Delegated Action of the Executive Director

PROJECT
Distribution Center Fleet and Tractor Trailer Parking
Fort Belvoir North Area
7500 Geoint Drive
Springfield, Virginia

SUBMITTED BY
United States Department of War, Department of the Army

NCPC FILE NUMBER
8825

NCPC MAP FILE NUMBER
2205.10(49.00)46295

ACTION TAKEN
Approved preliminary and final site development plans

REVIEW AUTHORITY
Advisory
Per 40 U.S.C. § 8722(b)(1)

The United States Department of War, Department of the Army has submitted preliminary and final site development plans for the construction of 44 new fleet and tractor trailer parking spaces to support mission needs at the Fort Belvoir North Area (FBNA) Distribution Center. The proposed parking area will be located near the Hooes / Rolling Road Gate along an existing internal access road on the west side of the site. Access is also provided from the Distribution Center Loop Road. The project will require approximately 3.5 acres of disturbance with a final paved surface area of 2.15 acres and includes new bioretention facilities to capture and treat stormwater runoff pursuant to Virginia Department of Environmental Quality standards. Construction is anticipated to start in January 2027 to align with the full Distribution Center operations early that year.

The project will require the removal of 87 trees in an existing stand identified as Tree Stand #8 in the submission. Per Fort Belvoir's tree replacement policy, 173 new trees would need to be planted to meet the minimum replacement ratio (2:1). The applicant intends to comply with the policy by reforesting areas adjacent to the proposed trailer parking area. Additional landscape improvements include bioretention plantings and a continuous 10-foot-wide landscape screening buffer between the parking lot and the property line. The newly planted areas will largely consist of trees, shrubs, and perennials native to eastern North America.

The Commission reviewed and approved the final site and building plans for the FBNA Distribution Center in September 2022 (File No. 8383). The project does not appear inconsistent with the *Comprehensive Plan for the National Capital* and is consistent with the Distribution Center site use. While the proposed parking was not identified with the original approval, the project was included in the recent Environmental Assessment (EA) prepared pursuant to the National Environmental Policy Act (NEPA) to construct and operate new facilities and infrastructure within the FBNA and included review by the public, state, and local authorities. The EA was completed in August 2026 and concluded that the preparation of a Finding of No Significant Impact (FONSI) is appropriate. NCPC does not have a NEPA responsibility for this project due to the project's location in the environs.

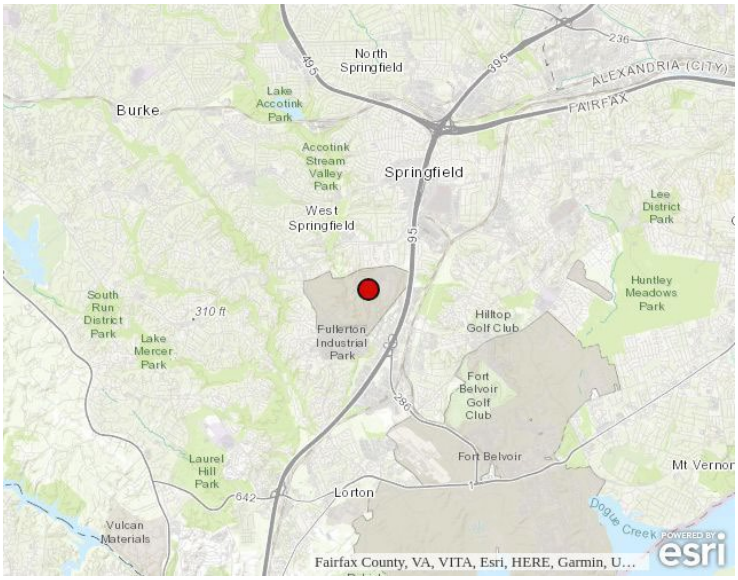


Figure 1: Project location



Figure 2: Project elements summary

As noted during the Distribution Center project review, a comprehensive architectural survey of all extant properties at the FBNA was completed in 2006 pursuant to the National Historic Preservation Act (NHPA) and none were eligible for the National Register, nor listed on any state or local register. The Virginia State Historic Preservation Office (SHPO) reviewed and concurred with the findings of this report. Further, a review of the Fairfax County Inventory of Historic Sites, current Fairfax County Historic Overlay Districts, the Virginia Landmarks Register, and the National Register indicated that no listed resources or historic overlay districts are in close proximity to FBNA. The Army initiated consultation with the Virginia Department of Historic Resources who concluded in a letter dated June 21, 2022 that no further identification efforts are warranted as no historic properties will be affected by the project. NCPC does not have a responsibility to comply with the NHPA for this project due to its location in the environs.

* * *

Pursuant to delegations of authority adopted by the Commission on March 6, 2025 and per 40 U.S.C. § 8722(b)(1), I approve the preliminary and final site development plans for the Distribution Center Fleet and Tractor Trailer Parking.

Diane Sullivan
Acting Executive Director

Date