

**UNITED STATES POSTAL SERVICE,
CHANTILLY BRANCH POST OFFICE**
RELOCATION OF CARRIER VEHICLE AND STAFF PARKING AREA
4410 Brookfield Corporate Drive
Chantilly, Fairfax County, Virginia

Delegated Action of the Executive Director

October 6, 2005

Pursuant to delegations of authority adopted by the Commission on October 3, 1996, I approve the preliminary and final site development plans to construct a relocated carrier vehicle and staff parking area, as depicted on NCPC Map File No. 2208.00(38.00)-41679.

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The United States Postal Service (USPS) has submitted preliminary and final site development plans for the relocation of existing carrier vehicle parking and staff parking at the Chantilly Branch Post Office. The relocation effort includes the purchase of an adjacent seven acre lot just south of the existing post office on Brookfield Corporate Drive.

The relocation plans would construct approximately 120 parking spaces for carrier vehicles and includes a new access road, sidewalks, and landscaping to integrate the displaced parking into a unified site design reflecting continuity with the existing Post Office. The existing parking adjacent to the Post Office building will be dedicated to customer parking meeting the need for additional postal customer parking in the greatly expanding Chantilly area.

The project is consistent with the Commission approved Chantilly Post Office facility development plans, and involves only the relocation of parking, the provision for handicapped accessible parking, and would have no adverse impact on land uses or environmental resources of the general site. All existing stormwater drainage easements and retention basin are maintained in the proposed site design to ensure necessary and required surface water drainage treatment. In conformance with its NEPA compliance procedures, the Postal Service completed a NEPA analysis of the acquisition of the site and the parking addition. NCPC staff finds the action qualifies as a Categorical Exclusion in compliance with the Commission's review requirements. No adjacent or nearby historic resources are affected or impacted by the site

development proposal as analyzed by the Postal Service. Existing development of the area involves commercial retail properties with an industrial park/office building character. The largest building complex is the Chantilly Expo Center located north across Willard Road, which the post office fronts. The original Post Office, constructed in 1989, is not a historic eligible property.

As part of this approval action, the Executive Director reminds the Postal Service of its agreement with the U.S. EPA regarding the Postal Service's Chesapeake Bay Program Action Plan completed in 2000. The action plan formalizes USPS actions to support the Chesapeake Bay Program in reaching its goal of reducing the amount of nitrogen and phosphorus entering the bay through development of grounds management plans (GGMP) and other measures. Traditionally, grounds management plans emphasize landscaping techniques. The GGMP, however, is unique in that it is holistic, incorporating BayScape objectives of the Chesapeake Bay Program using integrated pest management, natural resource conservation, stormwater management, and exterior maintenance. The GGMP focuses on the grounds management activities of both postal employees and contractors to ensure they are consistent with the overall goals and objectives of the Chesapeake Bay Program for water quality impacts. Additionally, the Federal Agencies Chesapeake Ecosystem Unified Plan (FACEUP) directs federal agencies to encourage construction design that adopts principles of Low Impact Development for the control of storm water and erosion. The Chesapeake 2000 Agreement, to which the Postal Service is a federal agency partner in the watershed, calls for the development storm water management to control nutrient, sediment, and chemical contaminant runoff.

Future Chantilly Branch Post Office site and building development will be expected to reflect full implementation of the BayScapes initiative in both design and construction techniques to maintain natural resources of the acquired additional acreage and adhere to objectives of the Chesapeake Bay Program for site and building design construction as highlighted by the National Capital Comprehensive Plan.

Patricia E. Gallagher, AICP
Executive Director