

**A statement by Bert Ely to the Alexandria City Council**

December 16, 2006

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12-16-06

**Good News, and not so good news, about the George Mason Post Office**

Mr. Mayor and members of Council, I am Bert Ely, an Old Town resident and business owner. I am here today, for the third time, to report on the status of the relocation of the George Mason post office at Prince and South Washington.

Finally, after months of delay, the Postal Service, just a few days ago, issued a Solicitation for Proposals for space in which to relocate the George Mason post office. That is the good news. Attached to this statement is the official space solicitation.

The not-so-good news is that while the solicitation expresses a preference for a new location close to the present George Mason post office, the potential area within which it could be located is quite large -- King Street on the north, the Potomac on the east, the Beltway on the south, and Telegraph Road on the west.

That area includes Carlyle, which has grown so much that it probably needs its own post office. Worse, though, relocating the George Mason station to Carlyle would dictate that users of the new post office drive from Old Town to Carlyle to pick box mail, buy stamps, and mail packages.

Not only would such a relocation remove an important, pedestrian-oriented retail facility from Old Town, but it would worsen traffic within, to, and from Old Town, further damage Old Town as a commercial and business center, and add to Carlyle's traffic woes. Even relocating the George Mason post office to the fringes of Old Town would add to local traffic congestion.

The Postal Service's tilt towards relocating the George Mason post office outside of downtown Old Town also is evidenced by its expressed desire for "a site of 22,000 square feet" where there would be an "availability of parking."

I have been told that there is some flexibility in the Postal Service's space preferences. For example, it will consider locations within a block north of King Street, it will consider space with less than 3,600 square feet (the present George Mason post office now has 2,300 square feet of space), and off-street parking is not mandatory.

I know the City's Tom Fairchild is on top of this space solicitation and word about is spreading rapidly within the business community and to commercial real-estate owners and brokers as well as to the Old Town Civic Association.

I strongly encourage Council to closely monitor this most important relocation situation as the present George Mason lease expires in just three and one-half months, to ensure that the George Mason post office stays within downtown Old Town. I also urge Congressman Moran to continue to monitor this situation, for many will lose and few will gain if downtown Old Town loses its post office.

Thank you for your time this morning. I welcome any questions.



**Solicitation for Proposals  
Space Only**

ALEXANDRIA - GEORGE MASON FINANCE (510119-002)  
ALEXANDRIA, VA 22320-9998



## Solicitation for Proposals Existing Space

Facility Name/Location: ALEXANDRIA - GEORGE MASON FINANCE (510119-002)  
ALEXANDRIA, VA 22320-9998

Solicitation No: P008-36275-07-A

Beginning Date: 12/11/2006

Closing Date: 01/12/2007

**Preferred Area:**

Close proximity to King & Washington Streets is preferred but will consider locations within area bound by:

North by: King Street

South by: 495 Capital Beltway

East by: Potomac River

West by: Telegraph Rd

1. The desired building size is approximately 3,600 square feet of net interior space, with This is an urban retail station with considerable pedestrian traffic. However, the ability to load and unload mail is a factor. Availability of parking is desirable. on a site of 22,000 square feet.
2. Offerors must own or control the property, and provide evidence of same. If the offer is submitted by an agent for the offeror, evidence of that agent's exclusive authority must accompany the offer.
3. Offers should reflect an "as is" condition and be submitted on a USPS standard Lease or Option to Purchase Agreement and shall provide a minimum of 90 days for acceptance of the offer. In addition, the following information is required: offeror's daytime and evening telephone numbers; a plot plan showing land location and dimensions, location of buildings thereon, driveways and parking areas, abutting streets and alleys, and widths thereof; together with a floor plan of the interior space offered showing dimensions; photographs, if available. A copy of the legal description and deed should be provided. The Postal Service will consider letter proposals; however, the selected space will be contracted for using a USPS Lease or Option to Purchase Agreement.
4. The property offered must be properly zoned to permit use for a postal facility or must be capable of being rezoned for such use. The offeror must include with the proposal a copy of applicable building and/or land restrictions that would in any way affect the intended use of the property. The successful offeror will be responsible for all action necessary to obtain zoning prior to leasing or selling to USPS. Any Notice of Intent to lease or purchase issued by the Postal Service will contain a deadline by which the zoning approval process must be completed. If the successful offeror has not obtained all required zoning approvals by this deadline, the Postal Service, in its sole discretion, may elect to rescind said notice. If this solicitation involves an Option to Purchase Agreement, the Postal Service must receive written evidence from the offeror that the property is properly zoned for use as a postal facility prior to expiration of the Option.
5. The successful offeror must comply with all applicable federal, state, and municipal laws, codes, and regulations, including those of the state and local highway departments.
6. USPS reserves the right: to negotiate with any or all offerors for better terms, clarification of any conditions, modifications, or any other changes deemed necessary; to secure offers on properties other than those offered in response to this solicitation; to consider proposals or modifications to a proposal received after the date specified for receipt of proposals provided it is received before award and consideration of the proposal is determined by the Contracting Officer to be in the best interest of the U.S. Postal Service; and/or to reject any and all offers.
7. Properties offered will be evaluated on the basis of such factors as: community input, location, cost, accessibility to customers and transportation networks, availability of utilities, soil conditions, environmental conditions, topographic features and other factors affecting development and use. These factors are not listed in order of importance.



## Solicitation for Proposals Existing Space

8. In responding to this solicitation, while USPS solicitation forms may be printed or photocopied for these purposes, no other means of reproduction is acceptable. Offers containing documents not in compliance with the above (for example, "new" USPS documents edited or altered on an offeror's computer system) will be rejected and returned to the offeror.
9. The successful offeror may be invited to perform renovations to the space; if so, payment and performance bonds may be required.
10. Additional information and materials may be obtained by contacting the party shown in Paragraph 13.
11. All costs incurred by the Offeror in preparing its proposal, including but not limited to the site preparation costs, are the responsibility of the offeror, not the U.S. Postal Service (USPS), and will not be reimbursed.
12. Other provisions.

This facility is intended to serve the "Old Town" Alexandria business district. Proposals shall be evaluated based upon postal operational considerations, operating cost and proximity to service area.

13. Proposals should be submitted to:

Dennis J Perry  
Eastern FSO  
PO BOX 27497  
GREENSBORO, NC 27498-1103

Phone: (336) 665-2863  
Email: [dperry2@usps.gov](mailto:dperry2@usps.gov)

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12-16-06

Good morning Mayor, Vice Mayor and Council Members,

My name is Charlotte Landis; I live at 433 N. Patrick St.

On Monday you will hold a work session on the Braddock Road Metro Small Area Plan. I am here today because I assume citizens may not speak at that meeting.

As you review the Braddock Road Metro Small Area Plan, despite your desire to develop the Metro area, I ask that you consider the fact that the neighborhood cannot support the density proposed. It lacks the infrastructure.

While the process has been on-going, "Under Review" time, per se, is not enough to pass an inadequate plan. The proposal remains simply a series of developing sites, maybe some design guidelines, and that is it! Most disappointing was staff's inability to answer straight forward questions. Given the number of questions, particularly at the recent presentation at Jefferson Houston on traffic, rapid transit, air quality, and density where every answer was vague, and non specific, one must conclude that the plan has not been thought through in depth nor taken into consideration the concerns of residents in the area.

I appreciate that you may feel that there is a political value in granting such density but the traffic study is poorly done, Route 1 analysis is unacceptable, and the neighborhood cannot absorb the near or mid term projects under consideration. May I say in all candor that we must solve the north south traffic situation, particularly Route 1, before we aggravate the situation further with the proposed density.

I look forward to your review on Monday night.