Fort Belvoir North Area Distribution Center

Preliminary Review Information to NCPC
Project Summary

The proposed project is to construct an approximately 525,000 square foot distribution center consolidated complex consisting of a high bay warehouse; a three-story administrative building; a truck maintenance/refueling building; covered/enclosed storage buildings; an entry control facility, including gate house and vehicle inspection; and enhanced security measures along the fence line, including a new fence, an approximately 30-foot clear zone around the fence, and a maintenance and patrol path. The proposed project is located at the Fort Belvoir North Area (FBNA) in Springfield, Virginia. FBNA is located approximately 14 miles southwest of Washington, D.C., and about 13 miles southwest of the Pentagon, along Interstate 95 (I-95) in Fairfax County, Virginia (see figures below). Formerly known as the Army Engineer Proving Ground (EPG), FBNA is located in Springfield, Virginia, approximately 3 miles northwest of Fort Belvoir’s main installation.
Site Location
Area Development Plan
(Distribution Center is labeled F)
Concept Rendering
Site Plan

**Masterplan**

1. DC-High Bay (Solar Panels)
2. DC-Admin 3 Stories (Green Roof)
3. DC-Tenant Space - High Bay (SP)
4. DC-Tenant Space - High Bay (GR)
5. Parking (Solar Canopies)
6. Covered / Uncovered Storage
7. Primary Entrance
8. Entry Control Point
9. Utility Yard
10. Vehicle Maintenance
11. Storage Building
12. Emergency Egress (Secondary)
13. Fire Pump Building
14. Nature Preserve
15. Existing Wetlands
16. Plant Trees in Cleared Areas Within Forested Areas
17. Small Whorled Pogonia Habitat
18. Resource Protection Areas
19. Accotink Creek
20. Floodplain
Architectural Concepts (A6-501)
Extensive Use of Solar Energy (A6-502)
Storm Water Management (C0-104)

- The proposed design calls for underground storm water management and retaining walls. The preliminary Stormwater Management Plan is included.
Sustainability

• The guiding principles for this project for Sustainability are:
  • The 2016 Guiding Principles for Sustainable Federal Buildings and Determining Compliance with the Guiding Principles for Sustainable Federal Buildings,
  • International Green Construction Code, UFC 3-600-01
  • Energy Star Energy Efficiency Labeling System (FEMP)

• Please see the attached Sustainability Requirements and reporting document for a full description.
Parking

• Surface parking with Solar Array canopies is the proposed strategy. 8% of parking will have EV charging and the project has additional capacity for more EV parking over time.

• The Distribution Center requires parking for various activities beyond a typical commercial office building. Overall occupancy of the facility is anticipated to be approximately 600 persons, consisting of personnel working at the facility and heavy vehicle operators using this facility as a base for long-haul trucking operations.

• The facility program includes semi-truck and trailer parking, laydown areas for large items in transit, a heavy and fleet vehicle maintenance facility, facility support vehicles (security response and facility maintenance), and parking for occupants

• The passenger vehicle parking requirements consist of both occupants working at the facility, long-haul heavy vehicle operators, those visiting the facility for hands-on training, and government owned passenger vehicles (GOVs). The government vehicles include those in transit for shipment, those on-site for operations, and those for use by facility occupants. The government owned passenger vehicles will utilize the same parking as the building occupants, located to the northwest of the Distribution Center building. This allows for efficient consolidation of parking by vehicle type while enabling a common electric vehicle (EV) charging area serving government owned vehicles and occupant vehicles. Approximately 8% of the passenger vehicle spaces are planned to support future EV charging.

• The Distribution Center is anticipated to provide approximately 450 parking spaces for passenger vehicles (including government owned passenger vehicles), achieving a parking ratio of approximately 1:1.3
Tree Plan

• Project will uphold Policy #27, Tree Removal and Protection for Fort Belvoir. Two new trees shall be planted for each live tree four inches in diameter and larger removed through construction. The Policy is included for review. The goal will be to replant onsite as much as possible and areas onsite have been identified. The Fort Belvoir Department of Public Works metric does allow for additional mitigations such as solar panels and off site stream restoration to name some additional possibilities.

• In Coordination with Fairfax County, trees that can not be replanted onsite will be replanted at neighboring Accotink Lake. Fairfax County has stated that this is an area of need and this is their recommendation for replanting.
Stream Restoration

• The project will avoid all wetlands during construction at all times. Below is a coordination drawing based on the USACE latest wetland delineation and the measures taken to ensure the avoidance of wetlands.
NEPA

• The project is currently under an Environmental Assessment. Pursuant to the National Environmental Policy Act (NEPA) of 1969 (Title 42, U.S. Code [USC], 4321-4370f), as amended; regulations of the Council on Environmental Quality (CEQ) (40 Code of Federal Regulations [CFR] 1500-1508); and 32 CFR 651, Army Analysis of Environmental Actions, Fort Belvoir is preparing an Environmental Assessment (EA) to evaluate potential environmental effects associated with construction and operation of a new distribution center. The Environmental Assessment is currently in draft and ready for public comment.

• An Early Input Notice was sent to NCPC for the NEPA process and NCPC provided letter in response dated 2 May 2022.
Traffic Study

• As part of the NEPA process, a Traffic Impact Study was commissioned and provided. In addition the Design-Build contractor is required to provide a Traffic Control Plan prior to construction start.
Distribution Center