

**ARLINGTON MAIN POST OFFICE,
REVISION OF FINAL REDEVELOPMENT
1010 Highland Street
Arlington County, Virginia**

Delegated Action of the Executive Director

January 28, 2005

Pursuant to delegations of authority adopted by the Commission on October 3, 1996, I approve the revised final site and building plans for a new Arlington Main Post Office, as depicted on NCPC Map File No. 2101.00(38.00)-41528.

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The United States Postal Service (USPS) has submitted a revised final design to the Main Post Office in Arlington, Virginia. This facility's previous final site and building plans were approved by the Commission in February 2001 as a USPS funded project, which included renovation of the existing Post Office building, construction of a new three-story Post Office south of the existing facility, and private retail shop space. Late in 2001 the USPS encountered significant funding shortfalls resulting from a USPS reorganization and reprioritization of planned projects in the metropolitan Washington area.

The USPS re-evaluated the Arlington Main Post Office project and determined that a sale of the acquired USPS property and lease-back of privately constructed space, with the added feature of a private/USPS funded renovation of the old Post Office, would have the ability to construct necessary new space for an operational USPS facility in downtown Arlington. A developer achieved the purchase of the south vacant USPS property, and as part of the sale, the USPS secured the re-design and renovation of the old Post Office and new postal space in the private development project.

The submitted plans identify the redesign of the project which is just slightly larger than the early USPS facility and now encompasses 49,000 square feet of utilized USPS space. This space is situated between the new building, where some Postal Service workrooms and carrier facilities are located, and the renovated historic post office that has added floor levels below grade and above the Main Post Office lobby. All USPS space in the new construction outside the original post office is private development leased to the Postal Service. The number of total USPS employees for the project has been reduced from 187 to 155.

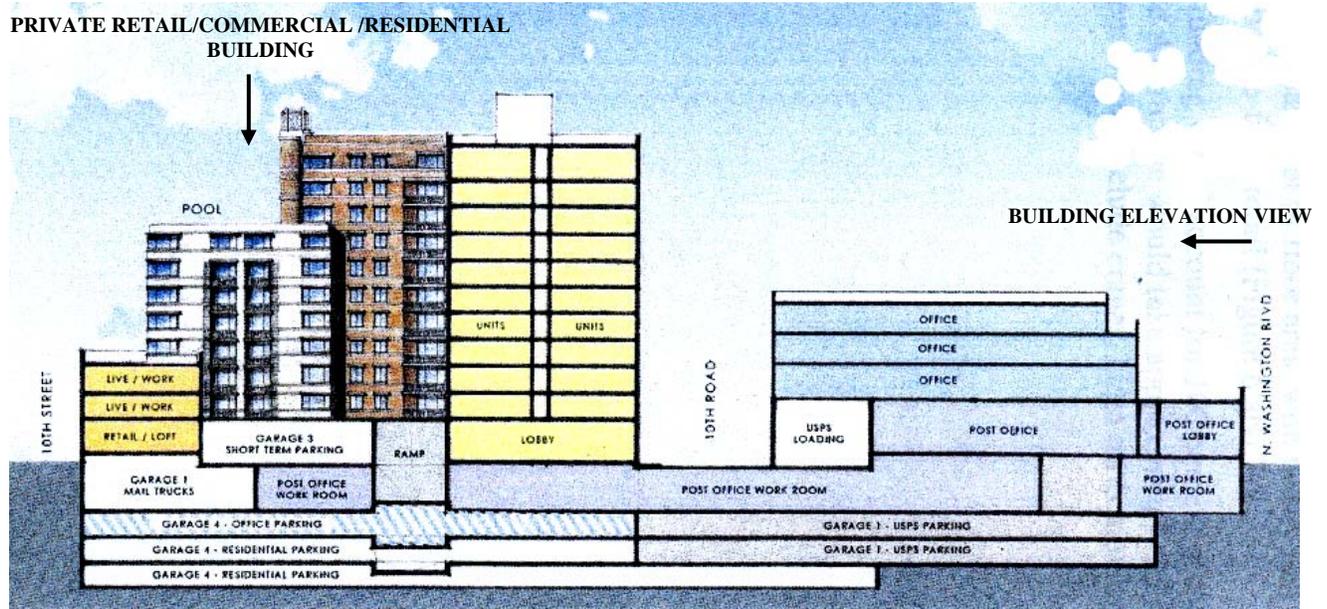
USPS parking is integrated with the overall private development parking garage that is situated below the new 11-story street-level retail and residential building (195 units) that is proposed south of the historic post office. Approximately 150 USPS employee, customer parking spaces (63), loading dock areas, and Postal bulk delivery and carrier vehicle spaces (92) are provided in the project. These facilities are located adjacent to and below the existing renovated Post Office and the new south building, with the vehicle parking entrance achieved from 10th Road North.

The building and all site development is well executed and received the approval of the Arlington County Planning Commission and the Arlington County Board on July 7th and July 19th, 2004, respectively. The project is consistent with the 2001 Arlington Main Post Office project program and design review objectives and conclusions of the Commission's earlier review. The project is consistent with the Commission's delegated project review criteria of less than 50,000 square feet of building space area, and would have no adverse impact on land uses or environmental resources of the general site.

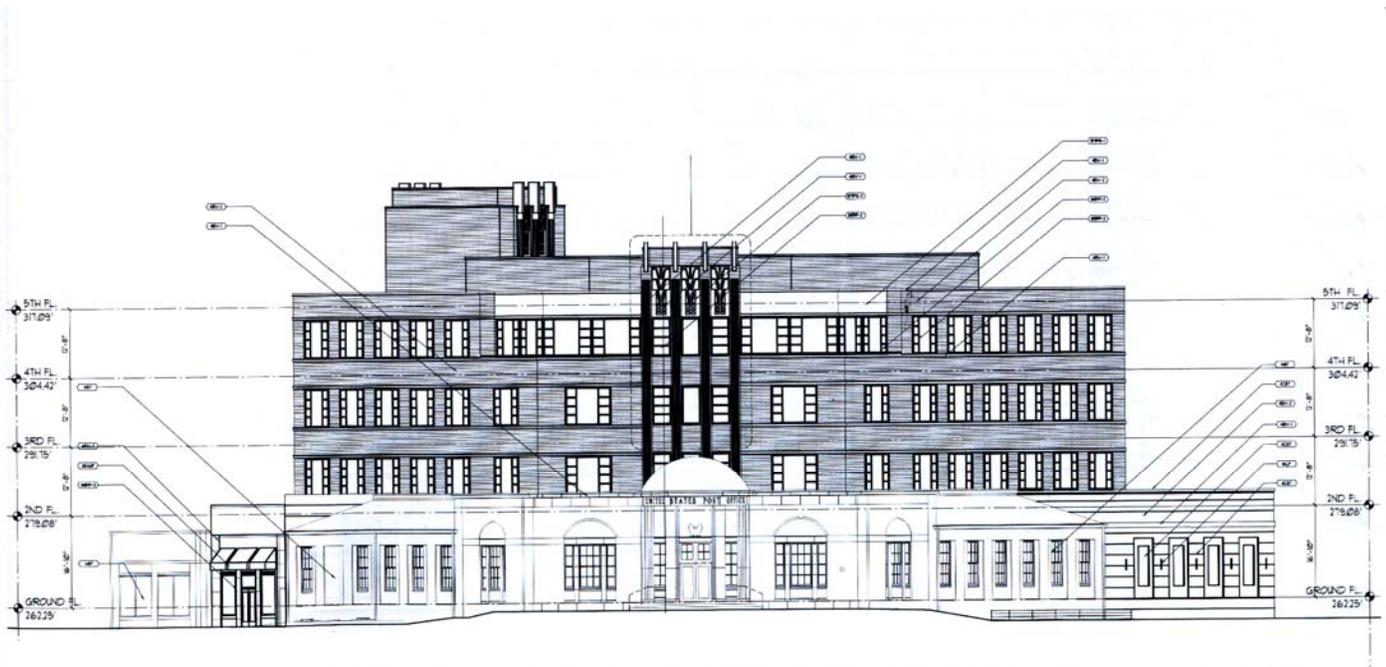
The Postal Service has achieved final National Historic Preservation, Section 106 compliance, for the revised design and completed a Memorandum of Agreement with the Virginia State Historic Preservation Officer on September 23, 2004, and Certificate of Appropriateness from the Arlington County Historic Affairs and Landmarks Review Board on November 17, 2004.

USPS National Environmental Policy Act review was achieved through development of an Environmental Assessment and Finding of No Significant Impact completed in August 2004.

Patricia E. Gallagher, AICP
Executive Director



**ARLINGTON MAIN POST OFFICE BUILDING SECTION
ESTABLISHED IN REVISED FINAL BUILDING PLANS**



**ARLINGTON MAIN POST OFFICE FRONT ELEVATION
ESTABLISHED IN REVISED FINAL BUILDING PLANS**