



# Property Management Plan

July 20, 2011

## Background

- Section 2.2-1153(A) of the Code of Virginia requires that each state agency submit to the Department of General Services (DGS) a Land Use Plan for State-Owned non-Right of Way property that is under its control.
- Section 2.2-1153(A) further states that the land use plans shall be approved by the cognizant board or governing body of the department, agency or institution holding title to or otherwise controlling the state-owned property or the agency head in the absence of the board or governing body, with a recommendation on whether any property should be declared surplus by the department, agency or institution.

## Background (Cont'd)

- A Land Use Plan is an aerial view of the property showing existing buildings, roads, parking lots, vegetation/tree areas, fence lines and boundaries, contours where available and wetland and flood plain areas. FAACS numbers are also shown where available (Fixed Asset Accounting and Control System). Future building or uses may be shown where they are planned and located.
- VDOT has identified 343 sites state-owned non-right of way properties. These sites consist of Central Office, District Complexes, Residency Offices, Area Headquarters, Sub-Area Headquarters, Storage Lots, Traffic Operation Centers and Vacant Lots.
- These sites are typically located in less populated areas within the cities and counties to prevent conflict with residential and commercial developments, due to the noise and lighting that is generated by our operations.

# Property Disposal Considerations

- Accessibility
  - Due to terrain issues and site adaptability, some facilities have been built towards the front or back of the lots to best utilize the lot based on the contours. This may give the appearance of land that can be potentially surplused, but a developer would need access to the property through the remaining VDOT portion, hence impacting our operation.
- Wetlands Bank
  - Wetlands that currently exist on VDOT property can be banked to offset future wetlands that maybe impacted by VDOT construction at a 10:1 ratio according to the Mitigation Final Rule. Maintaining existing wetlands will assist our construction efforts in the future.
- VDOT has set acreage guidelines for our larger sites to enable the mobility and functionality that is required to provide a variety of road maintenance services.
  - 12 +/- Acres for Area Headquarters
  - 7 +/- Acres for Residency Complexes
  - 30-40 +/- Acres for District Complexes
- Properties are determined to be surplused based upon VDOT's future plans.

## Recent Surplus Activity

- Section 1-128, Item 457. K.1 of Chapter 874 of the 2010 Virginia Acts of Assembly requested an assessment of inactive VDOT owned properties.
  - There were 48 properties recommended to be returned to private use (33 disposals & 15 leases)
  - This action was approved by the CTB at the December 8, 2010 meeting.

## Sample Land Use Plan

- Developed Land Use Plans using the latest digital, aerial photography to identify
  - existing buildings
  - parking lots
  - vegetation and trees
  - Topographic contours (where available)
  - wetlands
  - 100 year flood plain areas

# Culpeper District Complex

## 52.29 Acres

VDOT Facility - Culpeper District - CULPEPER DISTRICT COMPLEX



## Board Action Requested

Section 2.2-1153(A) of the Code of Virginia requires state agencies to submit to DGS a land use plan for property it possess or has under its control. It further states that such plan shall be approved by the Cognizant Board or Governing Body. We are asking the CTB to approve these Land Use Plans so they can be submitted to DGS and meet the requirements of the law.



# Questions ?

**Grindly Johnson**  
**Chief of Administration**