



COMMONWEALTH of VIRGINIA

Commonwealth Transportation Board

W. Sheppard Miller, III
Chairperson

1221 East Broad Street
Richmond, Virginia 23219

(804) 482-5818
Fax: (804) 786-2940

Agenda item # 10

RESOLUTION OF THE COMMONWEALTH TRANSPORTATION BOARD

January 6, 2026

MOTION

Made By: Mr. Byers, **Seconded By:** Ms. Green

Action: Motion Carried, Unanimously

Title: Transportation Partnership Opportunity Fund Allocation to the County of Albemarle for the Boulders Road Improvements Project

WHEREAS, Chapter 847 of the 2005 Acts of Assembly created the Transportation Partnership Opportunity Fund (TPOF) to provide funds to address the transportation aspects of economic development opportunities; and

WHEREAS, Chapter 684 of the 2015 Acts of Assembly and Chapter 1230 of the 2020 Acts of Assembly revised the TPOF, adding components of the Commonwealth Transportation Fund as a funding source and codifying the TPOF as § 33.2-1529.1 of the *Code of Virginia*; and

WHEREAS, Chapters 546 and 547 of the 2023 Acts of Assembly (Acts) amended § 33.2-1529.1, establishing a new statutory process:

1. Authorizing the Governor to direct funds from the TPOF to the Commonwealth Transportation Board (CTB) for transportation projects determined to be necessary to support major economic development initiatives or to enhance the economic development opportunities of the Commonwealth's transportation programs when recommended by the Secretary of Transportation and the Secretary of Commerce and Trade; and
2. Expanding the uses of the TPOF to allow for property acquisition and new or improved infrastructure to support economic development opportunities of the Commonwealth's transportation programs; and

3. Requiring that if funds directed by the Governor are (i) in excess of \$5 million dollars, the Secretary of Transportation is to submit a report to the Chairmen of the Senate Committee on Finance and Appropriations and the House Committee on Appropriations within 30 days, and (ii) in excess of \$35 million dollars on any one project, the direction shall be submitted for review to the Major Employment and Investment Project Approval Commission for approval; and

WHEREAS, on June 21, 2023, the CTB approved revised TPOF Guidelines and Criteria, incorporating the changes to §33.2-1529.1, as amended by the Acts; and

WHEREAS, Chapter 725 of the 2025 Acts of Assembly further restricts the direction of funds pursuant to § 33.2-1529.1 (C)(2), requiring that amounts in excess of \$20 million dollars for any one project, and any cumulative direction of funds in excess of \$50 million dollars during a biennium, shall be subject to approval by the Major Employment and Investment Project Approval Commission; and

WHEREAS, the Secretary of Transportation and the Secretary of Commerce and Trade have recommended that the Governor direct \$20.0 million from the TPOF to the CTB for allocation to the County of Albemarle (County) for the Boulders Road Improvements Project; and

WHEREAS, the Rivanna Futures Development is the County's vision for solidifying and protecting the long-term viability of Rivanna Station, a sub-installation of Fort Belvoir and for attracting private sector businesses and academic institutions whose presence will be complimentary to the existing missions at Rivanna Station; and

WHEREAS, all access to Rivanna Station exists at a single point of egress where Boulders Road intersects US 29. Rivanna Station needs resiliency measures for expansion and existing businesses need to be able to route personnel and truck traffic from more than one egress during peak periods; and

WHEREAS, the County is proposing extending Boulders Road and looping it back to US 29, which will require approximately 2,300 linear feet of new road construction. The proposed road connection will cross Herring Branch as well as an unnamed intermittent tributary road before connecting with the existing dead-end of Boulders Road near Boulders Court; and

WHEREAS, the Boulders Road Improvement Project will play a key role in achieving the Rivanna Futures vision by creating a second point of egress on US 29 and establishing transportation redundancy not only for the users of Rivanna Station but for potential partners of Rivanna Futures and private sector businesses and academic institutions located on the property purchased by the County for the Rivanna Futures development; and

WHEREAS, the total estimated cost of the Project is \$42,000,000 and the County will use the TPOF funds to fund a portion of the Project and has secured the remaining funding for the Project; and

WHEREAS, the Governor has directed \$20.0 million from the TPOF to the CTB for allocation to the County of Albemarle to support this Project.

NOW THEREFORE, BE IT RESOLVED, by the Commonwealth Transportation Board, that the \$20.0 million in TPOF funding directed by the Governor is hereby allocated to the County of Albemarle for the Boulders Road Improvements Project.

BE IT FUTHER RESOLVED, by the Commonwealth Transportation Board, that VDOT shall enter into an agreement with the County of Albemarle, outlining the reimbursement process by which the County will obtain the TPOF funds allocated herein and the County's commitment to construct the Project.

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CTB Decision Brief

Transportation Partnership Opportunity Fund Allocation to the County of Albemarle for the Boulders Road Improvements Project

Issue: The Governor has directed \$20.0 million from the Transportation Partnership Opportunity Fund (TPOF) to the Commonwealth Transportation Board (CTB) pursuant to § 33.2-1529.1 of the *Code of Virginia* for allocation to the County of Albemarle (County) for the Boulders Road Improvements Project. The direction of funds has been recommended by the Secretaries of Transportation and Commerce and Trade and CTB allocation of said funds to the County for the Project is sought.

Facts: Chapter 847 of the 2005 Acts of Assembly created the Transportation Partnership Opportunity Fund (TPOF) as a source of financing to support major economic development initiatives or to enhance the economic development opportunities of the Commonwealth's transportation programs. Chapter 684 of the 2015 Acts of Assembly and Chapter 1230 of the 2020 Acts of Assembly revised the TPOF, adding components of the Commonwealth Transportation Fund as a funding source and codifying the TPOF as § 33.2-1529.1 of the *Code of Virginia*.

Chapters 546 and 547 of the 2023 Acts of Assembly (Acts) amended § 33.2-1529.1, establishing a new statutory process:

1. Authorizing the Governor to direct funds from the TPOF to the CTB for transportation projects determined to be necessary to support major economic development initiatives or to enhance the economic development opportunities of the Commonwealth's transportation programs if recommended by the Secretary of Transportation and the Secretary of Commerce and Trade;
2. Requiring that if funds directed by the Governor are (i) in excess of \$5 million dollars, the Secretary of Transportation is required to submit a report to the Chairmen of the Senate Committee on Finance and Appropriations and the House Committee on Appropriations within 30 days, and (ii) in excess of \$35 million dollars on any one project, the direction shall be submitted for review to the Major Employment and Investment Project Approval Commission for approval; and
3. Expanding the uses of the TPOF to allow for property acquisition and new or improved infrastructure to support economic development opportunities of the Commonwealth's transportation programs.

On June 21, 2023, the CTB approved revised TPOF Guidelines and Criteria, which had been revised to render them consistent with §33.2-1529.1, as amended by the Acts.

Chapter 725 of the 2025 Acts of Assembly further restricted the authority to direct funds pursuant to § [33.2-1529.1](#) (C)(2) of the *Code of Virginia*, requiring that amounts in excess of \$20 million for any one project, and any cumulative direction of funds in excess of \$50 million during a biennium, shall be subject to approval by the Major Employment and Investment Project Approval Commission.

- Pursuant to § 33.2-1529.1 (C.2), the Governor has directed \$20.0 million from the TPOF to the CTB for allocation to Albemarle County to provide funding for the Boulders Road Improvements Project. This Project is vital to create redundancy for the users of Rivanna Station and potential partners of Rivanna Futures as well as enhancing the resiliency and military readiness of the station and its employees/personnel during an emergency.
- Rivanna Futures is the County of Albemarle's vision for solidifying and protecting the long-term viability of Rivanna Station, which is a sub-installation of Fort Belvoir. In December 2023 the County of Albemarle purchased 462 acres of land surrounding Rivanna Station. The land is accessible from US 29 Seminole Trail via Boulders Road. The property is comprised of rolling terrain and natural features that support the development of amenities and provides opportunities to grow the existing missions located at Rivanna Station. The property will also attract private sector businesses and academic institutions whose presence will be complimentary to the existing missions at Rivanna Station. The land is naturally buffered by the North Fork of the Rivanna River along the southern boundary, US 29 along the western boundary, and several hundred acres of rural land on the eastern and northern boundaries, all of which work together to create a defined boundary around Rivanna Futures.
- Currently all access to Rivanna Station exists at a single point of egress where Boulders Road intersects US 29. A primary opportunity for the Rivanna Futures development is to extend Boulders Road in a manner that creates a second point of egress on US 29. Doing so will create redundancy for the users of Rivanna Station and potential partners of Rivanna Futures as well as enhancing the resiliency and military readiness of the station and its employees/personnel during an emergency.
- On October 9, 2025, the Governor announced that AstraZeneca will bring \$4.5B in capital investment and 600 permanent high paying jobs to the Rivanna Futures property. AstraZeneca will occupy 82 of the 172 acres zoned Light Industrial/General Office. In addition, 55 acres within Rivanna Futures remain available for private sector development. An additional developable area also exists east of the existing Rivanna Station NGIC installation that will support future expansion of the federal installation. Development models indicate that an additional 1,050-1,660 direct jobs should be anticipated between the development of the 55 remaining acres and the expansion opportunity inside the fence line east of Rivanna Station, generating a total economic impact of 1,670-2,500 direct, indirect, and induced jobs; \$145-225 million in annual labor income; and \$6.75-9M in net new annual state tax revenue.
- Both Rivanna Station and AstraZeneca have indicated the need for dual redundant infrastructure and utilities to their facilities. Projects are underway to integrate looped, dual utility feeds into the site; however, the existing entrance off Route 29 creates a single point of failure that is misaligned with these efforts. Reconnecting Boulders Road to Route 29, as proposed by this project, will provide Rivanna Station with the resiliency measures needed for expansion, while simultaneously enabling AstraZeneca to route personnel and trucks from multiple directions during peak shift changes.

- Extending Boulders Road and looping it back to US 29 will require approximately 2,300 linear feet of new road construction. The proposed road connection will cross Herring Branch (a natural tributary along the western boundary) as well as an unnamed intermittent tributary before connecting with the existing dead-end of Boulders Road near Boulders Court. In an effort to minimize roadway length as well as environmental disturbances, the horizontal alignment will include a proposed roundabout which will create the egress opportunities for the remaining development parcels in a compact and convenient manner. The roadway vertical geometry was optimized to navigate the rolling terrain and minimize disturbance to environmental resources. The intersection improvements at Austin Drive will include dedicated right-hand and left-hand turn lanes for this roadway connection.
- A public hearing was held on December 18, 2025, pursuant to §33.2-202. The comment period ended on January 2, 2026.
- Albemarle County will administer this project, currently estimated at \$42 million. The funding required above the recommended \$20 million from TPOF will be provided by the County, with assistance from AstraZeneca.

The total estimated project budget is \$42,000,000.

| Source | Amount |
|---|--------------|
| Albermarle (Local) | \$10,000,000 |
| AstraZeneca | 12,000,000 |
| Transportation Partnership Opportunity Fund (Sought) | 20,000,000 |
| Total | \$42,000,000 |

Recommendations: That the CTB (i) allocate the \$20.0 million in Governor-directed TPOF funding to the Albemarle County for the Boulders Road Improvements Project, and (ii) direct VDOT to enter into an agreement with Albemarle County that outlines the reimbursement process by which the County will obtain these TPOF funds and the County’s commitment to construct the Project.

Action Required by CTB: The CTB will be presented with a resolution for a formal vote to allocate the funds.

Result, if Approved: The TPOF funds will be used as directed by the Governor and recommended by the Secretary of Transportation and the Secretary of Commerce and Trade.

Options: Approve, Deny, or Defer.

Public Comments/Reactions: None