requests** a revised set of site, building, landscape, and stormwater management plans that reflect the reduced number of Private Occupant Vehicle spaces (219) for use by employees, students, and visitors.

**Encourages** the Army to gradually increase the number of trees on the installation as a future sustainability goal, and to reflect that in the final 2014 installation master plan.

## PROJECT REVIEW TIMELINE

<b>Previous actions</b>	<b>None.</b>
<b>Remaining actions</b> (anticipated)	<b>March / April, 2016</b> – Final approval of site and building plans.

## PROJECT ANALYSIS

### Executive Summary

Staff evaluated the project by reviewing its consistency with the draft 2014 Fort Belvoir Master Plan, Fort Belvoir tree replacement policy, and relevant policies within the Federal Workplace and Transportation Elements of the Comprehensive Plan for the National Capital. In particular, this project is generally consistent with regional federal policies relating to employee parking, site development, and stormwater management. The project is also consistent with the draft Fort Belvoir Master Plan (reviewed by the Commission in November, 2014) and Fort Belvoir's tree replacement policy. Therefore, staff recommends that the Commission **approve the preliminary site and building plans for the new training center, located within the Davidson Army Airfield District of Fort Belvoir, in southern Fairfax County, Virginia.**

### Analysis

The United States Department of the Army proposes to construct a training facility on a future 12.7-acre secure campus, within its Davidson Airfield District. The existing site is fully forested, situated adjacent to a "T-intersection" within the District. Project features include: new buildings, a parking lot, outdoor training areas, pedestrian sidewalks, Low Impact Development (LID) stormwater management features, landscaping, and utility/generator yards.

The project will remove approximately 1,900 trees (with a minimum width of four inches), with mitigation provided through 274 new on-site trees and nearby stream restoration at a monetary value equal to the remaining trees (1,626) replaced at a 2:1 ratio, which equates to 3,252 trees. The proposed tree mitigation is consistent with the installation's tree preservation and replacement policy. In addition, the project will add several new stormwater management features including: bioswales, pervious paving, and rainwater harvesting. In light of the proposed tree removal, Fort Belvoir's on-going master planning effort presents an opportunity to identify future tree planting areas for pro-active planting to increase the installation's tree canopy, over and above future project mitigation planting. Therefore, staff recommends that the Commission **encourage the Army to gradually increase the number of trees on the installation as a future sustainability goal, and to reflect that in the final 2014 installation master plan.**

The new development's parking will meet NCPC's applicable employee parking ratio goal (67%) for the installation, as well as the Fort Belvoir administrative use parking standard, which allows parking up to 60% of the on-site employee population. Through negotiations with staff, Fort Belvoir recently reduced employee parking by 10% (-21 spaces) from its original submission as reflected through a revised single site plan. However, the final submission should show the new parking numbers in all final project plans and documents. Therefore, staff recommends that the Commission **request a revised set of site, building, landscape, and stormwater management plans that reflect the reduced number of Private Occupant Vehicle spaces (219) for use by employees, students, and visitors.**

## **CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE**

### **Comprehensive Plan for the National Capital**

As noted above, the project meets the basic goals and intent of the Comprehensive Plan.

### **National Historic Preservation Act**

The Army consulted with the VA SHPO to determine if the project would have any adverse impacts under Section 106. The VA SHPO concurs with the Army's determination that the Track Structure is not eligible for listing on the National Register of Historic Places, and concurs with the Army's determination of No Historic Properties Affected. NCPC does not have independent Section 106 responsibility for the project.

### **National Environmental Policy Act**

The Army conducted an Environmental Assessment for the project and concluded the study with a signed FONSI. NCPC does not have independent NEPA responsibility for the project.

## **CONSULTATION**

NCPC did not refer the project out to surrounding jurisdictions pursuant to the Commission's Controlled Unclassified project policy, which does not allow referral.

## **ONLINE REFERENCE**

The following supporting documents for this project are available online:

- Project Submission Cover Letter
- Project Synopsis

Prepared by: Michael Weil  
December 30, 2015

**POWERPOINT (ATTACHED)**

# New Training Facility

Davidson Air Field District  
Fort Belvoir, Virginia

---

Submitted by the United States Department of the Army

Preliminary and Final Site and Building Plans

Project Synopsis

**Commission meeting date:** January 7, 2016

**NCPA review authority:** Advisory – Federal Project in the Environs (40 U.S.C. § 8722 (b)(1))

**Applicant request:** Preliminary and final approval of site and building plans

**Delegated / consent / open / executive session:** Consent Calendar

**NCPA Review Officer:** Michael Weil

**NCPA File number:** 7729

## **Project Summary:**

The United States Department of the Army proposes to construct a training facility within its Davidson Army Airfield District. Access will be provided to the facility through a single driveway with a sliding gate and card-reader. The initial development will consist of: two buildings, outdoor training areas, pedestrian sidewalks, Low Impact Development (LID) stormwater management features, landscaping, and utility/generator yards. A future second phase would construct one additional building and parking.





