

STAFF RECOMMENDATION

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NCPC File No. 6775

ASHBURN CARRIER ANNEX
BELMONT RIDGE ROAD (ROUTE 659) AND PORTSMOUTH BOULEVARD
ASHBURN, LOUDOUN COUNTY, VIRGINIA

Submission by the United States Postal Service

September 27, 2007

Abstract

The United States Postal Service (USPS) has submitted final location and program plans for a new 28,000-square-foot carrier annex located in Ashburn, Virginia. The facility is proposed for a 5.66-acre area in a new suburban commercial development. The annex will consist of a large mail processing workroom, administrative area, support spaces, loading dock and carrier loading platform. With the construction of the facility, the USPS will have enhanced mail service capacity for the growing Northern Virginia area.

Commission Action Requested by Applicant

Approval of location and program plans pursuant to 40 U.S.C. § 8722(b)(1)).

Executive Director's Recommendation

The Commission:

Approves the preliminary and final location and program plans for the USPS Ashburn Carrier Annex at Belmont Ridge Road (Route 659) and Portsmouth Boulevard in Loudoun County, Virginia, as shown on NCPC Map File No. 2302.00 (38.40) 42374.

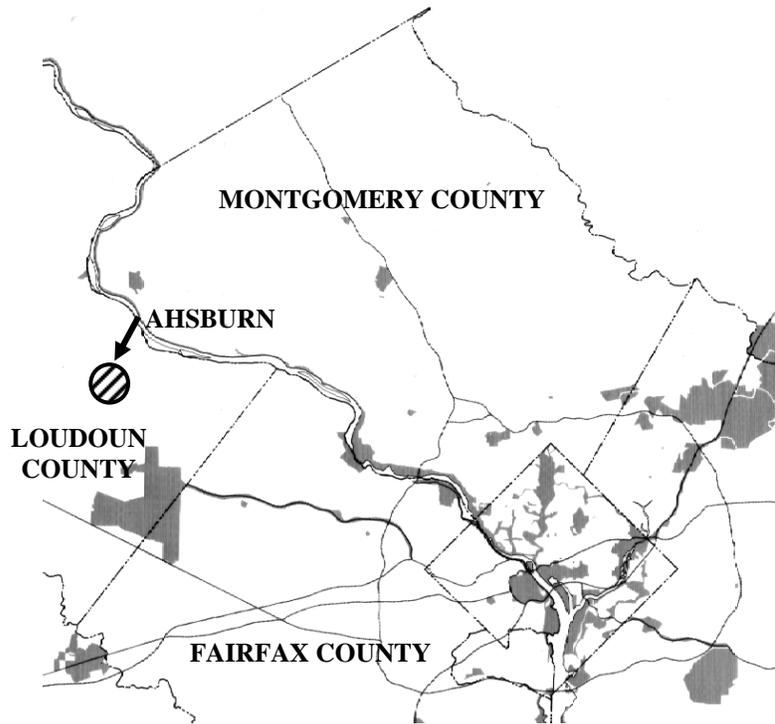
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PROJECT DESCRIPTION

The Ashburn Postal Carrier annex is a 28,000 square foot commercial-type facility. The facility would consist of a large mail processing workroom, an administrative area, support spaces, loading dock and carrier loading platform. No customer service functions will exist at the facility.

Site

The annex would be located in a commercial project known as Belmont Greene that is now under development. The annex site is adjacent to Belmont Ridge Road (Route 659) and near Portsmouth Boulevard. Currently the site is 75% forested with no structures present. The postal facility is an allowed use and is consistent with local development plans.

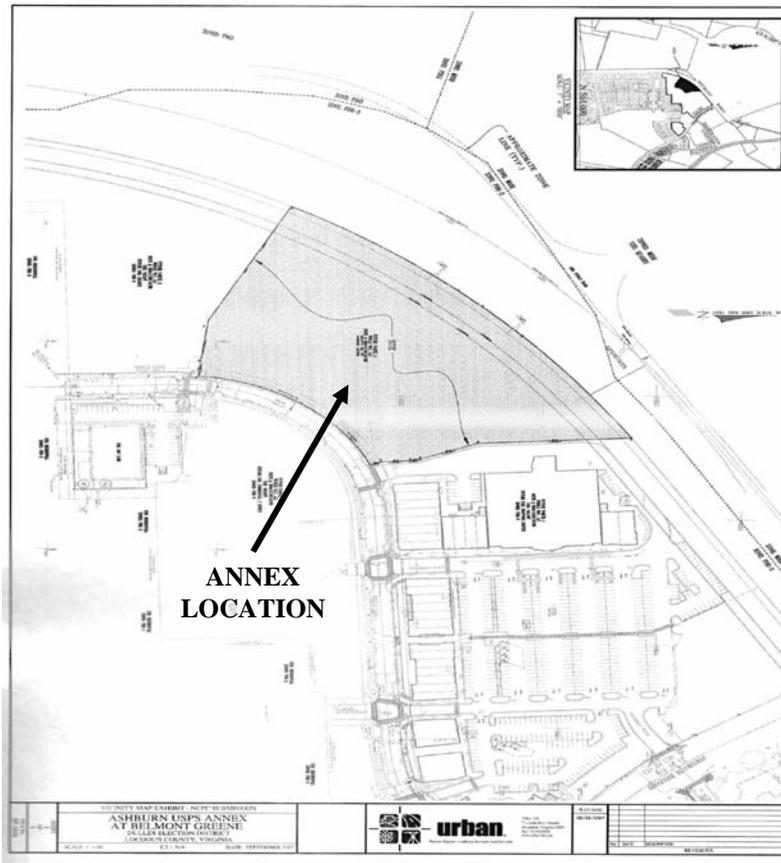


REGIONAL LOCATION

Proposal

This project features a 28,000 square foot commercial facility. The building has not yet been designed. The proposal includes 166 spaces for postal vehicles and an additional 135 spaces for employees. The existing assigned employment of 88 persons is expected to increase to 117 in 2009 and 175 in 2019.

The USPS proposal would meet local landscaping requirements that include 10% overall tree coverage and a buffer consisting of a mix of canopy trees, under-story trees and shrubs. Parking lots are required to include trees at the end of every row and have no parking space more than 80 feet from a tree. The USPS has determined that water quantity controls will not be needed because adequate storm water capacity is available in the existing pond.



AERIAL VIEW OF THE ANNEX SITE

PROJECT ANALYSIS

Staff recommends approval of the proposed preliminary and final location and program for the annex. The annex would enable the USPS to fulfill a growing need for processing capacity in the Ashburn region of Loudoun County, VA. The program is scaled to fit within the context of the surrounding development and conforms to the site's existing zoning classification.

Staff is concerned about the amount of impervious surfaces proposed for a site that is now largely forested. The building program proposes a 28,000 square foot facility, 116 postal vehicle spaces and 135 employee parking spaces. Although an increase in the amount of impervious surfaces is unavoidable given the nature of the program, staff encourages the Postal Service to develop mitigation measures.

When submitting final building plans, the Postal Service should address the following issues. Submission materials propose a 2009 employee vehicular parking space to employee ratio that would be out of conformance with the ratio specified in Commission's Comprehensive Plan. Staff encourages the Postal Service to reduce the amount of employee parking and develop a management plan that reduces the amount of dedicated postal vehicle and employee vehicle parking spaces. Since employment at the site is expected to gradually increase over a ten-year period, staff encourages the USPS to develop parking capacity in phases as necessary. In

addition, final building plans should be consistent open space and environmental policies in the Commission's Comprehensive Plan and local planning documents.

Development Program

Applicant: United States Postal Service

Estimated Cost: \$5 million

Architect: N/A

Completion Date: Construction is anticipated for Spring 2008 with a completion date of late Spring 2009

CONFORMANCE

Comprehensive Plan

The proposed site and program is consistent with the federal elements of the Comprehensive Plan.

National Environmental Policy Act

The USPS conducted a Phase I Environmental Site Assessment for the proposed site and has found no potential environmental concerns related to development of the site.

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 for this project. 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 determined that the proposed project is not subject to further review under the provisions of Section 106 of the National Historic Preservation Act. 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.