

TRANS 2009-01

PCA/FDPA 2004-LE-012, Support Staff's Denial of Right-out onto Richmond Highway

WHEREAS, Redbrick Development Group LLC and MDP Groveton LLC has filed an application for a Proffered Condition Amendment (PCA) and a Final Development Plan Amendment to an approved plan. The approved plan permits a mixed-use development of the land between Memorial Street and Groveton Street; and

WHEREAS, a "right-in" access only from Richmond Highway was previously approved. Now the Applicants propose a right-in/right-out operation for ingress and egress out of the development; and

WHEREAS, Richmond Highway (U.S. 1) is a Primary Highway according to Virginia Department of Transportation (VDOT) and the premier function of a Primary Highway is to move large volumes of traffic with the least disruption and turbulence; and

WHEREAS, the Fairfax County Department of Transportation recommended denial of this application because of:

- a. the proximity with the U.S. 1/Groveton intersection to this proposed "right-out" egress, would hinder the turning movements into Groveton Street from northbound U.S.1,
- b. the proposed "right-out" egress would hinder traffic movement from Groveton Street to both northbound and southbound U.S. 1, and
- c. the high volume of traffic on U.S. 1 would create an unnecessary safety hazard for vehicles making the "right-out"; and

WHEREAS, Fairfax County staff further state that "it is inappropriate to add new private access points when existing public street connections can adequately serve the new use" and that "the previously approved "right-in" was reluctantly supported in view of the fact that U.S. 1 is a Primary Highway with the main purpose of accommodating through traffic"; and

THEREFORE BE IT RESOLVED that Mount Vernon Council of Citizens' Associations concurs with Fairfax County staff's denial of the proposed "right-out" amendment and supports its development condition of only "right-in" access shall be permitted along the Richmond Highway frontage of PCA/FDPA 2004-LE-012.

BE IT FURTHER RESOLVED that the Mount Vernon Council of Citizens Associations requests the Planning Commission and Board of Supervisors deny this proposed application PCA/FDPA 2004-L-E-012 for a "right-out" egress onto Richmond Highway.

Approved by the MVCCA's General Council March 25, 2009