



County of Fairfax, Virginia



# Richmond Highway Bus Rapid Transit (BRT)

## Virtual Public Information Meeting October 2020

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

PROJECT AREA MAP

## RICHMOND HIGHWAY Bus Rapid Transit (BRT)





# Agenda

- About Tonight's Meeting
- Project Updates
- Right of Way (ROW) Process/Acquisition
- Upcoming Meetings

## Presenters

### Eric M. Teitelman, P.E., F. ASCE

- FCDOT, Chief, Capital Projects and Traffic Engineering Division



### Ricky Foley

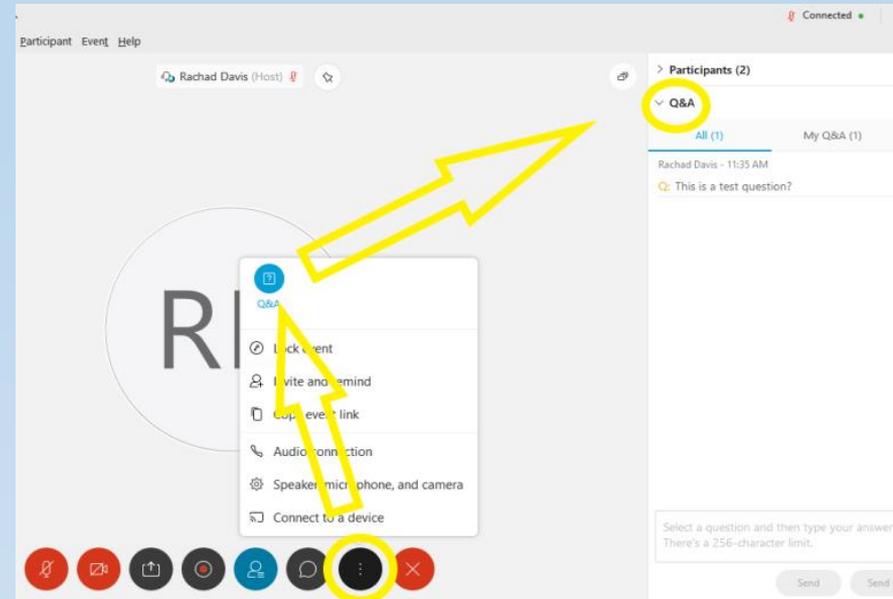
- FCDOT, Right of Way Specialist/Planner IV, Capital Projects and Traffic Engineering Division





# 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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# Project Updates





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# Overview

- The Richmond Highway Bus Rapid Transit (BRT) Project is an effort to **plan, design, and construct** a BRT system between Huntington Metrorail Station and Fort Belvoir
- **Nine potential BRT stations**, with the system constructed in two sections
- **VDOT has a related project in the corridor**



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

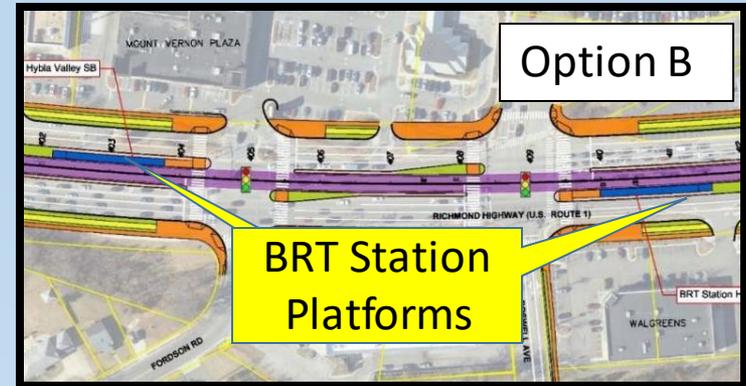
*For more information about the benefits of BRT systems and background information related to Richmond Highway BRT, please visit the website: [fairfaxcounty.gov/transportation/richmond](http://fairfaxcounty.gov/transportation/richmond)*





# Design

- Design is at approximately 30%
- Updated roll plans are available on the website
- Selection of Hybla Valley Station Option B:
  - Fordson Road will remain open and operate as it does today, as a full-access signal
- We will continue to refine design, minimize impacts, and enhance stormwater management design



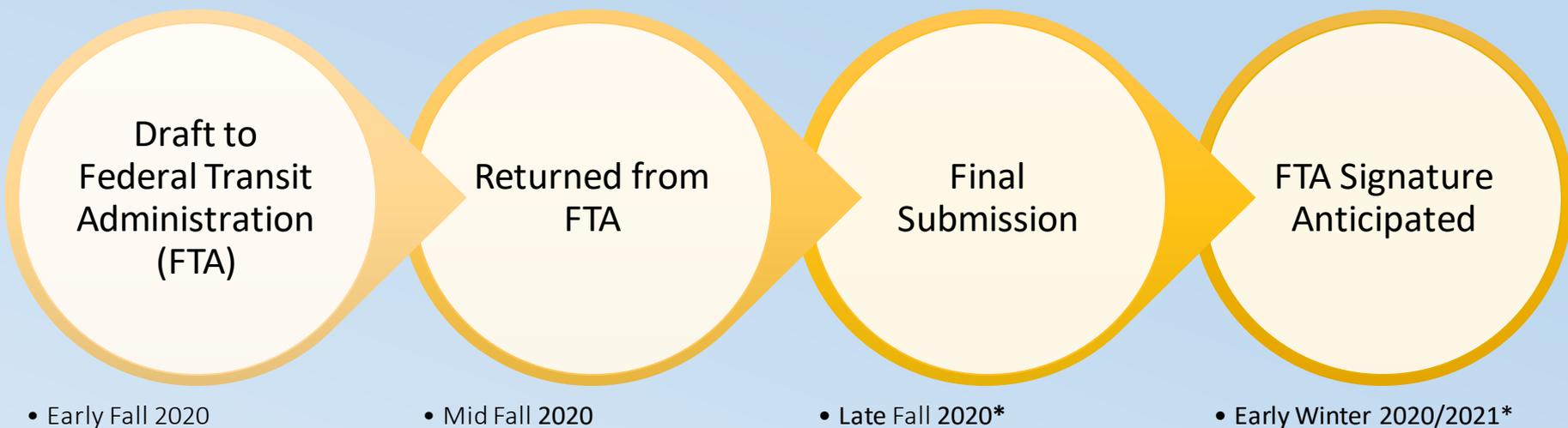


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# Environmental

## National Environmental Policy Act (NEPA)

A prerequisite for entering the right-of-way process.



**\*Timing contingent on review/approval process**





# Public Outreach

- **Newsletter #5 finalized September 2020**
  - Distributed via website, email, and in partnership with Neighborhood and Community Services food distribution program
- **Series of virtual meetings**
  - **October: Right-of-Way**
    - Oct. 20 & 22
  - **November: Station Design**
    - Nov. 4 & 5
  - **December: Branding**
    - Dec. 8 & 9
  - All meetings will include a general project update
- **Postcard distribution** with meeting information

## RICHMOND HIGHWAY

Bus Rapid Transit (BRT)    Autobús Expreso



**THREE VIRTUAL MEETINGS**  
**TRES REUNIONES VIRTUALES**



<div style="background-color: #e91e63; color: white; padding: 5px; border-radius: 5px; margin-bottom: 10px;"> <p><b>October: Right-of-Way Acquisition</b>          Octubre: Adquisición de Derecho de Vía</p> <p style="font-size: small;">Oct. 20, 7:00 PM (English/Inglés)          Oct. 22, 7:00 PM (Spanish/Español)</p> </div> <div style="background-color: #e91e63; color: white; padding: 5px; border-radius: 5px; margin-bottom: 10px;"> <p><b>November: Station Design</b>          Noviembre: Diseño de la Estación</p> <p style="font-size: small;">Nov. 4, 7:00 PM (English/Inglés)          Nov. 5, 7:00 PM (Spanish/Español)</p> </div> <div style="background-color: #e91e63; color: white; padding: 5px; border-radius: 5px;"> <p><b>December: BRT Branding</b>          Diciembre: Marca del Sistema BRT</p> <p style="font-size: small;">Dec/dic. 8, 7:00 PM (English/Inglés)          Dec/dic. 9, 7:00 PM (Spanish/Español)</p> </div>	<p>Join us for a presentation with Q&amp;A on the meeting dates, or participate in the virtual meeting online, where you will be able to walk through materials, including the presentation, at your own pace.</p> <p><i>Acompañenos para una presentación con preguntas y respuestas en las fechas de la reunión, o participe en la reunión virtual en línea, donde podrá revisar los materiales, incluyendo la presentación, a su propio ritmo.</i></p> <p>Each virtual meeting will be open for about a month on the website, starting on or shortly before the first meeting date listed for each month.</p> <p><i>Cada reunión virtual estará abierta durante aproximadamente un mes en el sitio web, comenzando en o poco antes de la fecha de la primera reunión indicada para cada mes.</i></p>
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For more information about all virtual meetings / para obtener más información sobre todas las reuniones virtuales:  
[fairfaxcounty.gov/transportation/richmond-hwy-brt](https://fairfaxcounty.gov/transportation/richmond-hwy-brt)

For more information about how to participate in all meetings, visit:  
[fairfaxcounty.gov/transportation/richmond](https://fairfaxcounty.gov/transportation/richmond)





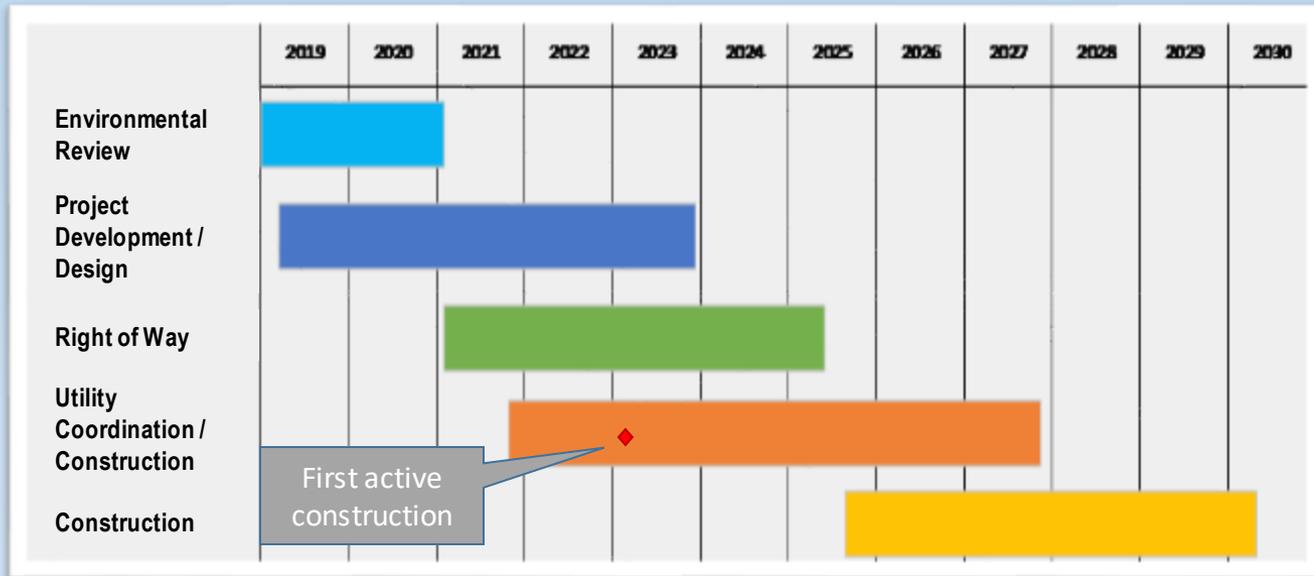
# BRT Project Schedule Adjustments

- **Reasons for schedule change:**
  - Construction coordinated with **extended schedule for VDOT roadway widening project** between Napper Rd and Jeff Todd Way
  - **Revised construction sequencing**
  - Federally mandated **environmental consultation process**
  - **Utility relocation**, particularly existing telecommunications and sewer
  - **Design changes to reduce impacts** to homes and businesses, enhanced landscaping and stormwater management facilities, corridor-wide lighting upgrade
  - **Right of way acquisition and relocation complexities.**





# BRT Project Schedule



- **BRT revenue service in early 2030.**
- First active construction is overhead & underground utility relocation in early 2023.
- Right-of-way acquisition must be complete prior to roadway construction start.





# Project Update Summary

- For additional updates, please view the September 2020 project update presentation on the website
  - View the presentation at [fairfaxcounty.gov/transportation/richmond-hwy-brt](https://fairfaxcounty.gov/transportation/richmond-hwy-brt)
  - Or directly on YouTube: [youtube.com/watch?v=043Nijl0oro](https://youtube.com/watch?v=043Nijl0oro)





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

**Speaker:** Ricky Foley





## Right of Way (ROW) Acquisition/Process

- **FCDOT will need to acquire land, or right of way (ROW),** by paying "just compensation" to affected private property owners.
- **Private property rights are protected** by both state and federal statutes, and County procedures.
- **We are expecting the ROW process for BRT to begin in Spring 2021.**
  - This fall, VDOT is starting ROW acquisition for their project south of Sherwood Hall Lane.

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

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

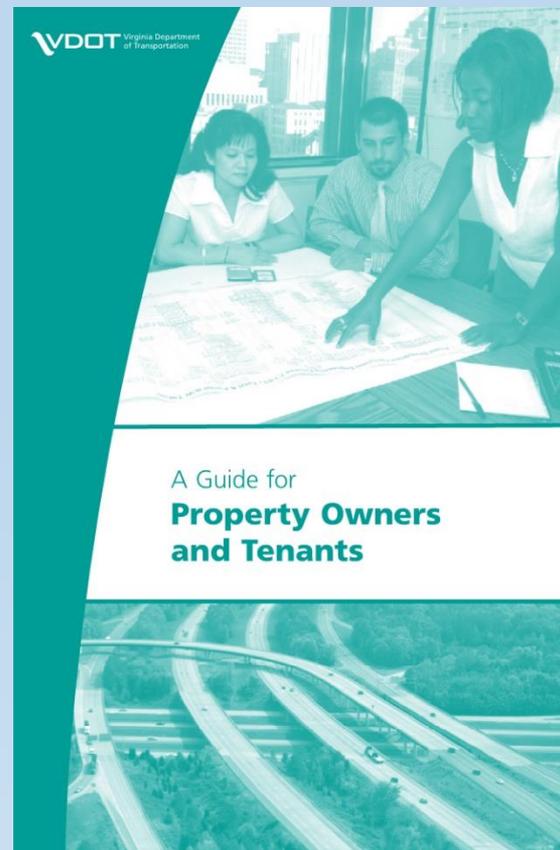


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# Process Considerations

- FCDOT is following county, state, and Federal Transit Administration (**FTA**) 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:
  - An offer letter
  - An appraisal or waiver valuation
  - A title report
  - Notification of relocation benefits (if applicable)
  - 90-day notice to vacate (if applicable).



**VDOT guide**





# Types of Potential ROW Impacts

## Total Parcel Acquisition

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

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## Partial Acquisition

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

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## Acquisition of Uneconomic Remnants (UR)

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

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## Easement

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

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## Summary of Approximated ROW Acquisitions\*

	Commercial	Residential	Religious Institution	School
Total Acquisition	25	18	1	0
Uneconomic Remnant	18	3	0	0
Minimal Acquisition (ROW and Easement)	77	27	4	1
Minimal Acquisition (Easement Only)	27	24	0	0

- Based on the design used for the environmental analysis, approximately 225 parcels may be impacted by ROW acquisition for the Richmond Highway BRT Project
  - 65 Total Parcel Acquisitions or Uneconomic Remnants (UR)
  - 160 Partial Acquisitions

\*Note: Subject to change as design refinement continues

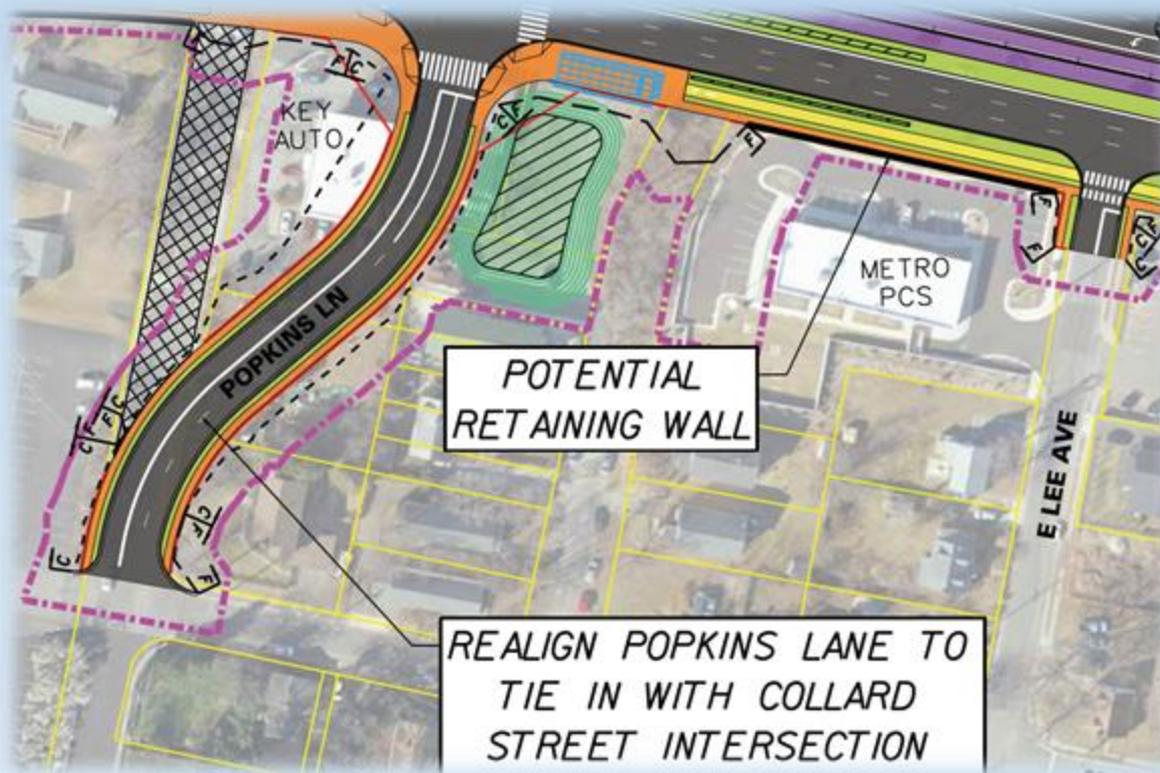




County of Fairfax, Virginia

# Checking for Potential Impacts

Maps available at: [fairfaxcounty.gov/transportation/richmond-hwy-brt/materials](http://fairfaxcounty.gov/transportation/richmond-hwy-brt/materials)



## Types of impacts:

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

- PRELIMINARY LIMIT OF DISTURBANCE
- EXISTING PARCEL BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED GRADING LIMITS





# Available Services

If a property needs to be acquired for the project, multiple services can be provided:

## 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, farms (none on Richmond Highway corridor), nonprofit organizations

- Moving cost expenses
- Replacement property supplement
- Reestablishment expenses

More detail can be found in *A Guide for Property Owners and Tenants*, located at:  
[virginiadot.org/business/resources/Right\\_of\\_way/A\\_Guide\\_for\\_Property\\_Owners\\_and\\_Tenants.pdf](http://virginiadot.org/business/resources/Right_of_way/A_Guide_for_Property_Owners_and_Tenants.pdf)





County of Fairfax, Virginia



# Anticipated ROW Phasing Approach

- A** Northern End: Huntington Metro Station to Sherwood Hall Lane
- B** Southern End: Jeff Todd Way to Belvoir Road
- C** No ROW acquisition by Fairfax County anticipated between Sherwood Hall Lane and Jeff Todd Way for the BRT project, but VDOT is acquiring property in this area for their Corridor Improvements Project.

**More information about the VDOT project:**

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

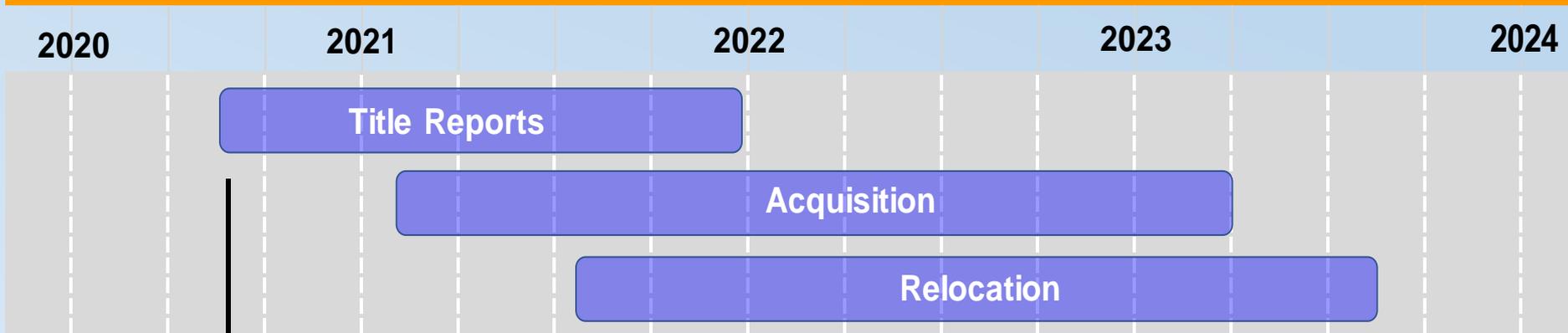




# Whole Parcel Acquisition Schedule (Draft)

There are a number of parcels that will go through the acquisition process. 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).

## Acquisition Schedule (July 2020 draft, for whole parcels only)

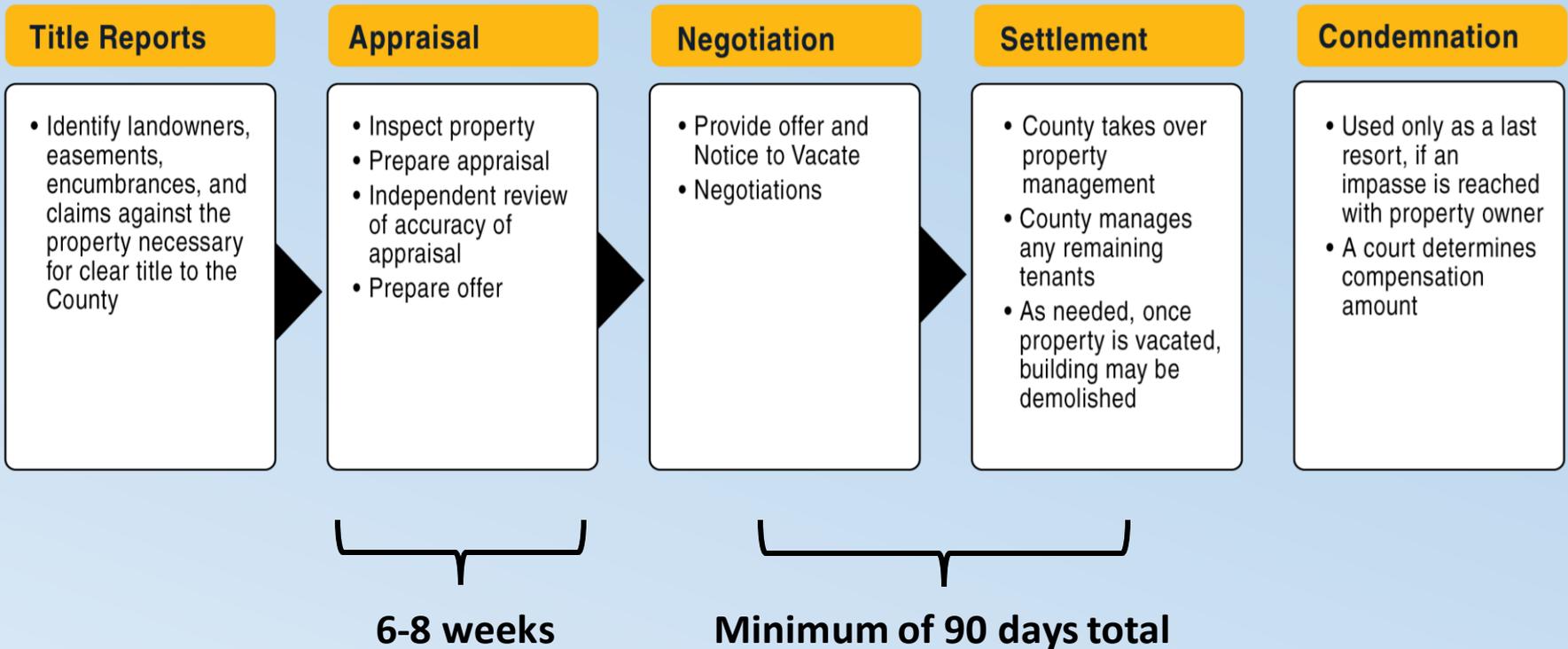


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# General Outline of Acquisition Process





# General Outline of Relocation Process

1. **Tenants notified (after property owner)**
2. **Pre-Acquisition Report Interviews**
  - Details gathered during the interview are used to determine the benefits people who are relocated are eligible to receive.
  - Occurs during appraisal phase of the acquisition process.
3. **Notice of Relocation Eligibility Received after property owner receives offer.**
  - Provide details about benefits.
  - Provide 90 Day Notice to Vacate.
4. **Vacates Property**
  - Once property is vacated, demolition process will proceed.
  - Property will be managed and maintained until completion of demolition.

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

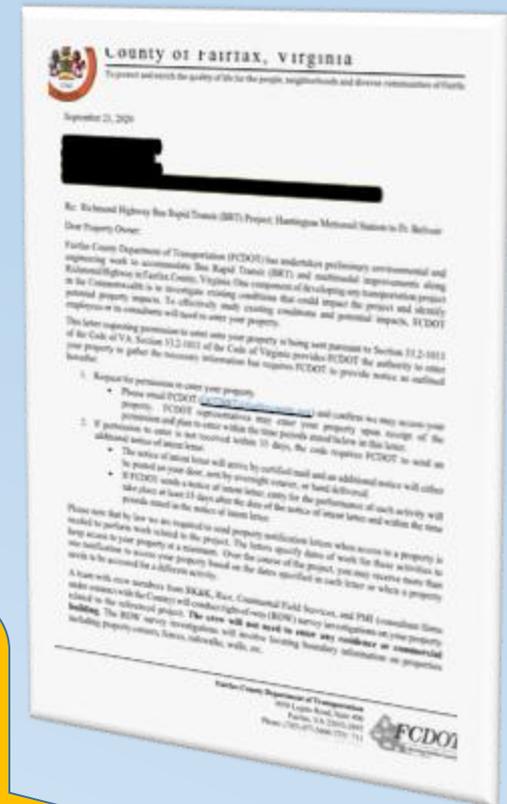




# Letters Related to Surveys and Enviro. Investigations

- Recently sent letters regarding property surveys and environmental investigations
  - 1st Notification Letter sent via certified mail
  - 2nd Notification Letter sent if no response within 15 days
- Survey & Field Investigation
  - Minimum of 15 days after the 2nd notice & within time periods stated in the letter.
- The crew will not need to enter any residence or commercial building.

Please respond to this letter via email ([DOTBRT@fairfaxcounty.gov](mailto:DOTBRT@fairfaxcounty.gov)) and confirm that we may access your property. Please be sure to put **“property access”** in the email subject line along with your parcel address.





## Property Surveys & Environmental Investigations

### Property Boundary Survey

- Locating boundary information on properties (property corners, fences, sidewalks, walls, etc.)

### Environmental Investigations

- Visual inspections; borings (typically up to 3)
- 2-3 days to complete
- Boring locations & existing underground utilities will be marked on the properties.
- The crew will return the area to its pre-drilling condition upon completion.





# Moving Forward

- Project team members will meet individually with impacted property owners.
- 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)





# Reminder: Other Upcoming Meetings

## October: Right-of-Way Acquisition

Octubre: Adquisición de Derecho de Vía

Oct. 20, 7:00 PM (English/Inglés)  
Oct. 22, 7:00 PM (Spanish/Español)

## November: Station Design

Noviembre: Diseño de la Estación

Nov. 4, 7:00 PM (English/Inglés)  
Nov. 5, 7:00 PM (Spanish/Español)

## December: BRT Branding

Diciembre: Marca del Sistema BRT

Dec/Dic. 8, 7:00 PM (English/Inglés)  
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## Discussion/Q&A

- For this discussion, we will be able to 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 that those with property specific questions contact the BRT staff to arrange for individual discussions.**
- 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.
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