

## **I-66 Right-of-Way Purchase Summary**

In the summer of 2008, Vornado / Gould Property Company began to study the possibility of acquiring a portion of property between Arlington Ridge Road and I-66 for the purpose of expanding the planning area for the redevelopment of Rosslyn Plaza and relocating North Arlington Ridge Road. Bowman Consulting was hired to survey the existing right-of-way (ROW), investigate the particulars of the I-66 limited access line and propose a revised limited access line. Preliminary feedback from Virginia Department of Transportation (VDOT) was positive and we began engineering design. In addition, our civil engineering consultant, Bowman Consulting, began consulting with County staff on the engineering of a new Arlington Ridge Road and with VDOT on the shift in the I-66 limited access line.

In the March of 2009, a formal application for the shift in the I-66 limited access line and the purchase of a portion of the I-66 ROW was made to the VDOT. That application included an area study, an environmental assessment, and a traffic analysis. It also included a letter from the County Manager, Ron Carlee, stating that the County supported the application for the shift in the I-66 limited access line reserving, of course, the full right of review of the applicant's Site Plan proposal, including its use of any newly acquired property (see attachment).

The request for a change in the limited access line and the related request to approve the sale of the property now located west of the newly relocated limited access line was reviewed by VDOT staff and by the staff of the Federal Highway Administration (FHWA). A determination was made that the property was not needed for any future transportation use and could be sold as surplus ROW. In November of 2010, VDOT advertised the proposed limited access change in the Washington Post, El Tiempo Latino and Falls Church New Press. On December 8<sup>th</sup> 2010, the Commonwealth Transportation Board unanimously approved the application for the shift in the Limited Access Line. The proposed sale of the property was then reviewed by VDOT staff and by FHWA and approved by the Commonwealth Transportation Board on July 20, 2011. VDOT then commissioned an appraisal of the property to determine its fair market value for sale and a purchase contract was executed. The property was officially transferred to the applicant at the end of June, 2012.

The applicant proposes that all of the property acquired from VDOT be dedicated to Arlington County for the purpose of relocating the Arlington Ridge Road right-of-way. The current Arlington Ridge Road right-of-way would then be transferred to the applicant to become incorporated into the development site.

The property acquisition will increase the size of the site by approximately 0.75 acre, and the limited access line will be shifted approximately 42' to the west. In the current proposal, a new

Arlington Ridge Road would be built with a centerline approximately 42' to the west of its current location.

Arlington County also retains a small (approximately 2,200 square-foot) triangular piece of property at the northeast corner of the site. The applicant is requesting that Arlington County vacate this property to the applicant to complete the assembly of the parcel.

Construction of the new alignment for Arlington Ridge Road is proposed to be phased with the PDSP, with completion of the road in the third phase of the phased development.



OFFICE OF THE COUNTY MANAGER

2100 Clarendon Blvd., Suite 302 Arlington, VA 22201  
TEL 703.228.3120 FAX 703.228.3218 www.arlingtonva.us

February 26, 2009

Morteza Salehi, P.E.  
District Administrator  
Virginia Department of Transportation  
14685 Avion Parkway  
Chantilly, VA 20151

Re: Application to shift the Limited Access Line for I-66 in Rosslyn

Dear Mr. Salehi:

It is our understanding that Vomado Realty Trust and Gould Property Company are applying to the Virginia Department of Transportation (VDOT) requesting the Commonwealth Transportation Board approve an amendment to the limited access line for I-66 in Rosslyn along Arlington Ridge Road that would shift the line approximately 42 feet to the east for an approximate north-south length of 940 feet from 19<sup>th</sup> Street North (VDOT I-66 Station 1306+25) to Wilson Boulevard (VDOT I-66 Station 81+50; Station Equation: POT 1309+92.29 Bk. = POT 75+76.98 Ahd.), bordering properties owned by those companies, and that a copy of this letter will be made a part of that application as is required under VDOT regulation 24 VAC 30-401-20 (C)(2)(a).

We further understand that the property owners intend to file an application with Arlington County under the County's Administrative Regulation 4.1 governing the submittal of site plans which application will include the property to the west of the new limited access line.

Arlington County staff supports the application to shift the limited access line to the east in order to allow the review of the property owners' site plan application through the County site plan process to continue to move forward. The aforesaid support, however, in no way suggests the Arlington County Board supports the property owners' site plan application, and the Board reserves the right to deny the applicant's development proposal, including the proposed use of the property to the west of the new limited access line and any changes in the alignment of Arlington Ridge Road, in accordance with the procedures and timetables set forth in Administrative Regulation 4.1 and the County's Zoning Ordinance.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Carlee".

Ron Carlee  
County Manager

Cc: Dennis Leach, DES  
Jennifer Fioretti, DES



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February 26, 2009

Peter Brohoski  
Vice President, Development  
Vornado Realty Trust  
2345 Crystal Drive, Suite 1000  
Arlington, VA 22202

Re: VDOT Application to shift I-66 Limited Access Line adjacent to Rosslyn Plaza

Dear Mr. Brohoski:

It is my understanding that as part of the Rosslyn Plaza site plan project, Vornado Realty Trust and Gould Property Company are submitting an application to the Virginia Department of Transportation requesting the Commonwealth Transportation Board to approve an amendment to the I-66 limited access line in Rosslyn along Arlington Ridge Road that would shift the line approximately 42 feet to the east for an approximate north-south length of 940 feet from 19<sup>th</sup> Street North to Wilson Boulevard. It is also my understanding that any future efforts associated with the modification to the alignment of Arlington Ridge Road will be led by your team and will require minimal County staff support.

Arlington County recognizes that a letter in support of the property owners' application to the Virginia Department of Transportation to shift the limited access line will allow the review of the property owners' site plan application to continue to move through the County site plan process. Given this information, we have reviewed your request and will extend our support for the application to shift the limited access line only. The aforesaid support, however, in no way suggests the Arlington County Board supports the property owners' site plan application, and the Board reserves the right to deny the development proposal, including the proposed use of the property to the west of the new limited access line and any changes in the alignment of Arlington Ridge Road. As with any other site plan project, we expect that this project will follow standard procedures and timetables set forth in Arlington County's Administrative Regulation 4.1 and the County's Zoning Ordinance.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Carlee".

Ron Carlee  
County Manager

Cc: Dennis Leach, DES  
Jennifer Fioretti, DES