



## Delegated Action of the Executive Director

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<b>PROJECT</b> <b>Data Storage Center - Phase 3</b> Fort Belvoir Fort Belvoir, Virginia	<b>NCPC FILE NUMBER</b> 8233
<b>SUBMITTED BY</b> United States Department of Defense Department of the Army	<b>NCPC MAP FILE NUMBER</b> 2204.10(38.00)45273
	<b>ACTION TAKEN</b> Approve preliminary and final site and building plans
	<b>REVIEW AUTHORITY</b> Advisory Per 40 U.S.C. § 8722(b)(1)

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The Department of the Army has submitted preliminary and final site and building plans for a data center within the boundaries of Fort Belvoir for the purpose of providing computer processing and large-scale data storage capabilities. Amazon Web Services (AWS) will operate the facility. The data center is primarily equipment, along with mechanical and electrical systems. Some limited parking is provided on site for servicing the facility, and stormwater management is provided through bioretention and storage facilities located on the eastern portion of the site. The project is located within the secure perimeter of Fort Belvoir and will not be visible outside the campus.

The project is the third phase of a larger data storage project. The two adjacent pads already include data centers. No additional phases are contemplated at this time. The five-acre site was selected because it is within 1000 feet of the existing facilities due to connectivity requirements. The property was previously forested, and the trees were felled in spring 2020. At concept review, the Commission requested information about the mitigation approach and how it will comply with NCPC tree replacement policies.

The Army has been working with AWS to identify the appropriate mitigation measures for the tree removal and replacement. The final mitigation commitment has been included as part of the submission. The proposed mitigation includes the removal, restoration and replanting of a portion of an old road corridor. The road is located near the project site and will allow for additional contiguous habitat with adjacent forest land. The total amount of paving removed will be determined after preparation of the detailed engineering plans.

Staff notes the Commission expressed support for this approach as it restores tree planting in the vicinity of the site, removes impervious area, and expands forested habitat. AWS will prepare full engineering plans and tree planting to a cost of \$406,600. The value is based on the Fort Belvoir tree 2:1 tree replacement requirement, and the applicant is satisfied with the proposed mitigation. The project is subject to NCPC's previous tree replacement policy as it was reviewed before the new policies went into effect. NCPC staff appreciates that AWS and the Army were able to achieve an agreement for the mitigation measures.

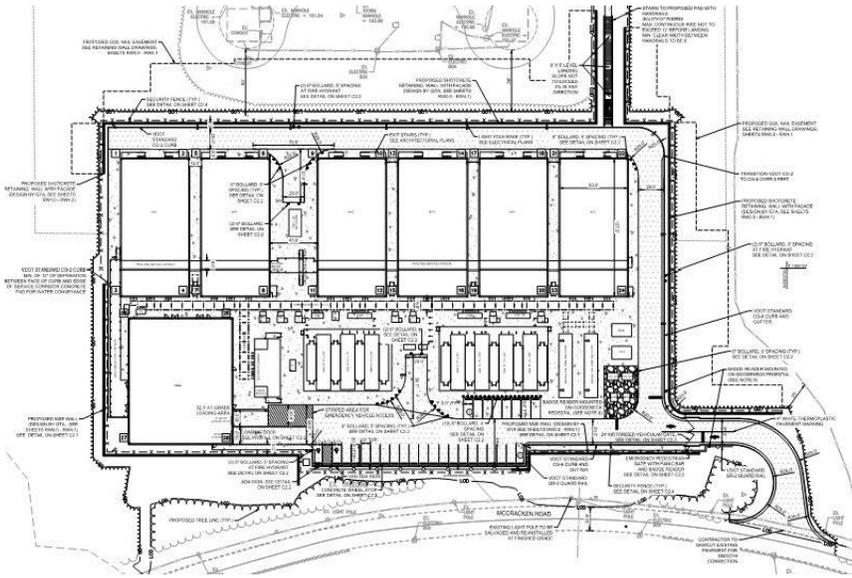


Figure 1: Proposed site plan

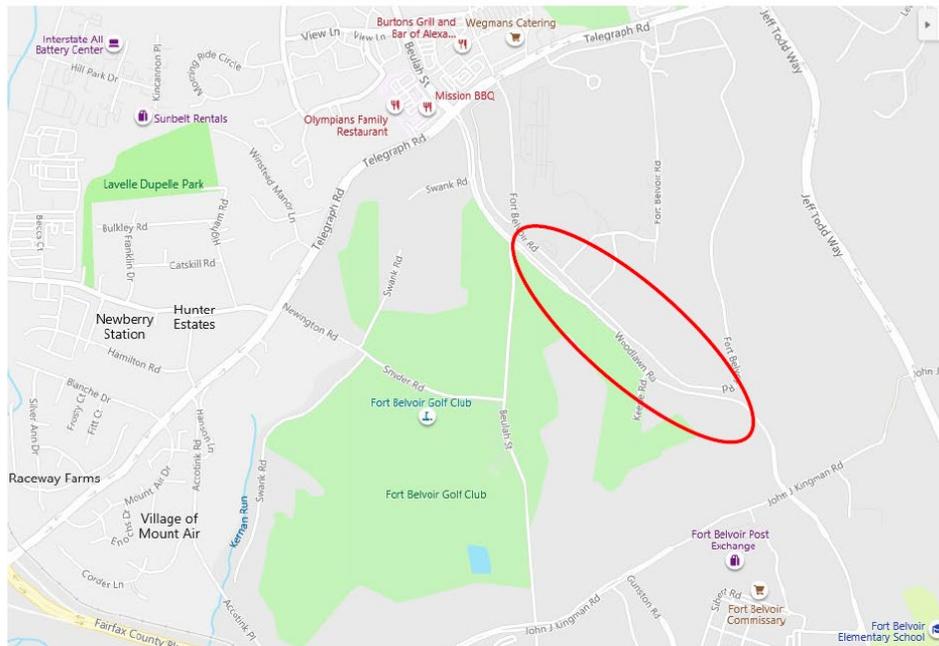


Figure 2: Proposed mitigation area – Woodland Road

In the region, NCPC has an advisory role and therefore does not have an independent responsibility to comply with the National Environmental Policy Act. The Army has determined the project qualifies for a categorical exclusion. In addition, as NCPC is advisory, there is no independent compliance responsibility for Section 106 of the National Historic Preservation Act.

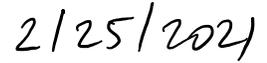
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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and per 40 U.S.C. § 8722(b)(1), I approve the preliminary and final site and building plans for the proposed Data Storage Center - Phase 3, located on Fort Belvoir, in Fairfax County, Virginia.



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Marcel Acosta  
Executive Director



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Date