



PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: PA 2016-II-T2
October 19, 2016

GENERAL LOCATION: Jermantown Road bridge
over I-66

SUPERVISOR DISTRICT: Providence

PLANNING AREA: Area II

PLANNING DISTRICT:
Fairfax Planning District

SUB-DISTRICT DESIGNATION:
F3-Mosby Woods Community Planning Sector and
F4-Fox Lake Community Planning Sector

PARCEL LOCATION:
Located on tax map 47-3

For additional information about this amendment call (703) 877-5600.

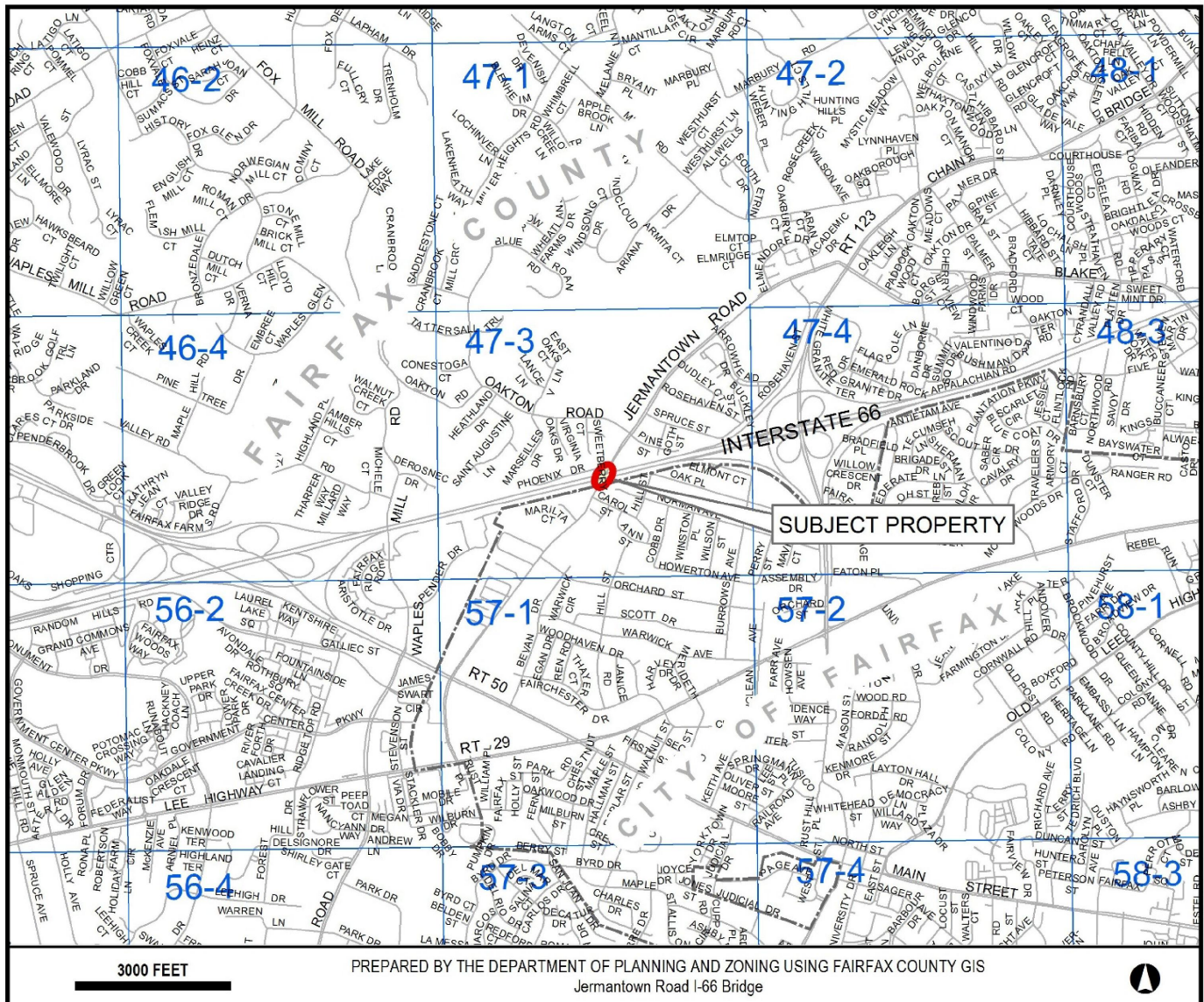
PLANNING COMMISSION PUBLIC HEARING:
Wednesday, November 2, 2016 @ 8:15 PM

BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, December 6, 2016 @ 4:30 PM

**PLANNING STAFF DOES RECOMMEND
THIS ITEM FOR PLAN AMENDMENT**



Reasonable accommodation is available upon 48 hours
notice. For additional information about accommodation
call the Planning Commission office at (703) 324-2865,
or the Board of Supervisors office at (703) 324-3151.



CURRENT PLAN AND PROPOSED CHANGE

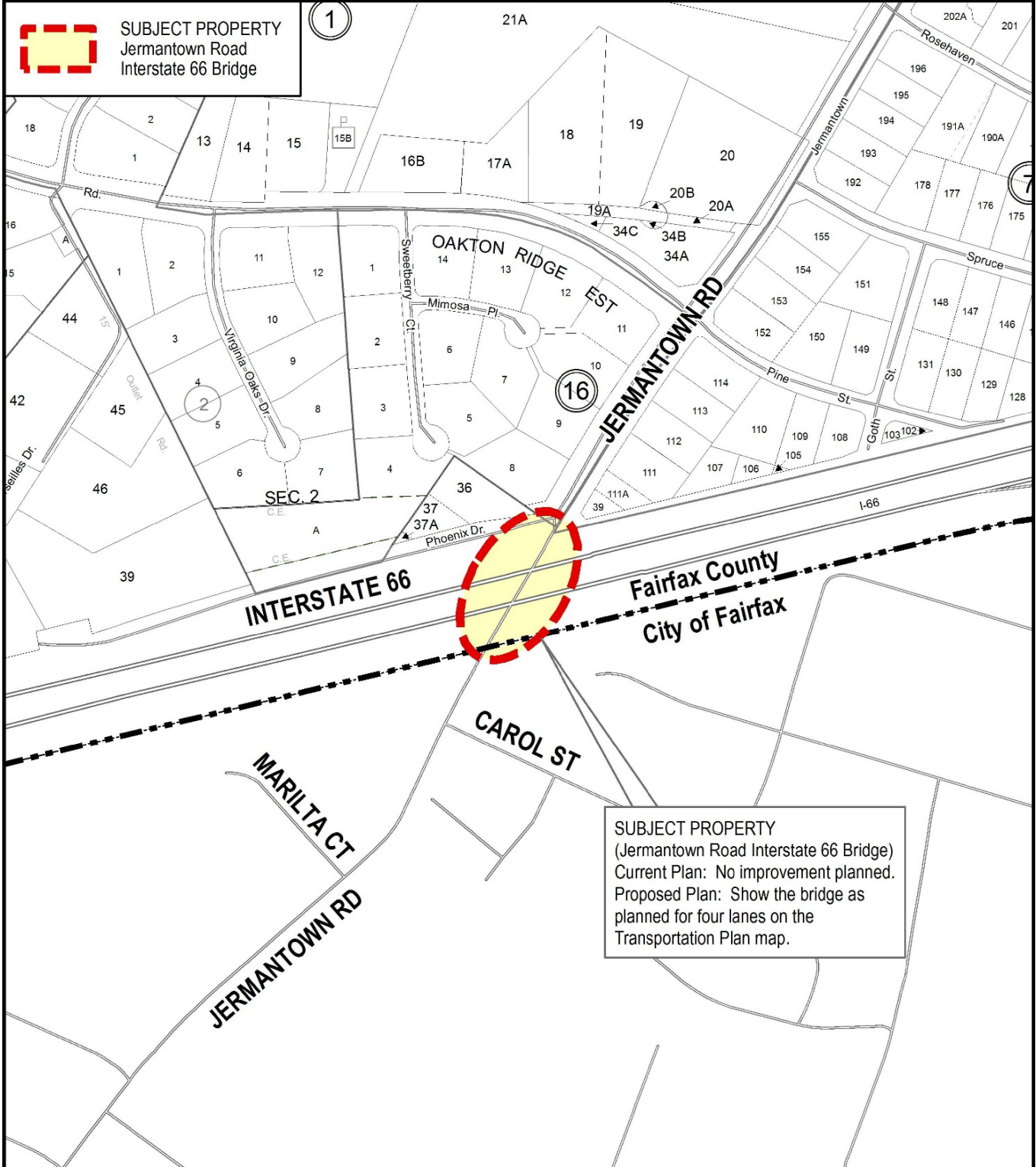
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND PROPOSED CHANGE
FOR JERMANTOWN ROAD INTERSTATE 66 BRIDGE

ITEM:
PA 2016-II-T2



SUBJECT PROPERTY
Jermantown Road
Interstate 66 Bridge

1



SUBJECT PROPERTY
(Jermantown Road Interstate 66 Bridge)
Current Plan: No improvement planned.
Proposed Plan: Show the bridge as
planned for four lanes on the
Transportation Plan map.

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO SEPTEMBER 2016
G:\projects\ocplpd\OTPA_GRAPHICS - Jermantown Road I-66 Bridge



STAFF REPORT FOR PLAN AMENDMENT 2016-II-T2 JERMANTOWN ROAD BRIDGE OVER I-66

BACKGROUND

The Transform 66 project will construct managed lanes in the middle of Interstate 66 (I-66), which will require rebuilding a number of bridges crossing I-66 within the project area, from Route 15 to Interstate 495 (I-495). The improvements include rebuilding the Jermantown Road Bridge (Jermantown Road Overpass), located in the Providence Supervisor District, north of the City of Fairfax. The Virginia Department of Transportation (VDOT) intends to design the replacement Jermantown Road Bridge for an ultimate four lane width, but construct as a two-lane bridge as no widening is currently shown on the Countywide Transportation Plan Map. On July 26, 2016, the Fairfax County Board of Supervisors (BOS) authorized Plan Amendment (PA) 2016-II-T2 to consider planning a four lane improvement for the existing Jermantown Road Bridge across I-66.

CHARACTER OF THE SITE

Currently, the Jermantown Road Bridge is constructed as a two-lane facility. The bridge, and the segment of the road extending north of the bridge, is located within Fairfax County; the segment of the road extending south from the bridge is located within the City of Fairfax. The jurisdictional line is located directly south of the bridge. The adopted Comprehensive Plan for Jermantown Road (Route 655) does not indicate an improvement for Jermantown Road or the bridge. The bridge is located in the Fairfax Planning District, on the boundary of two Community Planning Sectors, F3-Mosby Woods, west of Jermantown Road, and F4-Fox Lake, east of Jermantown Road.

CHARACTER OF THE AREA

Jermantown Road is constructed as a four-lane road north of the Jermantown Road Bridge over I-66. Primarily low density residential uses comprise the area north of I-66 along Jermantown Road. Between I-66 and Route 50 within the City of Fairfax, Jermantown Road is mostly a two-lane facility with an additional center lane for left turning vehicles. Low density, single family homes, the Providence Elementary School, and other public facilities are located south of the Jermantown Road bridge. As Jermantown Road approaches Route 50, the land use becomes mixed with garden apartments, townhouses, retail, hotel and office uses, and the Lanier Middle School.

PLANNING HISTORY

For over 30 years, Fairfax County and the City of Fairfax have experienced continued increases in traffic growth on north-south roadways, such as Waples Mill, Jermantown, and Chain Bridge Roads. Constructing a “bypass” around the City of Fairfax has been considered as a strategy to improve mobility within the area through a road extension of Phoenix Drive to Waples Mill Road. The extension of Government Center Parkway east to Jermantown Road has also been considered as another more recent strategy.

Transform I-66 – Outside the Beltway is VDOT’s current major effort to improve mobility in the area consistent with the current Plan recommendation for the Enhanced Public Transportation Corridor for the I-66 corridor. It is a mega-project, sponsored by the Commonwealth of Virginia, with major implications for the local jurisdictions, subject to the improvements. The City of Fairfax has

expressed interest in improving the segment of Jermantown Road between I-66 and Route 50 to four lanes. The City has initiated the process of amending its Plan to include this recommendation.

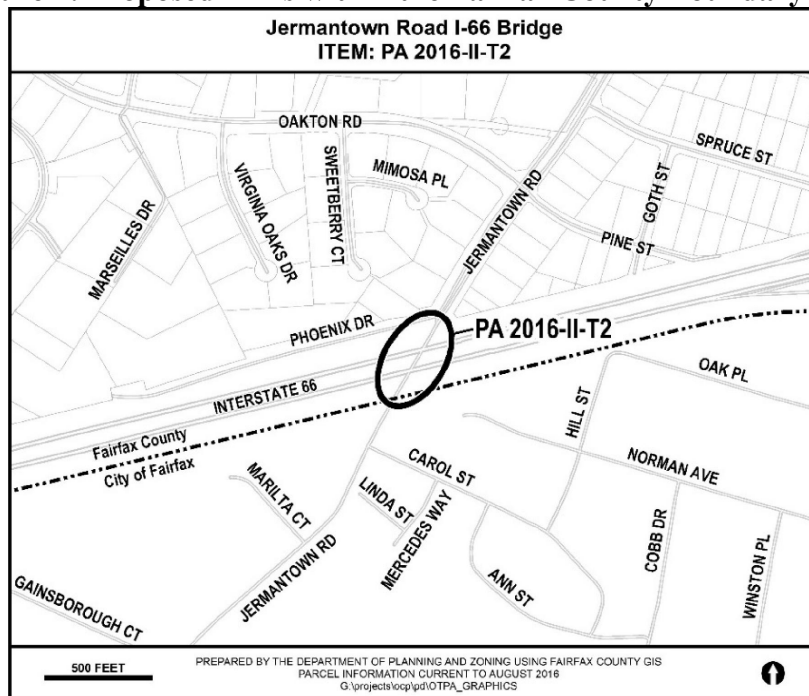
ADOPTED COMPREHENSIVE PLAN RECOMMENDATIONS

The adopted Plan does not currently indicate a transportation improvement for Jermantown Road or the Jermantown Road Bridge over I-66 in Fairfax County. See Attachment I for transportation recommendations in the F3-Mosby Woods and F4-Fox Lake Community Planning Sectors.

PROPOSED COMPREHENSIVE PLAN AMENDMENT

PA 2016-II-T2 considers amending the Comprehensive Plan to show the Jermantown Road Bridge as a four-lane facility. See Figure 1, below, for the subject area.

Figure 1: Proposed PA is within the Fairfax County Boundary Line

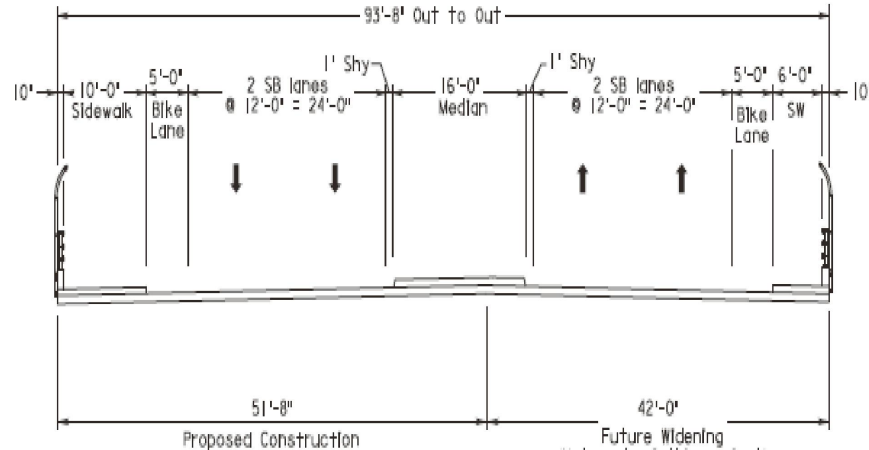


ANALYSIS

Transportation

Jermantown Road is a minor arterial that runs north-south from Lee Highway (Route 29) in the City of Fairfax to east of Chain Bridge Road (Route 123) in Fairfax County. The facility is a four-lane road north of the bridge over I-66. The road is a two to three lane facility between I-66 and Route 50 within the City of Fairfax. VDOT's Request for Proposals for the Transform 66 project shows the bridge to be built as a two-lane bridge, but designed as a four-lane so that it could be widened to four lanes in the future. The typical section design concept for the four-lane Jermantown Road Bridge is illustrated in Figure 2.

Figure 2: Transform 66 Typical Section Design Concept for Jermantown Road Bridge
Typical Section (Showing Future Widening) - Jermantown Road (Rte. 655) over I-66 & Metro



Major intersections within the same corridor operate at poor levels of service (LOS), especially in the afternoon (PM) peak hour. The intersections of Route 50 at Waples Mill Road, Route 50 at Jermantown Road, and Route 123 at Jermantown Road all operate at a LOS F in the PM peak hour. Jermantown Road traffic volumes are 17,000 vehicles per day south of the existing I-66 bridge, and 19,000 vehicles per day north of the I-66 Bridge, both warranting four lanes of capacity for the bridge.

Environment

The future design for the Jermantown Bridge widening would need to minimize impacts to the Difficult Run Environmental Quality Corridor (EQC), with headwaters that occur north and west of Jermantown Road within the I-66 Corridor.

CONCLUSION

The Jermantown Road Bridge over I-66 should be planned for a four-lane bridge in order to improve future mobility along the north-south corridor. The bridge improvement should be completed as part of the Transform 66 project. To facilitate the improvement, the bridge should be shown as a four-lane improvement on the Countywide Transportation Plan Map, on the Comprehensive Plan Land Use Plan Map, and in the Area II Plan volume.

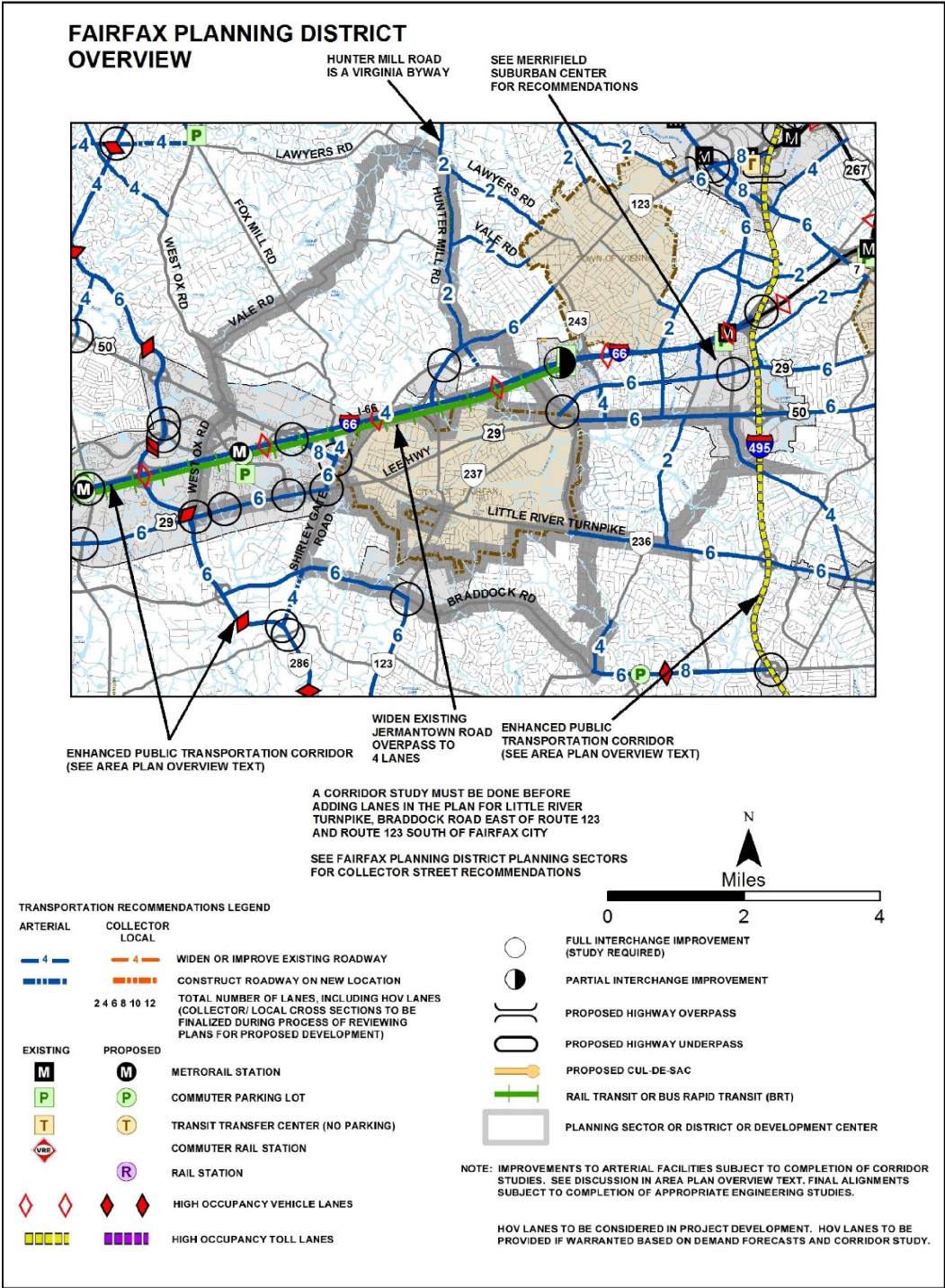
RECOMMENDATION

Staff recommends that the Comprehensive Plan be modified as shown on the following pages:

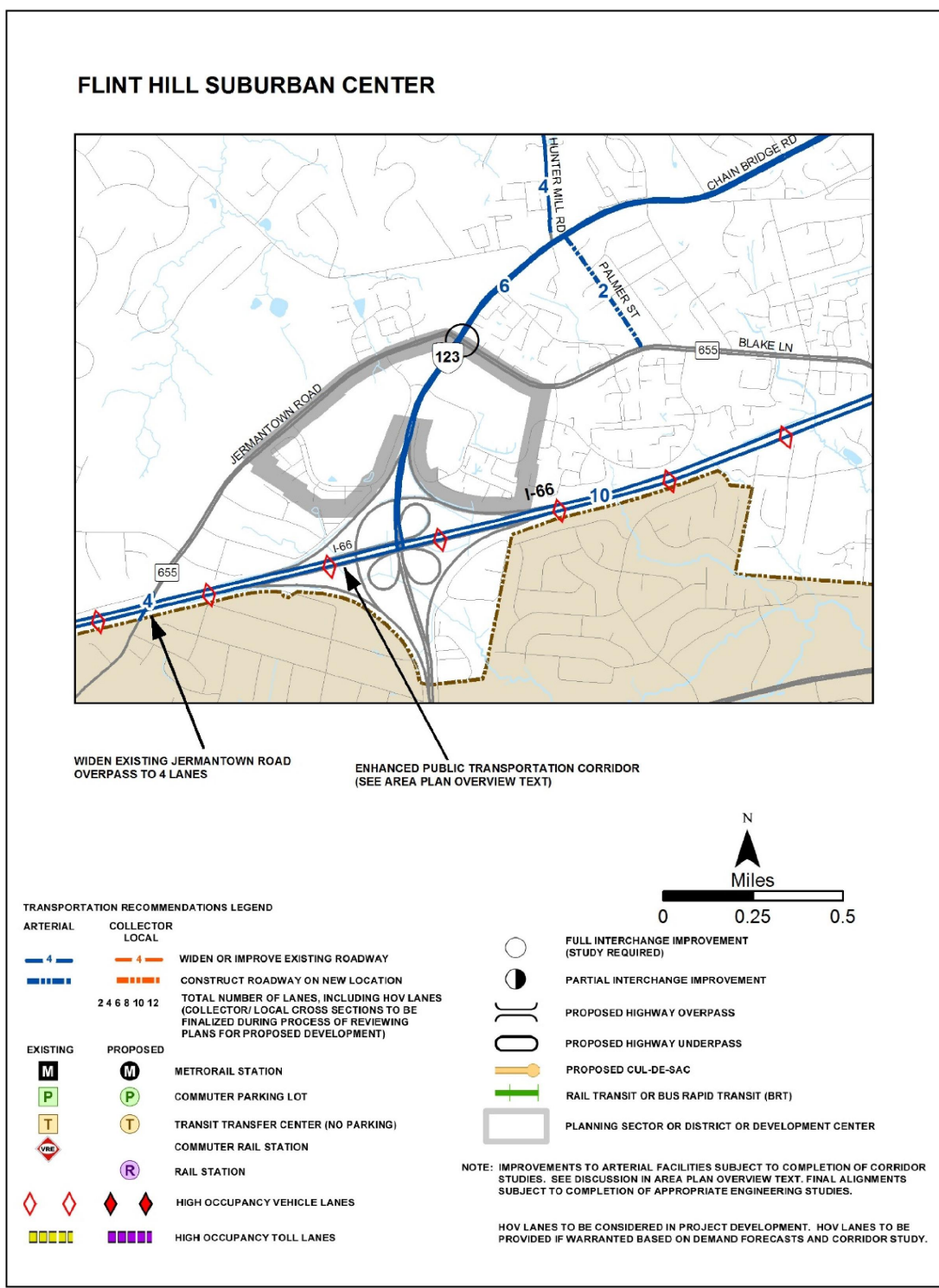
MODIFY

FIGURES: Modify the following figures in the Comprehensive Plan to show a four-lane Jermantown Road bridge over I-66.

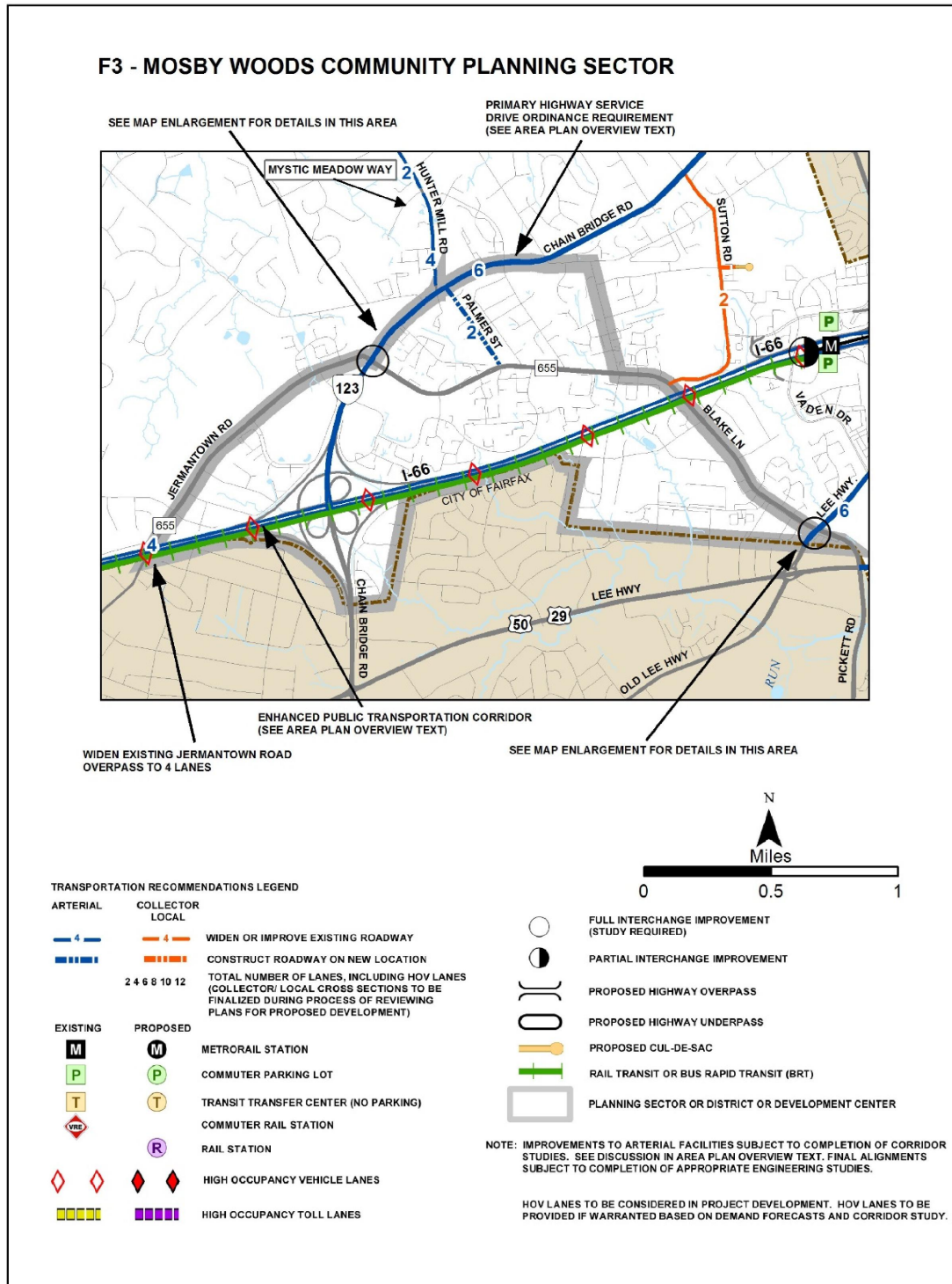
Fairfax County Comprehensive Plan, 2013 Edition, Area II, Fairfax Planning District, as amended through 10-20-2015, Overview, Figure 2, “Countywide Transportation Recommendations,” page 5:



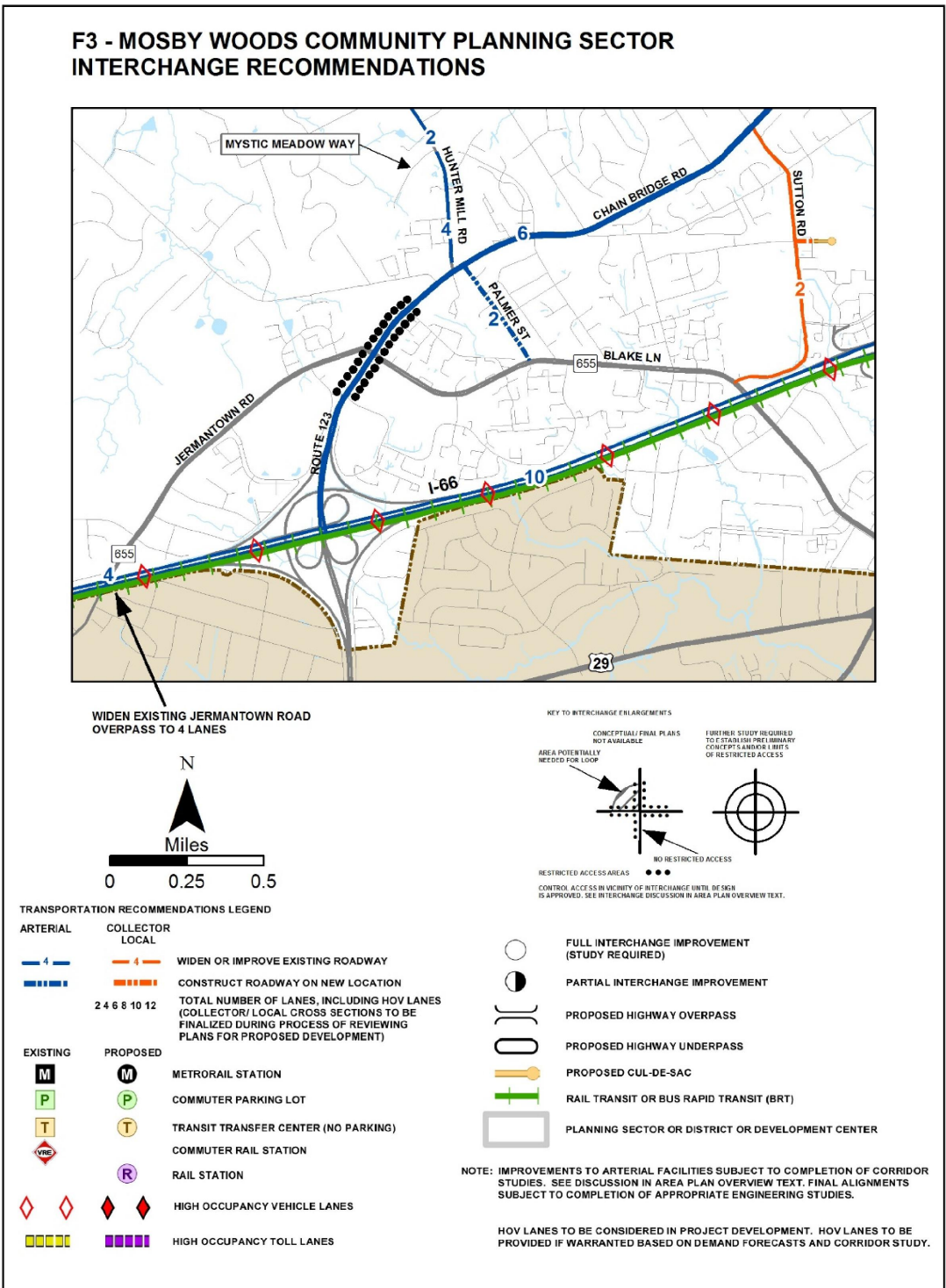
Fairfax County Comprehensive Plan, 2013 Edition, Area II, Fairfax Planning District, as amended through 10-20-2015, Flint Hill Suburban Center, Figure 9, “Transportation Recommendations, Flint Hill Suburban Center, F3, F4 Community Planning Sectors” page 24:



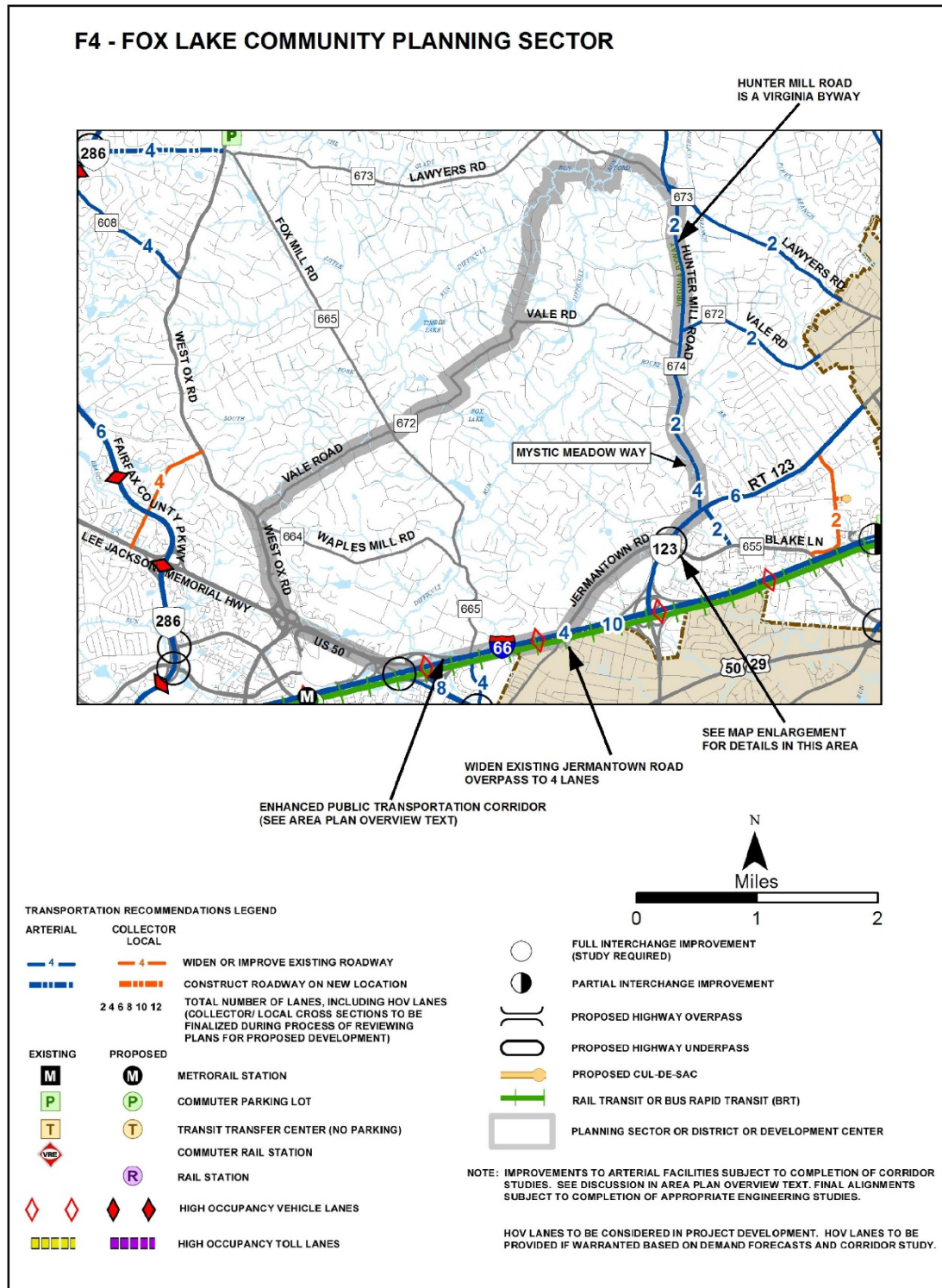
Staff Report for Plan Amendment 2016-II-T2



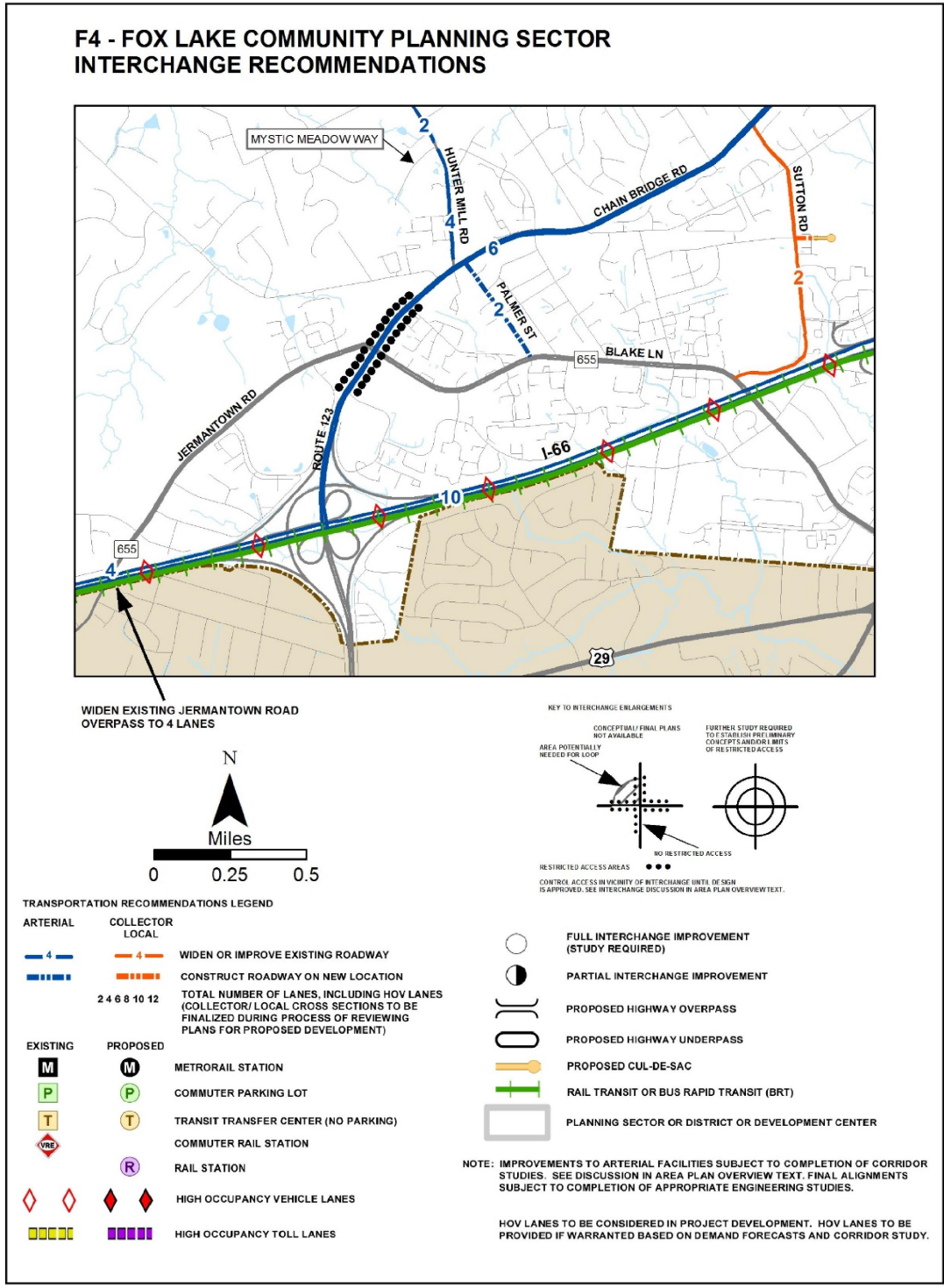
Fairfax County Comprehensive Plan, 2013 Edition, Area II, Fairfax Planning District, as amended through 10-20-2015, F3 – Mosby Woods Community Planning Sector, Figure 20, “Interchange Recommendations, F3, F4 Community Planning Sectors” page 47:



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Fairfax County Comprehensive Plan, 2013 Edition, Area II, Fairfax Planning District, as amended through 10-20-2015, F4 – Fox Lake Community Planning Sector, Figure 24, “Interchange Recommendations, F3, F4 Community Planning Sectors,” page 56:



COMPREHENSIVE LAND USE PLAN MAP:

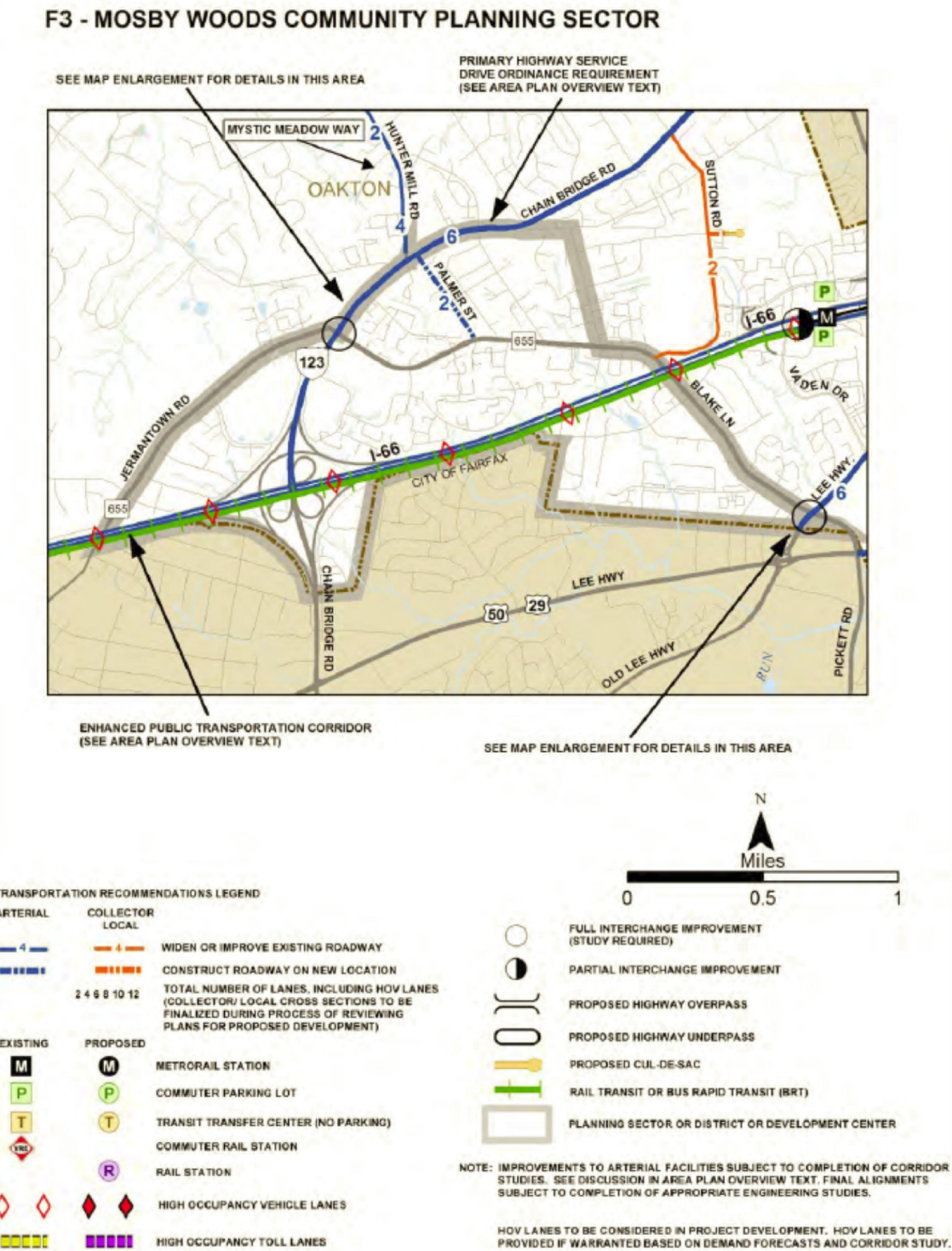
The transportation recommendations on the Comprehensive Land Use Plan Map will be modified to reflect a four-lane improvement of the Jermantown Road Bridge over I-66.

TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will be modified to reflect a four-lane improvement of the Jermantown Road Bridge over I-66.

Transportation Recommendations – Mosby Woods Community Planning Sector

Fairfax County Comprehensive Plan, 2013 Edition. Area II, Fairfax Planning District., as amended through 10-20-2015, F3-Mosby Woods Community Planning Sector, Figure 18, Transportation Recommendations, page 45:



Transportation Recommendations – Fox Lake Community Planning District

Fairfax County Comprehensive Plan, 2013 Edition. Area II, Fairfax Planning District, as amended through 10-20-2015, F4-Fox Lake Community Planning Sector, Figure 19, Transportation Recommendations, page 55:

F4 - FOX LAKE COMMUNITY PLANNING SECTOR

