

STAFF RECOMMENDATION

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NCPC File No. 6743/2940

DULLES MAIL PROCESSING AND DISTRIBUTION CENTER, DISTRIBUTION CENTER BUILDING EXPANSION

44715 Prentice Drive,
Sterling, Loudoun County, Virginia

Submission by the United States Postal Service

April 26, 2007

Abstract

The United States Postal Service (USPS) has submitted preliminary and final site and building plans for a new 70,000-square-foot addition at the existing Dulles Mail Processing and Distribution Center located in Sterling, Virginia. The new building addition is proposed for a two acre area adjacent to the existing site of the current Mail Processing and Distribution Center, which is situated in an industrial park about three miles north of the main terminal of Washington-Dulles International Airport. With the construction of the facility, USPS will add new mail processing equipment and expects to provide an improved mail service capacity for the Northern Virginia metropolitan area.

Commission Action Requested by Applicant

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

Executive Director's Recommendation

The Commission approves the preliminary and final site and building plans for the Dulles Mail Processing and Distribution Center new building addition at 44715 Prentice Drive in Loudoun County, Virginia, as shown on NCPC Map File No. 2302.00(38.00)-42224.

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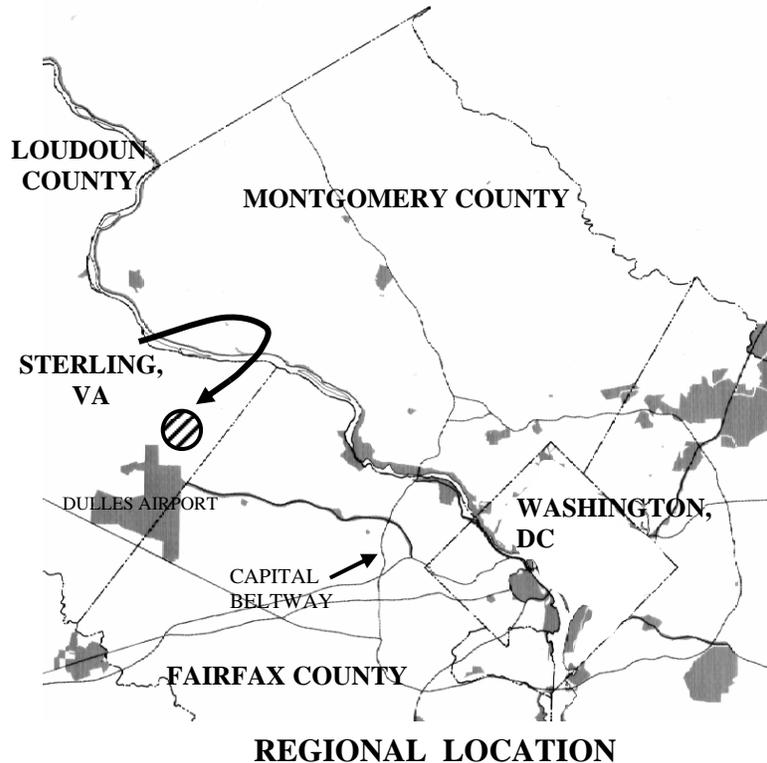
PROJECT DESCRIPTION

The mail facility new addition will be a 1-level, 30-foot high, masonry and metal building located on the existing USPS land parcel. The project will include walkways, a minor site circulation road, relocated vehicle parking, and truck docks for large mail delivery trucks.

The project location is currently an undeveloped lawn area of the existing USPS site that was previously disturbed by limited earth moving when the original mail Processing and Distribution Center was built in the early 1990s.

Site

- The project site is located adjacent to a commercial area, at the west end of the existing USPS building.
- The acreage is zoned for office building use within the Broad Run Business Park.
- Customer service is provided by the Postal Service at the facility for incidental collection of parcels, and such items as certified and registered mail. The facility's main purpose is to process bulk mail deliveries that come into and out of Northern Virginia.



Proposal

- The new building addition will feature a limited brown brick veneer exterior at the south, with dark brown vertical metal siding and a pre-cast concrete base on the west and north building walls. This material palette matches the existing structure façade.
- The roof on the new addition will be a standing-seam metal roof which will peak at the existing west end of the current building.
- The addition in total contains approximately 70,000 square feet of space.

The new addition exhibits a sloping single plane standing-seam metal roof and will have vertical brown aluminum insulated panel walls situated on an exposed concrete base. The south elevation of the addition would have a ten-foot wide canopy covering a two-space panel truck bay, at the southwest building edge (see page 5). Ten new trailer-truck docking bays also are located along the south façade. The new truck bays are aligned on the same building wall as 46 existing truck bays of the mail Distribution Center. Two additional single door life-safety exit/entrance doors are located on the east and west ends of the south and north exterior walls. No other building elements, such as windows, are provided on the addition due to the equipment configurations within the floor area of the addition. The project will add no additional employee parking at the Dulles Processing and Distribution Center that currently comprises approximately 990 employees.

Background

At its meeting of September 7, 1989, the Commission approved the location and program for what was then called the USPS Dulles General Mail Facility and Vehicle Maintenance Facility in Loudoun County, Virginia. On December 7, 1989, The Commission approved the preliminary site and building plans for the facility, with comment from Loudoun County approving the proposal with minor technical concerns.

On April 5, 1990, the Commission approved final site and building plans for the Dulles General Mail Facility and Vehicle Maintenance Facility, as shown on NCPC Map File No. 2302.00(38.00)-30327.

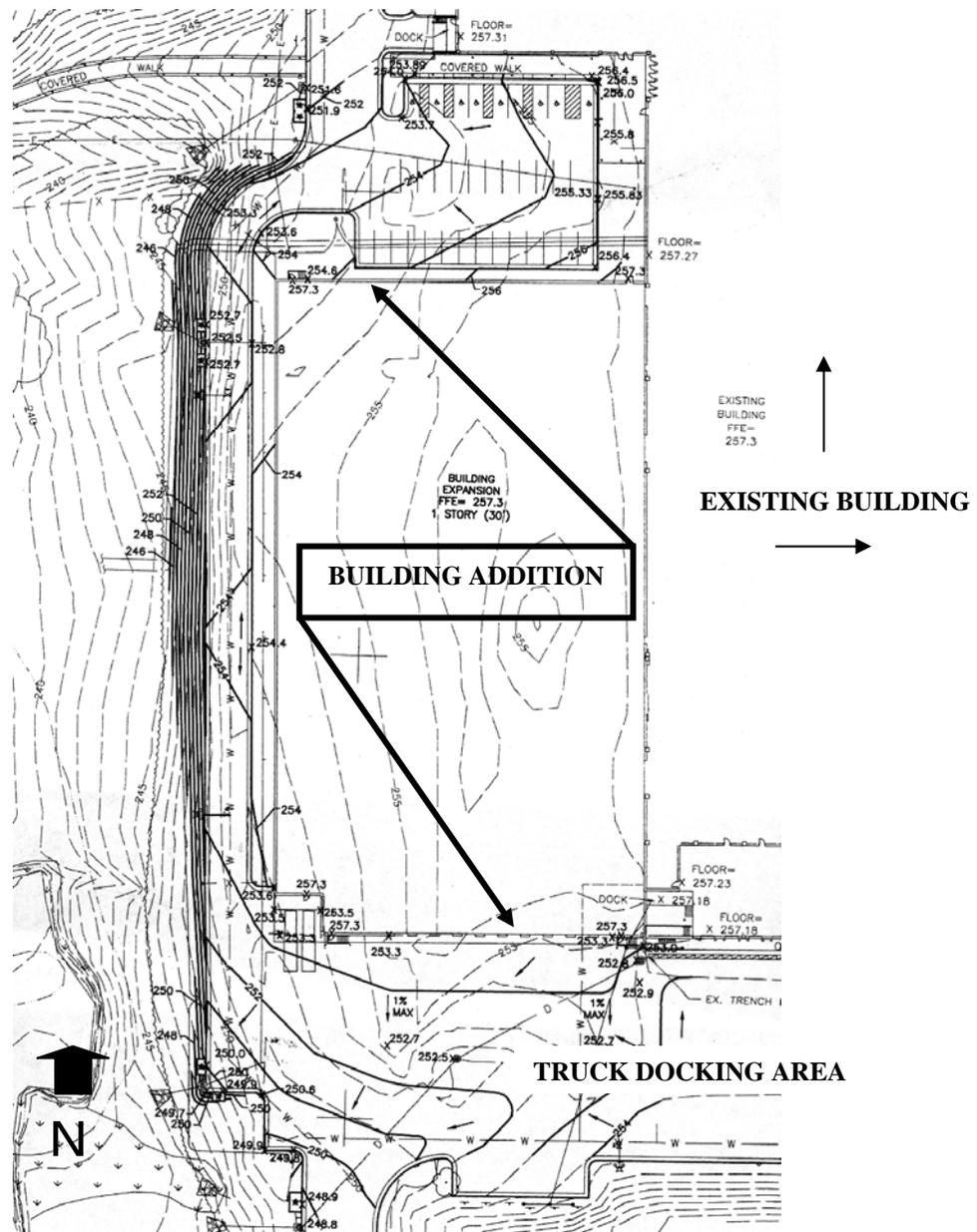


AERIAL VIEW OF THE EXISTING USPS DULLES MAIL PROCESSING AND DISTRIBUTION CENTER

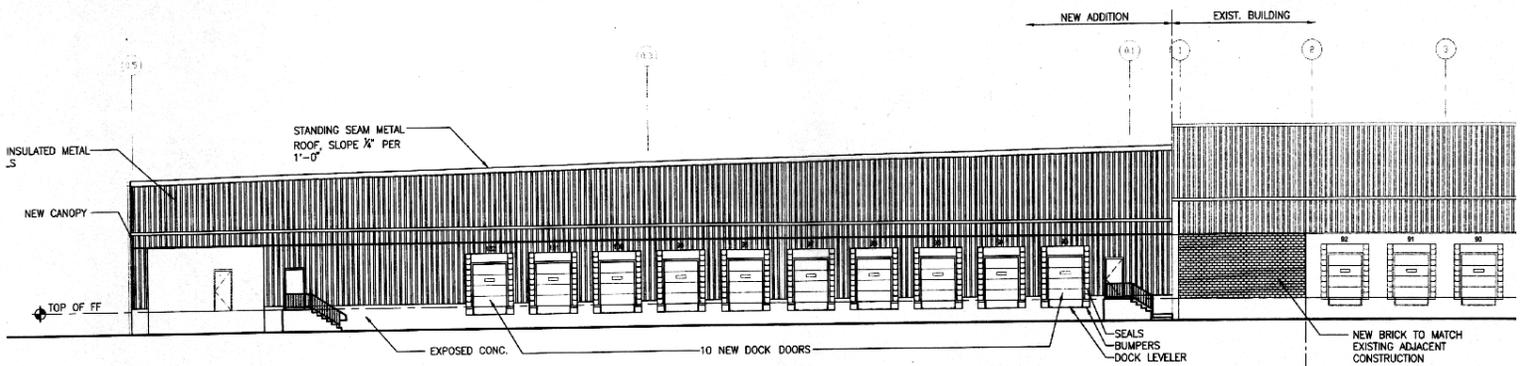
PROJECT ANALYSIS

Staff recommends approval of the proposed addition's preliminary and final site and building plans. The submitted new addition to the existing 417,000-square-foot building is scaled and detailed to fit within the context of the existing building and the business park. The facility presents an appropriate community service image that is in context with other large structures such as the USPS vehicle maintenance facility south of the addition. The new USPS addition will conform to the existing zoning classification of office building development.

All existing stormwater drainage easements and a retention basin are maintained in the proposed site design to ensure necessary and required surface water drainage treatment.



PROPOSED PRELIMINARY AND FINAL DULLES PROCESSING AND DISTRIBUTION CENTER ADDITION SITE PLAN



PROPOSED USPS PROCESSING AND DISTRIBUTION CENTER ADDITION SOUTH ELEVATION

Development Program

Applicant: United States Postal Service

Estimated Cost: Not provided by submission information

Architect: URS Group, Inc., Gaithersburg, Maryland

Completion Date: The proposed construction bidding process is scheduled to be completed by June/August 2007. Project construction would then commence and is anticipated for a period of approximately 8 to 10 months.

CONFORMANCE

Comprehensive Plan

The proposed facility addition is consistent with the federal elements of the Comprehensive Plan.

National Environmental Policy Act

The USPS completed a determination of a Categorical Exclusion pursuant to the Council on Environmental Quality's Regulations for Implementing the Procedural Provisions of the National Environmental Policy Act (NEPA) and the USPS revised environmental procedures established at the USPS Handbook RE-6 and 39 CFR, Part 775 (62 FR 42958). The exclusion was accomplished in February 2007.

Staff has reviewed this proposal in accordance with 40 U.S.C. § 8722(b)(1). Since NCPC is advisory for federal projects in the environs, it has no NEPA obligation here. Staff reviewed the USPS NEPA information and finds that the submitted data is sufficient and in accordance with project submission requirements.

National Historic Preservation Act

The USPS consulted with the Commonwealth of Virginia's State Historic Preservation Office and determined that the proposed project is not subject to further review under the provisions of Section 106 of the National Historic Preservation Act as established in the facility's initial development in 1989. The original Distribution Center was constructed in the early 1990s and is not a historic eligible property. No adjacent or nearby historic resources are affected or impacted by the site development proposal as analyzed by the Postal Service.

Federal Capital Improvements Program

Not applicable. USPS projects are not funded by the Congress but are paid for by the Postal Service's retail operations and service cost funding structure established by the Board of Governors of the United States Postal Service. Consequently, no federal appropriations are directed to the USPS for building construction.