METROPOLITAN WASHINGTON AIRPORTS AUTHORITY

Report to the Strategic Planning and Development Committee

Virginia Department of Transportation Request for Easements at Washington Dulles International Airport For the Widening of Route 606

December 2013

REQUESTED ACTION

Staff is requesting that the Strategic Planning and Development Committee approve and recommend to the Board of Directors that it authorize the President and Chief Executive Officer to execute easements in favor of VDOT for the widening of Route 606, not to exceed a total of 40 acres of Airports Authority property adjacent to Route 606.

BACKGROUND

VDOT is improving a portion of Route 606, which runs along the west side of Dulles International Airport, for a distance of approximately 5.38 miles, widening it from two lanes to four lanes.

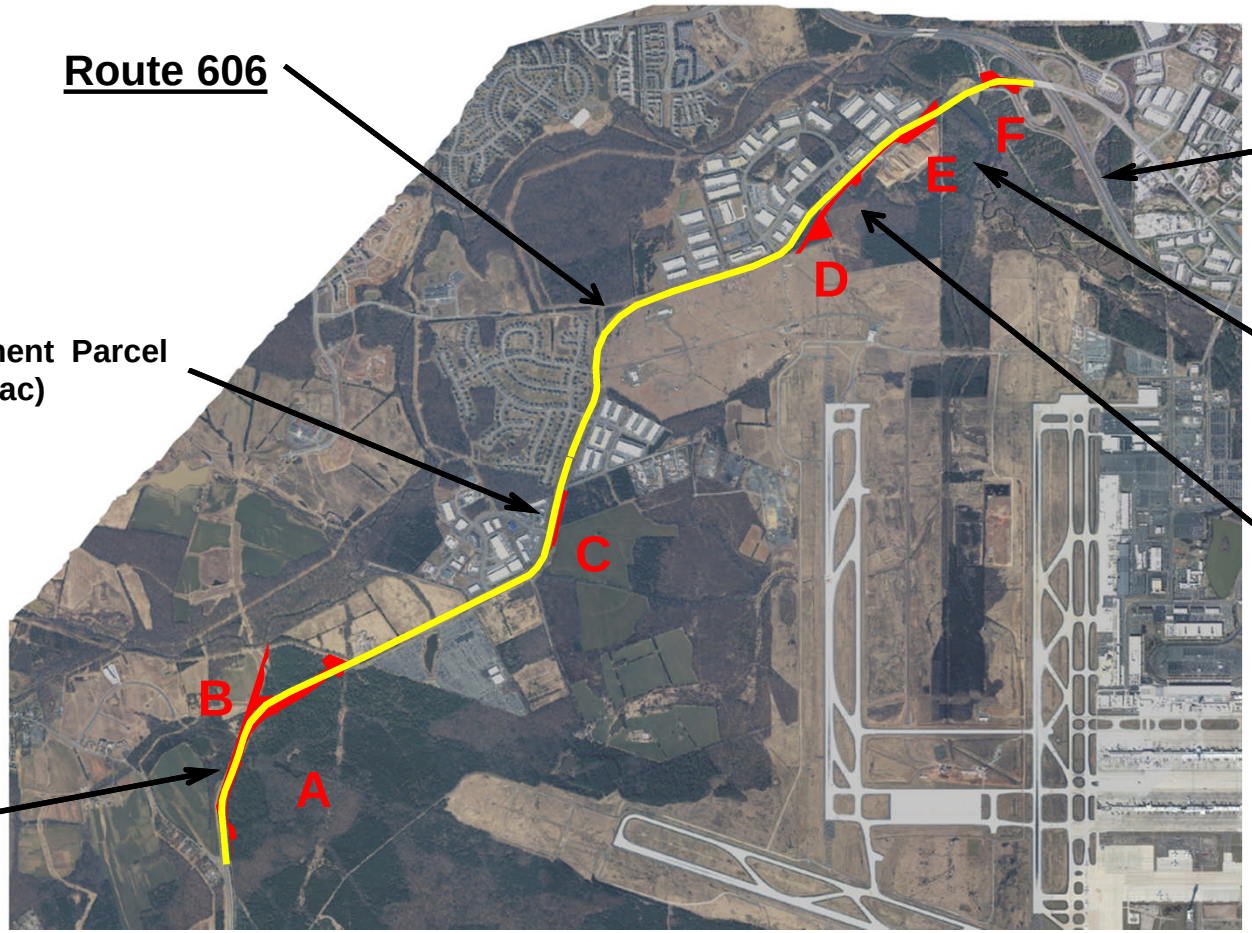
To undertake this project, VDOT needs a series of easements from the Airports Authority. These easements cover six separate parcels of Authority property along Route 606, as shown on the following slide. As currently projected, the easements cover approximately 37 acres of Authority property.

The Airports Authority has long supported enhancing the capacity of the roadways around Dulles International to keep pace with growth and maintain convenient access to and from the airport.

The Board adopted Resolution No. 07-40, expressing support for improvements to the “Dulles Loop” (Routes 28, 50 and 606), and the Airports Authority is one of the sponsors of the Dulles Loop Implementation Plan which establishes near and long term goals for these three roadways.

METROPOLITAN WASHINGTON AIRPORTS AUTHORITY

Easement Parcels
(shown in red)



Route 606

Dulles Greenway

Easement Parcels E (6.2 ac) & F (3.5 ac)

Easement Parcel D (4.3 ac)

Easement Parcel C (2.6 ac)

Easement Parcels A (12.8 ac) & B (8 ac)

N

DISCUSSION

The six easement parcels requested by VDOT range in size from 2.6 to 12.8 acres. Precise boundaries of each easement parcel will be set during the project's final design. Should the actual easement areas exceed 40 acres in total, an amended easement request will be submitted to the Committee and Board for its approval.

With these easements from the Airports Authority, VDOT will have a 200-foot-wide right-of-way along Route 606 west of Dulles Airport, which will enable the current widening of the roadway to four lanes, as well as its future expansion to six lanes.

The proposed easements are consistent with the Airport Land Use Plan and the Dulles Loop Implementation Plan, and will enhance access to and from the airport.

Consistent with longstanding practice, VDOT will not be assessed a charge for the easements.

CONCLUSION

It is requested that the Strategic Planning and Development Committee approve and recommend to the Board that it authorize the President and Chief Executive Officer to execute easements in favor of VDOT for the widening of Route 606, not to exceed a total of 40 acres, over the six parcels of Airports Authority property, as presented.

Ronald Reagan Washington National Airport

Dulles Corridor Metrorail Project

Dulles Toll Road

Washington Dulles International Airport

METROPOLITAN WASHINGTON
AIRPORTS AUTHORITY

RECOMMENDATION PAPER TO THE STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE

VIRGINIA DEPARTMENT OF TRANSPORTATION REQUEST FOR EASEMENTS AT WASHINGTON DULLES INTERNATIONAL AIRPORT FOR THE WIDENING OF ROUTE 606

DECEMBER 2013

ACTION REQUESTED

That the Strategic Planning and Development Committee approve and recommend to the Board of Directors that it authorize the President and Chief Executive Officer to execute easements on Metropolitan Washington Airports Authority (Airports Authority) land at Washington Dulles International Airport (Dulles International) in favor of the Virginia Department of Transportation (VDOT) in connection with the widening of Route 606.

BACKGROUND

VDOT is currently involved in a highway project to improve a portion of Route 606 from Route 621, Evergreen Mills Road, to Route 267, the Dulles Greenway. The purpose of this project is to increase the capacity of Route 606 by widening it from two lanes to four lanes. The widening project runs for 5.38 miles, approximately 2.20 miles of which will utilize Airports Authority property within the proposed easements, as shown on Exhibit A.

For many years, the Airports Authority has been a proponent of enhancing the capacity of roadways surrounding Dulles International, to keep pace with the growth of both the Airport and the surrounding area. The Board of Directors adopted Resolution No. 07-40 expressing support for improvements to the "Dulles Loop," which consists of Routes 28, 50 and 606. In 2009, the Dulles Loop Implementation Plan, which was sponsored and funded by Loudoun and Fairfax Counties, the Airports Authority and entities from the private sector, established near term and long-term plans for those three roadways. In recent years, improvements to the highways surrounding Dulles International have been made,

including the elimination of traffic signals on Route 28 and the current widening of Route 50.

The current project to widen Route 606 is consistent with the near term plans established in the Dulles Loop Implementation Plan. The widening project will enhance accessibility to Dulles International and benefit the region, by eliminating an existing traffic bottleneck that causes delays to airport patrons, area commuters and airport employees. The project will also enhance commuter access between the planned Route 606 Metrorail Station and Loudoun County communities south and southwest of Dulles International.

In its proposal to the Commonwealth of Virginia for operating and maintaining the Dulles Toll Road, the Airports Authority stated that some funding from tolls would be allocated to support the design and construction of the Route 606 widening. Since 2009, the Airports Authority has participated in a partnership with Loudoun County and VDOT to fund the preliminary engineering for the project. In total, the Airports Authority has approved $24,450,000 in funding from the Dulles Corridor Enterprise's Capital Improvement Program to fund the design and construction of the project. VDOT completed preliminary engineering for the project in August 2013, and is now procuring a design/build team to construct the project. VDOT expects to issue a notice to proceed in April 2014.

DISCUSSION

According to the preliminary engineering documents for this widening project, VDOT needs easements over approximately 37 acres of Airports Authority land. These easements consist of six easement parcels ranging in size from 2.6 to 12 acres. Exhibit A shows the locations of these six easement parcels which are identified as parcels A through F; Exhibits B, C and D show the parcels in greater detail. All of the easement parcels are on federally-leased land, except the easement parcel shown on Exhibit C which is on land owned by the Airports Authority. With these easements, VDOT will have a 200-foot-wide right-of-way along Route 606 between Evergreen Mills Road and the Dulles Greenway which will enable the current widening of the roadway to four lanes, as well as its future expansion to six lanes.

The Airport Land Use Plan for Dulles International, as approved by the Board, shows the area of the proposed easements as a part of an airport access corridor. Since the easements are intended to facilitate a highway project that will enhance access to Dulles International, they are fully consistent with the approved Airport

Land Use Plan. The easements and the widening project itself are also consistent with the Dulles Loop Implementation Plan.

Major design elements of this widening project include curb and gutter, drainage improvements, stormwater management, traffic signals, retaining walls, sound walls and a major enlargement of Horsepen Dam that carries Route 606 over Horsepen Run. To the extent practical, the project has been designed to balance land takings from land owners on both sides of the alignment.

Since VDOT has only completed preliminary engineering at this time, the exact metes and bounds of each of the easements to be granted by the Airports Authority have yet to be determined. The precise boundaries of the easements will be set during the project's final design. Should the area of the final easements exceed 40 acres, an amended easement request will be submitted to the Committee and Board for its approval.

VDOT will not be assessed a charge for the easements. The Airports Authority's longstanding practice has been to provide easements on its land to governmental entities at no cost.

CONCLUSION

Staff requests that the Strategic Planning and Development Committee approve and recommend to the Board that it authorize the President and Chief Executive Officer to execute easements, in a form approved by the General Counsel, to VDOT across the areas shown on Exhibit A, not to exceed 40 acres in total, for the Route 606 widening project.

Prepared by:

Office of General Counsel
December 2013

Attachments

METROPOLITAN WASHINGTON AIRPORTS AUTHORITY

Exhibit A: Easement Parcels A through F

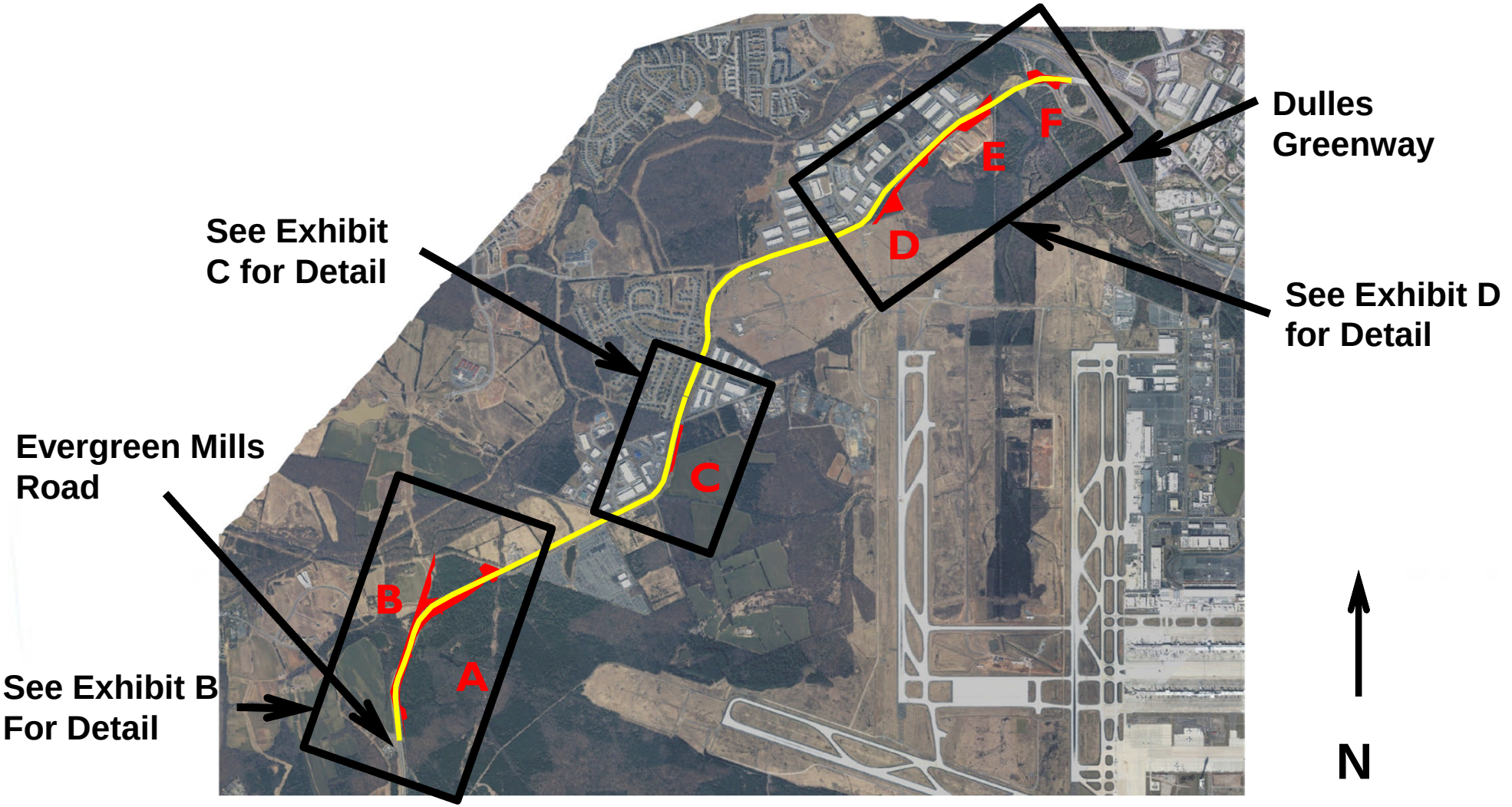
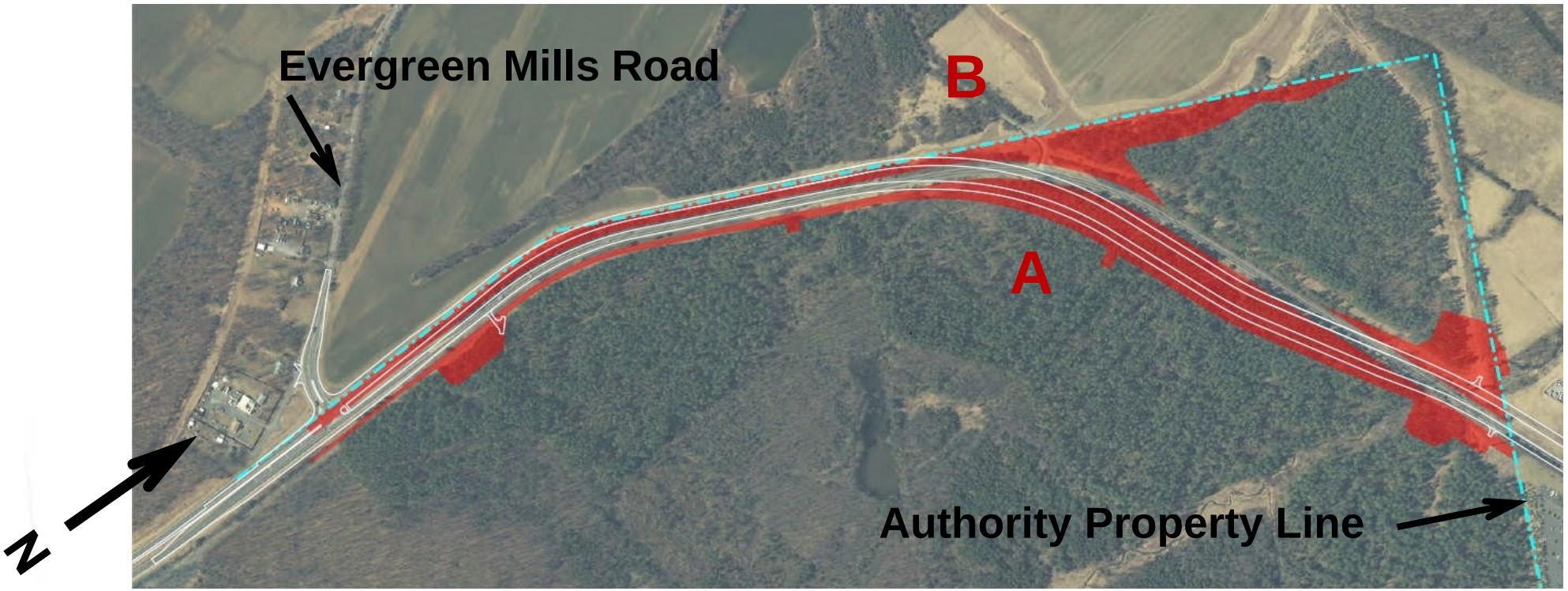
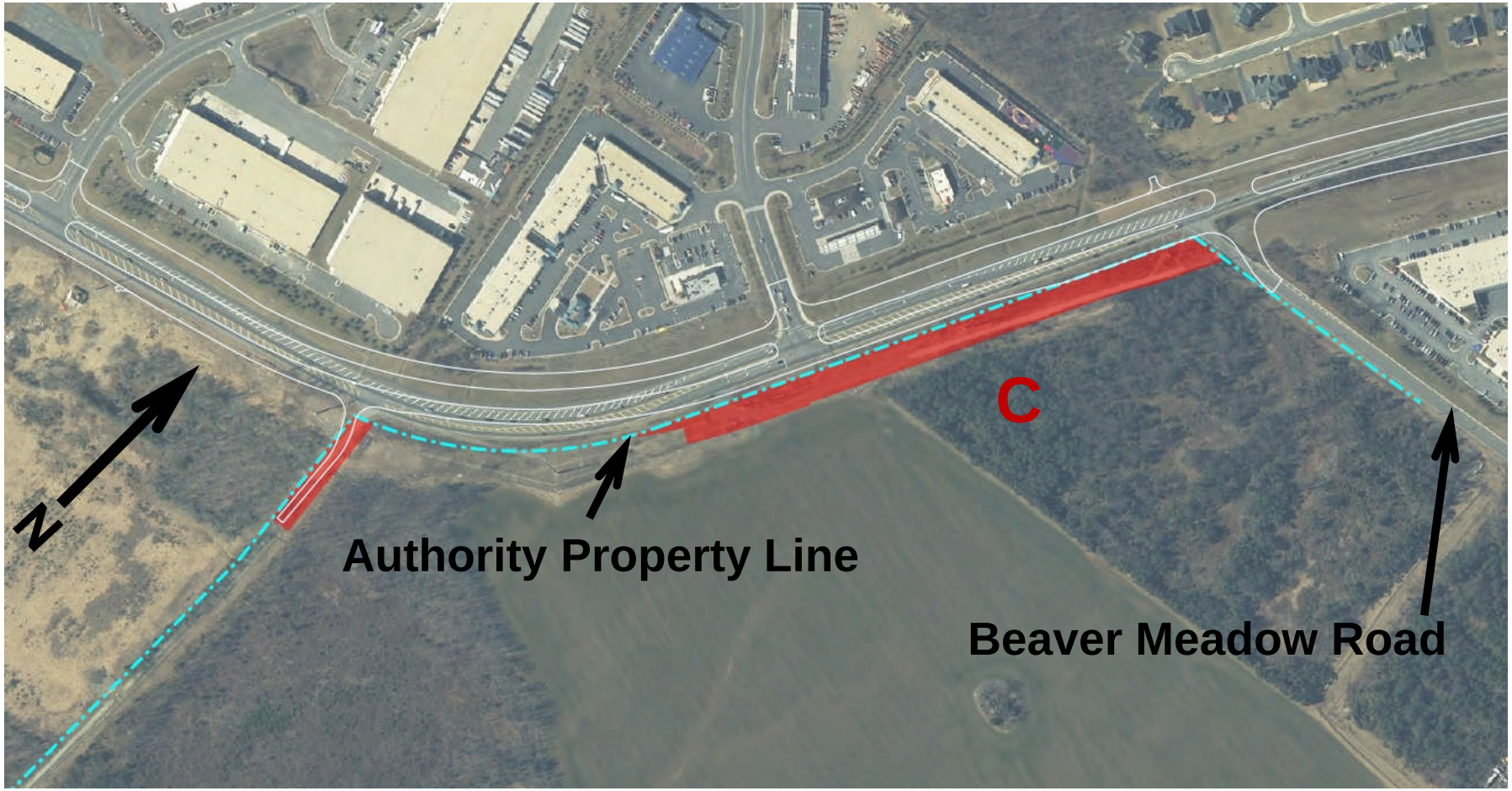


Exhibit B: Easement Parcels A and B



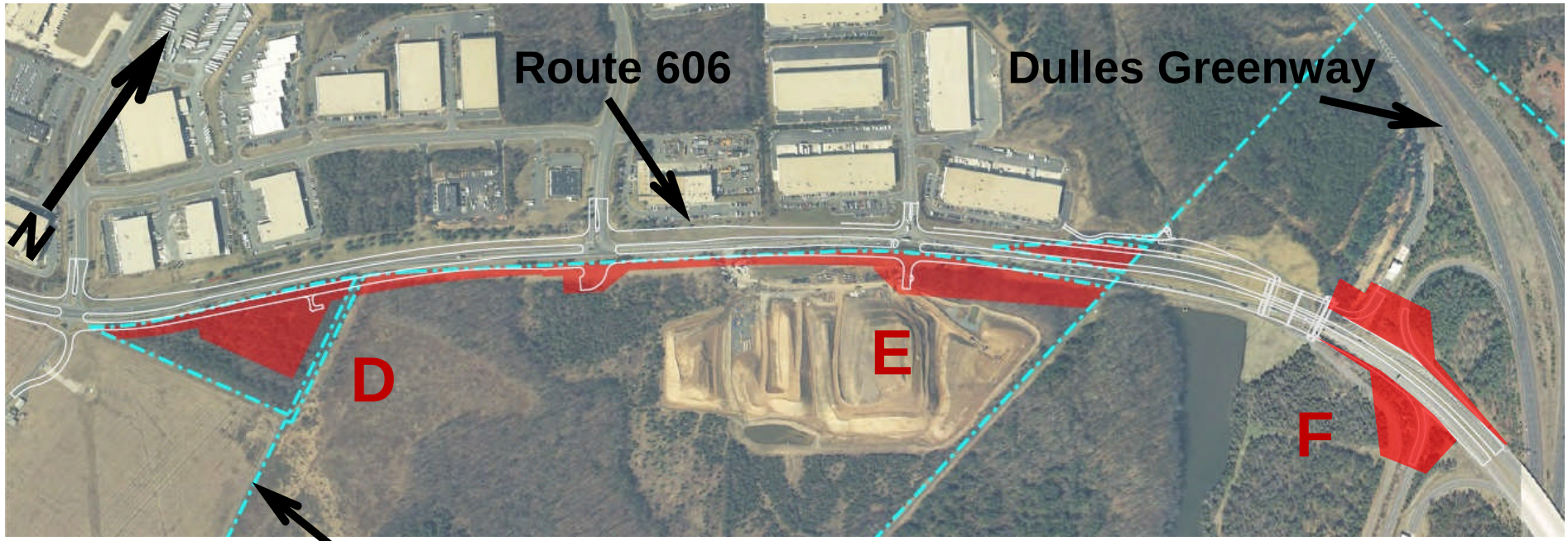
Easement parcel A = 12.81 Acres
Easement parcel B = 7.96 Acres

Exhibit C: Easement Parcel C



Easement parcel C = 2.62 Acres

Exhibit D: Easement Parcels D, E and F



Easement parcel D = 4.32 Acres
Easement parcel E = 6.23 Acres
Easement parcel F = 3.47 Acres

Proposed Resolution

Authorizing the Conveyance of Easements
to the Virginia Department of Transportation for the Widening of Route 606
at Washington Dulles International Airport

WHEREAS, The Virginia Department of Transportation (VDOT) is widening Route 606 from two lanes to four lanes in Loudoun County;

WHEREAS, A portion of this VDOT project impacts Airports Authority property at Washington Dulles International Airport;

WHEREAS, In order to complete this project, the VDOT has requested easements over approximately 37 acres of Airports Authority property, as currently estimated at the preliminary engineering stage; and

WHEREAS, The Strategic Planning and Development Committee has reviewed the proposed easements, and recommended to the Board of Directors that they be granted; now, therefore, it is

RESOLVED, That the President and Chief Executive Officer is authorized and directed to execute easements to the Virginia Department of Transportation over certain Airports Authority property at Washington Dulles International Airport, not to exceed 40 acres in total, for use in conjunction with the department's project to widen Route 606 adjacent to the Airport, as these easements have been described in materials presented to the Strategic Planning and Development Committee at its December 11 meeting.

For Consideration by the Strategic Planning and Development Committee and the Board of Directors on December 11, 2013