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
Route 28 Widening

Existing three lanes SB north of New Braddock Road and two lanes SB south of New Braddock Road

Widen from two to three lanes SB between New Braddock Road and Bull Run bridge

Widen existing two NB lanes to three lanes from just south of Compton Road to Upperridge Road

SB Transition from three to two lanes north of Bull Run bridge

NB Transition from two to three lanes just north of Bull Run bridge

New Shared Use Paths on both sides of Route 28
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.
Route 28 Widening

Noise Barrier D1
Route 28 Widening

Noise Barrier E1 (southern end)
Route 28 Widening

Noise Barrier E1 (northern end)
Route 28 Widening

Noise Barrier I2
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

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<thead>
<tr>
<th>Roadway</th>
<th>Single Lane Closures</th>
<th>Temporary 20 Minute Complete Stoppages</th>
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<tbody>
<tr>
<td>Route 28 NB and SB</td>
<td>Mon - Thurs</td>
<td>Monday - Sunday</td>
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<td>9:30 AM - 3:00 PM</td>
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<td>10:00 PM - 5:00 AM (Next Day)</td>
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<tr>
<td>Connecting Roadways</td>
<td><strong>Mon - Thurs</strong></td>
<td>All other road’s hours</td>
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### ROW Requirements
**Based Upon Final Plans**

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<tr>
<th>Number of Parcels</th>
<th>Total Affected</th>
<th>ROW and Easements</th>
<th>Easements Only</th>
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<tr>
<td>Route 28 Roadway</td>
<td>44</td>
<td>18</td>
<td>26</td>
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<tr>
<td>Stormwater</td>
<td>4</td>
<td>4</td>
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<td>Management Ponds</td>
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<td>(3 Total Acquisitions)</td>
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<tr>
<td>Total Parcels</td>
<td>48</td>
<td>22</td>
<td>26</td>
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*No demolition or removal of residential or commercial buildings.*

*A total of 37 landowners are affected.*
Current ROW Plans are located on Project Website

- 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 que, and press *6 to unmute when you are called upon to ask your question.

Thank you for your input!

website: fairfaxcounty.gov/transportation/projects/route28-widening
Route 28 Widening

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.