



COMMONWEALTH of VIRGINIA

Commonwealth Transportation Board

W. Sheppard Miller, III
Chairperson

1401 East Broad Street
Richmond, Virginia 23219

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

Agenda item # 6

RESOLUTION OF THE COMMONWEALTH TRANSPORTATION BOARD

March 29, 2023

MOTION

Made By: Ms. Hynes, **Seconded By:** Mr. Merrill,

Action: Motion Carried, Unanimously

**Title: Limited Access Control Changes (LACCs) for the Potomac Commuter
Garage, Prince William County**

WHEREAS, on January 18, 1973, the State Highway Commission, predecessor to the CTB, resolved that the limited access features of Route 95 be extended to include additional ramps as part of the improvements of the Route 95 Interchange with Route 642 (Opitz Boulevard), which has since been renumbered Route 2000, in Prince William County in accordance with Article 4, Chapter 1, Title 33.1 of the 1950 *Code of Virginia* as amended; and

WHEREAS, State Highway Project PRGA-076-242 UPC 111485 (“Project”) provides a 1,400-space commuter parking garage on a Prince William County-owned parcel bounded by River Rock Way, Potomac Center Boulevard, and Opitz Boulevard. Access to the parking garage will be from an existing entrance along River Rock Way and newly constructed entrance on Bridge View Drive. External site roadway and pedestrian improvements are also proposed, including turn lane extensions on Potomac Center Boulevard, Opitz Boulevard, and River Rock Way. River Rock Way will be widened to accommodate a third left turn lane to Opitz Boulevard and to provide direct access to the I-95 NB ramp. Pedestrian facilities are included along River Rock Way, from the entrance of the parking garage to the intersection with Opitz Boulevard. The widening of River Rock Way and the pedestrian improvements along River Rock Way and Opitz Boulevard will impact the existing limited access control lines; and

WHEREAS, the widening of River Rock Way and the addition of pedestrian access along River Rock Way and Opitz Boulevard require an adjustment to the beginning of the limited access line on the northbound side as shown on the Limited Access Line Exhibits and the Limited Access Control Point Stations and Offsets Table (attached); and

WHEREAS, Prince William County held a Design Public Hearing (“Hearing”) for the Project, including the current and proposed locations of the limited access lines, on Tuesday September 20, 2022, at 2:00 pm at Prince William County Board Chambers 1 County Complex Ct, Woodbridge, VA 22192, and allowed public input to be collected concerning the request; and

WHEREAS, proper notice of the Hearing was given in advance, and all those present were given a full opportunity to express their opinions and recommendations for or against the Project as presented, their statements being duly recorded; and

WHEREAS, the economic, social and environmental effects of the Project have been duly examined and given proper consideration and this evidence, along with all other relevant evidence, has been carefully reviewed; and

WHEREAS, the Virginia Department of Transportation’s (VDOT’s) Northern Virginia District Office reviewed and approved the traffic analysis report on June 9, 2020, and found that it adequately addresses the impacts from the Project and the proposed LACCs; and

WHEREAS, the Project is in compliance with National Environmental Policy Act requirements and a Categorical Exclusion (CE) was prepared under an agreement between the VDOT and the Federal Highway Administration, and approved on September 24, 2019. The initial approved CE did not identify the changes to the limited access control. A reevaluation memorandum was provided November 18, 2022, to include the impacts to the limited access control; and

WHEREAS, the Project is located in a nonattainment area for ozone and was properly programmed in the Constrained Long-Range Plan (CLRP), Visualize2045, under CLRP ID 3188 and the FY 2017-2022 State Transportation Improvement Program grouping for Construction: Safety/ITS/Operational Improvements; and

Resolution of the Board
Proposed Limited Access Control Changes (LACCs)
Potomac Commuter Garage
Prince William County
March 29, 2023
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WHEREAS, the Project is in Prince William County and the proposed LACCs are supported by a letter from the Prince William County Director of Transportation dated November 18, 2022 (attached); and

WHEREAS, VDOT's Chief Engineer determined that the proposed LACCs will not adversely affect the safety or operation of the highways; and

WHEREAS, VDOT reviewed the requested LACCs and determined that all are in compliance with § 33.2-401 of the *Code of Virginia* and that the requirements of 24 VAC 30-401-20 have been met; and

WHEREAS, VDOT recommends approval of the LACCs as shown on the Limited Access Line Exhibits and the Limited Access Control Point Stations and Offsets Table (attached).

NOW, THEREFORE, BE IT RESOLVED, in accordance with § 33.2-401 of the *Code of Virginia* and 24 VAC 30-401-10 *et seq.*, that the CTB hereby finds and concurs in the determinations and recommendations of VDOT made herein, and directs that Route 2000 (Opitz Boulevard) in Prince William County continue to be designated as a limited access control area, with the boundaries of limited access control being modified from the current locations as shown on the attached exhibits.

BE IT FURTHER RESOLVED, the Commissioner of Highways is authorized to take all actions and execute any and all documents necessary to implement the LACCs described herein.

#####

CTB Decision Brief
Proposed Limited Access Control Changes (LACCs)
Potomac Commuter Garage
Project PRGA-076-242, P101, R201, C501
UPC# 111485
Prince William County

Issues: The area designated as limited access previously approved for Route 2000 (Opitz Boulevard) needs to be modified to accommodate the widening of River Rock Way and the addition of pedestrian access along River Rock Way and Opitz Boulevard. These changes require the approval of the Commonwealth Transportation Board (CTB) pursuant to § 33.2-401 of the *Code of Virginia*, and 24 VAC 30-401-10 *et seq.*

Facts:

- On January 18, 1973, the State Highway Commission, predecessor to the CTB, resolved that the limited access features of Route 95 be extended to include additional ramps as part of the improvements of the Route 95 Interchange with Route 642 (Opitz Boulevard), which has since been renumbered Route 2000, in Prince William County in accordance with Article 4, Chapter 1, Title 33.1 of the 1950 *Code of Virginia* as amended.
- State Highway Project PRGA-076-242 UPC 111485 (“Project”) provides a 1400-space commuter parking garage on a Prince William County-owned parcel bounded by River Rock Way, Potomac Center Boulevard and Opitz Boulevard. Access to the parking garage will be from an existing entrance along River Rock Way and a newly constructed entrance on Bridge View Drive. External site roadway and pedestrian improvements are also proposed, including turn lane extensions on Potomac Center Boulevard, Opitz Boulevard, and River Rock Way. River Rock Way will be widened to accommodate a third left turn lane to Opitz Boulevard and to provide direct access to the I-95 NB ramp. Pedestrian facilities are included along River Rock Way, from the entrance of the parking garage to the intersection with Opitz Boulevard. The widening of River Rock Way and the pedestrian improvements along River Rock Way and Opitz Boulevard will impact the existing limited access control lines, as shown on the Limited Access Line Exhibits and the Limited Access Control Point Stations and Offsets Table (attached).
- Prince William County held a Design Public Hearing (“Hearing”) for the Project, including the current and proposed locations of the limited access lines, on Tuesday September 20, 2022, at 2:00 pm at Prince William County Board Chambers 1 County Complex Ct, Woodbridge, VA 22192, and allowed public input to be collected concerning the request.
- Proper notice of the Hearing was given in advance, and all those present were given a full opportunity to express their opinions and recommendations for or against the Project as presented, their statements being duly recorded.

- The economic, social, and environmental effects of the Project have been duly examined and given proper consideration and this evidence, along with all other relevant evidence, has been carefully reviewed.
- The Department of Transportation's (VDOT's) Northern Virginia District Office reviewed and approved the traffic analysis report on June 9, 2020, and found that it adequately addresses the impacts from the Project and the proposed LACCs.
- The Project is in compliance with National Environmental Policy Act requirements. A Categorical Exclusion (CE) was prepared under an agreement between VDOT and the Federal Highway Administration, and approved on September 24, 2019. The initial approved CE did not identify the changes to the limited access control. A reevaluation memorandum was provided November 18, 2022, to include the impacts to the limited access control.
- The Project is located in a nonattainment area for ozone and was properly programmed in the Constrained Long-Range Plan (CLRP), Visualize2045 under CLRP ID 3188 and FY 2017-2022 State Transportation Improvement Program grouping for Construction: Safety/ITS/Operational Improvements.
- The Project is in Prince William County and the proposed design features and LACCs are supported by a letter from the Prince William County Director of Transportation dated November 18, 2022. See attached.
- VDOT's Chief Engineer determined that the proposed LACCs will not adversely affect the safety or operation of the highways.
- The proposed LACCs are in compliance with § 33.2-401 of the Code of Virginia and with the policies and requirements of the CTB contained in 24 VAC 30-401-10 et seq.

Recommendations: It is recommended, pursuant to § 33.2-401 of the *Code of Virginia*, and 24 VAC 30-401-10 *et seq.*, that Route 2000 (Opitz Boulevard) continue to be designated as a Limited Access Highway with the LACCs modified and/or established as shown on the attached exhibits. This action will modify the limited access line and right of way previously approved by the CTB's predecessor, the State Highway Commission, on January 18, 1973.

Action Required by CTB: The *Code of Virginia* § 33.2-401 and 24 VAC 30-401-10 *et seq.* require a majority vote of the CTB to approve the recommended LACCs. The CTB will be presented with a resolution for a formal vote to approve the LACCs for the Project and to provide the Commissioner of Highways the requisite authority to execute all documents necessary to implement the LACCs as described in the resolution.

CTB Decision Brief
Proposed Limited Access Control Changes (LACCs)
Potomac Commuter Garage
Prince William County
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Result, if Approved: The Commissioner of Highways will be authorized to execute any and all documents needed to implement the described LACCs, and the Potomac Commuter Garage Project will move forward.

Options: Approve, Deny, or Defer.

Public Comments/Reactions: Approximately thirty (30) citizens attended the board meeting where the project was presented. No individual citizen signed in specifically for the presented project materials. No written comments were received at the hearing. There was one (1) public oral comment recorded and transcribed at the meeting. There were no emailed or mailed-in comments received by Prince William County.

Limited Access control Point Stations and Offsets Table
UPC 111485, PRGA-076-242, PE 101, RW-201, C-501

Sheet	Description	Station	Offset	Baseline
3	Beginning of proposed Limited Access line per this project (UPC 111485)	104+17.07	93.74' RT	Opitz Construction BL



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
Commissioner

1401 East Broad Street
Richmond, Virginia 23219

(804) 786-2701
Fax: (804) 786-2940

March 1, 2023

The Honorable W. Sheppard Miller, III
The Honorable Stephen C. Brich, P.E.
The Honorable Jennifer DeBruhl
The Honorable Darrell Byers
The Honorable Burwell W. Coleman
The Honorable Tom Fowlkes
The Honorable Mary Hughes Hynes
The Honorable Bert Dodson, Jr.
The Honorable Carlos M. Brown
The Honorable H. Randolph Laird
The Honorable Thomas Moore Lawson
The Honorable Mark H. Merrill
The Honorable E. Scott Kasprovicz
The Honorable Laura A. Sellers
The Honorable Raymond D. Smoot, Jr.
The Honorable Frederick T. Stant, III
The Honorable Greg Yates

Subject: Approval of Limited Access Control Changes (LACCs) for the Potomac Commuter Parking Garage in Prince William County.

Dear Commonwealth Transportation Board Members:

The Department has initiated the above request for LACCs for your consideration. The proposed LACCs on State Highway Project PRGA-076-242; UPC 111485 have been determined as a necessary design feature and recommended for approval by the Department's staff.

I have reviewed the staff's recommendations and determined that approving these LACCs will not adversely affect the safety or operation of the affected highway network. I have determined that this request should be considered by the Board.

Sincerely,

Barton A Thrasher
2023.03.02 10:39:54-05'00'

Barton A. Thrasher, P.E.
Chief Engineer

MINUTES
OF
MEETING OF STATE HIGHWAY COMMISSION

Richmond, Virginia

January 18, 1973

The monthly meeting of the State Highway Commission was held at the Central Highway Office in Richmond, Virginia, on January 18, 1973, at 10 a.m. The Chairman, Mr. Douglas B. Fugate, presided.

Present: Messrs. Fugate, Crowe, Eakin, Fitzpatrick, Janney and Roos.

Absent: Messrs. Glass, Hall and Landes.

Moved by Mr. Eakin, seconded by Mr. Crowe,
that

WHEREAS, in accordance with the provisions of Section 128 of Title 23 - Highways, United States Code, and PPM 20-B, a location and design public hearing was held in the Mills Godwin Junior High School, 14800 Darbydale Drive, Dale City, Virginia, on November 2, 1972, at 7:30 p.m., for the purpose of considering the proposed improvement of the Route 95 interchange with Route 642 from 0.298 mile south of the intersection of Route 642 to 0.413 mile north of the intersection of Route 642 in Prince William County, State Projects 0095-076-105, PE-101, RW-201, C-501, B-628; 0095-076-105, PE-102 RW-202, C-502, B-629, and

WHEREAS, proper notice was given in advance and all those present were given a full opportunity to express their opinions and recommendations for or against the proposed project as presented, and their statements being duly recorded, and

WHEREAS, the economic, social and environmental effects of the proposed project have been examined and given proper consideration, and this evidence, along with all other, has been carefully reviewed,

NOW, THEREFORE, BE IT RESOLVED, that the location and major design features of these projects be approved in accordance with the plan as proposed and presented at the said location and design public hearing by the Department's engineers, and

BE IT FURTHER RESOLVED, that the present limited access features of Route 95 be extended to include these additional ramps in accordance with Article 4, Chapter 1, Title 33.1 of the 1950 Code as amended.

MOTION CARRIED



November 18, 2022

John Lynch, P, E.
Northern Virginia District Engineer
Virginia Department of Transportation
4975 Alliance Drive
Fairfax, Virginia 22030

RE: Potomac/Neabsco Commuter Parking Garage Project
VDOT Project No. PRGA-076-242, UPC 111485
Board Endorsement of Opitz Boulevard Limited Access Control Change (LACC)

Dear Mr. Lynch:

On September 20, 2022, the proposed Limited Access Control Changes for Opitz Boulevard were presented at the Design Public Hearing for the Potomac/Neabsco Commuter Parking Garage Project and endorsed by the Prince William County Board of Supervisors.

The removal/adjustments to Limited Access Control are needed at the River Rock Way and Opitz Boulevard intersection where the widening of the proposed right turn lane is crossing the Limited Access line.

Please call Mary Ankers at (703)792-4228, if you have any questions or need additional information. Thank you for your assistance with this important project.

Sincerely,

Ricardo Canizales
Ricardo Canizales
Director
Prince William County Department of Transportation

Digitally signed by Ricardo Canizales
Date: 2022.11.18 15:13:31 -05'00'

cc: Khattab Shammout - Assistant Director of Transportation, PWCDOT

Elnour M. Adam, Engineering Manager, PWC DOT
Mary Ankers, Project Manager, PWC DOT



**NEABSCO COMMUTER
PARKING GARAGE**
PRINCE WILLIAM COUNTY
2450 NEABSCO STREAM DRIVE
WOODBIDGE, VIRGINIA 22191

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: COMMISSION NO.

LIMITED ACCESS DISPLAY

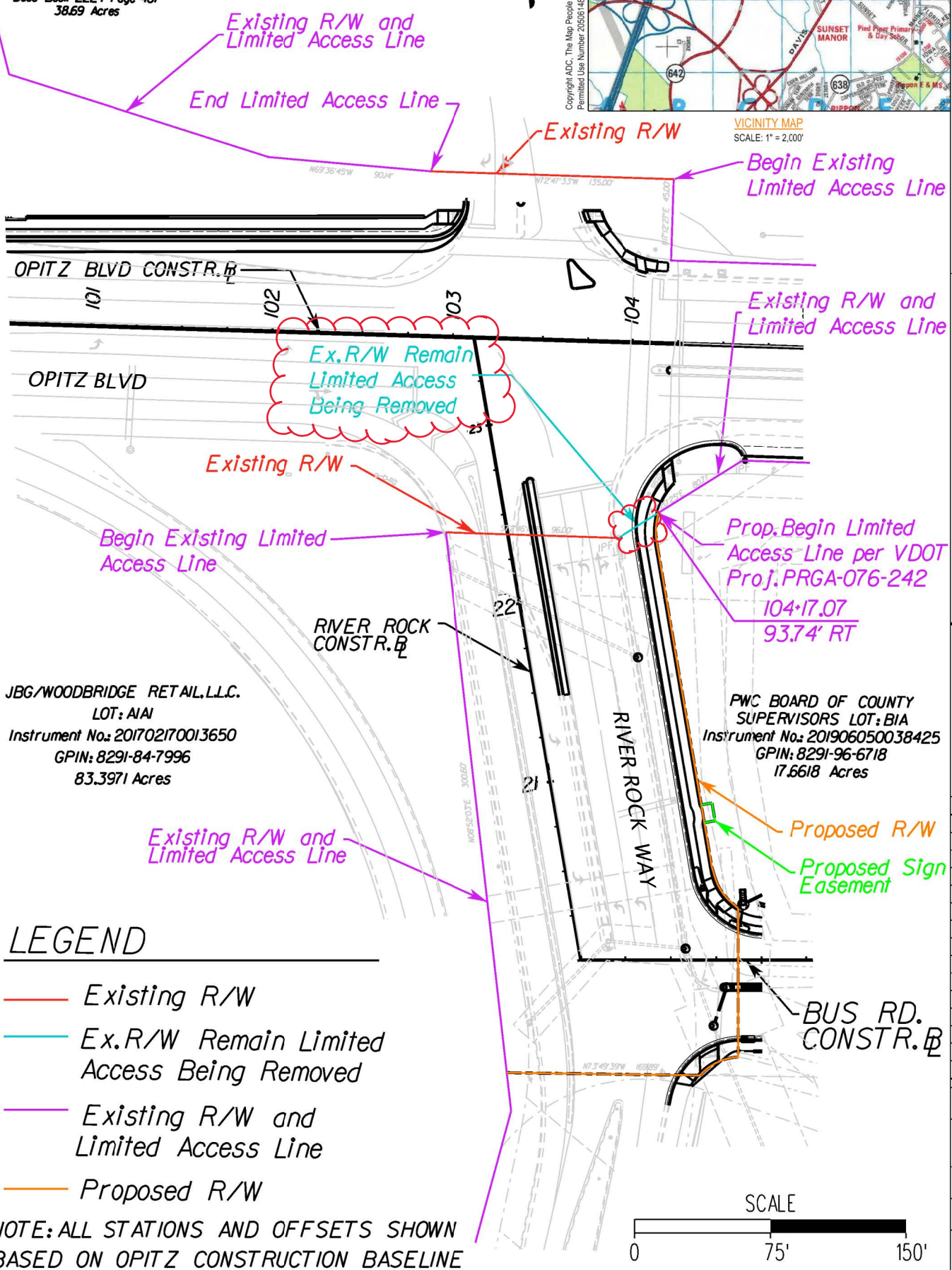
PROJ. # PRGA-076-242

UPC 111485

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POTOMAC HOSPITAL CORP OF
PRINCE WILLIAM COUNTY
GPIN: 8391-06-1497
Deed Book 852 Page 439
Deed Book 1446 Page 80
Deed Book 2224 Page 467
38.69 Acres



JBG/WOODBRIDGE RETAIL, L.L.C.
LOT: AIA
Instrument No.: 201702170013650
GPIN: 8291-84-7996
83.3971 Acres

PWC BOARD OF COUNTY
SUPERVISORS LOT: BIA
Instrument No.: 201906050038425
GPIN: 8291-96-6718
17.6618 Acres

LEGEND

- Existing R/W
- Ex.R/W Remain Limited Access Being Removed
- Existing R/W and Limited Access Line
- Proposed R/W

NOTE: ALL STATIONS AND OFFSETS SHOWN
BASED ON OPITZ CONSTRUCTION BASELINE



STRUCTURAL/FUNCTIONAL/MEP

WALKER CONSULTANTS
565 EAST SWEDSFORD ROAD
SUITE 300
WAYNE, PA 19087
610.995.0260

CIVIL ENGINEER

WBCM
300 EAST JOPPA ROAD
SUITE 200
BALTIMORE, MD 21286
410.512.4500



**NEABSCO COMMUTER
PARKING GARAGE**
PRINCE WILLIAM COUNTY
2450 NEABSCO STREAM DRIVE
WOODBIDGE, VIRGINIA 22191

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: COMMISSION NO.

VICINITY MAP

PROJ. # PRGA-076-242

UPC 111485



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SCALE

