

COMMISSION ACTION

NCPC File No. 7096



FORT BELVOIR – NORTH POST POST EXCHANGE SHOPPING CENTER

Fairfax County, Virginia

Submitted by the United States Department of Defense, Department of the Army

May 5, 2011

Commission Action Requested

Approval of final site and building plans pursuant to 40 U.S.C. § 8722(b)(1).

Commission Action

The Commission:

Acknowledges receipt of the Army's April 20, 2011 response to the Commission's April 7, 2011 preliminary action, as required by Section 5 of the National Capital Planning Act.

Disapproves the final site and building plans for a new Post Exchange Shopping Center at Fort Belvoir, as shown on NCPC Map File No. 2204.10(38.00)43328, as the proposal is not fully responsive to the Commission's concerns expressed at the preliminary review stage regarding the substantial tree loss resulting from the project and the overall site planning of the Post Exchange and North Post town center.

Notes that the lack of approved master plans impairs the Commission's ability to ensure the comprehensive planning and orderly development of the National Capital, and therefore **requires** the applicant to submit an updated master plan that includes a reforestation plan addressing replacement of trees lost due to construction projects on the Post, noting that the Commission may find it difficult to approve any future proposals until such time as an updated master plan is submitted.

Deborah B. Young
Secretary to the National Capital Planning Commission