



County of Fairfax, Virginia



# Richmond Highway Bus Rapid Transit (BRT)

## Virtual Public Information Meeting

October 25, 2021

Website: [fairfaxcounty.gov/transportation](http://fairfaxcounty.gov/transportation)  
Key words: Richmond Highway BRT

PROJECT AREA MAP

# RICHMOND HIGHWAY

## Bus Rapid Transit (BRT)



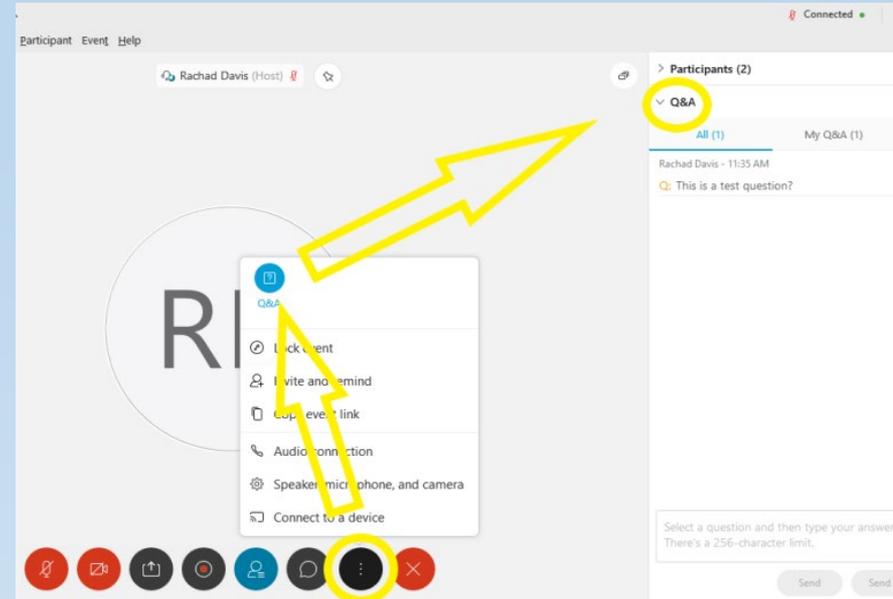


County of Fairfax, Virginia



# About Tonight's Meeting

- Presentation followed by Q&A
- To ask a question, please use the WebEx "Q&A" feature:
  - Open the "Q&A" window.
  - Type in your question.
  - Please only use the "chat" feature for questions related to the meeting format or technical/computer issues
- To ask questions via phone:
  - Press \*3 to "raise your hand" and to be added to the queue.
- For the Q&A, we will focus on general questions related to the process.



To inquire about a particular property, please email the Project Team at [DOTBRT@fairfaxcounty.gov](mailto:DOTBRT@fairfaxcounty.gov) with "right-of-way" or "ROW" in the subject line.





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# Agenda

- Project Updates
- Right of Way (ROW) Process/Acquisition

## Presenters

**Vanessa Aguayo, PE**

- FCDOT, Richmond Highway BRT Project Manager



**John Honnick, SR/WA**

- FCDOT, Right of Way Supervisor/Planner IV, Capital Projects and Traffic Engineering Division





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# Project Update





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# Overview

- Richmond Highway Bus Rapid Transit (BRT) will provide a high quality, reliable transit option along Route 1 between Huntington Metrorail Station & Fort Belvoir
- BRT includes nine stations serving community business centers
- BRT project is closely coordinated with an adjacent VDOT roadway widening project



[virginiadot.org/projects/northernvirginia/richmond\\_highway.asp](http://virginiadot.org/projects/northernvirginia/richmond_highway.asp)

*For more information about BRT and detailed information about Richmond Highway BRT, please visit the project website:*  
[fairfaxcounty.gov/transportation/richmond-hwy-brt](http://fairfaxcounty.gov/transportation/richmond-hwy-brt)



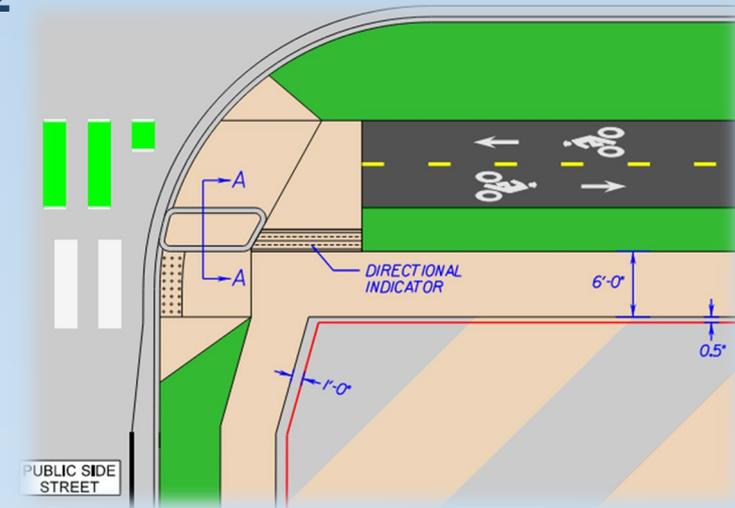


# Design Progress

- BOS Endorsement on July 27, 2021
  - For BRT typical section
  - Staff directed to do additional turn lane analysis to reduce single left/right turn lanes
  - Results expected in the 1st Quarter 2022
- 60% is next design milestone in Spring 2022

## Areas under development:

- Roadway & intersection refinements including property impact minimization
- Pedestrian safety improvements
- Stormwater management & landscaping
- Stations & structures
- Construction phasing
- Refining temporary construction needs
- Utility easements





# Richmond Highway Design Speed

- VDOT has approved changing the design and posted speed of Richmond Highway from 45 mph to 35 mph as part of the project
- The speed study underway by VDOT will determine if the posted speed limit can be changed before construction of the BRT and VDOT projects
- Lower design and posted speeds create a more urban corridor
  - Reduces intersection sight distance requirements
  - Reduces deceleration requirements for turn lanes
  - More flexibility for geometrics including tapers for roadways





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# National Environmental Policy Act (NEPA) Approval

- Analysis and documentation of environmental impacts has been underway since 2019
- Both natural and community impacts considered
- Reports now in final review by federal project sponsor; signature expected this fall/winter
- Except under limited conditions, ROW acquisition may not begin until NEPA process is complete

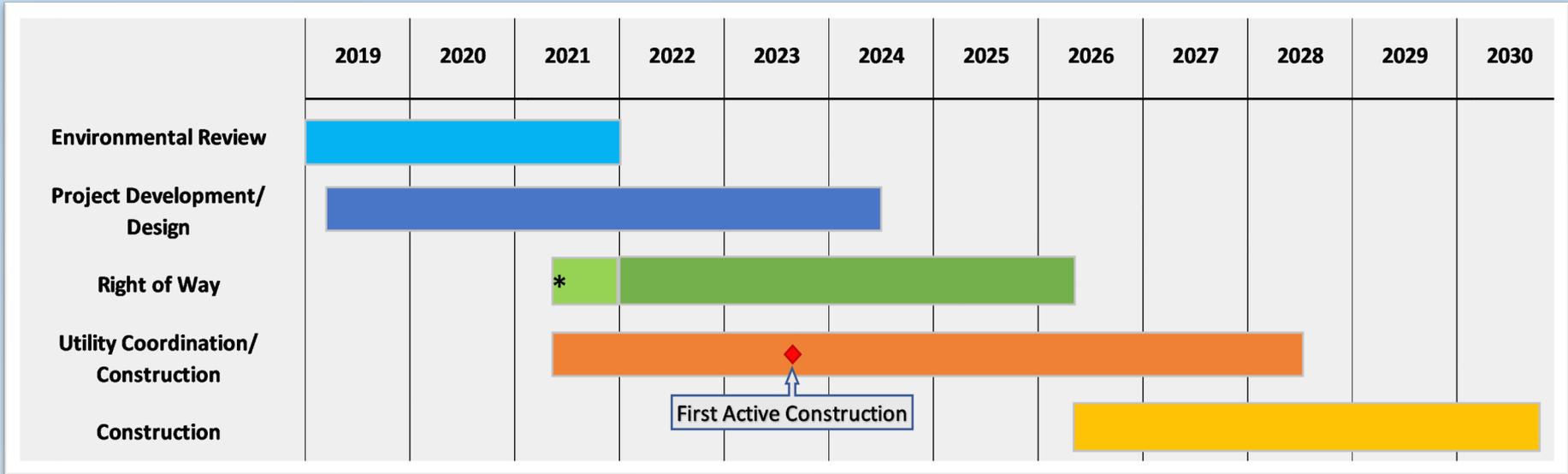




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# BRT Project Schedule



\* Early acquisition, planning & outreach (Previously approved by FTA)

- Right-of-way acquisition must be complete prior to roadway construction start
- First active construction is utility relocation in late 2023
- BRT expected to open in 2030





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# Right-of-Way (ROW) Acquisition/Process





## Right of Way (ROW) Acquisition/Process

- **County will need to acquire land, or right of way (ROW),** by paying "just compensation" to property owners
- **Private property rights are protected** by both state and federal laws as well as County procedures
- **We are expecting the ROW process for BRT to begin in Spring 2022**
  - VDOT started ROW acquisition for the project south of Sherwood Hall Lane in Spring 2021

### Legal Requirements for ROW Acquisition are Outlined in...

- ✓ Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act)
- ✓ VDOT Right of Way Manual of Instructions
- ✓ Federal Transit Administration (FTA) Circular 5010.1E Award Management Requirements
- ✓ Code of Federal Regulations, 49 CFR part 24
- ✓ Applicable laws and policies of the Fairfax County, Virginia, and the Commonwealth of Virginia



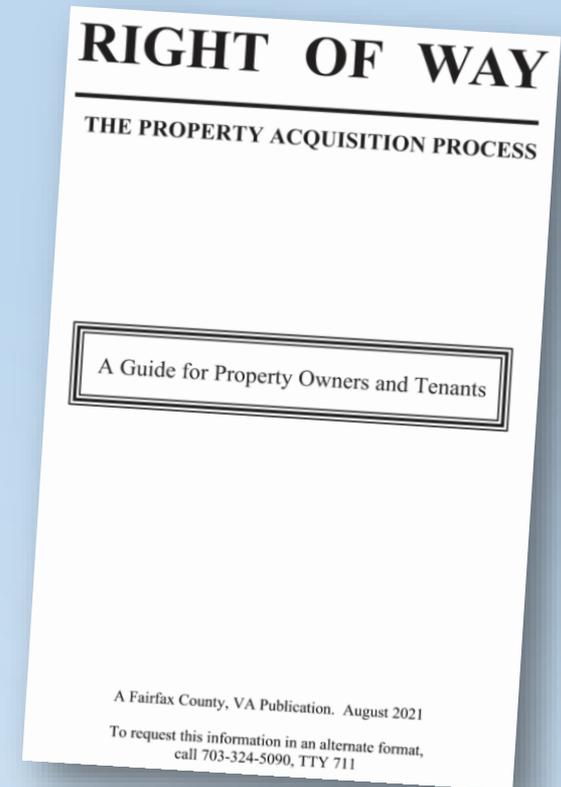


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# Process Considerations

- FCDOT is following county, state, and federal procedures which ensure property owners are treated fairly and respectfully
- Each property impact has been carefully considered to minimize the need for acquisition
- Each property is unique, and the impacts are evaluated on a case-by-case basis
- The offer package to affected property owners will contain multiple documents:
  - An offer letter
  - Contract of Sale
  - An appraisal or waiver valuation
  - A title report
  - Deed and sealed plat(s)
  - Utility Easement Agreements and sealed plats (if applicable)
  - Tax Form W-9
  - Mortgage Information Form
  - Notification of relocation benefits (if applicable)
  - 90-day Assurance Letter (if applicable)
  - County Guide for Property Owners and Tenants



*County guide*





# Types of Potential ROW Impacts

## Whole Acquisition

Where FCDOT will need to acquire all land/ROW within a parcel.

## Partial Acquisition

If FCDOT will not need all land within a parcel, will seek to acquire only the land/ROW needed

## Acquisition of Uneconomic Remnants (UR)

The portion of property leftover in a partial acquisition situation that may not be developed on its own

## Easement

FCDOT seeks the right to use all or part of a property for a specific purpose; can be perpetual/permanent or temporary





# Summary of Current ROW Acquisitions\*

RHBRT ROW Acquisitions	Commercial	Residential	Other	Religious Institution	School	Total
Whole Acquisition	33	16	0	1	0	50
Uneconomic Remnant (UR)	15	3	0	0	0	18
Partical Acquisition	95	38	1	5	2	141
	143	57	1	6	2	209

- **Approximately 209 parcels may be impacted by ROW acquisition**
  - 68 Whole Parcel Acquisitions or Uneconomic Remnants (UR)
  - 141 Partial Acquisitions
  - Total number of parcels impacted by BRT has been **reduced from 225 to 209** through design refinements

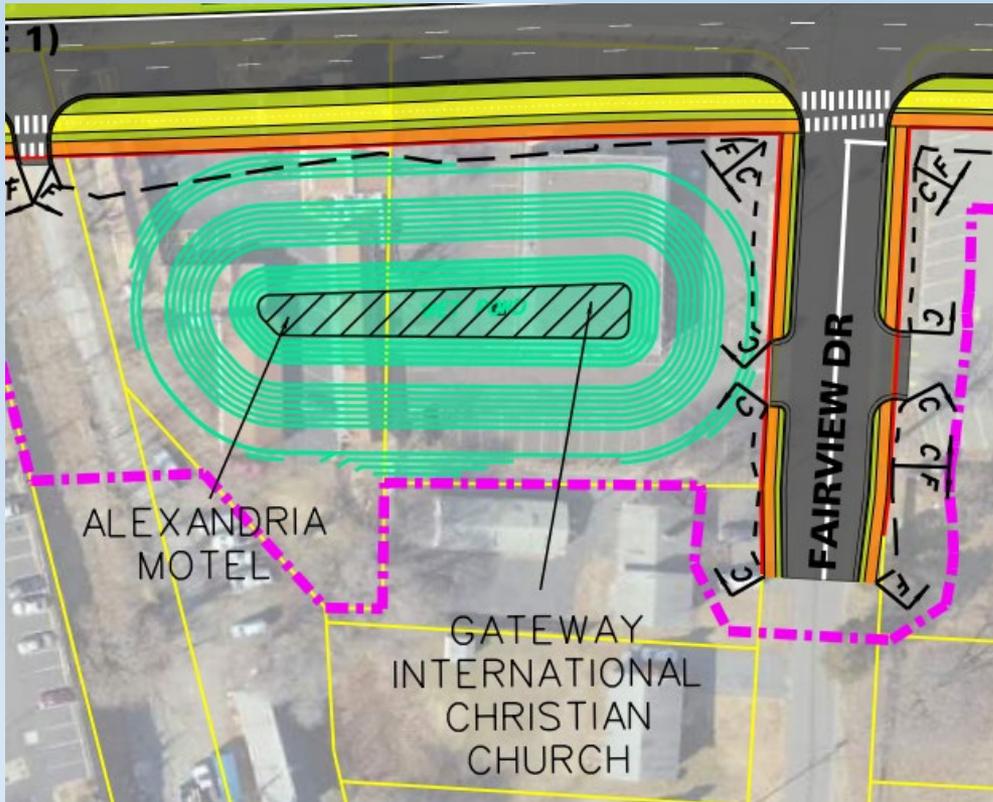
\*Note: Subject to change as design refinement and utilities coordination continues





# Checking for Potential Impacts\*

- Maps available at: [County RHBRT Project Website](#)



\* Easements will be identified in the future design phase.

### Types of impacts:

- Whole/UR Acquisition
- Partial Acquisition
- Perpetual Easement
- Temp Construction Easement

	<b>PRELIM TEMP CONSTRUCTION EASEMENT</b>
	<b>EXISTING PARCEL BOUNDARY</b>
	<b>PROPOSED RIGHT-OF-WAY</b>
	<b>PROPOSED GRADING LIMITS</b>

6411 & 6401 Richmond Hwy Alexandria, VA 22306



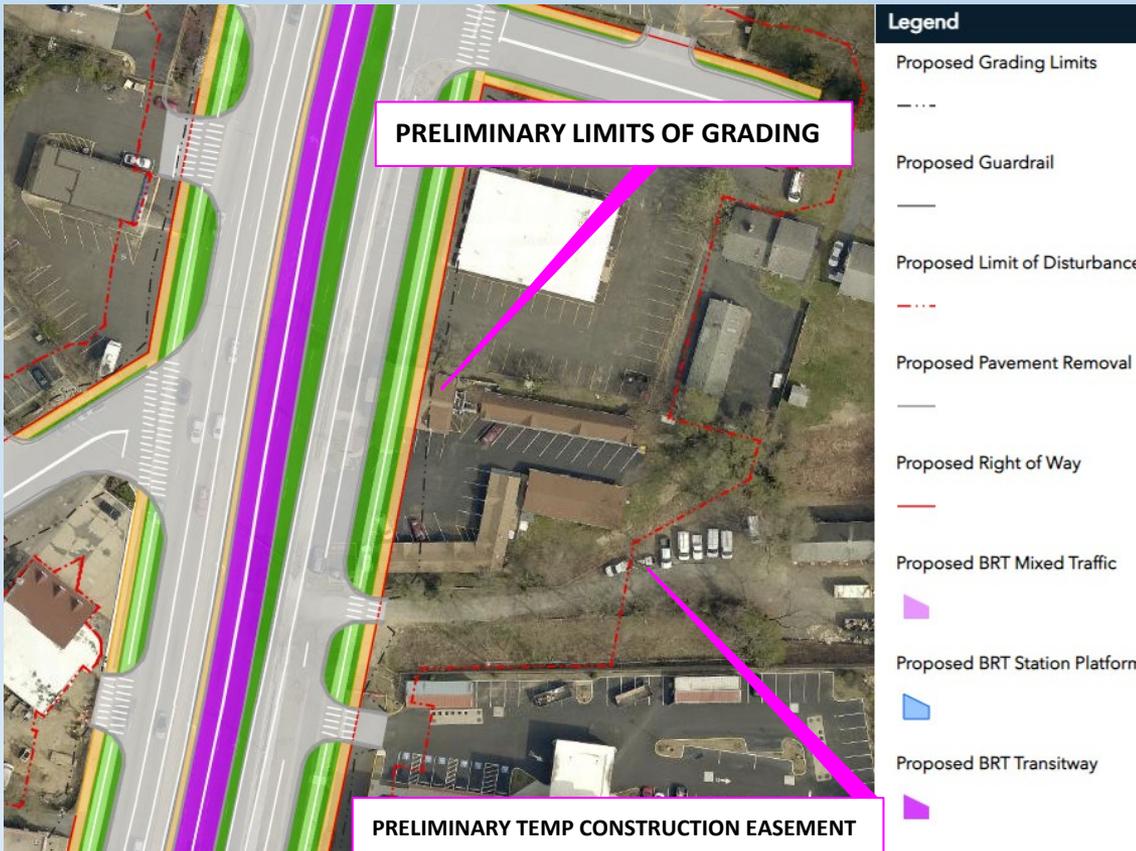


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# Checking for Potential Impacts

[INTERACTIVE MAPS](#) also available at [RHBRT website](#)



If you have concerns specific to your property, including the timing of the acquisition process, please send an email to [DOTBRT@fairfaxcounty.gov](mailto:DOTBRT@fairfaxcounty.gov).

6411 & 6401 Richmond Hwy Alexandria, VA 22306





# Anticipated Acquisition Schedule



Early Acquisitions

(Previously approved by FTA)

## Whole Parcel Acquisitions & Relocations

Group 1 (10~15 parcels)\*

Group 2 (10~15 parcels)

Group 3 (10~15 parcels)

Group 4 (10~15 parcels)

UR & Relocations

Partial Acquisitions

NEPA APPROVAL

\* Prioritization and grouping shown above are schematic and will be developed and periodically updated per acquisition progress of individual parcels





# Understanding Acquisition & Relocation Process

- **Public Information Meetings & Events**
- **Project Website**
  - FAQ
  - Latest design drawings & interactive map
  - Contact information
- **County Property Acquisition Process**
- **Communications with property owners, tenants & their representatives, including individual meetings.**

If you have concerns specific to your property, including the timing of the acquisition process, please send an email to [DOTBRT@fairfaxcounty.gov](mailto:DOTBRT@fairfaxcounty.gov)



# Steps in the Whole Acquisition Process

## Title Reports

- Identify landowners, easements, encumbrances, and claims against the property necessary for clear title to be obtained by the County

## Appraisal

- Inspect property
- Prepare appraisal
- Independent appraisal review
- Prepare offer

## Negotiation

- Provide offer
- Provide 90-days Assurance Letter if relocation required
- Negotiations

## Settlement

- County takes over property management
- County manages any remaining tenants
- As needed, once property is vacated, building may be demolished if applicable

## Eminent Domain

- Only if a Negotiated / Amicable Agreement can't be reached
- Used only as a last resort, if an impasse is reached with property owner
- A court determines compensation amount



6-8 weeks



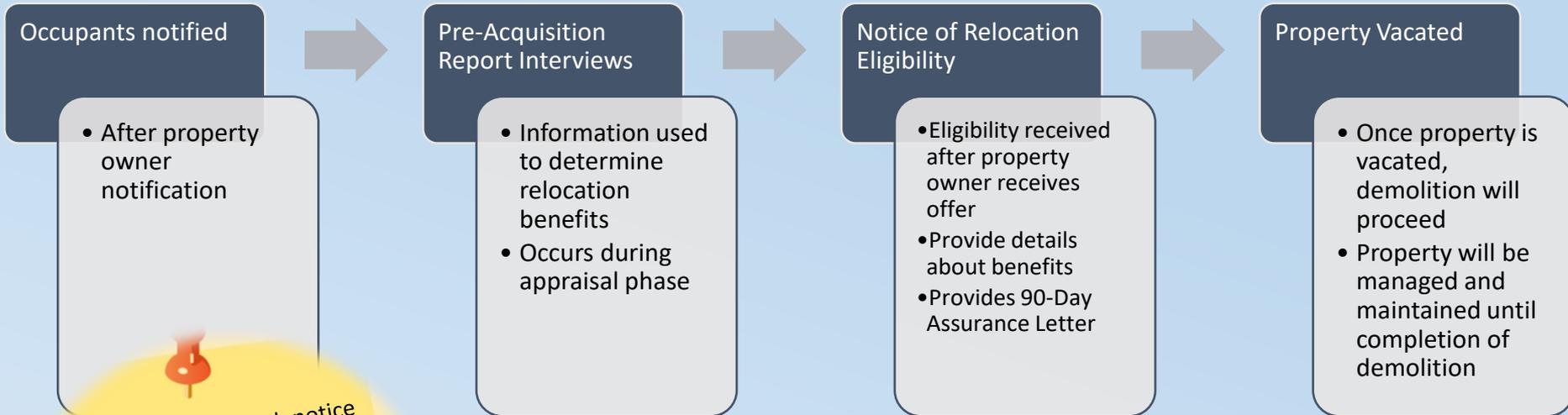
Minimum of 90 days total

NOTE: UR and Partial acquisitions follow similar process, except that some steps may not be applicable.





# Relocation Process



Per Uniform Act, each notice shall be written in plain, understandable language. Translators, when necessary, including sign language translators, will be provided during interview.





County of Fairfax, Virginia

# Available Relocation Advisory Services

If relocation is required, we can provide Relocation Advisory Services:

## Residential Relocation Assistance

- Moving cost expenses
- Replacement housing supplement
- Assistance locating replacement housing

## Rental assistance for displaced owner occupants or tenants

- Up to 42 months of rent assistance for higher rents

## Businesses and nonprofit organizations

- Moving cost expenses
- Replacement property supplement
- Reestablishment expenses

More detail can be found in *A Guide for Property Owners and Tenants*, which will be included in the offer package.





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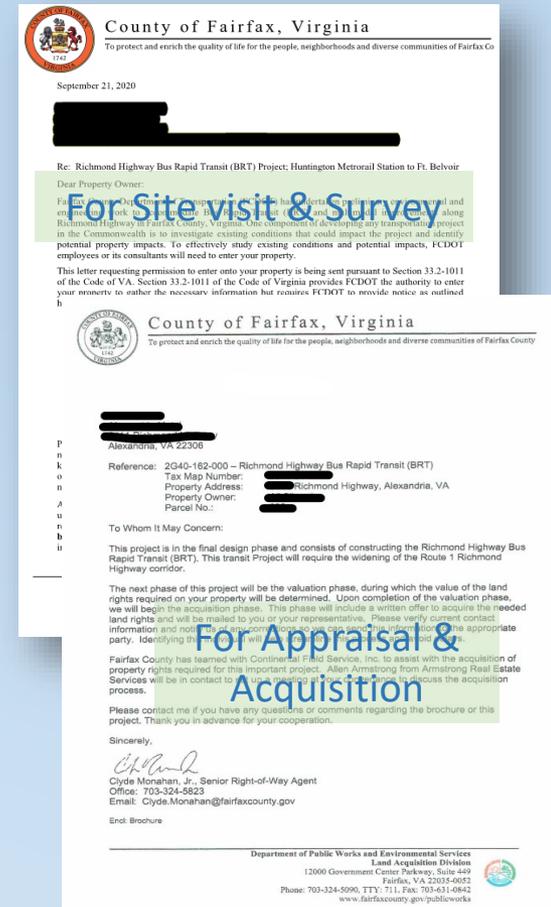
# Permission Letters for Site Visit/Survey and Appraisal

## • Site Visit & Survey

- Property owners may receive a letter requesting permission to survey private properties
- Survey crews will not need to enter any home or commercial building

## • Appraisal & Acquisitions

- Property owners will receive letters requesting permission for appraisers to visit
- First group of whole parcel acquisitions anticipated Spring 2022





# Moving Forward

- County will continue to work with the VDOT to streamline acquisition and relocation along the entire Richmond Highway corridor
- County will update project and ROW related information on the project website and social media

- **Visit the ROW website for more information:**

[fairfaxcounty.gov/transportation/richmond-hwy-brt/right-of-way](http://fairfaxcounty.gov/transportation/richmond-hwy-brt/right-of-way)

- **Please ask questions!**

*We want to make this process as transparent and helpful as possible.*





## Discussion / Q&A

- For this discussion, we can answer **general questions related to the right-of-way acquisition process** or other elements of the Richmond Highway BRT project
- Due to the confidential nature of discussions with property owners and tenants, **we ask if you have any specific property questions, please contact the BRT staff to arrange an individual discussion**
- To schedule a time to speak with staff **please email the Project Team at [DOTBRT@fairfaxcounty.gov](mailto:DOTBRT@fairfaxcounty.gov)**, and include "right-of-way" or "ROW" in the subject line





# Questions

## Contact Information

**Website:** [fairfaxcounty.gov/transportation](http://fairfaxcounty.gov/transportation)

**Key words:** Richmond Highway BRT

- **Email:** [DOTBRT@fairfaxcounty.gov](mailto:DOTBRT@fairfaxcounty.gov)
  - Please include "right-of-way" or "ROW" in the email subject line.
- **Send comments/questions by mail to:** Fairfax County Department of Transportation, Richmond Highway BRT Project Manager, 4050 Legato Rd, Fairfax, VA 22033.

## To ask a Question Now

**Please use the WebEx "Q&A" feature:**

- Open the "Q&A" window.
- Type in your question.

**If calling in via telephone:**

- Press \*3 to "raise your hand" and to be added to the queue.