COMMONWEALTH of VIRGINIA

Commonwealth Transportation Board

Nicholas Donohue
Chairperson

1221 East Broad Street
Richmond, Virginia 23219

(804) 482-5818

Agenda item #13

RESOLUTION
OF THE
COMMONWEALTH TRANSPORTATION BOARD

September 16, 2026

MOTION

Made By: Mr. Gribbin, Seconded By: Mr. Good
Action: Motion Carried

Limited Access Control Change,
Prince William Parkway and Balls Ford Road, Prince William County

WHEREAS, on April 17, 1980, the State Highway Commission, predecessor to the Commonwealth Transportation Board (CTB), designated Route 234 (Manassas Bypass, later known as Prince William Parkway) to be a Limited Access Highway between Route 619 at Limstrong and Route 29/211 in accordance with then Article 4, Chapter 1, Title 33.1 of the 1950 Code of Virginia, as amended; and

WHEREAS, on June 20, 1991, the CTB approved the major design features of Route 234, State Highway Project 6234-076-112, C501, C502, C503, C504, to be constructed in phases with interchanges at Interstate 66 (I-66) and Route 28 and at-grade intersections at the remaining interchange sites. The ultimate completion of the remaining interchanges, including the Route 234 and Route 621 (Balls Ford Road) interchange, would be subject to development; and

WHEREAS, on October 20, 2020, the CTB approved the design features of the Prince William County Department of Transportation's State Highway Project 6234-076-266, C501, B665, B666, and RW201 providing for a grade-separated diverging diamond interchange; and

WHEREAS, in connection with State Highway Project 6234-076-112, RW201, the Commonwealth acquired a certain limited access control easement from FRP Manassas, LLC, a Maryland limited liability company**,** by Certificate dated December 12, 2007, recorded as Instrument # 200712130133553, and concluded by Final Order dated February 5, 2009, recorded

as Instrument # 200902057060118, both being recorded in the Office of the Clerk of Circuit Court of the County of Prince William; and

WHEREAS, Amazon Data Services Inc, the adjoining landowner, has requested a shift in limited access control at the Route 234 and Route 621 interchange, modifying the limited access limits to create a surplus property, which the requestor will purchase; and

WHEREAS, the requested shift in the limited access control is shown on Sheets 12, 13, 13(1), 17, 18, and 19(2) of State Highway Project 6234-076-266, R-201, beginning at a point 104.00 feet right of Station 405+18.14 (Ramp 4A construction baseline) and departing the existing right-of-way and limited access line, continuing in a northerly direction to a point 110.85 feet right of Station 170+58.46 (Balls Ford Road construction baseline), thence following the curve of the existing ramp in a northeasterly direction to a point 137.48 feet right of Station 173+43.30 (Balls Ford Road construction baseline), thence in a southerly direction to a point 400.63 feet right of Station 174+18.59 (Balls Ford Road construction baseline), thence in an easterly direction to a point 427.50 feet right of Station 177+49.26 (Balls Ford Road construction baseline), and thence in a northerly direction ending at a point 251.30 ft right of Station 177+ 15.57 (Balls Ford Road construction baseline) connecting with the existing right-of-way and limited access line; and

WHEREAS, Prince William County Department of Transportation, by letter dated May 14, 2026, supports the proposed LACC; and

WHEREAS, the Virginia Department of Transportation's (VDOT's) Northern Virginia District has determined, with the Chief Engineer concurring, that the proposed shift in the limited access control of Route 234 will have no impact on the operation of Route 234 right-of-way, and that the proposed LACC is appropriate from a safety and traffic control standpoint; and

WHEREAS, VDOT's Northern Virginia District has determined the location of the proposed LACC is within an air quality maintenance or non-attainment area but is not considered to be regionally significant for air quality purposes; and

WHEREAS, VDOT's Northern Virginia District reviewed and approved the environmental impact analysis on January 20, 2026, and determined that there will be no adverse environmental impacts; and

WHEREAS, public notices of Willingness for Public Comment were posted in the *Prince William Times* on April 16, 2026, and April 23, 2026, and posted in *El Tiempo Latin* on April 17, 2026 and April 24, 2026, and no comments were received; and

WHEREAS, VDOT has determined no compensation shall be due in consideration of the proposed LACC, as no value will be added to the adjoining land solely by shifting the said limited access line; and

WHEREAS, the requestor has borne all the appropriate costs in accordance with 24 VAC 30-401-20; and

WHEREAS, all right of way, engineering, construction, and necessary safety improvements shall meet all VDOT standards and requirements; and

WHEREAS, all costs of engineering and construction, including all necessary safety improvements, will be borne by the requestor; and

WHEREAS, VDOT has reviewed the requested LACC and determined that it is in compliance with Va. Code § 33.2-401 and that the requirements of 24 VAC 30-401-20 have been met; and

WHEREAS, VDOT recommends approval of the proposed LACC as shown on the attached exhibits.

NOW, THEREFORE, BE IT RESOLVED, in accordance with Va. Code § 33.2-401 and 24 VAC 30-401-20 *et seq.,* that the CTB hereby finds and concurs in the determinations and recommendations of VDOT made herein, and directs that I-66 continue to be designated as a limited access control area, with the boundaries of limited access control being modified from the current locations as shown on the attached exhibits and subject to the conditions mentioned herein.

BE IT FURTHER RESOLVED, the Commissioner of Highways is authorized to take all actions and execute any and all documents necessary to implement the LACCs described herein.

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Commonwealth Transportation Board (CTB) Decision Brief
Limited Access Control Change
Prince William County Parkway and Balls Ford Road
Prince William County

Issue: Amazon Data Services Inc. has requested a shift in limited access control at the Route 234 and Route 621 interchange, to create a surplus property, which the requester will purchase for assemblage to its adjacent property. This limited access control change (LACC) requires approval of the CTB pursuant to Va. Code § 33.2-401 and 24 VAC 30-401-20.

Facts:

- On April 17, 1980, the State Highway Commission, predecessor to the CTB, designated Route 234 (Manassas Bypass, later known as Prince William Parkway) to be a Limited Access Highway between Route 619 at Limstrong and Route 29/211 in accordance with then Article 4, Chapter 1, Title 33.1 of the 1950 Code of Virginia, as amended.

- The CTB approved the major design features of Route 234, associated with State Highway Project 6234-076-112, C501, C502, C503, C504, on June 20,1991. Said improvements were to be constructed in phases with interchanges at Interstate 66 (I-66) and Route 28 and at-grade intersections at the remaining interchanges sites. The ultimate completion of the remaining interchanges, including Route 234 and Route 621 (Balls Ford Road), would be subject to development.

- The CTB approved the design features of the Prince William County Department of Transportation's State Highway Project 6234-076-266, C501, B665, B666, and RW201 providing for a grade-separated diverging diamond interchange on October 20, 2020.

- In connection with State Highway Project 6234-076-112, RW201, the Commonwealth acquired a certain limited access control easement from FRP Manassas, LLC, a Maryland limited liability company**,** by Certificate dated December 12, 2007, recorded as Instrument # 200712130133553, and concluded by Final Order dated February 5, 2009, recorded as Instrument # 200902057060118, both being recorded in the Office of the Clerk of Circuit Court of the County of Prince William.

- The requested shift in the limited access control is shown on Sheets 12, 13, 13(1), 17, 18, and 19(2) of State Highway Project 6234-076-266, R-201, beginning at a point 104.00 feet right of Station 405+18.14 (Ramp 4A construction baseline) and departing the existing right-of-way and limited access line, continuing in a northerly direction to a point 110.85 feet right of Station 170+58.46 (Balls Ford Road construction baseline), thence following the curve of the existing ramp in a northeasterly direction to a point 137.48 feet right of Station 173+43.30 (Balls Ford Road construction baseline), thence in a southerly direction to a point 400.63 feet right of Station 174+18.59 (Balls Ford Road construction baseline), thence in an easterly direction to a point 427.50 feet right of Station 177+49.26 (Balls Ford Road construction baseline), and thence in a northerly direction ending at a point 251.30 ft right of Station 177+ 15.57 (Balls Ford Road construction baseline) connecting with the existing right-of-way and limited access line.

- Prince William County Department of Transportation, by letter dated May 14,2026, supports the proposed LACC.

- The Virginia Department of Transportation's (VDOT's) Northern Virginia District has determined, with the Chief Engineer concurring, that the proposed shift in the limited access control of Route 234 will have no impact on the operation of Route 234 right-of-way, and the proposed LACC is appropriate from a safety and traffic control standpoint.

- VDOT's Northern Virginia District has determined the location of the proposed LACC is within an air quality maintenance or non-attainment area but is not considered to be regionally significant for air quality purposes.

- VDOT's Northern Virginia District reviewed and approved the environmental impact analysis on January 20, 2026,and determined that there will be no adverse environmental impacts.

- Public notices of Willingness for Public Comment were posted in the *Prince Williams Times* on April 16, 2026, and April 23, 2026, and posted in *El Tiempo Latin* on April 17, 2026, and April 24, 2026.

- VDOT has determined no compensation shall be due in consideration of the proposed LACC, as no value will be added to the adjoining land solely by shifting the said limited access line.

- The requestor has borne all appropriate costs in accordance with 24 VAC 30-401-20.

- All right of way, engineering, construction, and necessary safety improvements shall meet all VDOT standards and requirements.

- All costs of engineering and construction, including all necessary safety improvements, will be borne by the requestor.

- VDOT has reviewed the requested LACC and determined that all are in compliance with Va. Code § 33.2-401 and that the requirements of 24 VAC 30-401-20 have been met.

Recommendation: VDOT recommends the approval of the proposed LACC subject to the referenced conditions and facts. VDOT further recommends that the Commissioner be authorized to take all actions and execute all documentation necessary to implement the LACC.

Action Required by CTB: Virginia Code § 33.2-401 requires a majority vote of the CTB approving the recommended LACC. The CTB will be presented with a resolution for a formal vote.

Result, if Approved: The project will move forward as proposed and the Commissioner of Highways will be authorized to take all actions necessary to comply with this resolution.

Options: Approve, Deny, or Defer.

Public Comments/Reactions: No comments received.

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COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
Stephen C. Brich, P.E.
Commissioner
1221 East Broad Street
Richmond, Virginia 23219
(804) 482-5818

September 1, 2026

The Honorable Nick M. Donohue
The Honorable Stephen C. Brich, P. E.
The Honorable Raymond D. Smoot, Jr.
The Honorable Frederick T. Stant III
The Honorable Tom Fowlkes
The Honorable Joel "Rex" David
The Honorable Linda Green
The Honorable D. J. Gribbin
The Honorable Becky Norton Dunlop
The Honorable John P. Good Jr.
The Honorable J. Randall Minchew
The Honorable Grindly Johnson
The Honorable C. Dulany Morison
The Honorable Jim Moye
The Honorable Charles Payne
The Honorable Marianne Moffat Radcliff
The Honorable Mariia Zimmerman

Subject: Approval of Limited Access Control Change (LACC) for Route 234 (Prince William Parkway) Interchange at Route 621 (Balls Ford Road), Prince William County

Dear Commonwealth Transportation Board Members:

The Department has received a request for your consideration from Amazon Data Services, Inc. for a shift in limited access control at Route 234 Interchange with Route 621. The shift in limited access control will create a surplus property the requestor will purchase. The Department's staff has determined the proposed shift will have no impact on the operation of Route 234 and Route 621 and that the proposed LACC is appropriate from a design, safety and traffic control standpoint.

The request meets the engineering criteria and guidelines set forth in Title 24, Agency 30, Chapter 401 of the Virginia Administrative Code. I have reviewed the Staff's recommendations and determined that approving this shift in limited access control will not adversely affect the safety or operation of the affected highway network. I have determined that this request should be considered by the Board.

Sincerely,

DocuSigned by:
Barton Thrasher
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Barton A. Thrasher, P.E.
Chief Engineer