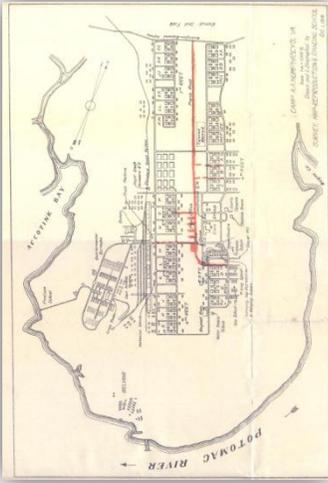
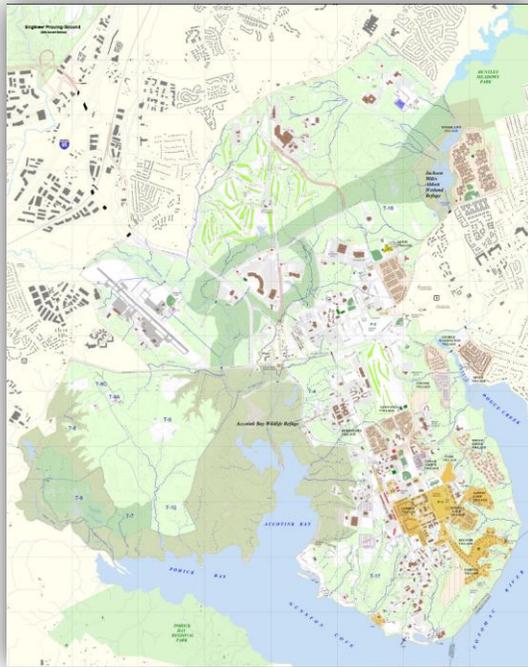


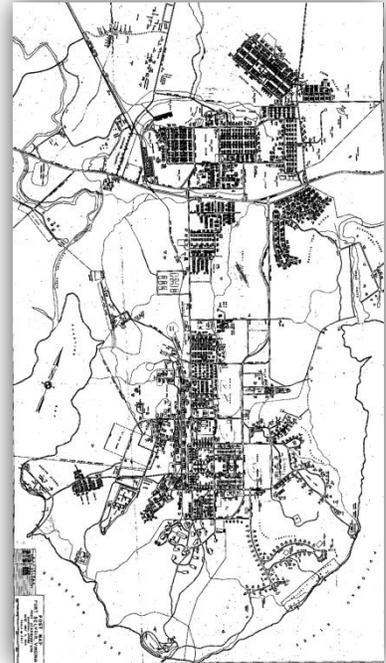
Fort Belvoir, Virginia
Base Realignment and Closure Action
Annual Historic Properties Report
2010



Fort Belvoir 1918



Fort Belvoir 2007



Fort Belvoir 1943

Department of the Army
US Army Garrison Fort Belvoir
Directorate of Public Works
9430 Jackson Loop, Suite. 100
Fort Belvoir, Virginia 22060-5516



Introduction

In compliance with Section 106 of the National Historic Preservation Act, Fort Belvoir signed the *Programmatic Agreement Among US Army Garrison Fort Belvoir, the Virginia State Historic Preservation Officer, the Catawba Tribal Historic Preservation Officer and the Advisory Council on Historic Preservation for the Base Realignment and Closure (BRAC) Related Expansion of Fort Belvoir, Virginia* (BRAC PA) in January 2008. This annual report on BRAC activities at Fort Belvoir is compiled and distributed in accordance with Stipulation XI of the BRAC PA. This report includes information on the status of historic properties affected by Fort Belvoir actions related to implementation of BRAC realignment. The report also provides a forecast of BRAC-related projects to occur in calendar year 2011. The forecast of realignment actions includes determinations of effect for each action. The report concludes with a summary of major non-BRAC actions at Fort Belvoir that are going on or proposed for 2011. Appendix A contains copies of all of the BRAC PA Stipulations cited in this report.

BRAC PA Compliance Activities 2010

Stipulation I: Mitigation for Loss of NR-eligible South Post Golf Course

Design of the South Post Golf Course multi-media program, assigned to R. Christopher Goodwin & Associates, is currently underway. Both the draft narrative and draft script were submitted to Consulting Parties for review; comments were received on June 14, 2010 and October 20, 2010 respectively. Installation of the multimedia program at the hospital is being coordinated through US Army Health Facility Planning Agency, Fort Belvoir Hospital Project Office.

Stipulation II.F: Woodlawn Historic District Gateway Design

In 2009, Fort Belvoir incorporated the Woodlawn Historic District gateway design into the scope of work for the new North Post Access Control Point (Lieber Gate) design. The Lieber gate design was put on hold in late 2009 following a decision to realign the facility. Restart of the Lieber Gate design is scheduled for January/February 2011. In accordance with this stipulation, Fort Belvoir will continue to conduct design review for the North Post Access Control Point (ACP). This review process shall provide Reviewing Parties with the opportunity to participate.

Stipulation II.G: Project Review

In accordance with this stipulation, Fort Belvoir conducted design review for Office of the Chief, Army Reserve (OCAR) facility that will be constructed on North Post between Black Rd and Constitution Rd. Fort Belvoir received concurrence for a determination of No Adverse Effect for this project on November 17, 2010.

In accordance with this stipulation, Fort Belvoir conducted design review for the new United States Armed Legal Services Agency (USALSA) facility that will be constructed on South Post between 14th and 15th Street off Gunston Rd. Fort Belvoir received concurrence for a determination of No Historic Properties Affected on October 19, 2010.

Stipulation III.B: Historic Building Survey and Evaluation

Fort Belvoir found Building 314 ineligible for listing on the National Register as part of the 300 Area Survey and Evaluation. SHPO concurrence was received on January 14, 2010. Building 314 is still identified as backfill space by BRAC.

Stipulation III.D.i: Exterior Rehabilitation of Buildings Affected by BRAC

In accordance with this stipulation, Fort Belvoir is required to conduct exterior rehabilitation efforts on buildings affected by BRAC. The intent of this stipulation is to rehab those historic buildings that will be used by Army agencies that are currently occupying lease space in the National Capitol Region and relocating from Fort Mommoth (collectively referred to as BRAC 132/5). Fort Belvoir has identified two historic buildings that will be used as backfill by BRAC, Building 211 and 216. Building 216 is currently undergoing rehabilitation in accordance with Stipulation III.D and Fort Belvoir shall request funding for exterior rehabilitation work on Building 211.

Stipulation III.D.ii: Exterior Rehabilitation of Historic Structures on P1 Field

In April 2010, construction began for the exterior rehabilitation of Buildings 201, 202, 216, 258, 268 and 269 located along P1 Parade Field. Fort Belvoir received concurrence from the SHPO on determinations of No Adverse Effect for this project in October and November 2009. Project completion is expected in May of 2011. In December 2010, construction began for the interior and exterior rehabilitation of Building 435, Fairfax Chapel. Project completion is expected in December of 2011.

Stipulation III.F: Existing Conditions Survey Update

In September 2010, Fort Belvoir renewed the contract for its cultural resources intern to continue updating the existing condition survey of its historic resources. As of December 2010, 27 of 55 buildings within the Fort Belvoir Historic District have received updated existing condition surveys. In September 2009, Fort Belvoir contracted John Milner Associates to conduct an existing conditions survey on Buildings 211 and 219. The report was completed in September 2010.

Stipulation III.G: Fort Belvoir Historic District National Register Nomination Update

In September 2009, Fort Belvoir awarded a contract to R.C. Goodwin & Associates to update the National Register nomination for the Fort Belvoir Historic District. The final version of the nomination was submitted to the Virginia Department of Historic Resources for SHPO concurrence on November 11, 2010. A map of the proposed district boundaries and properties is located in Appendix C. Following receipt of SHPO concurrence, Fort Belvoir will forward the nomination to Department of the Army with a request for formal listing to the National Register of Historic Places.

Stipulation V: Avoidance of Adverse Noise Impacts

Fort Belvoir's hospital construction noise monitoring protocols have continued to be implemented through all of 2010. These protocols were developed in consultation with the Woodlawn Friends and Woodlawn Baptist Church and are being managed by Tim Lavallee of LPES Inc. To date, no complaints have been received from the Friends or Woodlawn Baptist regarding hospital construction noise.

Stipulation VI: Archaeological Property Identification

Site 44FX1905 was evaluated in support of the proposed North Post ACP. Preliminary results found the site not eligible for listing on the National Register. Once the report is completed it will be forwarded to the SHPO for review and eligibility determination concurrence.

Stipulation XIII: Amendments

On July 12, 2010, Fort Belvoir initiated consultation to amend the BRAC Programmatic Agreement per Stipulation XIII. The amendment requested an extension for the completion of Stipulations III.F & G, which require that Fort Belvoir complete an update of the existing

conditions study of 55 historic buildings and the National Register nomination for the Fort Belvoir Historic District by January of 2010. The new requested deadline for both of these projects would be September 30, 2011.

The amendment also recognized that the construction of a new facility for the OCAR will have the potential to cause effect to the historic viewshed of the Woodlawn Historic District. The amendment requests that Stipulation II.G.ii, in which Fort Belvoir must give the consulting parties multiple opportunities to review and comment on projects that have the potential to effect the viewshed of the Woodlawn Historic District, be reduced because compliance with this stipulation would add a minimum of two months to the design of the OCAR facility.

Initial consultation was completed on September 7, 2010 and final copies of the proposed amendment will be sent to SHPO and ACHP for concurrence in January 2011.

BRAC Construction 2010

Fort Belvoir Community Hospital/National Geospatial Agency/Missile Defense Agency

Construction of the new Fort Belvoir Community Hospital (FBCH) and the Missile Defense Agency (MDA) Headquarters are still underway, as is construction of the new National Geospatial Agency (NGA) facility at the Fort Belvoir North Area (FBNA), previously known as the Engineer Proving Grounds (EPG).

Office of the Chief, Army Reserve/United States Armed Legal Services Agency

Construction of new facilities for the OCAR and USALSA began in November 2010. Design review was conducted the construction of OCAR in accordance with Stipulation VIII: Design Review Procedures.

North Atlantic Region Medical Command Headquarters/Dental Clinic

Construction of the North Atlantic Region Medical Command Headquarters (NARMC) and new dental clinic began in July 2010.

Infrastructure Improvements

Construction for the Fort Belvoir Phase I Road Widening Project, which began in November 2009, is still underway. Phase I construction includes the widening of Belvoir Road from two to

four lanes from 12th Street to Route 1 and the widening of Pohick Road from two/three lanes to four lanes from Route 1 to Gunston Road. Fort Belvoir also conducted historic resources identification and evaluation efforts for this project and determined that there will be no adverse effect caused by either phase of the road-widening project. The planned road improvements are depicted in a map at Appendix B.

Construction for the Fort Belvoir Phase II Road Widening Project began July 2010. Phase II construction includes the widening of Gunston Road from two/three lanes to four lanes from 12th Street to Kingman Road, the widening of 9th Street from two to four lanes between Gunston and Belvoir Roads and the widening of Goethals Road from two to four lanes from Gunston Road to Constitution Road. A map of planned road improvements is located in Appendix B.

BRAC PA Compliance Forecast 2011

Stipulation I: Mitigation for Loss of NR-eligible South Post Golf Course

Fort Belvoir will complete development of the multimedia presentation for the South Post Golf Course. The multi-media program will be implemented in kiosks located in highly visible and public spaces throughout the new hospital.

Stipulation II.F: Woodlawn Historic District Gateway Design

Fort Belvoir will continue design of the Woodlawn Historic District Gateway treatment as part of the North Post ACP project. Completion is anticipated for early 2011.

Stipulation III.D: Exterior Rehabilitation of Historic Structures

Exterior rehabilitation of Buildings 201, 202, 216, 258, 268 and 269 located along P1 parade field will be completed by May of 2011. Additionally, Fort Belvoir will complete the exterior and interior rehabilitation of Building 435, Fairfax Chapel by December of 2011.

Stipulation III.F: Existing Conditions Survey Update

Fort Belvoir will continue its efforts to update the existing conditions survey of all of the National Register-eligible buildings on the installation with the exception of family housing, the U.S. Army Packet Power Reactor and Camp A.A. Humphreys Pump Station and Filter Building. This process includes both the use of outside contractors and the current cultural resources intern.

BRAC Construction Forecast 2011

New Construction

Construction of the Fort Belvoir Community Hospital, NGA facility, MDA Headquarters, NARMC Headquarters and the new Dental Clinic will be completed by September 2011.

Construction on the Fort Belvoir Phase I and II road widening projects and BRAC 132/5 OCAR and USALSA facilities will be completed by September 2011.

Major Non-BRAC Activities on Fort Belvoir

In addition to BRAC related activities there are a number of non-BRAC related projects that are ongoing or scheduled for 2011 calendar year. Below is a list of major non-BRAC projects along with a brief description of each and its Section 106 compliance status.

National Museum of the United States Army (NMUSA)

Section 106 compliance for this project will be completed through NEPA compliance in accordance with 36 CFR 800.8(c). In October of 2010, a draft Finding of No Significant Impact FONSI that included a determination of no adverse effect on historic properties was released for public comment.

Privatization of Army Lodging (PAL)

Fort Belvoir initiated Section 106 consultation on November 15, 2010 for the Privatization of Army Lodging (PAL) initiative. As part of the initiative, Fort Belvoir proposes to lease lands and transfer ownership of certain lodging related buildings to a private developer, Rest Easy LLC. Response was received from the VA SHPO on December 3, 2010 (this included a copy of the Fort Myer PA for use as a template). Response was received from the ACHP on December 8, 2010 and from Fairfax County on December 9, 2010.

Fort Belvoir Travel Camp

On December 12, 2010, the draft Environmental Assessment for the Fort Belvoir Travel Camp was released for public comment. The Travel Camp would provide recreational vehicle pads, tent campsites, and rustic cabins for military personnel living in the Greater Metropolitan

Washington area. The proposed site for the Travel Camp is in the Tompkins Basin Recreation Area. Section 106 consultation for this project was completed July 20, 2009.

Interior Rehabilitation Building 257

In April 2010, Fort Belvoir began interior rehabilitation work on the installation's Staff Judge Advocates office, located in Building 257, Hill Hall. Work is scheduled to be completed in September of 2011. Section 106 compliance for this project was completed in April 2009.

Post Exchange (PX)/Commissary Area Development

As of December 2010, Fort Belvoir has completed 65% design for the redevelopment of the PX/Commissary portion of the installation. This project will include the replacement of the existing PX and Commissary, and construction of new family housing, administrative space and stand-alone retail. On September 28, 2010, Fort Belvoir completed Section 106 and NEPA compliance for this undertaking through an EA with a Finding of No Significant Impact. Construction is anticipated to begin in April of 2011.

144 Person Child Development Center (CDC)

Construction on a new 144 person CDC on North Post is scheduled to begin in January of 2011. Section 106 compliance for this project was completed in May 2009.

338 Person Child Development Center (CDC)

In December 2010, Fort Belvoir began construction of a new 338 person CDC on South Post. Section 106 compliance for this project was coordinated with NEPA compliance. A Finding of No Significant Impact and a determination of No Adverse Effect were issued in January 2010. Construction is expected to begin in January/February 2011.

Flight Control Tower Replacement

Fort Belvoir will begin the replacement of the existing flight control tower at Davison Army Airfield (DAAF) in January 2011. Fort Belvoir completed Section 106 consultation on this undertaking on March 24, 2010. Section 106 consultation for this project was on hold pending a final determination of eligibility for DAAF by the Keeper of the National Register. Final determination was received in March 2010 that DAAF was ineligible for listing on the National Register.

Appendix A
BRAC PA Stipulations Cited 2008 Annual Report

I. MITIGATION FOR THE LOSS OF THE NATIONAL REGISTER- ELIGIBLE SOUTH POST GOLF COURSE.

Fort Belvoir shall mitigate the adverse effects to the South Post Golf Course that would result from the proposed construction of a new hospital through the following measures:

Fort Belvoir shall develop a multi-media presentation on the history of the South Post Golf Course site.

i) Fort Belvoir shall prepare an Internet-ready, multi-media presentation on the history of the South Post Golf Course site to be placed on the Fort Belvoir web site, within three years of the execution of this Agreement.

ii) The presentation shall cover the use of the land beginning with Native American occupation through 2007. The presentation will have sections on Native American land use, eighteenth-century land use, nineteenth-century land use, World War I land use, and development and use as a golf course from 1935–2007.

1) Each of these sections shall include site-specific information and historic context that addresses the broader patterns of history in the Fort Belvoir region.

2) The Fort Belvoir region is defined as the Fairfax County Supervisor Districts of Lee and Mount Vernon.

iii) Fort Belvoir shall submit a scope of work, table of contents and draft script for the multi-media presentation to the Consulting Parties for review and comments. Parties will have 30 days upon receipt of the complete submittal package to provide comments; if any consulting party does not provide comments within that time period, Fort Belvoir may assume no comment from that party.

iv) Fort Belvoir shall supply CD-ROM copies of the final version of the presentation to the SHPO, Fairfax County Department of Planning and Zoning, Fairfax County Park Authority, the Trust, the Friends, the Fort Belvoir public library, and Alexandria Public Library, the Virginia Room and Lorton Branch of the Fairfax County Public Library, Fairfax County public schools in the greater Fort Belvoir region, and to any interested parties upon request.

v) Fort Belvoir shall establish a kiosk in a highly visible and public space in the new hospital for the display of the multi-media program. Fort Belvoir shall submit a plan for the location of the kiosk and display materials and narrative text at the kiosk to the Consulting Parties for review and comments. Parties will have 30 days upon receipt of complete submission package to provide comments. If any Consulting Party does not provide comments within that time period, Fort Belvoir may assume no comment from that party. Fort Belvoir shall take into account and respond to any comments received from Consulting Parties in preparing the final materials for the multi-media presentation and the kiosk.

II. PROTECTION OF THE WOODLAWN HISTORIC DISTRICT VIEWSHED

C. Fort Belvoir, in consultation (as defined below) with Alexandria Monthly Meeting of the Religious Society of Friends at Woodlawn, the National Trust, Fairfax County, Martha Catlin, and SHPO, shall develop a study of the potential adverse effects of development projects on Fort Belvoir, for which funding has been requested, within the Woodlawn Historic District viewshed. The study shall conform to the *Secretary of the Interior's Guidelines for the Treatment of Cultural Landscapes* and shall be conducted utilizing the skills of a landscape architect with experience in historic landscape preservation.

i) The Woodlawn Historic District viewshed study will examine the scope of the viewshed from the District and determine the extent to which construction on Fort Belvoir may impact the District's viewshed.

ii) Fort Belvoir shall provide consulting parties with a Scope of Work. If comments are not received within 30 days from time of receipt of a complete submission package Fort Belvoir may assume no comment. Fort Belvoir will take into account and respond to any comments in preparing the final Scope of Work.

iii) The study shall identify long- and short-range BRAC and non-BRAC development projects in the study area and identify specific strategies for avoiding adverse effects to historic viewsheds. Those strategies may include but are not limited to: the establishment of vegetative buffers, retention of open spaces, and construction of landscape berms.

iv) Fort Belvoir shall conduct balloon or similar viewshed tests during a time when no leaves are present on trees. Fort Belvoir shall also provide adequate notice to all consulting parties so that they may observe any balloon or similar viewshed tests.

v) Consulting Parties will be provided the opportunity to participate in the development of the study and opportunities to review and comment on the study in its 35% and 95% draft stage. If any Consulting Party does not provide comments within the 30-day time period, Fort Belvoir may assume no comment from that party. Fort Belvoir will take into account and respond to any comments in preparing the final viewshed study.

vi) Fort Belvoir shall implement study recommendations as appropriate following further consultation with Consulting Parties on the implementation of the study recommendations.

vii) The study shall be developed within two years of execution of this Agreement.

F. Fort Belvoir, in consultation with the Consulting Parties, shall coordinate with the Virginia Department of Transportation and Federal Highway Administration, as appropriate, to develop and implement a landscape treatment along Route 1 from Constitution Drive to Woodlawn road to establish a gateway into the Woodlawn Historic District.

i) The gateway shall be compatible with the historic character of the Woodlawn Historic District and with the gateway to be established along Route 1 to the east of Woodlawn Road as mitigation for construction of the Telegraph Road/Route 1 Connector.

ii) Gateway improvements may include but are not limited to: landscape and hardscape road improvements, burial of utilities, signage introducing people to the Woodlawn Historic District and directing them to Woodlawn Plantation, and historic markers.

iii) Fort Belvoir shall utilize the skills of a historic landscape architect who will work with the Consulting Parties in the development of the gateway. The Consulting Parties agree to provide relevant research information and other archival materials which may be helpful for the creation of a unique, site-specific design.

iv) Gateway design review shall comply with the design review procedures established in Stipulation VIII of this Agreement.

v) The gateway design treatment shall be developed within three years of execution of this Agreement.

G. The Fort Belvoir Cultural Resources Manager (CRM) shall review all BRAC projects within 20 days of receipt to determine if they have the potential to cause an effect on the viewshed of the Woodlawn Historic District. Fort Belvoir's determinations of potential effect for each project will be presented to the Consulted Parties in the annual report and Consulting Parties

will be provided the opportunity to comment on Fort Belvoir's determinations as established in Stipulation XI of this Agreement.

i) If the Fort Belvoir CRM determines that the project does not have the potential to affect historic viewsheds based on the results of the study in Stipulation II.C., the project may proceed as planned.

ii) If the Fort Belvoir CRM determines that the project has the potential to affect historic viewsheds, Fort Belvoir shall make a reasonable and good faith effort to redesign the project to avoid adverse effects. Fort Belvoir shall notify the Consulting Parties and provide them with an opportunity to review and comment the proposed project in accordance with Stipulation VIII of this Agreement.

iii) In the event that an adverse effect is unavoidable, the CRM shall forward a determination of adverse effect to the Consulting Parties with justification for why the adverse effect cannot be avoided and a strategy for minimizing or mitigating the adverse effect.

iv) Upon receipt of an adverse effect determination and minimization/mitigation strategy, the Consulting Parties will have thirty (30) days from receipt of a complete submission package to provide comment on the proposed strategy. If the any Consulting Party does not provide comments within that time period, Fort Belvoir may assume no comment from that party. After taking into account and responding to any comments received, Fort Belvoir shall initiate the proposed minimization/mitigation strategy.

III. PROTECTION OF THE NATIONAL REGISTER-ELIGIBLE FORT BELVOIR HISTORIC DISTRICT

B. Fort Belvoir shall survey the existing buildings and structures fifty years old or older which will be affected by BRAC and that have not been previously surveyed to determine, in consultation with the SHPO, if they are eligible for inclusion in the National Register of Historic Places. Any actions that might affect buildings that are determined eligible as a result shall be subject to Stipulations III A and III D of this Agreement.

D. Fort Belvoir shall rehabilitate the exterior of all Fort Belvoir historic buildings to be affected by BRAC, including those facing the P1 Parade Field, in accordance with the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties*. All rehabilitation work shall be initiated within 4 years of execution of this agreement.

i) A building affected by BRAC is any building that BRAC units, agencies or activities will occupy and/or buildings that existing units, agencies or activities that have been displaced by BRAC will occupy.

ii) The buildings facing P1 Parade Field are buildings; 201, 202, 216, 268, 269, 270, and 435. Building 246 has not been evaluated for National Register eligibility. Fort Belvoir shall evaluate building 246 to determine its National Register eligibility, in accordance with Stipulation III.B of this Agreement.

F. Fort Belvoir shall update its existing conditions survey of all of the National Register-eligible buildings on Fort Belvoir, excluding family housing, the U.S. Army Packet Power Reactor (SM-1), and the Camp A.A. Humphreys Pump Station and Filter Building to be completed within 2 years of execution of this Agreement.

i) The U.S. Army Packet Power Reactor or SM-1 Plant has been mothballed due to potential radioactive contamination.

ii) The Camp A.A. Humphreys Pump Station and Filter Building serves as the Eleanor Kennedy homeless shelter and managed by Fairfax County through a 5 year lease with Fort Belvoir.

G. Fort Belvoir in consultation with the SHPO will update the Fort Belvoir Historic District's National Register and Virginia Landmarks Register nomination forms to capture changes to the district that have occurred since it was first established in 1996. Fort Belvoir will request permission from the Army to officially nominate the Fort Belvoir Historic District to the National Register and update the Virginia Landmark Register. Nomination forms shall be submitted within 2 years of the execution of this Agreement.

V. AVOIDANCE OF ADVERSE NOISE IMPACTS DURING BRAC-RELATED CONSTRUCTION.

Fort Belvoir shall avoid and minimize adverse auditory effects from the BRAC Action through the following measures:

A. Fort Belvoir shall establish pre-construction noise baseline levels for Woodlawn Friends Meetinghouse and Woodlawn Baptist Church on Sundays between the hours of 10:00 AM and 1:00 PM. The noise baseline shall be established prior to the initiation of construction in consultation with Consulting Parties. Consultation shall take the form of a meeting at which

procedures for establishing the baseline noise level will be determined. Noise levels at Woodlawn Friends Meetinghouse and Woodlawn Baptist Church shall be monitored during construction of the new hospital. If hospital construction noise (including construction traffic) on Sundays between the hours of 10:00 AM and 1:00 PM exceeds the baseline noise level by five or more dBA, then construction activities shall be curtailed to lower the noise level.

B. Fort Belvoir shall establish a point of contact (POC) for the hospital project and all other BRAC-related construction projects within one half mile of the Woodlawn Historic District to receive and respond to any noise complaints. That POC shall be an individual with the authority to curtail construction activities in order to reduce the amount of noise produced.

C. Consulting Parties may contact the POC for the hospital construction project or BRAC projects within one half mile of the Woodlawn Historic District and request that noise be limited during special events. Two weeks notice must be given prior to any such event.

D. With the exception of the Hospital, no BRAC construction shall occur on Sundays within one half mile of the Woodlawn Historic District without consultation with the affected consulting parties.

i) Hospital construction includes: construction of the primary hospital, an administrative facility, parking structures, streets, roads, drives, a helicopter pad, and infrastructure improvements.

VI. ARCHAEOLOGICAL PROPERTY IDENTIFICATION

Prior to any BRAC-related new construction, Fort Belvoir shall determine the need for any archaeological surveys in consultation with the SHPO, the Catawba THPO and with the Fairfax County Park Authority Cultural Resources Management and Protection Section (CRMPS) in accordance with 36 CFR § 800.4. If a survey is warranted, Fort Belvoir will undertake a survey of the APE sufficient to determine the NRHP-eligibility of archaeological properties within the APE in accordance with 36 CFR § 800.4. If Fort Belvoir determines that NRHP-eligible archaeological properties identified in the survey may be affected by the undertaking, Fort Belvoir will continue consultation with the SHPO and other consulting parties to determine how to avoid or resolve any adverse effect.

VIII. DESIGN REVIEW PROCEDURES

The following design review procedures shall be applied to all new BRAC construction projects with the exception of development on the Engineer Proving Ground and Hospital construction (as presented to consulting parties on May 21, 2007)

- A. Fort Belvoir has defined routine stages of design submittals as: 10% Pre-concept/Parametric, 30% Concept, 60% Preliminary, 90% Final, 98% Back Check, and 100% Solicitation.
- B. At a minimum, projects subject to this Stipulation will produce 10%, 30% and 90% design submittals.
- C. At the outset of the design process, the Consulting Parties shall be invited to participate in design review. If a Consulting Party fails to respond to an invitation to participate in design review Fort Belvoir will assume they do not wish to participate. Drawings will be provided to only those Consulting Parties that have expressed a desire to participate (Reviewing Parties) in the design review. Consulting Parties may enter the design review process at anytime, however, they may not comment on previously reviewed drawings.
- D. Fort Belvoir shall provide Reviewing Parties with the opportunity to participate in a 10% design review meeting during which their comments will be solicited. Fort Belvoir shall provide Reviewing Parties with at least 15 calendar days' notice prior to design review meetings. Following this meeting, the Reviewing Parties will have 30 days to submit written comments on the 10% design to Fort Belvoir.
- E. Reviewing Parties shall be provided with 30% design drawings for review and comment. Reviewing parties shall have 30 days from receipt of complete submission package to provide comments to Fort Belvoir on 30% design drawings.
- F. Reviewing Parties shall be provided with 60% design drawings (if required by the project) and 90% design drawings for review and comment. Reviewing Parties shall have 30 days from receipt of complete submission package to provide comments to Fort Belvoir on 60% and 90% design drawings.
- G. Reviewing Parties may request an extension of any comment period. Fort Belvoir will grant the extension when possible.
- H. Fort Belvoir may assume non-objection by any Reviewing Party that does not provide comments within the review periods as established by this Stipulation.

I. Fort Belvoir will take into account and respond in writing to any comments with the goal of avoiding and minimizing any adverse effects.

XI. ANNUAL REPORTS

A. Until 15 September 2011, the congressionally mandated completion date for BRAC at Fort Belvoir, Fort Belvoir shall report to the Consulting Parties on the status of BRAC affected historic properties at Fort Belvoir annually in January. This report shall include information on the status of identification, survey and evaluation activities and the results thereof, actions taken by Fort Belvoir to maintain and rehabilitate historic properties, the status of agreed upon mitigation strategies and descriptions of unanticipated problems that could affect the integrity of historic properties or any other activities or policies that affect or may affect historic properties. The annual report will be posted on the Fort Belvoir web page following completion and distributed to all consulting parties. Additionally, an annual meeting shall be held if requested by any of the Consulting Parties to this Agreement to review implementation of the terms of this Agreement and to determine whether amendments are needed.

B. The annual report shall include a list, which Fort Belvoir shall develop to include all BRAC related projects expected to occur next calendar year.

i) The list will include a summary of the projects and Fort Belvoir's effect determination for each project.

ii) Consulting parties will have 30 days from receipt of the report to comment on Fort Belvoir's determinations. If any Consulting Party does not provide comments within that time period, Fort Belvoir may assume no comment from that party.

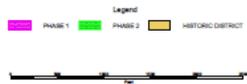
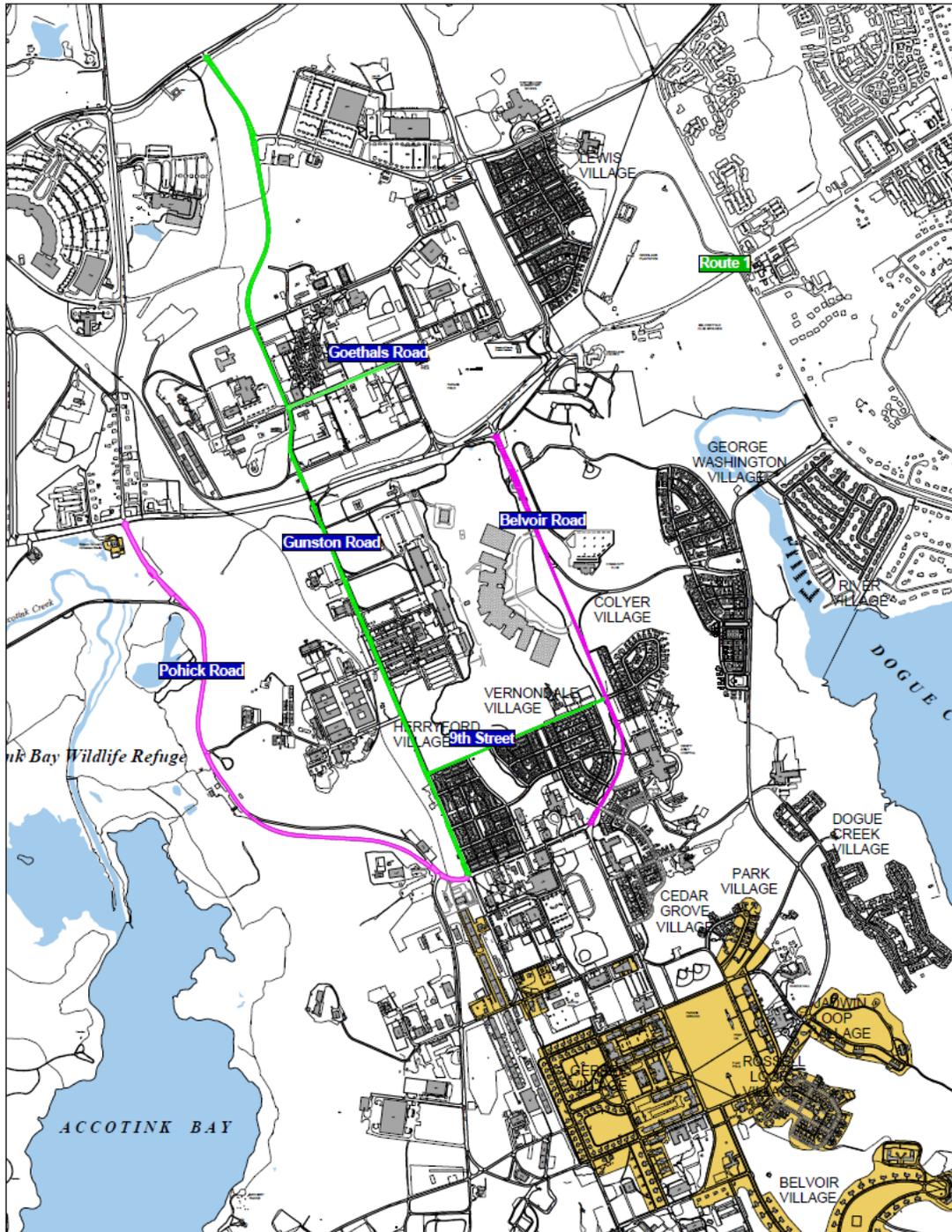
iii) In the event that a Consulting Party disagrees with an effect determination, Fort Belvoir will respond to the comments and, if required, initiate consultation in accordance with the appropriate Stipulations of this Agreement.

C. Fort Belvoir shall develop and submit to Consulting Parties an interim list of all projects expected to occur prior to submittal of the first annual report. This list shall comply with requirements spelled out in Stipulation XI.B. of this Agreement. In the event that a project is identified which was not included in the annual project list, Fort Belvoir will submit that project to the consulting parties in accordance with the requirements spelled out in Stipulation XI.B. of this Agreement.

XIII. AMENDMENTS

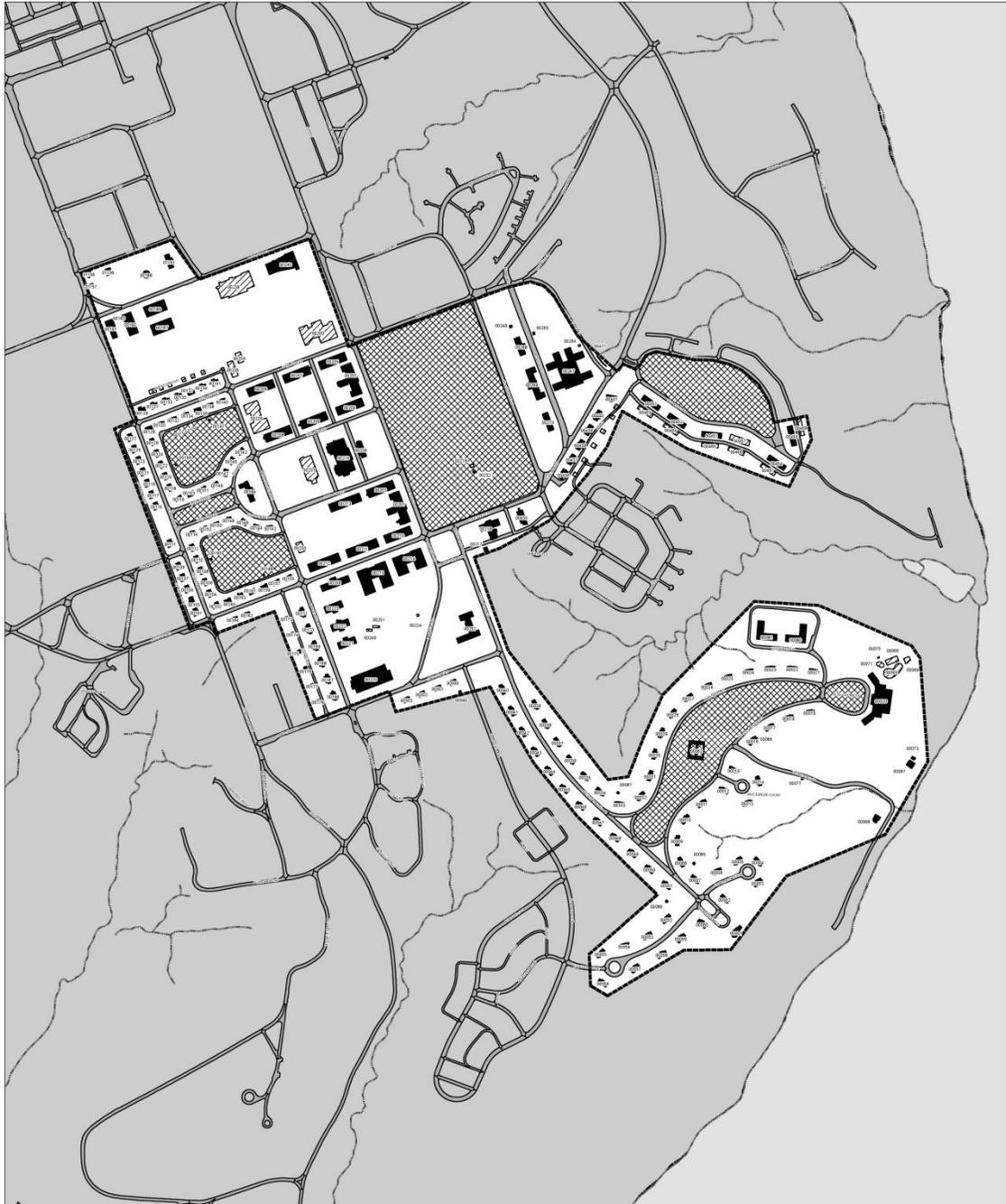
- A. Any signatory to the agreement may request that this Agreement be amended, whereby the parties will consult to consider whether such amendment is necessary, pursuant to 36 CFR § 800.6(c)(7).
- B. If it is determined that amendments to this Agreement are necessary, then Fort Belvoir and the signatories shall consult, as appropriate, to make such amendments. An amendment to this Agreement shall become effective upon the signature of all the signatories.

Appendix B
Planned Road Improvement Projects



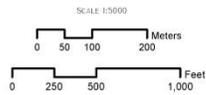
Appendix C

Proposed Update to Fort Belvoir Historic District



Sources: Built Resources and Most Recent Fort Belvoir GIS Data; Extracts of Page 1, Block 2000, Intersection Fairfax County GIS and Planning Services 2000; National Register, VA Dept. of Conservation and Recreation 2000; Road Network; Topographic; Virginia Geographic Information Network 2000

- Road Network
- Streams
- Historic District Area
- National Register Boundary



- Historic District Built Resources
- Contributing Landscape
 - Contributing
 - Non-Contributing



VDHR #: 29-209
Fort Belvoir Historic District
Fort Belvoir, Virginia
Fairfax County, Virginia

Built Resource Locator