

Mission & Guiding Principles



Fort Belvoir, Virginia

Present-day Fort Belvoir began modestly in 1912 as a location for Army Engineer School summer training exercises.

With the advent of America's involvement in World War I, the first military construction occurred at the training site with construction of Camp A. A. Humphreys in 1918.

Today, Fort Belvoir is a premier U.S. Army installation totaling approximately 8,500 acres and supporting more than 145 mission partners. Belvoir provides strategic support for U.S. military troops and operations at home and worldwide. Serving active duty military and their families, civilians, and retirees, Belvoir plays a pivotal role in today's post-9/11 world by providing a secure location for numerous critical functions and their associated personnel that have been moved from less secure sites in the National Capital Region. Fort Belvoir has "evolved from a traditional military post to a more broadly based community," according to the Real Property Master Plan currently under consideration.

The Post is a self-contained city with its own infrastructure, land use plans, housing, public space, ordinances, hospital, academic institutions, and administrative buildings that are home to numerous federal agencies. All these assets need to be managed in accordance with regulations, commitment to the community, and commitment to the environment.

This is why an updated Fort Belvoir Real Property Master Plan is so important. In order to properly oversee development and management of land, facilities, resources, infrastructure, and population changes through 2030, the master plan must reflect current conditions and future mission requirements. The installation's current master plan is outdated and unable to address Belvoir's planning needs.

Underlying Belvoir's mission are eight guiding principles developed in concert with its tenants and set forth in the master plan. The principles guide the installation towards efficient land use, reuse of previously developed areas, minimal environmental impact, and creation of a sustainable, world-class installation.



GUIDING PRINCIPLES

8 GUIDING PRINCIPLES

1. Create and sustain a world-class installation

Be a model within the community, region, and among other military institutions; support Belvoir's mission; provide the federal workforce with a secure, premier location; provide soldiers with quality, cost-effective training.

2. Achieve environmental sustainability

Promote a green environment through design, technology, and best practices; provide leadership in renewable energy and water conservation; encourage alternative modes of transportation.

3. Support the natural habitat

Encourage development in concert with the natural environment; preserve and protect ecosystems and biodiversity; incorporate watershed planning into site planning.

4. Recognize land as a valuable resource

Practice smart growth; employ compact redevelopment strategies; maximize use of previously developed areas; coordinate development with existing and planned transit opportunities; preserve existing open space; phase out aging infrastructure with sustainable, efficient replacements.

5. Improve multi-modal connectivity

Expand on-Post transit connections to regional transit systems; ensure effective on-Post connectivity and circulation; ensure safety.

6. Create a diverse and dynamic community

Create a pedestrian-friendly community with mixed use development, public spaces, and recreation; create work places utilizing shared facilities; construct buildings for multiple tenants and uses; utilize unique waterfront resources.

7. Respect Fort Belvoir's history, promote its legacy

Explore innovative reuse of historic property; employ design standards respectful of Belvoir's history; protect natural and cultural resources.

8. Strengthen community partnerships

Support local and regional planning efforts; explore transit partnerships and shared amenities, such as parks and community-based facilities.

The Guiding Principles in Action: Top figure illustrates the existing condition, which is a storage lot for recreational vehicles, much of which is covered by impervious surfaces. Bottom figure illustrates the site plan for the 249th Battalion Headquarters - a proposed short-range project that reuses a disturbed site and results in little to no additional impervious surfaces. The numbers indicate the guiding principles that apply to the proposed development.

