

Strategic Planning and Development Committee

Virginia Department of Transportation Request for Easement at Washington Dulles International Airport

April 2013



BACKGROUND

VDOT is improving a portion of Route 50 for a distance of approximately 3.63 miles, in Fairfax and Loudoun Counties, widening it from four lanes to six lanes.

Route 50 runs along the entire southern boundary of Dulles Airport, and this segment of Route 50 will be included in the widening.

A small portion of the widening project, approximately 0.276 acre, directly impacts Airports Authority property at Dulles Airport, as shown on Exhibit A (attachment to the recommendation paper).

VDOT has requested a permanent roadway easement over this 0.276 acre of Airports Authority property.

DISCUSSION

Staff has worked with VDOT and its contractor to address specific issues, presented by this easement request.

As a result of discussions, VDOT will move the existing airport security fence and security road, which now exists within the easement area, to a new location, at its cost.

Also, VDOT has agreed to reduce the size of the requested easement to less than a 1/3 of an acre.

Consistent with long standing practice, VDOT will not be assessed a charge for the easement.

CONCLUSION

It is requested that the Strategic Planning and Development Committee recommend to the Board that it authorize the President and Chief Executive Officer to execute an easement in favor of VDOT for the widening of Route 50 over the property shown on Exhibit A, as attached to the recommendation paper.

RECOMMENDATION PAPER TO THE STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE

VIRGINIA DEPARTMENT OF TRANSPORTATION REQUEST FOR EASEMENT AT WASHINGTON DULLES INTERNATIONAL AIRPORT

APRIL 2013

ACTION REQUESTED

That the Strategic Planning and Development Committee recommend to the Board of Directors that it authorize the President and Chief Executive Officer to execute an easement on approximately 12,022 square feet of 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 50.

BACKGROUND

VDOT is currently involved in a highway project to improve a portion of Route 50 in the counties of Loudoun and Fairfax. The purpose of this project is to increase the highway's capacity by widening it from four lanes to six lanes. The project runs for 3.63 miles, beginning 0.21 mile west of Route 742, Poland Road, in Loudoun County, a point to the west of Dulles International, and ending 0.20 mile west of Route 28, Sully Road, in Fairfax County, which is to the east of Dulles International. A small portion of this project impacts Airports Authority property and is the subject of the requested easement. See plat identified as Airports Authority Engineering Division, Route 50 Widening, dated January 2013 (attached as Exhibit A).

On July 20, 2012, in connection with this project, VDOT sent the Airports Authority a request for a permanent roadway easement on Airports Authority land at Dulles International. The easement area, originally defined to cover approximately 16,500 square feet, is on land that is leased by the Airports Authority to the Smithsonian Institution's Udvar-Hazy Center (Smithsonian). For the past several months, staff has worked with VDOT and its contractor while reviewing the request. Additionally, staff has met with Smithsonian representatives to make them aware of the easement and to discuss any concerns they may have.

DISCUSSION

The requested easement has presented a few issues that staff has worked with VDOT and its contractor to address. A security fence and an airport security road are located in the

proposed easement area and must be moved to a new location in order for the road widening to occur. VDOT has agreed to undertake this construction at its cost. Also, staff was concerned with the size of the originally requested permanent easement area, and it has been reduced by approximately 25 percent from 0.378 acre, or 16,465 square feet to 0.276 acre, or 12,022 square feet (see Exhibit A). The easement is not expected to have any impacts on the Smithsonian's operations. Staff will monitor the project's construction to insure that its impacts on these operations are minimal.

VDOT has requested that it be allowed to begin work in the easement area immediately, before a formal easement is prepared and executed. This work involves the removal and replacement of the existing fence and airport security road. Upon the Board's approval of the requested easement, staff is prepared to grant this request and allow VDOT's contractor to begin work in the easement area under an Airports Authority right of entry and work permit, pending execution of the formal easement.

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

CONCLUSION

Staff requests that the Strategic Planning and Development Committee recommend to the Board that it authorize the President and Chief Executive Officer to execute an easement for the area shown on Exhibit A allowing VDOT to use the area for the widening of Route 50.

Prepared by:

Office of General Counsel
April 2013

Attachment

EXHIBIT A



PROJECT IDENTIFIER		Washington Dulles International Airport		METROPOLITAN WASHINGTON AIRPORTS AUTHORITY		 METROPOLITAN WASHINGTON AIRPORTS AUTHORITY		DATE		MAR. 2013	
SHEET NAME		VDOT ROUTE 50 WIDENING PROJECT EASEMENT		AIRPORTS AUTHORITY		ENGINEERING DIVISION		CHECKED		S.R.	
VOLUME NUMBER				DRAWN		J.C.					
SHEET NUMBER 1 of 1				ISSUED FOR		S.R.					
								DATE			
3		REMOVED EXISTING FCWA EASEMENT		3/12/2013		REMOVED RT. 50 PROPOSED EASEMENT BOUNDARY					
2		REVISED NEW PERMANENT NASM FENCE LOCATION		1/22/2013		REMOVED FWCA PROPOSED EASEMENT AREA					
		REMOVED RT. 50 PROPOSED EASEMENT BOUNDARY				REVISED RT. 50 PROPOSED EASEMENT BOUNDARY					
1		RE-LOCATE PROPOSED AIRPORT SECURITY ROAD		1/10/2013		REVISION		DATE			
NO.											

Proposed Resolution

Authorizing the Conveyance of an Easement to the
to the Virginia Department of Transportation
for the Widening of Route 50 at Dulles International Airport

WHEREAS, The Virginia Department of Transportation is widening Route 50 from four lanes to six lanes throughout portions of Fairfax and Loudoun Counties;

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

WHEREAS, In order to complete this project, the Virginia Department of Transportation has requested an easement over 0.276 acre of Airports Authority property; and

WHEREAS, The Strategic Planning and Development Committee has reviewed the proposed easement, as presented by staff, and recommended that it should be granted; now, therefore, be it

RESOLVED, That the President and Chief Executive Officer is authorized and directed to execute the easement to the Virginia Department of Transportation as identified in the documents presented to the Board of Directors at its April 2013 Meeting; and

2. That this resolution shall be effective upon its adoption.

*For consideration by the Strategic Planning and Development Committee
and the Board of Directors on April 17, 2013*