



Information Presentation

Commission Meeting: March 4, 2021

PROJECT

Humphreys Engineer Center Maintenance and Supply Facility and Master Plan Update

7701 Telegraph Road
Alexandria, Virginia

SUBMITTED BY

United States Department of Defense
United States Army Corps of Engineers

PRESENTER

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NCPC FILE NUMBER

8089

NCPC MAP FILE NUMBER

2204.10(38.00)45275

REVIEW AUTHORITY

Federal Projects in the Environs
per 40 U.S.C. § 8722(b)(1)

PURPOSE AND OVERVIEW

The purpose of this information presentation is to provide an update on the developing projects and new master plan for the Humphreys Engineer Center (HEC) in Fairfax County, Virginia. The US Army Corps of Engineers (USACE), in coordination with the Humphreys Engineer Center Support Activity (HECSA), has been working on site development projects and an updated master plan in parallel paths, with separate timeframes. The last HEC campus master plan was approved by NCPC in 1998 and no longer accurately reflects the current or future needs of the campus. NCPC has an advisory review authority for the campus projects and draft master plan.

HEC is comprised of a series of building clusters nestled in the heavily wooded secure campus. The main road, John J. Kingman Road, provides access to the existing facilities from the main gated, access control point (ACP) on Leaf Road at Telegraph Road. In 1971, Fort Belvoir granted USACE a permit to operate the Coastal Engineering Research Center on 187 vacant acres for experiment testing. The Kingman, Cude, and two Wave Tank buildings were constructed within the next year, comprising a small campus then referred to as the Kingman Complex. In September 1980, the Secretary of the Army transferred a portion of Fort Belvoir land, from Army land inventory to Civil Works Accounts of USACE. At that time, the buildings operated as an autonomous entity, loosely affiliated with Fort Belvoir. In November 1982, the Kingman Complex was designated Humphreys Engineer Center in honor of Major General Andrew Atkinson Humphreys. Approximately one year later, USACE established the U.S. Army Humphreys Engineer Center Support Activity (HECSA) as a distinct Field Operating Agency of USACE to operate and maintain the facility in support of all USACE activities located on the 583-acre installation. The last master plan reviewed and approved by the Commission was in 1998, though the campus does have a master plan from 2006 that was not submitted to NCPC.

In 2018, the USACE was tasked with designing buildings to support the Special Operations Command already housed in crowded facilities at HEC. The USACE realized that the campus did not have an updated master plan and started the process simultaneously with the project design.

The first project to start design in support of Special Operations Command was the Maintenance and Supply Facility. The original planned location was central within the campus, adjacent to existing facilities and infrastructure. During the design process, the design team discovered that the proposed site had extensive wetlands and further development of the area would be cost prohibitive, so USACE began the process to find a new site. During this period, work on the master plan progressed and additional Special Operations Command buildings were funded.

In the summer of 2020, the USACE submitted the draft master plan for NCPC review along with one of the Special Operation Command buildings, the battalion operations facility (BOF). NCPC staff found the draft master plan lacked substantial elements and advised the USACE to revise the draft for Commission review. At the same time, staff allowed the two Special Operations Command facilities (the Training Support Facility and the BOF) to be reviewed by the Commission, noting that this cluster of new buildings supported existing employees on the campus and had little impact overall, with the consistent request that USACE submit a draft master plan for review.

In response to staff's comments, the USACE has decided to initiate a new master plan process that will result in a plan consistent with NCPC's submission guidelines and the Federal Elements of the Comprehensive Plan. The process and NEPA evaluation may take several years. USACE will submit the Maintenance Supply Facility, the last of the Special Command facilities for the April Commission meeting. It was funded in 2018 and will be the last project prior to completion of the master plan. The USACE will use this information presentation to give an overview of the master plan goals and timeline and discuss the multiple site constraints which are driving their preferred location for the Maintenance Supply Facility and future growth of the campus.

Humphreys Engineer Center Maintenance Supply Facility

Humphreys Engineer Center, Virginia

Information Presentation

United States Army Corps of Engineers

Site Location



Location Map

Humphreys Engineer Center



Existing Conditions

Humphreys Engineer Center



Topography

Proposed location of MSF

Approved location of the TSF and BOF



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| <ul style="list-style-type: none"> ● Belvoir Substation — Road — Electrical Cable — Water Utility Line — Natural Gas Line — Stream — Open Storm Drain — Waste Water Line | <ul style="list-style-type: none"> - - Buried Fiber Optic Line ■ Fort Belvoir - Main Base Area □ Humphreys Engineer Center Boundary ■ Parking Lot ■ Waterbody ■ Storm Draining Basin ■ Proposed Study Area ■ USACE June '19 Delineation | <p>Wetland Areas
National Wetlands Inventory Classification</p> <ul style="list-style-type: none"> ■ A-TEMPORARY FLOODING ■ B-SATURATED ■ C-SEASONAL ■ F-SEMI-FLOODING ■ H-PERMANENT FLOODING |
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Natural Site Constraints

Humphreys Engineer Center

Proposed location of MSF



Analysis of potential developable areas given environmental constraints*

*Environmental constraints did not include tree canopy

