



Commission Action

January 7, 2021

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| PROJECT Humphreys Engineer Center Battalion Operations Facility 7910 John J Kingman Road Fort Belvoir, Virginia | NCPC FILE NUMBER 8216 |
| SUBMITTED BY United States Department of Defense United States Army Corps of Engineers | NCPC MAP FILE NUMBER 2204.00(38.00)45247 |
| REVIEW AUTHORITY Federal Projects in the Environs per 40 U.S.C. § 8722(b)(1) | APPLICANT'S REQUEST Approval of final site and building plans |
| | ACTION TAKEN Approved final site and building plans with comments |

The Commission:

Approves the final site and building plans for a new three-story, 43,100-square-foot battalion operations facility at the Humphreys Engineer Center campus in Fort Belvoir, Virginia.

Notes the applicant has responded to comments at preliminary review by providing improved pedestrian access to the site. In particular, a new sidewalk along the north side of Kingman Road will connect the project site to the rest of the campus.

Finds the staff request to add a sidewalk on the south side of Kingman Road is not feasible given planned stormwater facilities in that area, but the proposed sidewalk along the north side is sufficient as it connects to the existing campus pedestrian network.

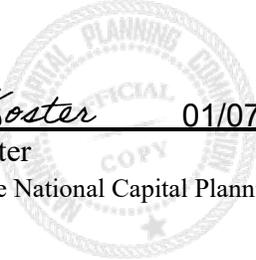
Notes the Battalion Operations Facility and adjacent buildings are secured compartmented information facilities designed in a cluster to support the Special Operations Command. Future buildings will have similar purposes.

Recommends that the US Army Corps of Engineers prioritize pedestrian accessibility in the design of future buildings on the site including the second Battalion Operations Facility, to ensure walkability to and around the facilities cluster.

Requests the US Army Corps of Engineers submit the master plan for Commission review and approval prior to initiating the design of additional buildings on the campus outside this cluster.

Recommends the new master plan be flexible enough to meet current and future tenant needs, while achieving good planning and urban design principles and addressing campus-wide issues such as access and parking provided in accordance with the Comprehensive Plan.

Notes that while the current parking ratio of employees to spaces of 1:17 around the proposed building does not yet meet the Comprehensive Plan goal of 1:2, no parking is being added with the project and existing parking spaces were converted to accessible spaces, further reducing the existing parking supply.

A circular official seal of the National Capital Planning Commission is visible in the background. The seal contains the text "NATIONAL CAPITAL PLANNING COMMISSION" around the perimeter, "OFFICIAL" in the center, and "COPY" at the bottom. A star is also present at the bottom of the seal.
Julia Koster 01/07/2021

Julia A. Koster
Secretary to the National Capital Planning Commission