



**UNITED STATES POSTAL SERVICE
ASHBURN MAIN POST OFFICE
Belmont Green Development, Parcel K
Ashburn, Loudoun County, Virginia**

Submitted by the United States Postal Service

Delegated Action of the Executive Director

July 3, 2008

Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and 40 U.S.C. § 8722(b)(1), I approve the preliminary site and building plans for the construction of a new main post office on Winkle Drive in the Village Center at Belmont Greene development in Ashburn, Virginia, as shown on NCPC Map File No. 2302.00(38.00)42573.

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The United States Postal Service has requested preliminary approval of site and building plans for a new main post office in Ashburn, Virginia. As a result of rapid growth within the Ashburn area, the current postal facility is experiencing a space deficiency. A new post office is proposed on a 5.66 acre site in the Belmont Greene commercial development. The proposed facility is a 30,000 square foot building consisting of full service postal retail facilities, rental post office boxes, a mail processing workroom, support spaces, a loading dock, and a carrier loading platform.

The design of the facility will be based on the Village Center at Belmont Greene's design standards. The goal of the design is to have a "main street" look, with large storefront windows, and awnings. Per the design requirements the major elements follow a base, middle, and top arrangement. The building has a stone base, brick middle, and a metal top. All building materials and colors follow the design standards; the metal top and awnings will be a green color and the bricks will be a reddish brown.

There will be a total of 257 parking spaces provided; 98 of the spaces will be used for postal vehicle parking, 41 will be for customer parking, and the remaining 118 spaces will be for employee parking. USPS estimates the assigned employment for the post office to be 146 employees. USPS has also proposed temporarily moving employees from the Leesburg, Virginia post office to the proposed Ashburn post office; this would increase the number of projected

employees by approximately 50. As a result of the location of the proposed post office, no public transportation is available.

The proposed main post office is consistent with the *Comprehensive Plan for the National Capital* and would not adversely affect any other identified federal interests.

USPS has coordinated with the Loudoun County Board of Supervisors and has received positive responses on the development. The project was also referred to the Loudoun County Planning Department, which stated it had no comments on the project.

USPS has determined that the project adheres to the conditions of their Categorical Exclusion 775 (e)(10) under the National Environmental Policy Act. USPS has also determined that the project does not have an adverse affect on any buildings listed on the National Register of Historic Places; therefore, further Section 106 review is not required. For federal projects in the environs, NCPC does not have independent NEPA and Section 106 responsibility.

Marcel C. Acosta
Executive Director