



COMMONWEALTH of VIRGINIA

Commonwealth Transportation Board

Aubrey L. Layne, Jr.
Chairman

1401 East Broad Street
Richmond, Virginia 23219

(804) 786-1830
Fax: (804) 786-2940

Agenda item # 6

RESOLUTION OF THE COMMONWEALTH TRANSPORTATION BOARD

January 14, 2015

MOTION

Made By: Mr. Garczynski, Seconded By: Mr. Rosen

Action: Motion Carried, Unanimously

**Title: Proposed Limited Access Control Change (LACC)
Route 7 (Leesburg Pike), Tyson's Corner, County of Fairfax**

WHEREAS, Route 7 (Leesburg Pike), State Highway Project 0007-029-101, RW-201, in Tyson's Corner of Fairfax County was designated as a Limited Access Highway by the State Highway Commission, predecessor to the Commonwealth Transportation Board (CTB), on December 8, 1960; and

WHEREAS, in connection with the said Route 7 project, the Commonwealth acquired certain lands and limited access control easements from V. J. Dardin, et al., by Instrument dated August 28, 1961, recorded in Deed Book 2042, Page 313, concluded by Order dated October 1, 1962, recorded in Deed Book 2198, Page 319, both recorded in the Office of the Clerk of the Circuit Court of the County of Fairfax; and

WHEREAS, due to continued design refinements of the Dulles Corridor Metrorail Project (DCMP), State Highway Project DT00-029-108, RW-201, FIG-N04-001 and FIG-N04-002, the CTB approved various shifts and changes to the right of way and/or limited access control on various routes, including Route 7, intersecting the DCMP corridor, on October 20, 2010; and

WHEREAS, Tysons West Residential, LLC and JBG Hotel, LLC filed a rezoning application with the County of Fairfax in order to develop a new transit-oriented, mixed use

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development adjacent to the Spring Hill Metrorail Station, located in the southwest quadrant of the Route 7 (Leesburg Pike) and Route 3888 (Westwood Center Drive) intersection; and

WHEREAS, the said proposed development includes an enhanced grid of streets that provides alternative pathways for traffic flow recommended by the new Fairfax County Comprehensive Plan for Tyson's Corner; and

WHEREAS, the said proposed grid includes a new north-south street connecting Route 7 (Leesburg Pike) and a local street, Cornerside Boulevard, which will significantly improve accessibility to the surrounding area on the south side of Route 7; and

WHEREAS, the said connection of the new north-south street to Route 7 requires a break in the existing limited access control of Route 7 of approximately 44 feet in width from a point opposite Station 257+06.69 (Route 7 right of way baseline), to a point opposite Station 257+50.87 (Route 7 right of way baseline), with right out only turning movements, and with no median break or signalization; and

WHEREAS, the Fairfax County Board of Supervisors, by resolution adopted September 9, 2014, supports the limited access control changes; and

WHEREAS, VDOT has determined that the said limited access control changes are appropriate from a safety and traffic control standpoint; and

WHEREAS, VDOT has determined the location of the proposed limited access control changes are within an air quality maintenance or non-attainment area; however, the limited access control changes would not impact air quality and would not cause or contribute to a new violation, increase the frequency or severity of an existing violation, or delay timely attainment of any National Ambient Air Quality Standards (NAAQS), and there will be no adverse environmental impacts; and

WHEREAS, public notices were posted on November 26, 2014 and December 17, 2014 in the *Washington Post*; and on November 28, 2014 and December 18, 2014 in the *Metro Herald*; and all closed on December 26, 2014, with no comment received; and

WHEREAS, VDOT has determined that compensation in an amount satisfactory to the State Right of Way and Utilities Director shall be required for the limited access control changes; and

WHEREAS, all right of way, engineering, construction, and necessary safety improvements shall meet all VDOT standards and requirements; and

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WHEREAS, all costs of any engineering and construction or necessary safety improvements, will be borne by the requestor; and

WHEREAS, the proposed limited access control changes (LACCs) are in compliance with Title 24, Section 30, Chapter 401 of the *Virginia Administrative Code*.

NOW, THEREFORE, BE IT RESOLVED, in accordance and compliance with the provisions and notice requirements of § 33.2-401 of the *Code of Virginia*, the CTB hereby finds and concurs with the determinations made by VDOT, and approves the said LACC for public street purposes as set forth and subject to the above conditions.

BE IT FURTHER RESOLVED, the Commissioner of Highways is authorized to execute any and all documents necessary to implement such changes.

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