



County of Fairfax, Virginia

Route 28 Widening

Prince William County/Fairfax County Line to Route 29

Stakeholders Meeting

Virtual
May 11, 2022
12:00 PM





Introductions

- Supervisor Kathy Smith, Sully District
- Supervisor Pat Herrity, Springfield District

- W. Todd Minnix, Chief, Transportation Design Division, FCDOT
- Jim Beall, Design Section Chief, FCDOT
- Latesa Turner, Senior Engineer, FCDOT

- Kelly Alcon, Land Acquisition Division (LAD), DPWES
- Mohammed Najeeb, LAD, DPWES

- Tripper Henson, Design Build Project Manager (DBPM), Shirley Contracting Company, LLC
- Ryan Marrah, Right of Way Manager, Shirley Contracting Company, LLC





How to Participate in the Q & A Session

- ✓ Use the **Chat function** to enter your comments and questions at any time during the meeting.
- ✓ Please hold questions to the end so that everyone can participate.
- ✓ Unanswered questions will be addressed and posted online following the meeting.
- ✓ Phone participants can press * **(star) 5 to raise and lower hands**, will be called upon by the host and the caller will press * **(star) 6 to unmute and mute themselves**.



Purpose

To update the community on the status of the widening of Route 28 from the Prince William/ Fairfax County Line to Route 29 and provide information to the stakeholders on:

- Upcoming construction activities and lane shifts
- Construction phasing
- Project schedule
- Project land acquisition schedule and process

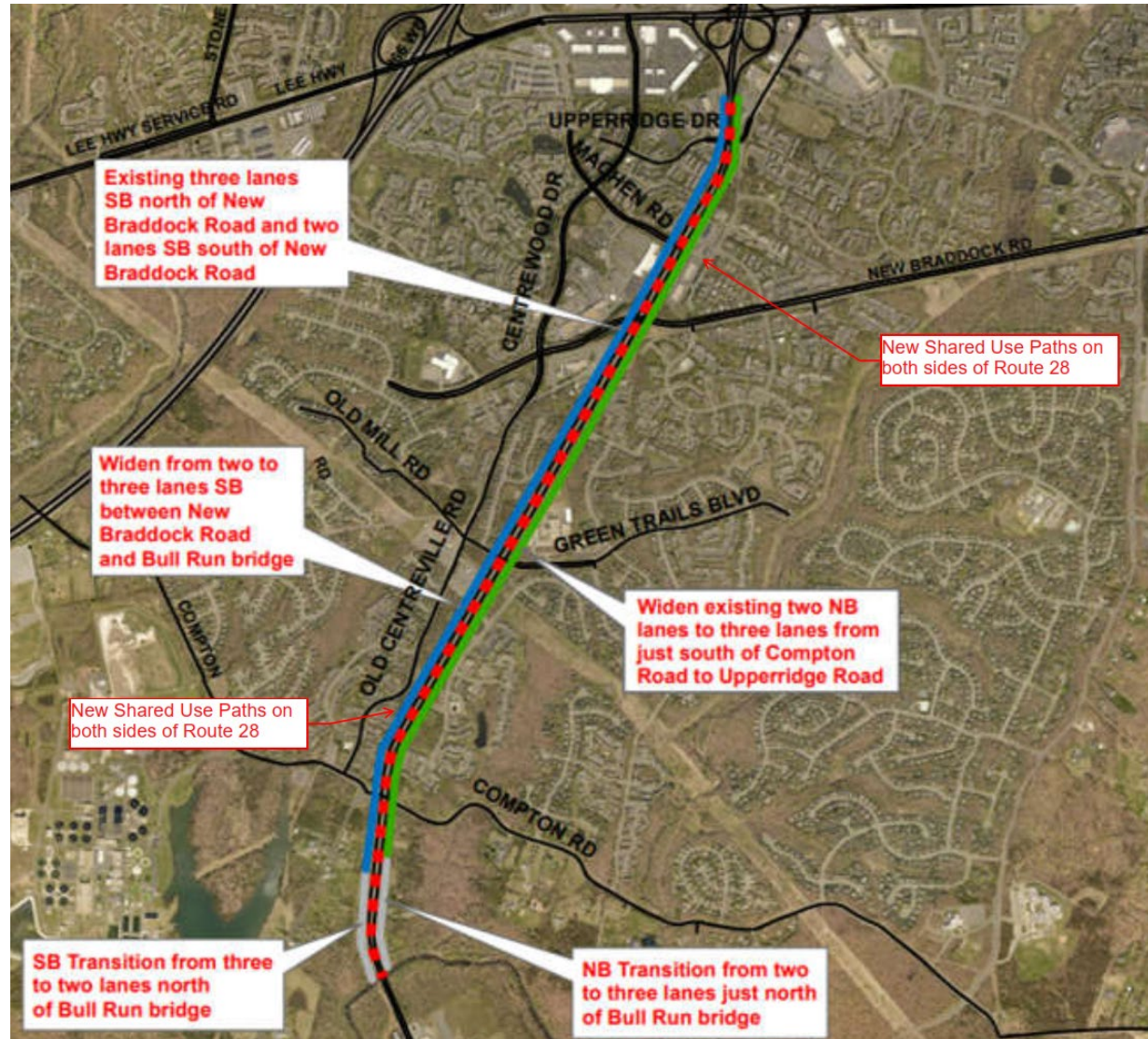




Project Overview

Route 28 Widening and Reconstruction

- Total Project Budget = \$78.8 million (Design, Right-of-Way, Construction, Inspection, Administration, etc.)
- Construct an additional through lane and shared use path in each direction from just north of the bridge over Bull Run to the Route 29 Interchange
- Reconstruct SB Route 28 roadway at sub-standard vertical curves to meet current standards and provide greater sight distance/visibility
 - SB Route 28 just south of New Braddock Road
 - SB Route 28 between Compton Road and Bradenton Drive





Project Overview (cont'd)

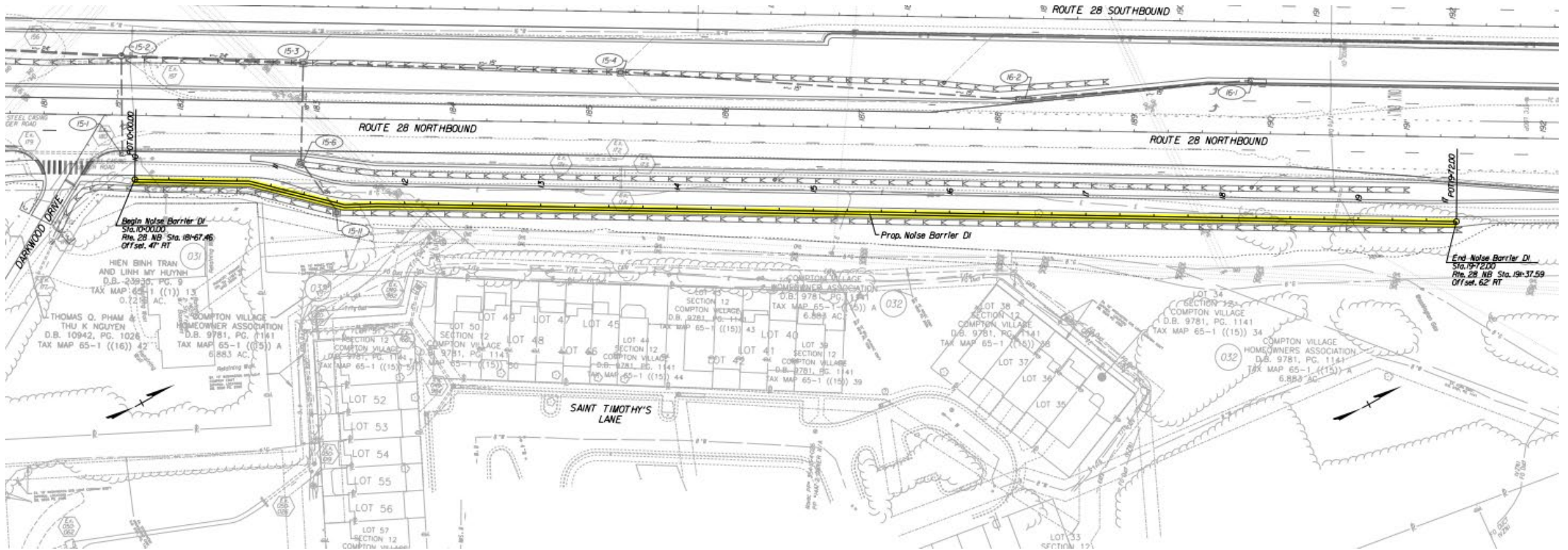
Route 28 Widening and Reconstruction

- Four Noise Barriers
 - Barrier D1 - NB North of Darkwood Dr.
 - Barrier E1 - SB North of Green Trails Dr.
 - Barrier I1, I2 - SB North of Ordway Rd.
 - Barrier J1 - NB North of Compton Rd.



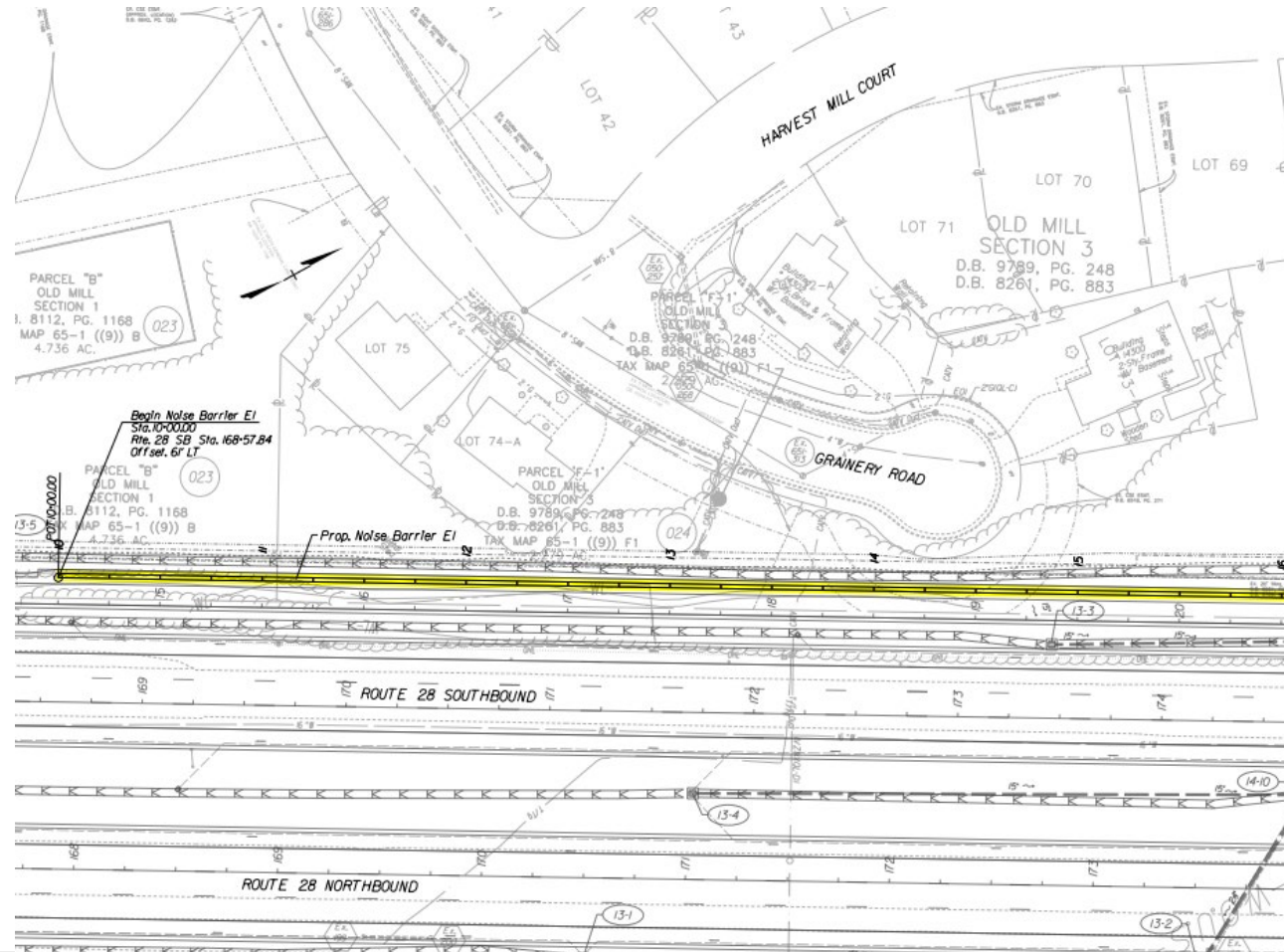


Noise Barrier D1



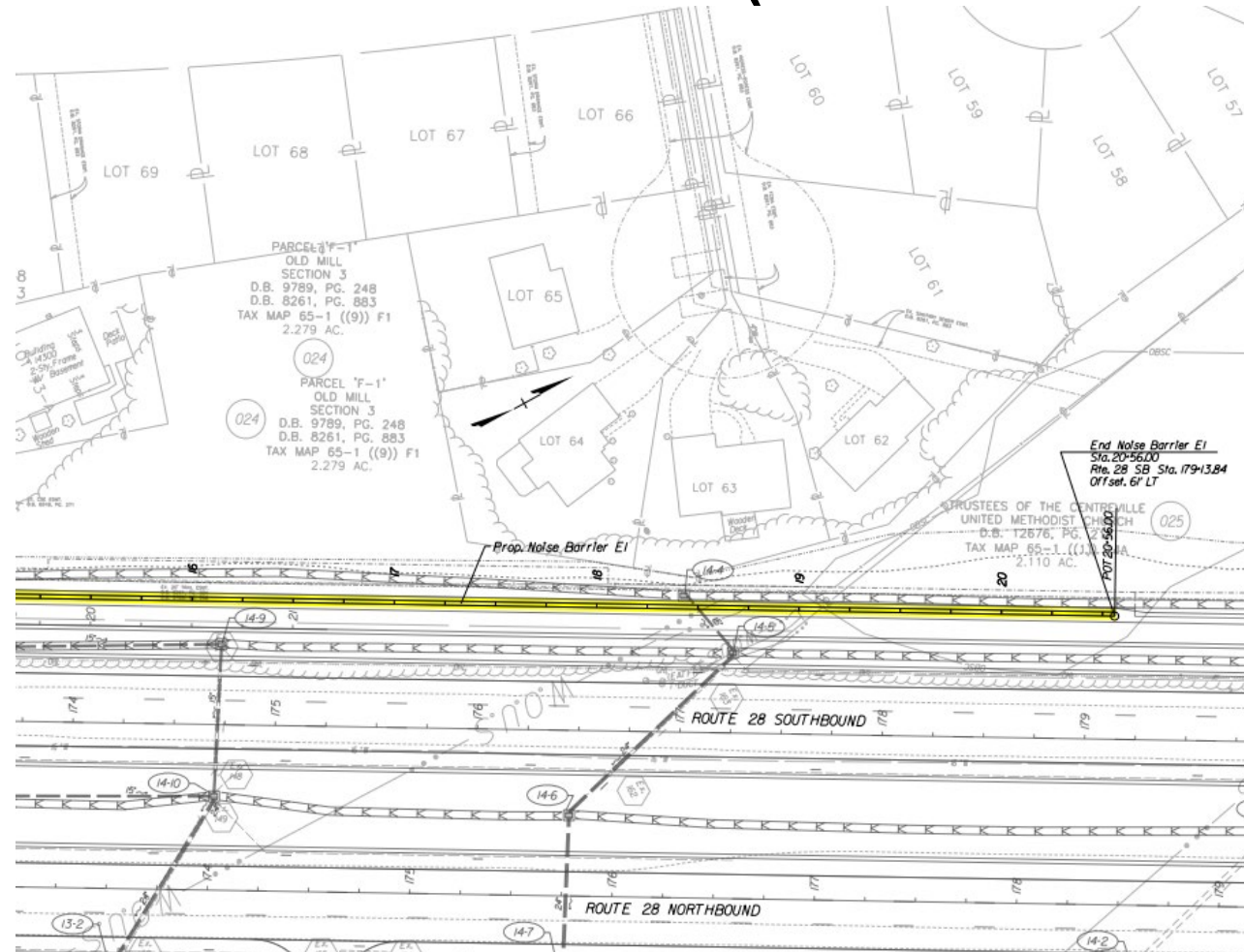


Noise Barrier E1 (southern end)



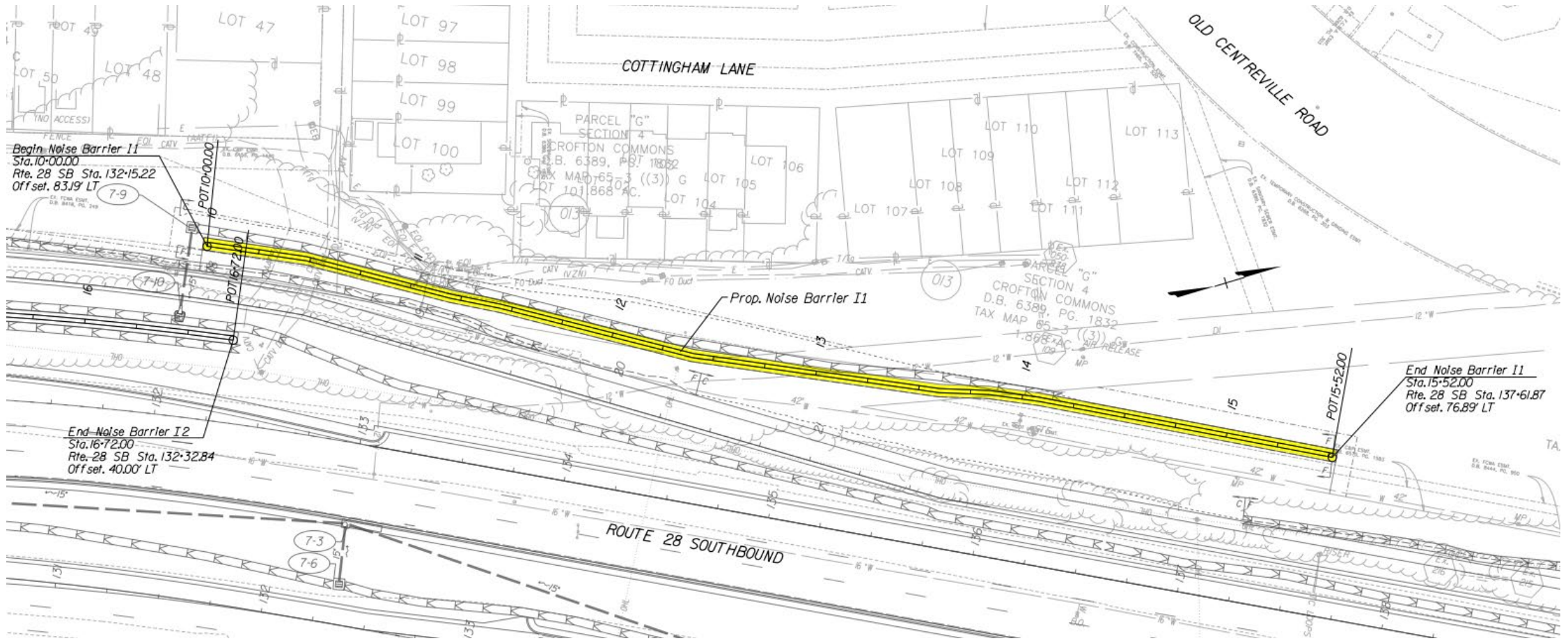


Noise Barrier E1 (northern end)



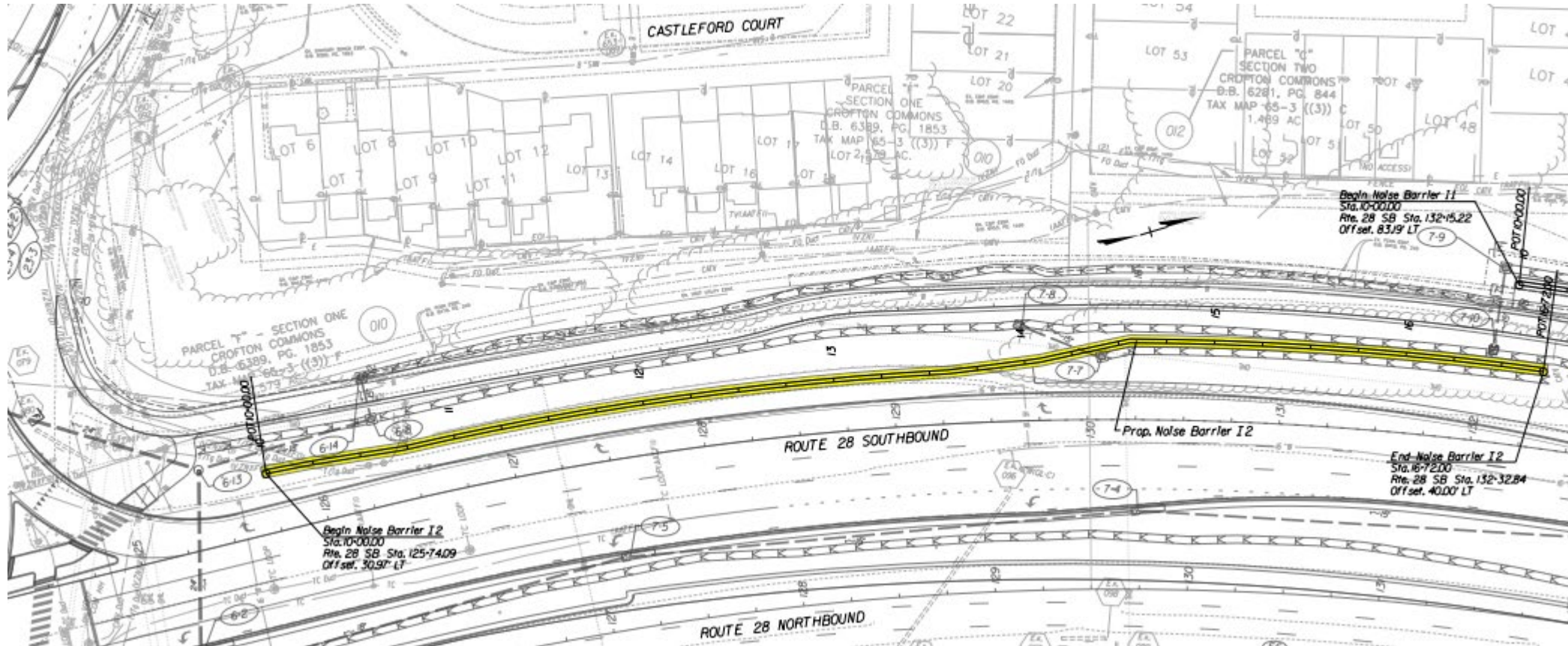


Noise Barrier I1



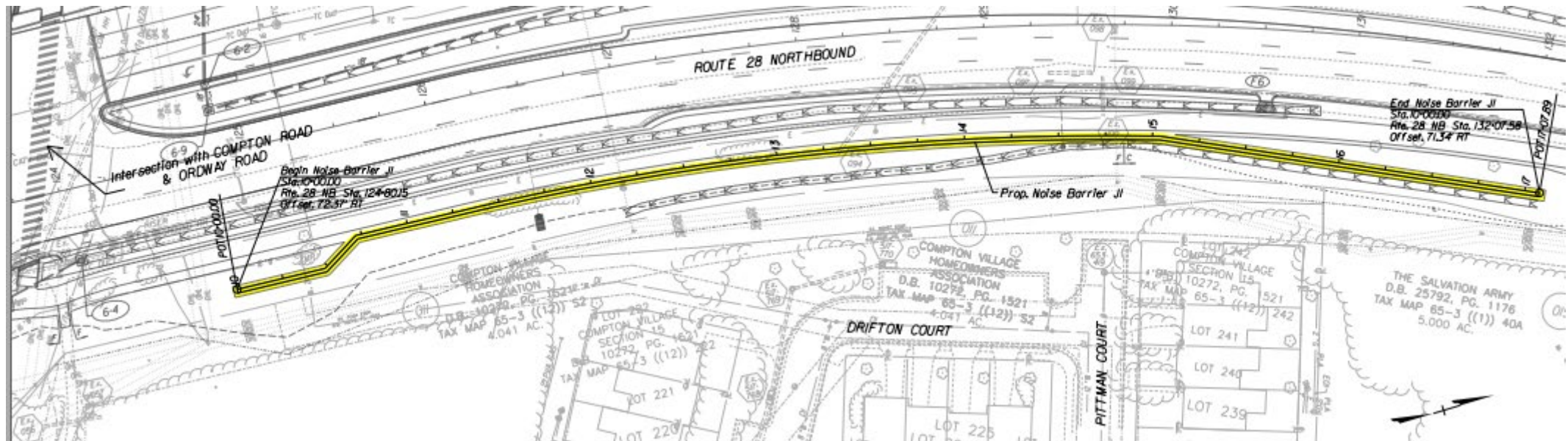


Noise Barrier I2



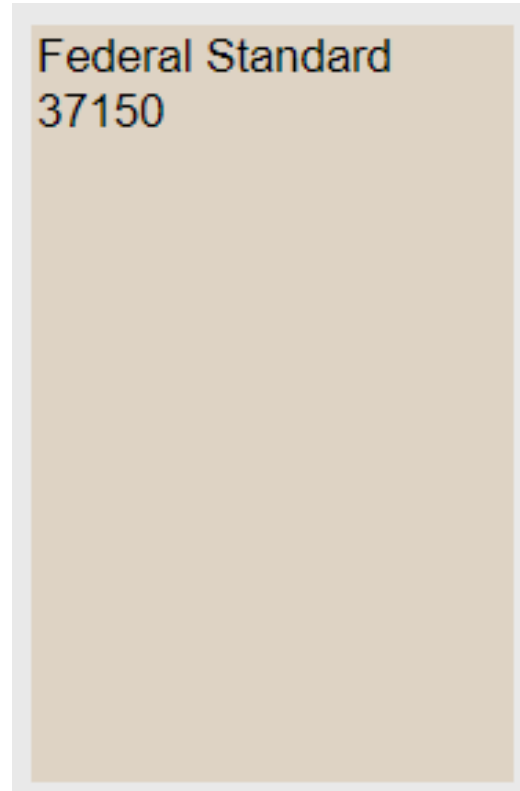


Noise Barrier J1





Selected Noise Barrier style and color (Virginia Drystack, Concrete Posts shown)





Design-Build Schedule (6 Lane Design)

- Design Public Hearing September 23, 2019
- Final Environmental (NEPA) Document October 30, 2019
- Award Design Build Contract May 26, 2020
- Notice to Proceed to D-B Contractor June 15, 2020
- Advanced Temporary Shoulder Work April 1, 2021
- Roadway Plans (100% Complete) November 10, 2021
- Start ROW Acquisition (Total Acquisitions) November 2021
- Start Phase 2 ROW (Partial Acquisitions) February 14, 2022
- Permanent Roadway Widening Summer 2021 – Fall 2023
- Noise Barrier Construction Fall 2022 – Winter 2022
- Substantial Construction Completion Fall 2023
- Final Construction Completion Winter 2023/2024





Upcoming Activities – 6 Month Look Ahead

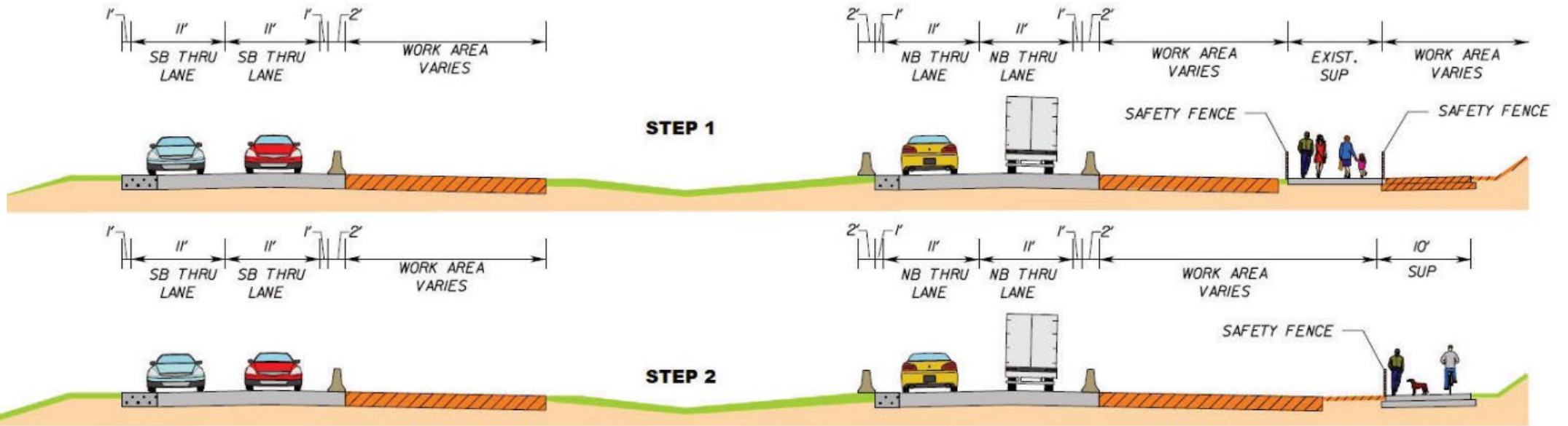
- Installation of Storm Drainage Pipes, Structures, and SWM Ponds, Excavation and Paving along RT 28
- Temporary Barrier Placement, NB & SB, North of New Braddock
- Permanent Traffic Signal Construction at all five intersections
- Additional Clearing and Grubbing along Route 28
- Stormwater Management Pond Construction
- Asphalt buildup on existing Route 28
- Route 28 NB and SB shift to the east south of Green Trails - Summer 2022
- Side street construction and tie in work



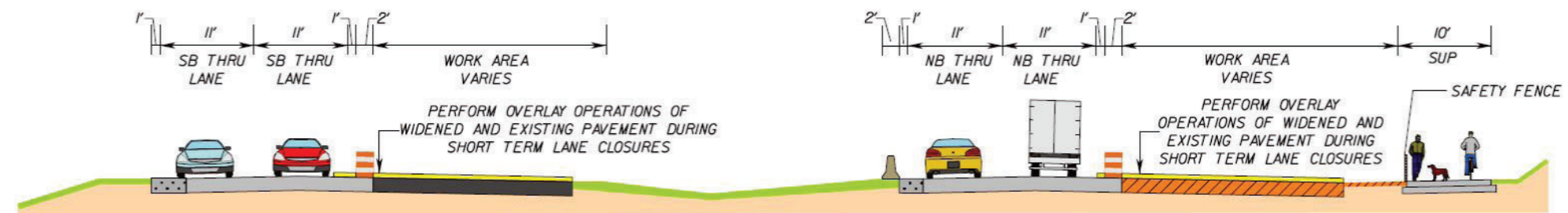


Area 1 Construction Sequence Southern Terminus to Green Trails Blvd / Old Mill Road

Stage 1B



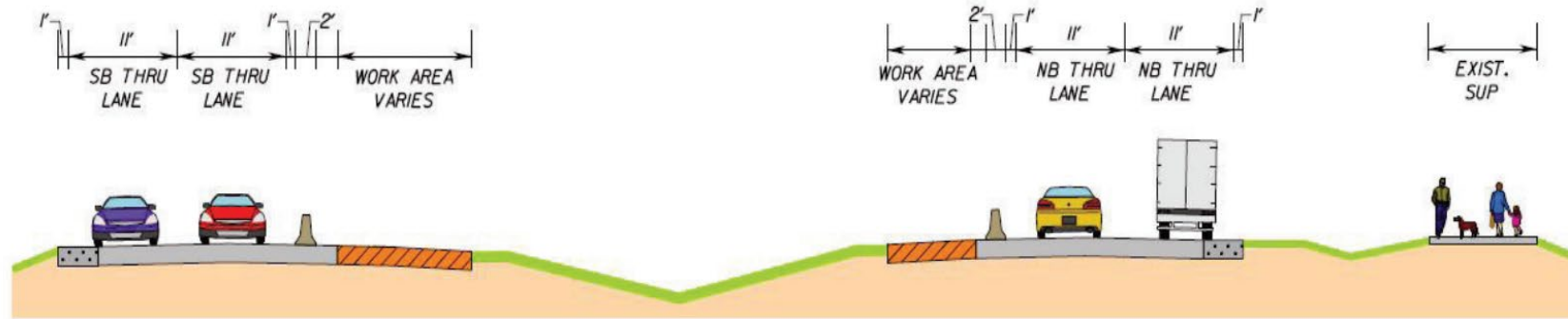
Stage 2



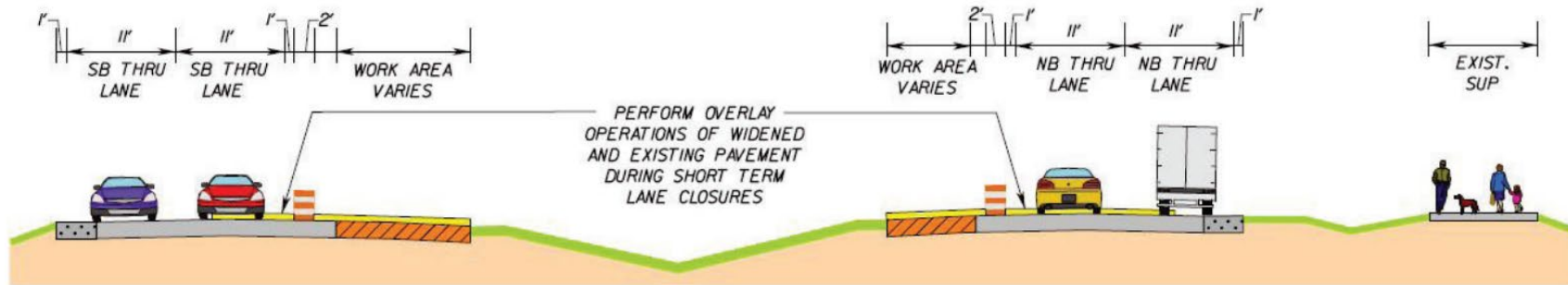


Area 2 Construction Sequence – Green Trails Blvd / Old Mill Road to the Northern Terminus

Stage 1B



Stage 2





What to Expect During Construction

- Work hours are set by VDOT and Fairfax County.
 - **Night Work is required.**
 - **Noise Waiver for Night Work**
- Contractor must maintain pedestrian and vehicular traffic and signals during construction.
- No lane closures will be allowed during peak travel hours.
- Weekend work anticipated.
- Lane Closures called into VDOT's LCAMS system for real time updates

Roadway	Single Lane Closures	Temporary 20 Minute Complete Stoppages
Route 28 NB and SB New Braddock Road (Route 620)	Mon - Thurs	
	9:30 AM - 3:00 PM	
	10:00 PM - 5:00 AM (Next Day)	
	Friday	
	9:30 AM - 2:00 PM	Monday - Sunday
	10:00 PM - 9:00 AM (Sat)	
	Saturday	
Connecting Roadways	10:00 PM - 8:00 AM (Sun)	
	Sunday	
	10:00 PM - 5:00 AM (Mon)	
	Mon - Thurs	
	9:30 AM - 3:30 PM	
	9:00 PM - 5:00 AM (Next Day)	
	Friday	All other road's hours
9:00 AM - 2:00 PM		
10:00 PM - 9:00 AM (Sat)		
Saturday		
9:00 PM - 9:00 AM (Sun)		
Sunday		
10:00 PM - 5:00 AM (Mon)		





ROW Requirements Based Upon Final Plans

	Number of Parcels		
	Total Affected	ROW and Easements	Easements Only
Route 28 Roadway	44	18	26
Stormwater Management Ponds	4	4 (3 Total Acquisitions) <u>These are complete</u>	0
Total Parcels	48	22	26

No demolition or removal of residential or commercial buildings.

A total of 37 landowners are affected.



Current ROW Data Sheet

Current ROW Plans are located on Project Website

- <https://www.fairfaxcounty.gov/transportation/projects/route28-widening>
- If your property is impacted, it will be shown on the plans and will be included in the table on Sheet 1C – Right-of-Way Data Sheet





What to Expect if Your Property is Affected

- You will be contacted by Shirley's Subcontractor (Diversified Property Services).
- Appraisals will be done on all property (land rights) valued at \$10,000 or greater.
- An offer package will be presented after appraisals are complete and approved by FCDOT.
- Copy of appraisal will be provided to Owner along with initial Offer letter.
- Out of 37 landowners, 21 offer letters were sent as of May 11, 2022.
- Landowners are requested to accept the offer or make a counter-offer within 30 days.
- Negotiations (offers/counter-offers/addition of special conditions) continue until an agreement is reached.
- When a property owner accepts the offer and signs the deed(s), Shirley will prepare a closing package for County approval. Closing and payment may require 30 to 60 days after acceptance of the offer.



What to Expect if Your Property is Affected

- FCDOT plans to complete acquisition of parcels that are critical to the project schedule by early summer, 2022. To keep the project on schedule, FCDOT would request that all negotiations be completed, and agreements reached by Labor Day, 2022.
- No construction activities will be allowed on private property until a Right of Entry Agreement is executed, or property is acquired for the project.
- Right of Entry Agreement allows contractor to access/work on the property to be acquired while final settlement and payment are being processed.
- White Survey Ribbon indicates Limits of Disturbance where construction activities are to occur. Temporary construction easements will extend slightly outside Limits of Disturbance.
- If Limits of Disturbance are outside of existing current VDOT Right-of-Way, and property is not yet acquired, Orange Survey Ribbon will be used to delineate existing Right-of-Way.





Questions

Project Team Contacts

FCDOT - Jim Beall, P.E.
703-877-5673

James.Beall@fairfaxcounty.gov

Shirley Contracting Company, LLC
Tripper Henson
703-898-1351

Tripper.Henson@shirleycontracting.com

Please use the **Chat function** to enter your comments and questions. Questions will be read aloud and answered by the project team.

If calling in via telephone

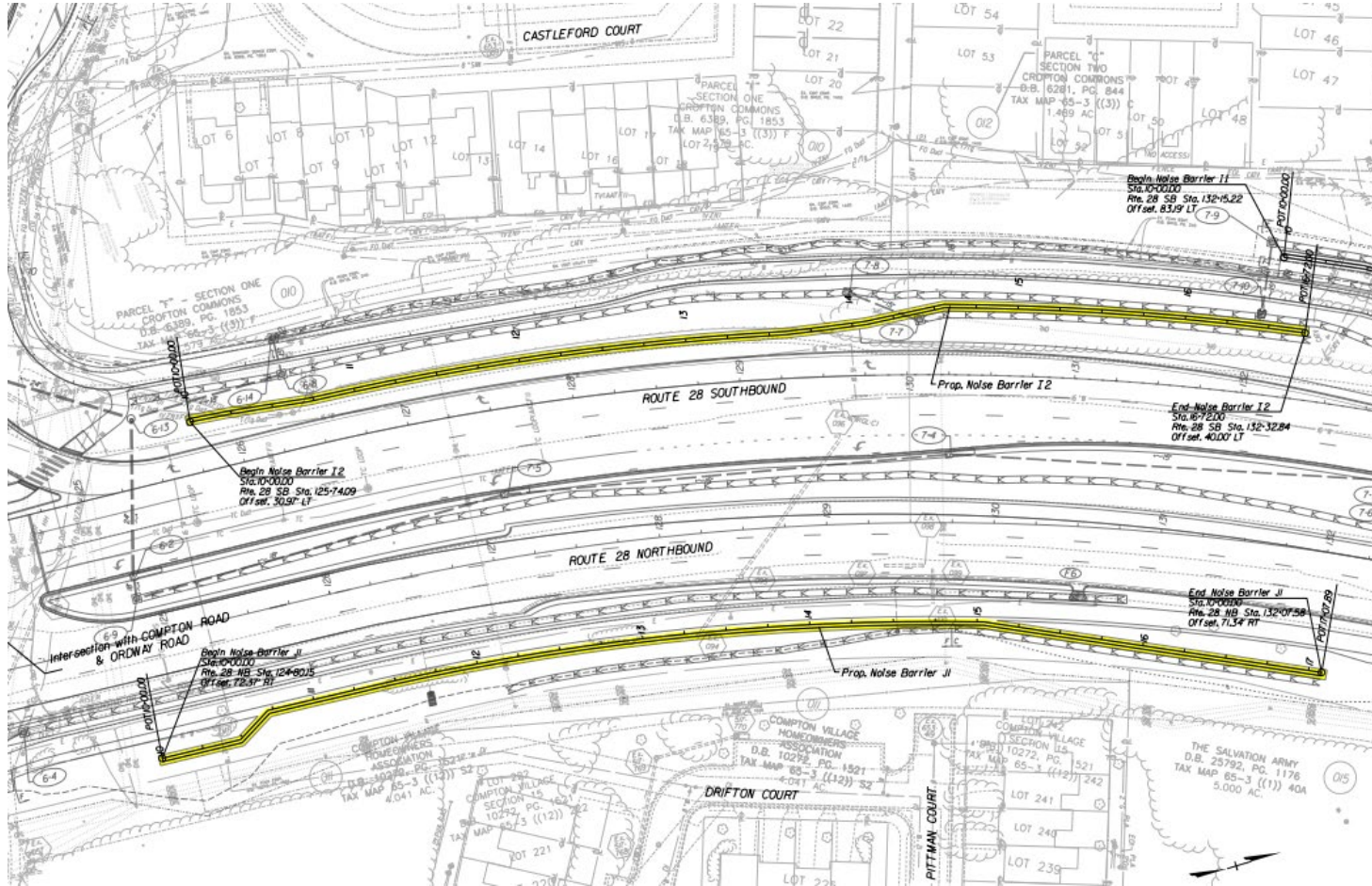
- Press ***5 to raise your hand** to be added to the queue, and press ***6 to unmute** when you are called upon to ask your question.

website: fairfaxcounty.gov/transportation/projects/route28-widening

Thank you for your input!



Noise Barriers I2 and J1





What to Expect if Your Property is Affected

- Owner has 30 days to review offer letter and accept, or make a counter-offer.
- After this thirty day period, if an impasse is reached in negotiations, Fairfax County may begin Eminent Domain (condemnation) process.
- Condemnation is a last resort if the landowner and the County cannot reach agreement.
- If the Supervisor for the District in which the property is located agrees, the Board will set a hearing date for condemnation. The hearing date will be at least three weeks after this initial Board action.
- Shirley shall continue to negotiate with the property owner until the hearing has occurred and the certificate is filed with the Fairfax County Circuit Court.
- The County estimates that the condemnation process from setting a hearing date until certificates are filed and Shirley may access the property, may require up to five months. Certificates will be filed no sooner than 30 days after the hearing date.

