

Fort Belvoir

BRAC 133 PROJECT, MARK CENTER DEVELOPMENT (Washington Headquarters Services)

Mark Center Drive at Seminary Road
Alexandria, Virginia

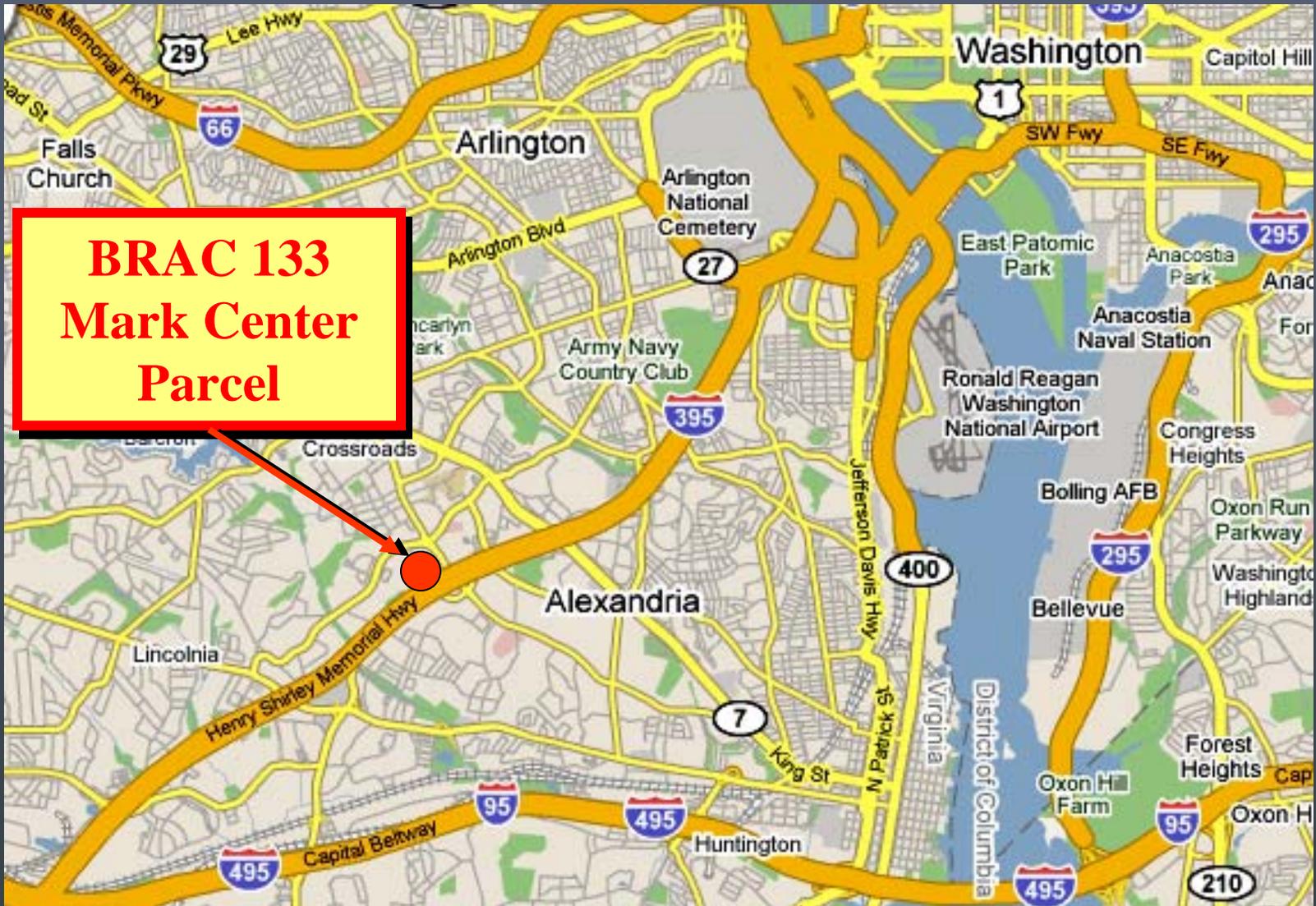
Submitted by the Department of the Army

Approval of Concept, Location, and
Final Foundation Plans

February 5, 2009



Project Location



**BRAC 133
Mark Center
Parcel**

Background

- Subsequent to the Army decision in 2007 to separate the Washington Headquarters Services (WHS) relocation from the Engineering Proving Ground site at Fort Belvoir, the Army identified in July of 2008 a 15.9 acre site that is a portion of an existing office park, and one of three alternative locations for WHS.
- The Army decision responded to local government and State concerns that co-location of the WHS to Fort Belvoir would adversely effect local infrastructure, and in the determination that highway capacity at Fort Belvoir would be notably degraded.

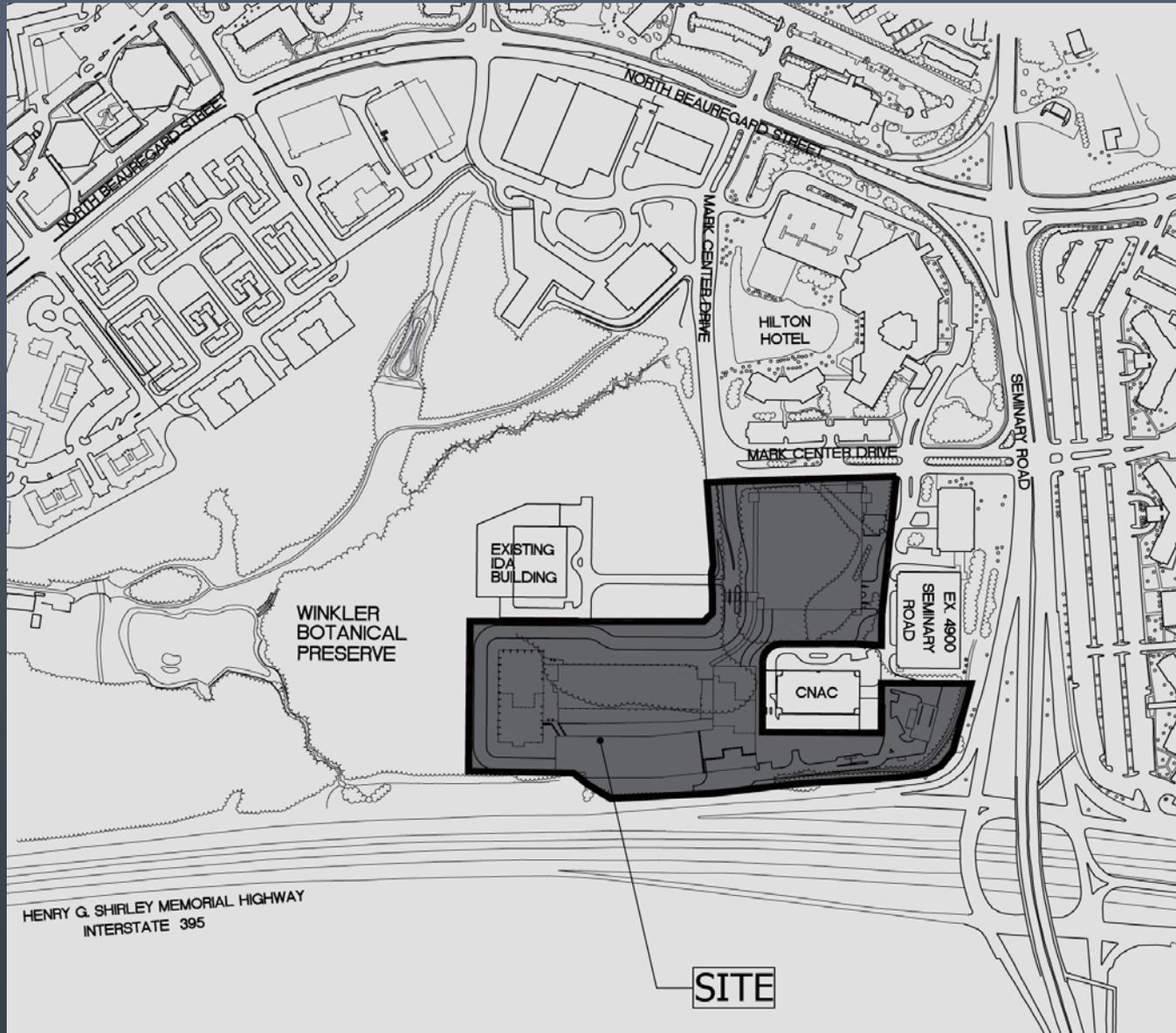


Background

- The Army completed purchase of the 15.9 land area in early December 2008 after completing its NEPA review and Finding of No Significant Impact. The other locations included:
 - GSA Warehouse Site, in Springfield, VA
 - Victory Center Development at Eisenhower Avenue in Alexandria, VA

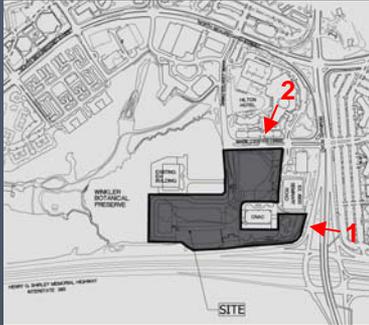


Background: Site Boundaries



Background

VARIOUS EXISTING VIEWS OF BRAC 133 SITE LOCATION

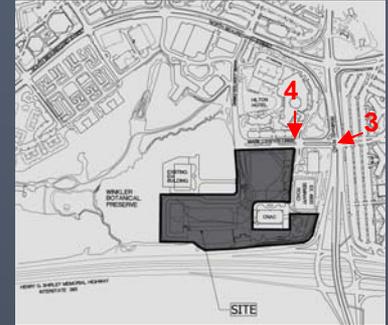


KEY TO VIEWS



Background

VARIOUS EXISTING VIEWS OF BRAC 133 SITE LOCATION



KEY TO VIEWS



Background

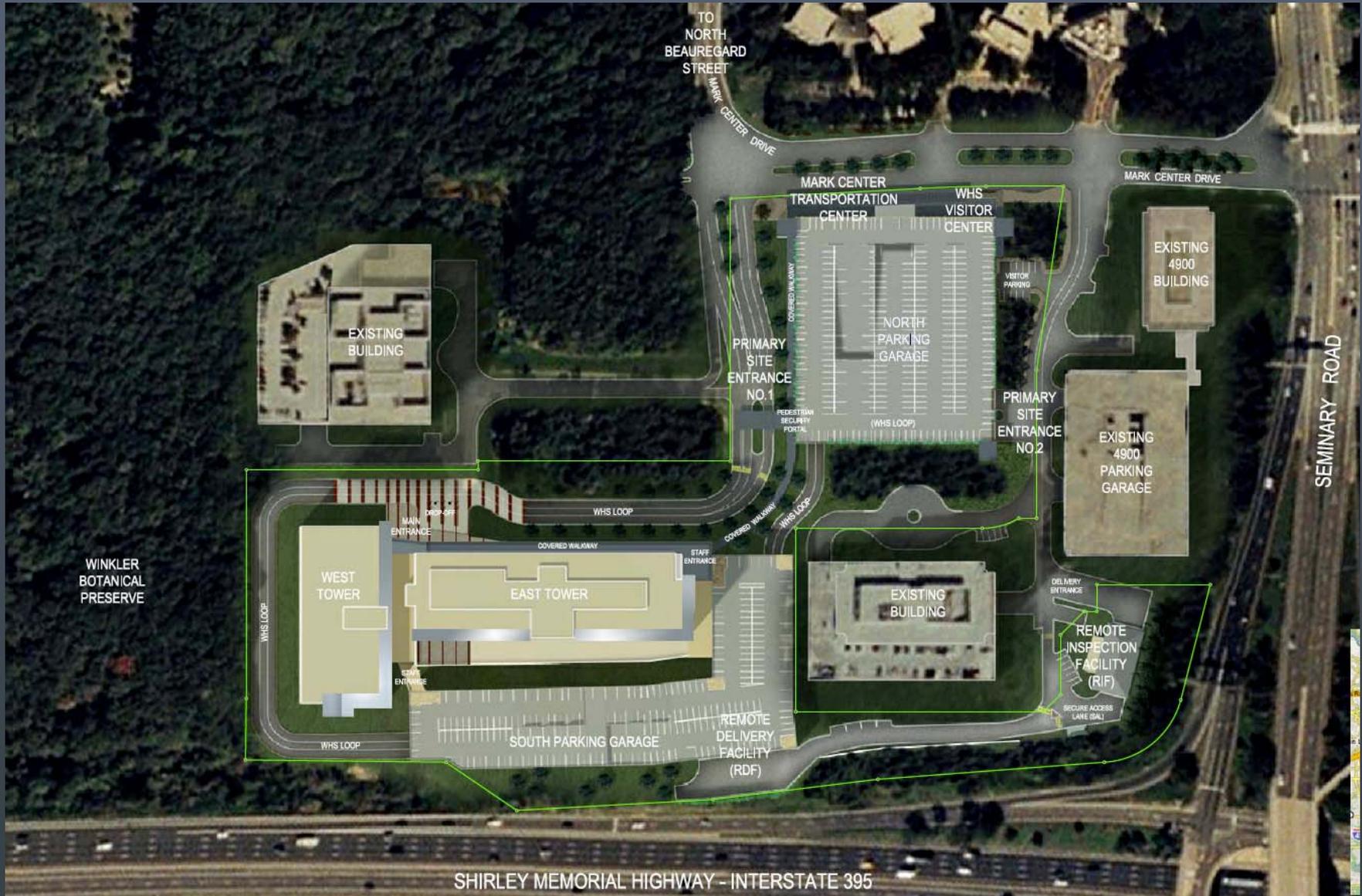
VARIOUS EXISTING VIEWS OF BRAC 133 SITE LOCATION



KEY TO VIEWS

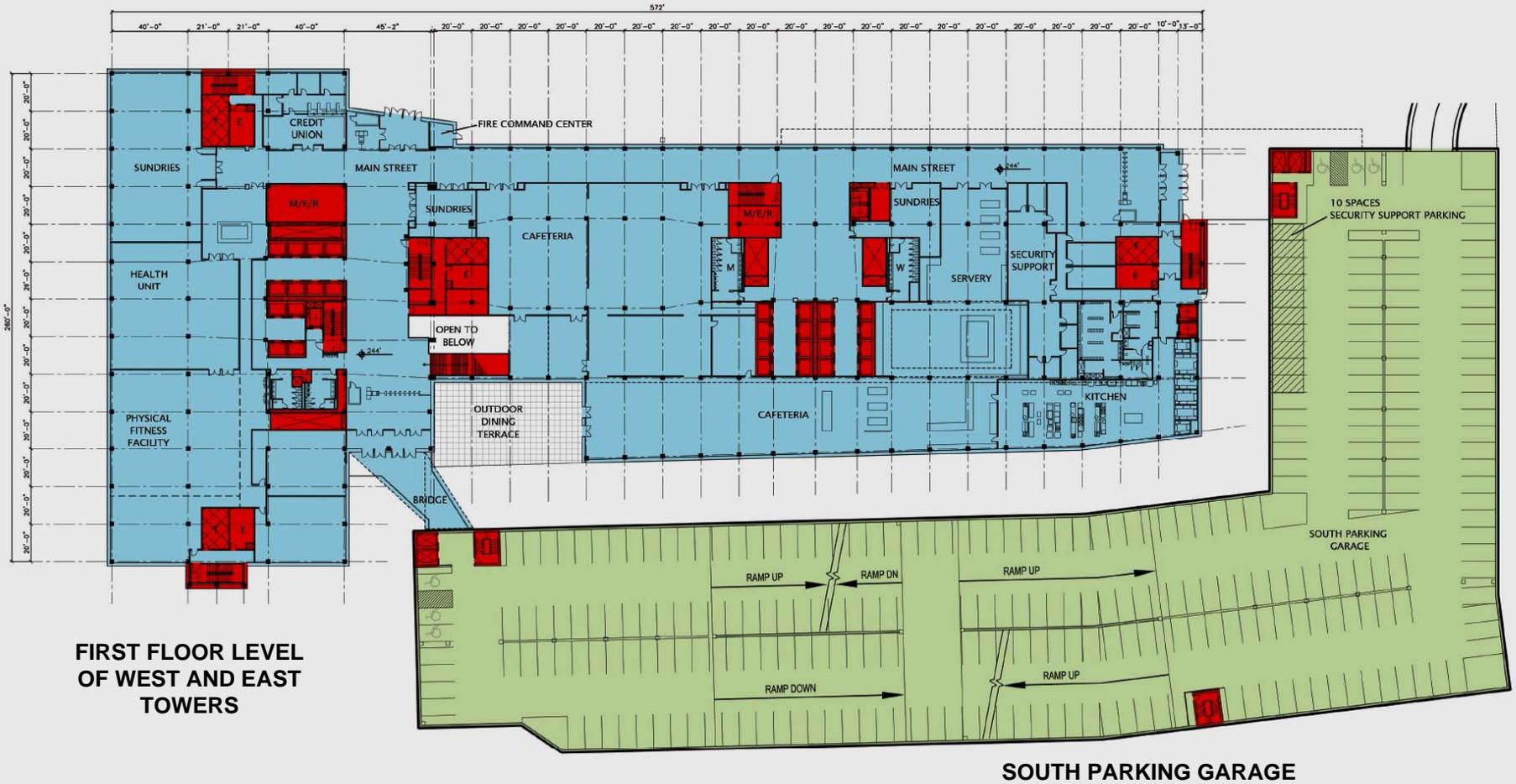


Proposal: Concept Site Plan

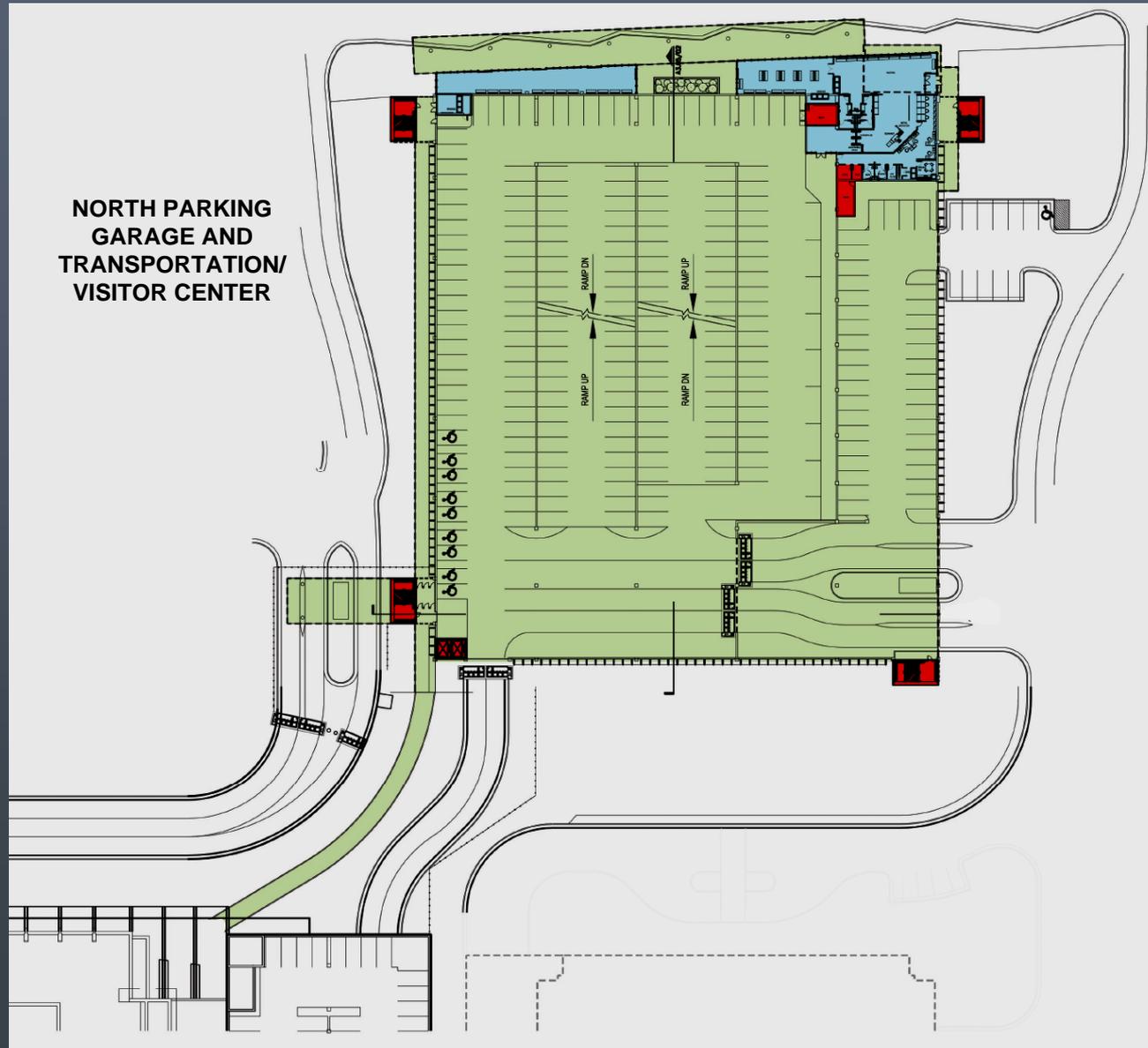


SHIRLEY MEMORIAL HIGHWAY - INTERSTATE 395

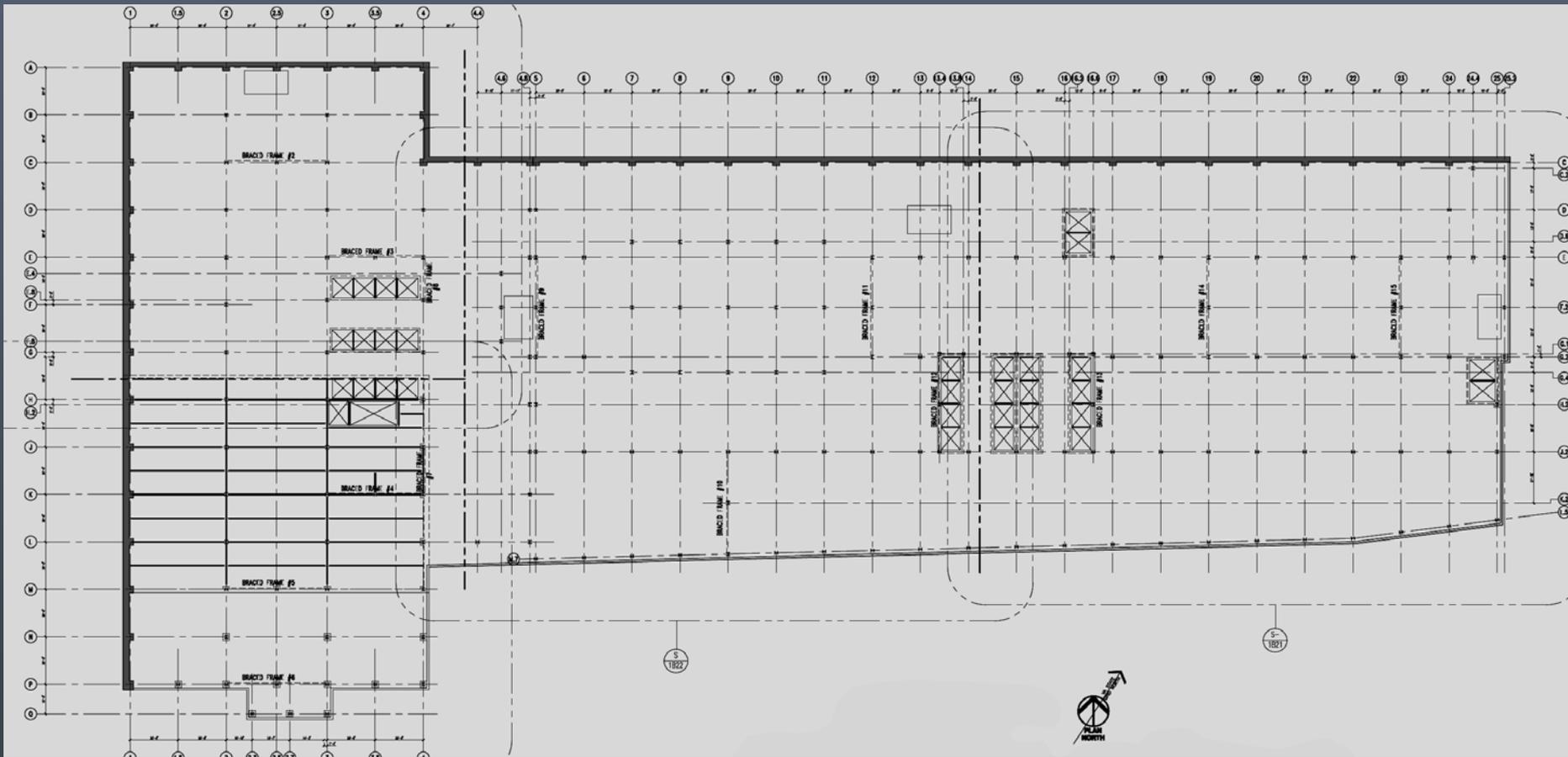
Proposal: Concept Building Plan



Proposal: Concept Building Plan



Proposal: West and East Tower Building Foundation Plan



Proposal: Concept Landscape Plan



Proposal: Rendering

AERIAL SIMULATED VIEW LOOKING EAST



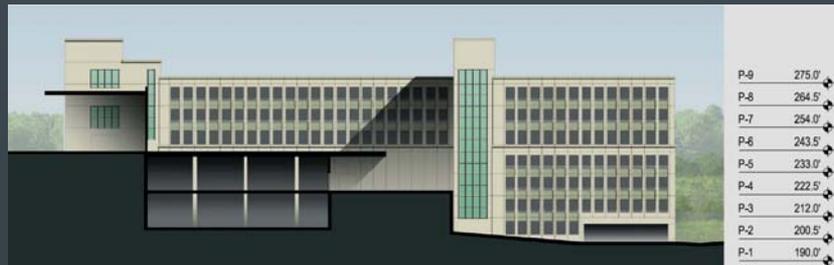
**MARK
CENTER
DRIVE**

**WINKLER
BOTANICAL
PRESERVE**

**SEMINARY
ROAD
OVERPASS**

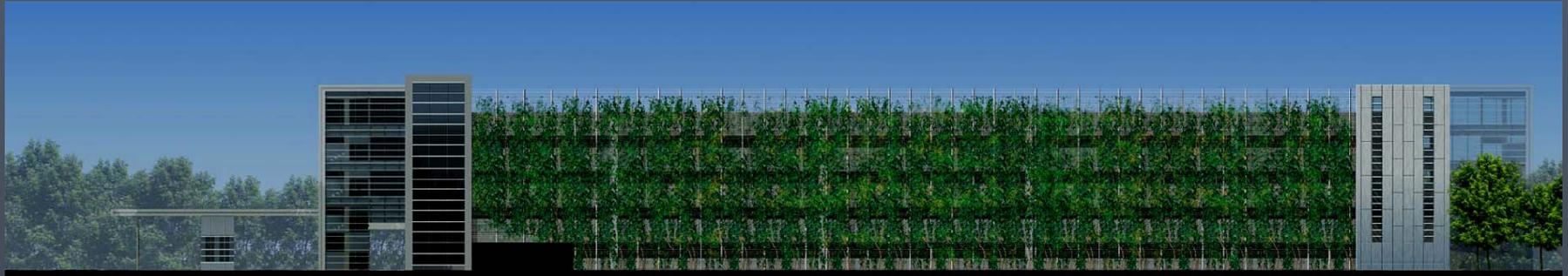
**BRAC 133
PROJECT
STRUCTURES**

Proposal: Building Elevations

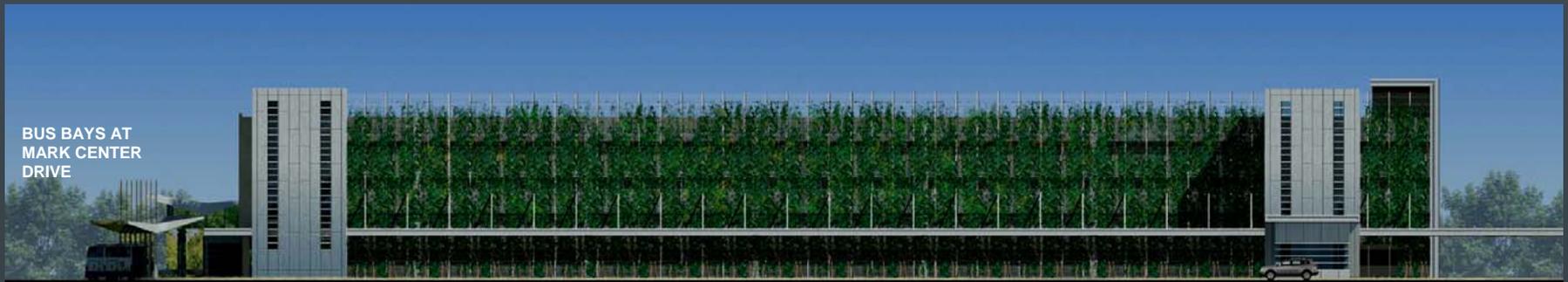


WEST AND EAST TOWER EAST ELEVATION

Proposal: Building Elevations



NORTH PARKING GARAGE SOUTH ELEVATION



Proposal: Rendering

SIMULATED VIEW LOOKING WEST FROM SEMINARY ROAD OVERPASS



Proposal: Rendering

SIMULATED VIEW OF NORTH PARKING GARAGE AND TRANSPORTATION CENTER AS SEEN FROM NORTHWEST



WHS VISITOR CENTER

COVERED WALK TO WHS

**WHS SECURITY GUARD
POST AND FENCE**

Analysis/Issues

Staff has identified two main areas of review regarding the BRAC 133 Project:

- Adherence to NCPC Comprehensive Plan Transportation Policies *and* Project Transportation Improvements.
- Concept Design Considerations that maintain support of federal goals and the City of Alexandria Design Principles.

Analysis/Issues

Adherence to NCPC's Comprehensive Plan Parking Ratio

The Transportation Element of the Federal Elements of the Comprehensive Plan observes that:

- Parking ratios for federal facilities located outside of the District of Columbia, Arlington County, and Old Town Alexandria, and beyond 2,000 feet of a Metrorail station: One parking space for every 1.5 employees (1:1.5).

The submitted proposal establishes one parking space for every 1.65 employees.

Analysis/Issues

Adherence to NCPC's Comprehensive Plan Transportation Policy for Bus Transit

The Transportation Element of the Federal Elements of the Comprehensive Plan observes that in order to create an integrated network of complementary transit services, the federal government should support:

- The design and implementation of new, expanded, and innovative transit services that supplement existing transit and fill unmet transit needs.
- The development of intermodal transit centers that provide greater transit access and improved interconnectivity for federal commuters.

The submitted proposal establishes a new Transportation Center and public bus and carpool access.

Analysis/Issues

Adherence to NCPC's Comprehensive Plan Transportation Policy for a Transportation Management Plan (TMP)

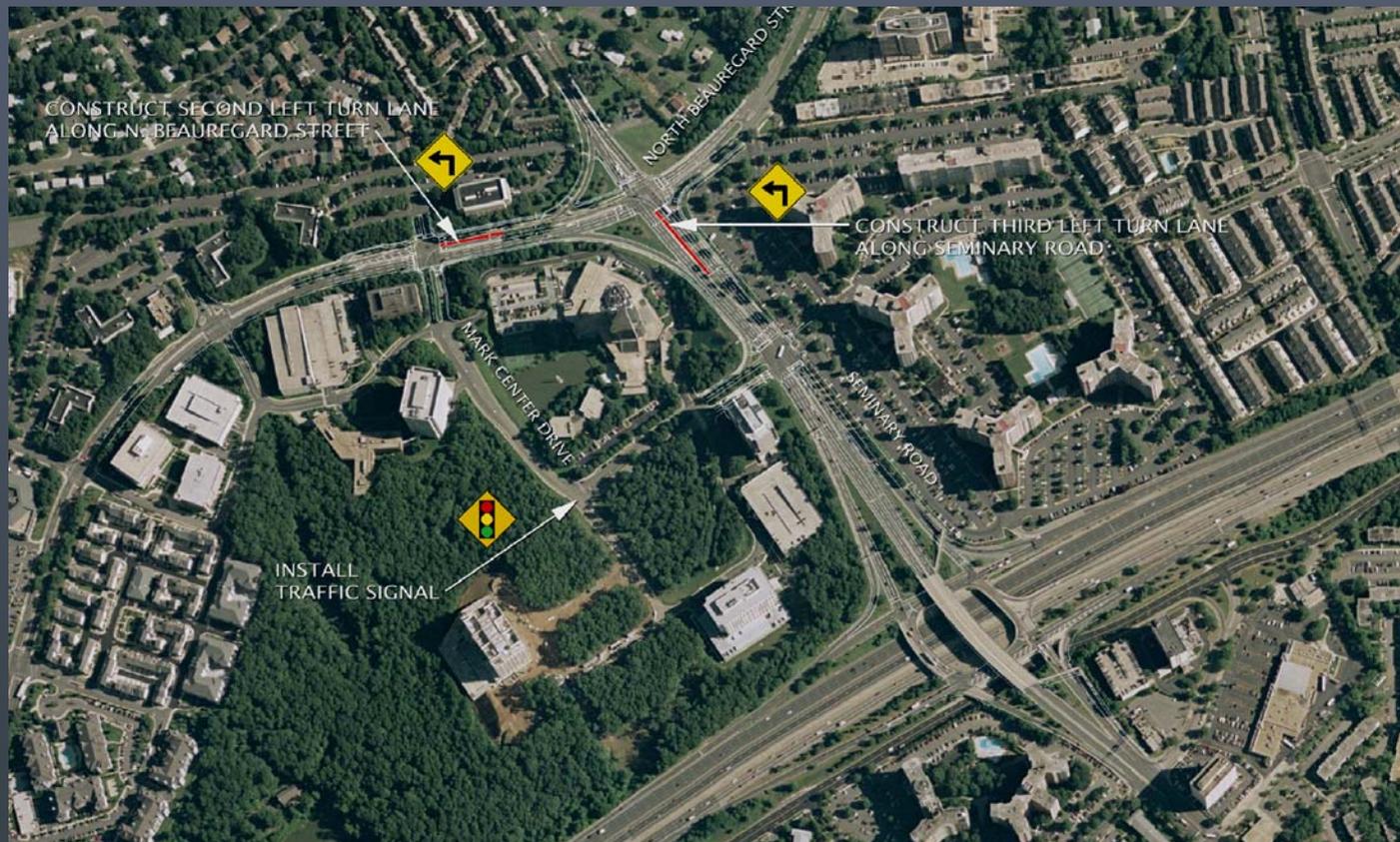
The Transportation Element of the Federal Elements of the Comprehensive Plan observes that Federal agencies should:

- Prepare Transportation Management Plans (TMPs) to encourage employee commuting by modes other than the single-occupant vehicle.
- Develop TMPs that explore methods and strategies to meet prescribed parking ratios.
- Submit the most recent TMP with all master plans and with all projects that increase employment on site by 100 or more.

The submitted proposal establishes a TMP

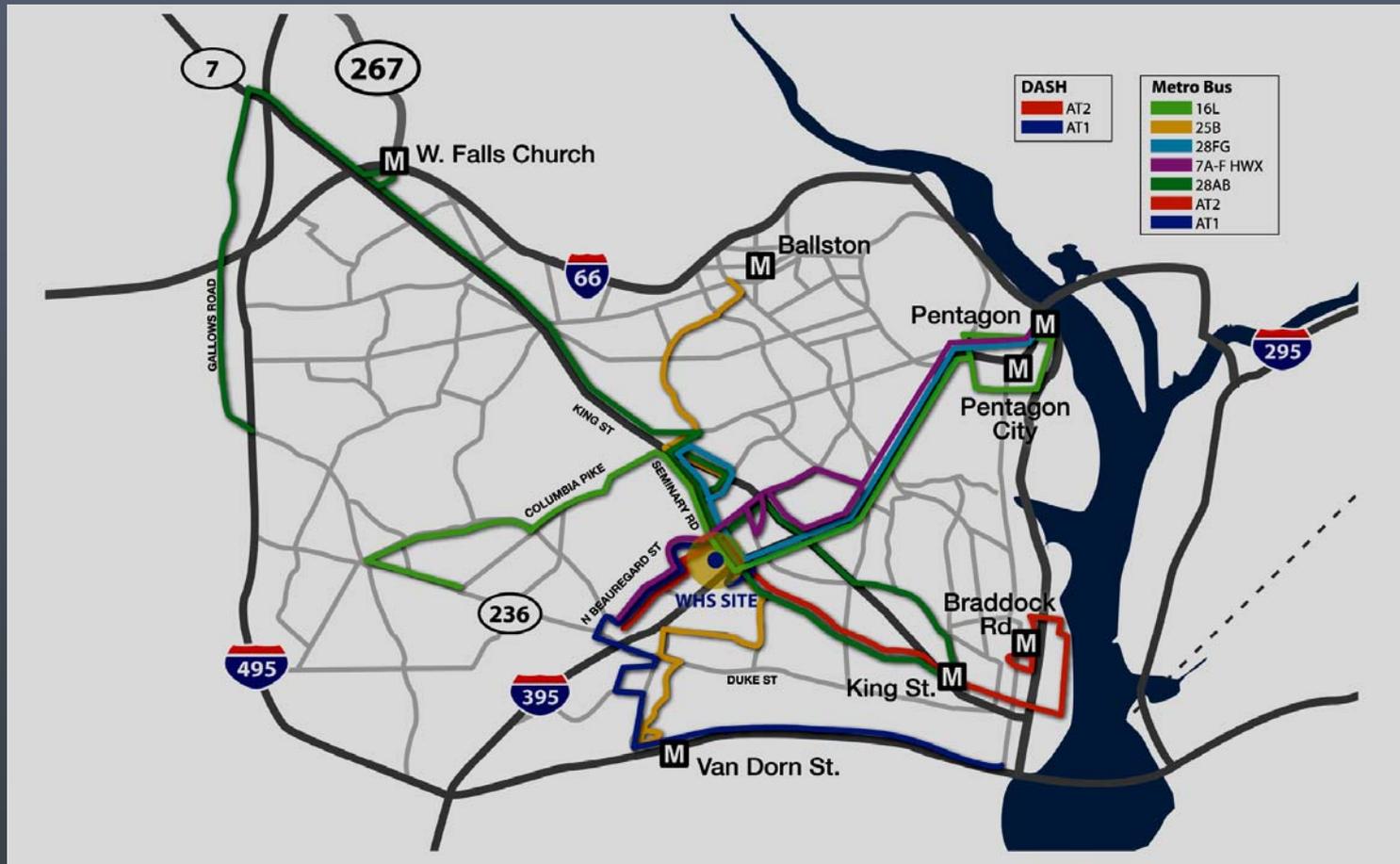
Analysis/Issues

*Transportation Improvements Established By Submitted Plan In Conjunction with
TMP*



Analysis/Issues

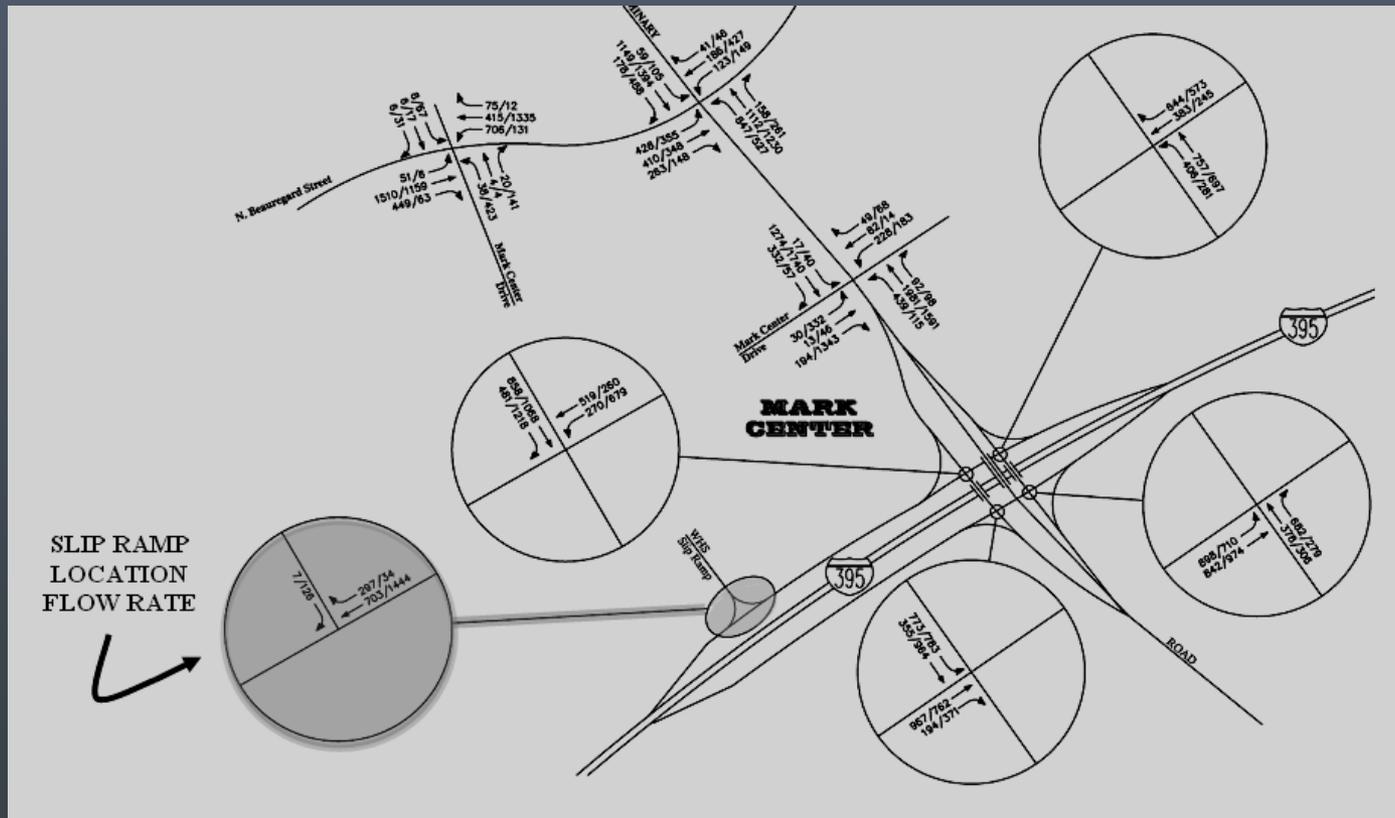
Transportation Bus Transit Services Established By Submitted Plan In Conjunction with TMP



Analysis/Issues

Transportation Improvements Further Evaluated in the Submitted Plan.

- *The Army has agreed to the City's request to possibly put into service a slip-ramp from the South Parking garage directly connecting to I-395 southbound.*



Analysis/Issues

- *Further Virginia Department of Transportation Review and Federal Highways Administration evaluation will be necessary.*

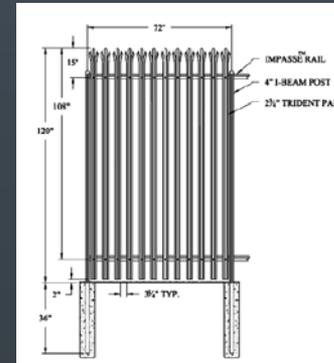
Thus, Staff Recommends:

- The Army implement a slip-ramp to I-395 from the South Parking garage to accommodate federal employee traffic, and that the preliminary and final submission of the project include the final design of the ramp when the Army submits the BRAC 133 project for final review to the Commission.

Analysis/Issues

Design Considerations

- *The federal development concept meets high design standards:*
 - *Maintains Army Installation architectural guidelines and achieves LEED® Silver rating for sustainability qualities*
 - *Ongoing inclusion of City of Alexandria Design Principles*
 - *Minimizes visual impact from security features*
- *The project as submitted includes development of well-designed perimeter security that does not overwhelm the proposed campus site.*
 - *Only a decorative security fence will be visible to the public side of the WHS campus that will interconnect to the guardhouse and vehicle barrier locations.*



Analysis/Issues

Design Considerations

- *Staff finds documented, in the submission, the coordination of the concept with design review efforts of the City of Alexandria Planning and Zoning Department.*
- *Further comment on design issues regarding material use and building fenestration have been submitted to NCPC from the City planners.*

Thus, Staff Recommends:

- Further design coordination and review by the Army with the City of Alexandria be undertaken and documented to NCPC to address building design issues the City has expressed in its comments to NCPC, prior to the submission of the BRAC 133 project to the Commission for final approval.

Analysis/Issues

Design Considerations

- *Staff finds the necessary information for concept design review documented, and the design information for both the West and East Tower complex final foundation design complete.*
- *Staff has determined additional information for the NHPA Section 106 process is necessary for the foundation development of the North Parking Garage.*

Thus, Staff Recommends:

- Commission approval of the location for the BRAC 133 proposal with the selection of the 15.9 acre site in Alexandria, Virginia.
- Favorably commenting on the concept design of all WHS buildings and site development.
- The Commission approve preliminary and final building foundation plans for the WHS West and East buildings, but not the North Parking Garage.

Conformance

Comprehensive Plan

- The proposed project location, concept design, and final foundation plans are not inconsistent with the *Comprehensive Plan for the National Capital: Federal Elements*. The Plan states: "...federal workplaces that require extensive land and/or have little contact with the public...are primarily located in suburban and rural areas. These include intelligence, research, development, and testing activities.

(Federal Workplace Element, p. 26)

Facility Master Plan

- The proposed project location, concept design, and final foundation plans are subject to an updated Fort Belvoir master plan to be completed and submitted to the Commission in 2009. The project was referred to affected Virginia agencies (City of Alexandria) for review.
- The project and plans are generally consistent with the City of Alexandria planning for the Mark Center approved development.

Conformance

National Environmental Policy Act (NEPA)

- An Environmental Assessment was issued by the Army in August 2008; a Finding of No Significant Impact (FONSI) with mitigation was completed on September 25, 2008.
- The Commission does not have an independent NEPA responsibility in accordance with NCPC Environmental and Historic Preservation Policies and Procedures.

National Historic Preservation Act (NHPA)

- The Army has determined no adverse affect to the West and East Tower locations. City of Alexandria has concurred in that determination and the Virginia Department of Historic Resources (SHPO) earlier found no resources in the west building area.
- Section 106 requirements remain applicable to the North Parking Structure site. NCPC does not have any NHPA action to take in regard to this project because of the project's location in Virginia.

Conformance

Federal Capital Improvements Plan

- The approved 2009-2014 Federal Capital Improvements Plan (FCIP) included the WHS project as a *Project Requiring Additional Planning Coordination*. Details of the proposal's design and final location were unresolved at that time.
- Continued coordination by the Army with City of Alexandria planning officials is occurring to successfully accomplish a final design submission to the Commission.

Executive Director's Recommendation

The Commission:

Approves the location and the preliminary and final building foundation plans for the West and East Tower buildings of the BRAC 133 Project for the Washington Headquarters Services, as shown on NCPC Map File No. 2503.00(61.10)42680, and

Comments favorably on the concept site and building plans for the Washington Headquarters Services, and

Executive Director's Recommendation

Recommends that in the continued development of the building and site design, the applicant:

- Plan for the location of a slip-ramp to I-395 from the South Parking garage to accommodate federal employee traffic and include the final design of the ramp when the Army submits the BRAC 133 project for final review to the Commission.
- Conduct further design coordination with the City of Alexandria to address building and project design issues identified by the City and include any revisions in the future submissions to the Commission.
- Complete the National Historic Preservation Act, Section 106 process, for the North Garage location.
- Submit a revised land use plan as part of the updated Fort Belvoir master plan.
- Continue to coordinate with interested members of the public.

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