

# **Rt. 7 Widening Overview & Recommendations**

## **GFCC Rt. 7 Task Force Presentation**

### **11/24/15**

#### **OVERVIEW**

##### **Identified Problems**

The proposed Rt. 7 Widening Project stretches for almost a half-mile across the length of GFCC, east to west, with collateral impact stretching down Baron Cameron Ave. and along Hunter Mill Rd. With the size and scope of such a project, comes the reality that GFCC will be negatively impacted in four ways:

1. Increased Traffic Problems
2. Noise & Light Disruption
3. Water Runoff Damage
4. Loss of Critical Buffer Zones

##### **Impacted Areas**

There are Five Zones negatively impacted in the ways described. In order of priority, they are listed below:

- The Glen
- Hunter Mill/Baron Cameron Intersection & Extensions
- Ridgeview & Piney Branch Wetlands
- The Estates
- NV Homes

##### **Rationale**

###### **The Glen**

Potential for Increased Commercial Traffic due to Traffic Pattern Changes to Rt. 7 & Baron Cameron

Potential Threat from Corner Businesses Who Want to Use Private Service Road for Commercial Access

- Repair and Maintenance Costs all Borne by GFCC

Potential for Increased Neighborhood Traffic Looking for Access Back onto Rt. 7

- Increased U-Turns and Cut-Through Traffic

Potential for Increased Road Noise from Rt. 7

Potential for Land Encroachment (Eminent Domain) by VDOT

###### **Hunter Mill/Baron Cameron Intersection & Extensions**

Potential for U-Turns at HM/BC Intersection, Disrupting Entering and Exiting GFCC Traffic

Potential for Pedestrian Safety Concerns at HM/BC Intersection Because of U-Turns and Increased Traffic

Potential for U-Turns at Lake Fairfax Dr & Gates Meadow Entrance

- Creating Further Back-Ups along Baron Cameron and Blocking Gates Meadow Entrance

Potential for Increased Accidents at HM/BC Intersection

- GFCC Right Turn Lane Becomes an Acceleration Lane/No Leading Green to Exit Community

Potential for Increased Cut-Through Traffic from Hunter Mill Traffic, with No Exit

**Ridgeview & Piney Branch Wetlands**

Potential Light Pollution from Waltonwood Reaching GFCC  
Potential Line-of-Sight Issues for GFCC Homeowners of Waltonwood  
Potential for Wetlands to be Used & Destroyed as a Runoff Abatement Solution by VDOT  
Potential Land Encroachment (Eminent Domain) by VDOT  
Potential Loss of Park Lands and Buffer Zone  
Potential for Increased Road Noise from Rt. 7

**The Estates**

Potential of Detour/Cut-Through/Speeding along Dunn Meadow from Both the Rt. 7 & Hunter Mill Entrances  
Potential of Damaging Water Runoff Impact to Godfrey Pond  
Potential for Increased Road Noise from Rt. 7  
Potential for Land Encroachment (Eminent Domain) by VDOT

**NV Homes**

Potential for Increased Road Noise from Rt. 7  
Potential for Land Encroachment (Eminent Domain) by VDOT

**RECOMMENDATIONS****The Glen**

Close the Crippen Vale Service Rd to Rt. 7  
Close the Chained Access to Farm Market  
Add Additional Signage at Hunter Gate Community Entrance & Community Center

- No Through Street, Dead End, No U-Turn

Block Commercial Signage Posted in Park along Rt. 7  
Block Land Encroachment (Eminent Domain) of Park along Rt. 7  
Work with VDOT & Fairfax County to Find Solutions in Addressing Noise along Rt. 7

- Currently No Funds Available for Sound Walls

**Hunter Mill/Baron Cameron Intersection & Extensions**

Request Expansion of Right Turn Only Lane off of Hunter Mill Side of Intersection to Ease Traffic  
Request Addition of a Leading Green Light (Left) at Intersection when Exiting Community  
Request Adding Signage to Stop U-Turns at Intersection & Up Baron Cameron (Lake Fairfax Dr/Gates Meadow)  
Request that Baron Cameron Right Turn Lane into GFCC be Painted to Read "Right Turn Only"  
Request that the Installation of a Crosswalk at Lake Fairfax Dr. Intersection be Sped Up

**Ridgeview & Piney Branch Wetlands**

Work with Supervisor Hudgins to Get Waltonwood to Further Mitigate Light Pollution  
Work with Supervisor Hudgins to Get Waltonwood to Further Mitigate Line-of-Sight Problems  
Work with VDOT/Fairfax Co. to Address Noise Abatement along Rt. 7

- Currently No Funds Available for Sound Walls

Work with VDOT/Fairfax Co. to Stop Land Encroachment into Wetlands/Park Land  
Work with VDOT/Fairfax Co. to Stop Wetlands from being Used (Destroyed) as a Runoff Abatement Solution

### **The Estates**

Study Estates Desire to Add "Restricted Access Signs" at Hunter Mill Entrance to Stop Morning Commuters

- Proposed Time from 6am -10am

Study Estates Desire to Add Traffic Calming Measures along Dunn Meadow

- Has Support of Woodlands Estates & Colvin Glen

Work with VDOT to Redirect Water Runoff away from Godfrey Pond

Work with VDOT/Fairfax Co. to Mitigate Land Encroachment

Work with VDOT/Fairfax Co. to Address Noise Abatement along Rt. 7

- Currently No Funds Available for Sound Walls

### **NV Homes**

Work with VDOT/Fairfax Co. to Address Noise Abatement along Rt. 7

- Currently No Funds Available for Sound Walls

Work with VDOT/Fairfax Co. to Mitigate Land Encroachment

### **Additional Recommendations**

Board to Attend all Meetings held by Fairfax Co./VDOT on the Rt. 7 Widening to Influence Outcome

Board to Solicit Volunteers from Estates/NV Homes/Ridgeview to Help Task Force Effort

Board to Align GFCC with Neighboring HOA's that Share Common Causes

- Includes Joining Fairfax Co. Federation of HOA's for Greater County Exposure and Representation

Board to Begin Letter Writing Campaign to Fairfax Co./VDOT to Document Concerns

- Including Petitions, if Needed

Board to Meet with Supervisor Hudgins to Address GFCC Impact Problems

Board to Proactively Create Relationship with Law Firm Specializing in Eminent Domain Issues (See Attached)