



**UNITED STATES POSTAL SERVICE
LOVETTSVILLE MAIN POST OFFICE
Lovettsville, Loudoun County, Virginia**

Submitted by 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 in Lovettsville, Virginia, as shown on NCPC Map File No. 2307.00(38.00)42576.

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The United States Postal Service (USPS) has requested preliminary approval of site and building plans for a new main post office building in Lovettsville, Virginia. The existing post office is deteriorating, has become too small for current operations, and expansion of the existing facility is not possible. The proposed 6,000 square foot facility would be located on a 1.25 acre site. The road to the site is currently unimproved and USPS will have to construct the road to allow for access to the new facility. The road will be constructed to VDOT standards with a 66-foot wide Right-of-Way, curb and gutter, and sidewalk on both sides.

The wood-framed, brick veneer proposed building will include full service postal retail facilities, rental post office boxes, a mail processing workroom, support spaces, a loading dock, and a carrier loading area. The facility is based on the USPS's prototypical small standard design. USPS has worked with the Town Council, the Mayor and the Town Manager to create a building design that reflects the historic character of Lovettsville. As a result, elements of Doric columns, porticos, roof dormers, and a sloped roof were incorporated into the design.

Landscaping will follow the Town of Lovettsville Zoning requirements. Stormwater Management will follow Town of Lovettsville and the Commonwealth of Virginia standards. The collected runoff from paved areas of the site will be treated in a biofiltration facility (a rain garden) as well as an underground detention facility constructed under the parking lot.

There will be a total of 46 parking spaces provided on-site; 12 of the spaces will be used for postal vehicle parking, 17 spaces for employee parking, and 17 spaces for customer parking. USPS estimates the projected employment for the post office to be 19 employees. The proposed

post office is located within a rural community and as a result 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 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