



MEETING FOR ENGLESIDE/RAY'S MOBILE COLONY

MONDAY, MAY 2, 2022
8501 RICHMOND HWY, NEXT TO OJO'S RESTAURANT

Claudia Llana, PE, VDOT – Director of Transportation (Fairfax/Arlington)

Dan Reinhard, PE, VDOT - Design Project Manager

Ajmal “AJ” Hamidi, PE, FCDOT - Transportation Planner

John McDowell, PE, RK&K – Project Manager

 UPC 107187 Richmond Highway Corridor Improvements



Today's Meeting

- **Project Coordination**
- **Project Overview**
- **Engleside/Ray's Mobile Colony**
- **Right-of-Way Acquisition**
- **Schedule and Budget**
- **GIS Web Application**
- **Questions**

Project Coordination



Embark Richmond Highway is an initiative focused on creating a multimodal future for Richmond Highway Corridor where residents, workers, and visitors can walk, bike, or drive to the places they want to go. The components of the Embark Richmond Highway project include:



- ⇒ Fairfax County-led components of EMBARK are providing the vision for the design of the widening of Richmond Highway from Jeff Todd Way to Sherwood Hall Lane.
- ⇒ Fairfax County Board of Supervisors approved the Embark Comprehensive Plan Amendment on March 20, 2018
- ⇒ Coordination between state and local agencies occurs regularly at project progress meetings and during informal discussions and mini-workshops.
- ⇒ VDOT maintains Richmond Highway and makes final decisions considering the positions of its partners and the public
- ⇒ Fairfax County Board of Supervisors endorsed this project.

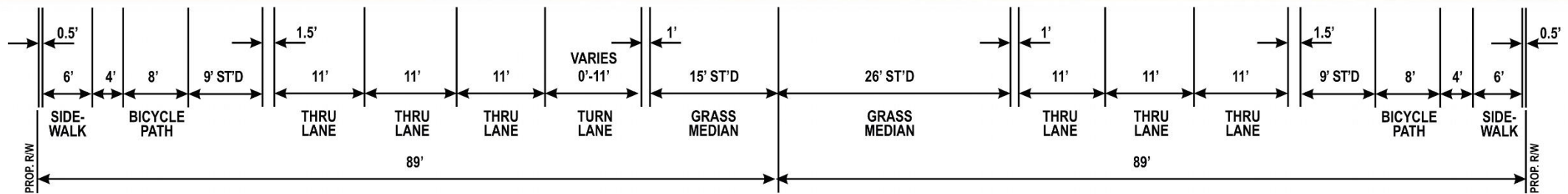
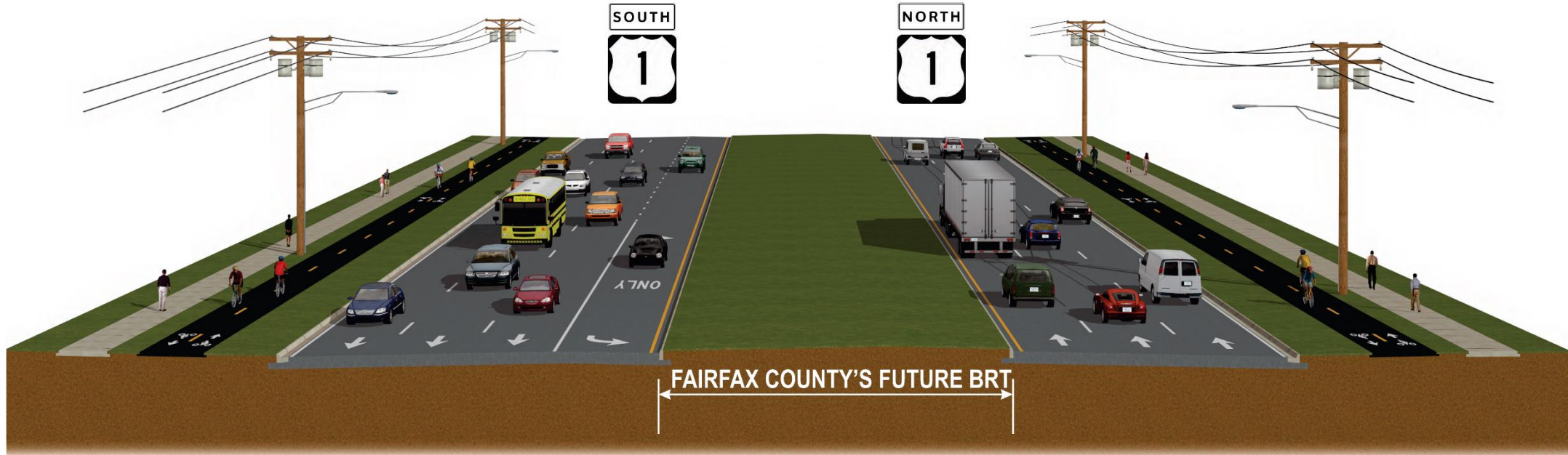
Project Overview

- **Widening of Richmond Highway (US Route 1) from four lanes to six lanes**
 - Jeff Todd Way to Sherwood Hall Lane
 - Approximately 3 miles
- **Safety improvements**
- **Congestion relief**
- **Intersection improvements**
- **Median reservation for future Fairfax County Bus Rapid Transit (BRT)**
- **Sidewalks and separate bicycle paths on both sides of road**
- **Three bridge replacements**
- **Potential noise walls**
- **Utility relocations**
- **Stormwater management**





Typical Cross Section



The intent of this exhibit is to depict the configuration of elements within the proposed right-of-way width of 178 ft. For clarity, potential landscaping is not depicted.

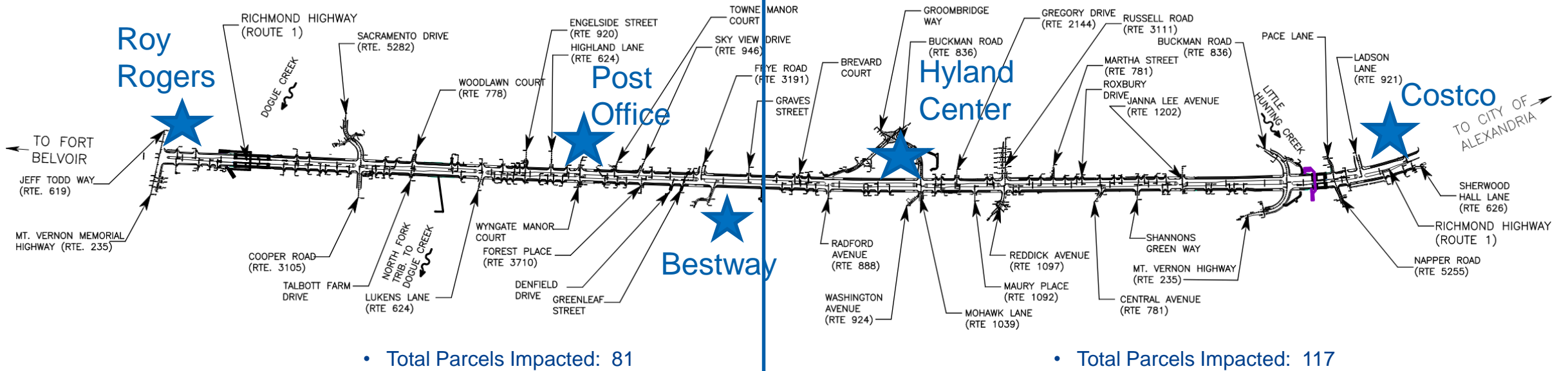
Project Phases

Phase 1

Jeff Todd Way to
0.13 mi. North of Frye Road
1.45 miles

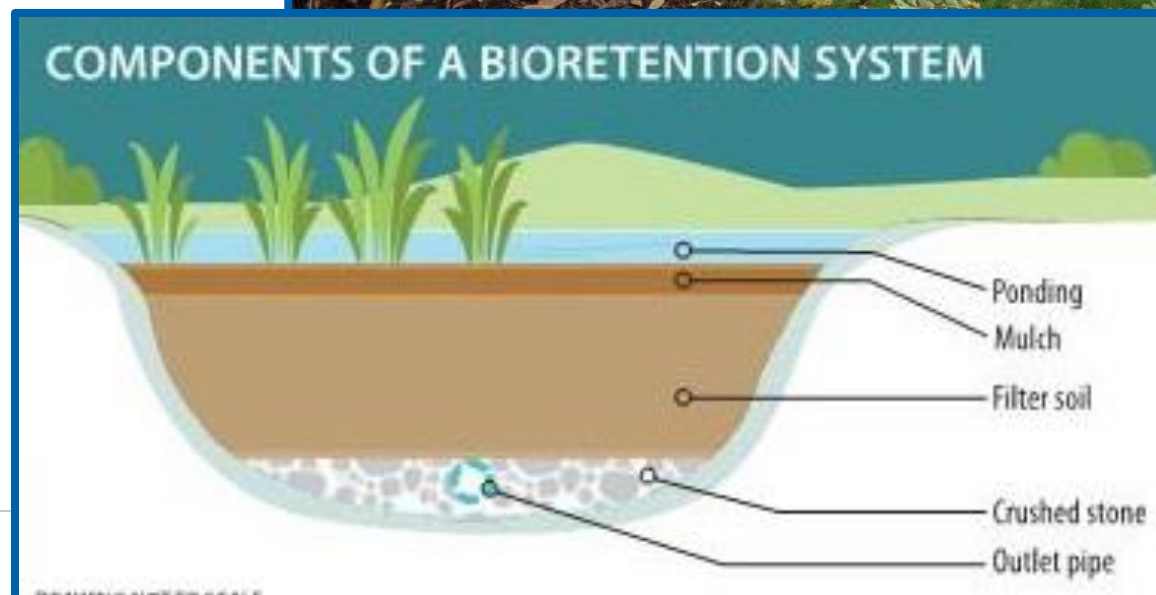
Phase 2

0.13 mi. North of Frye Road
to Sherwood Hall
1.65 miles



Stormwater Management

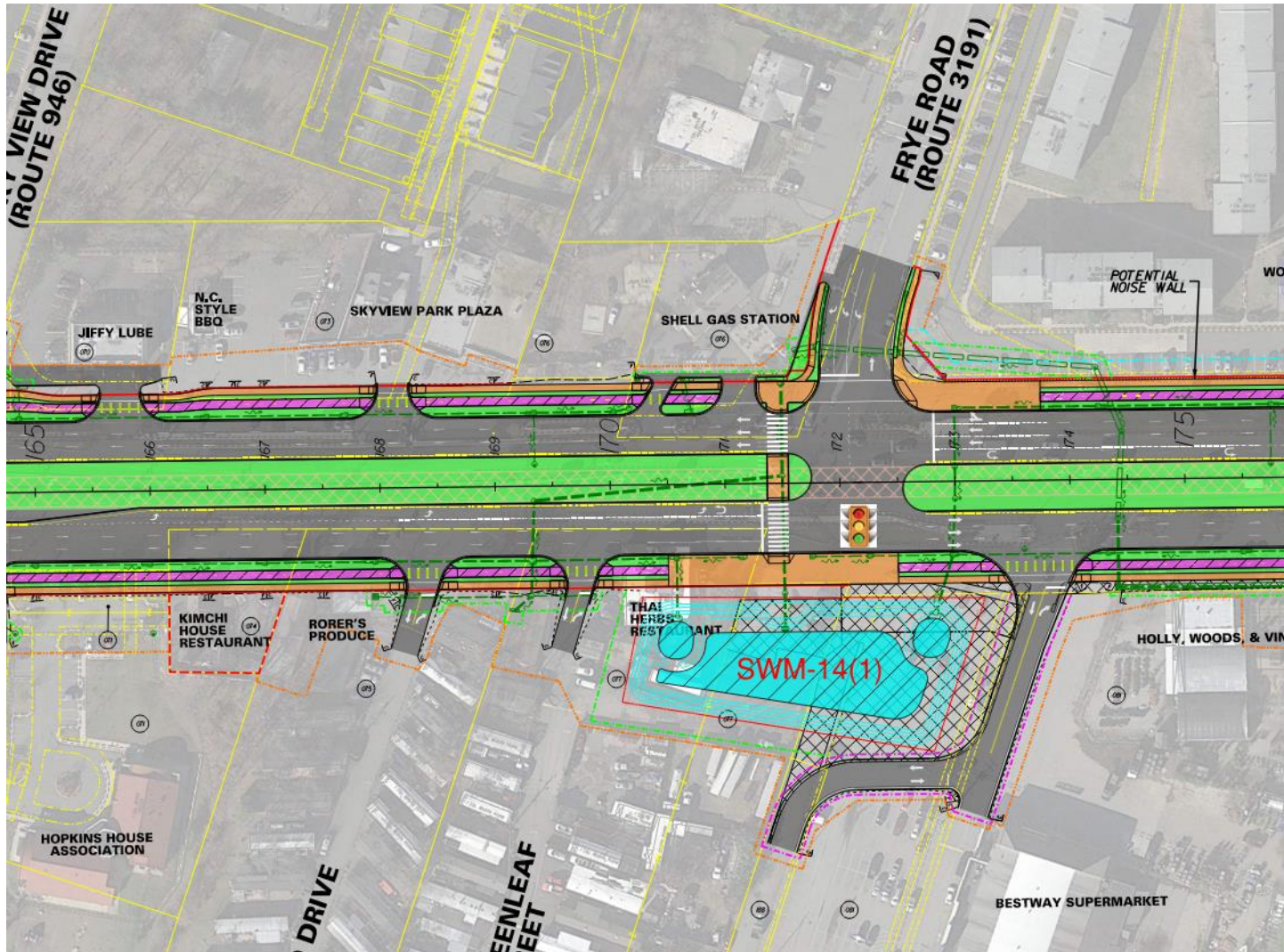
- VDOT is required by law to control and treat stormwater runoff from roadways.
- Stormwater facilities benefit the community by
 - Preventing pollutants from entering the Potomac River and the Chesapeake Bay
 - Reduce the risk of flooding downstream
 - Reduce downstream erosion
- Most of Richmond Hwy built without modern stormwater facilities
 - Has led to downstream erosion and flooding in some areas





Original Intersection Concept

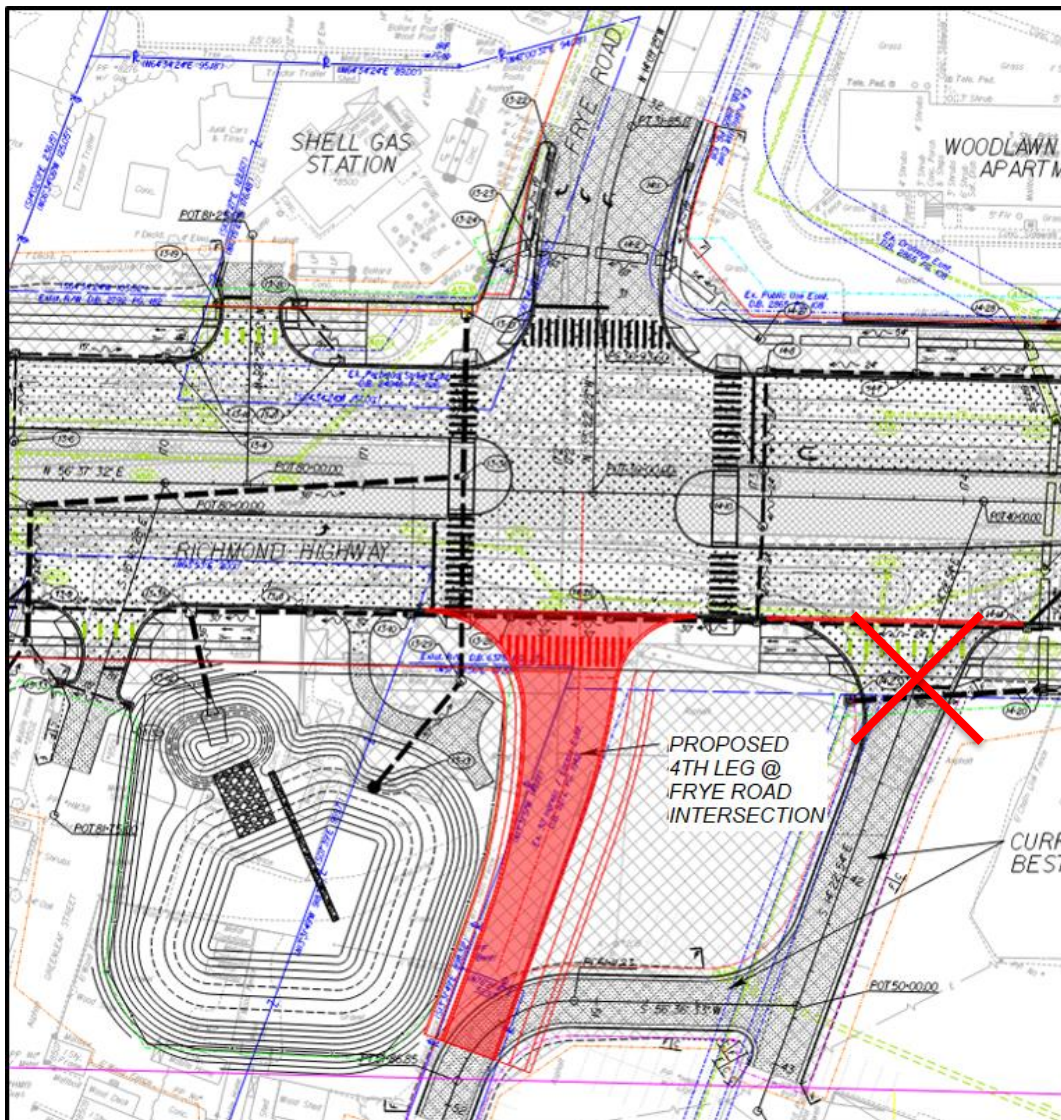
Frye Road / Bestway Entrance



- Roadway widening and improvement along frontage
- Three lanes in each direction
- Sidewalk/Cycle Track
- Right-In/Right-out driveways
- Removal of 10 buildings including Ojo's Restaurant
- Stormwater pond installed
- Realigning access for Master Roofing and Siding / Mount Vernon Fitness



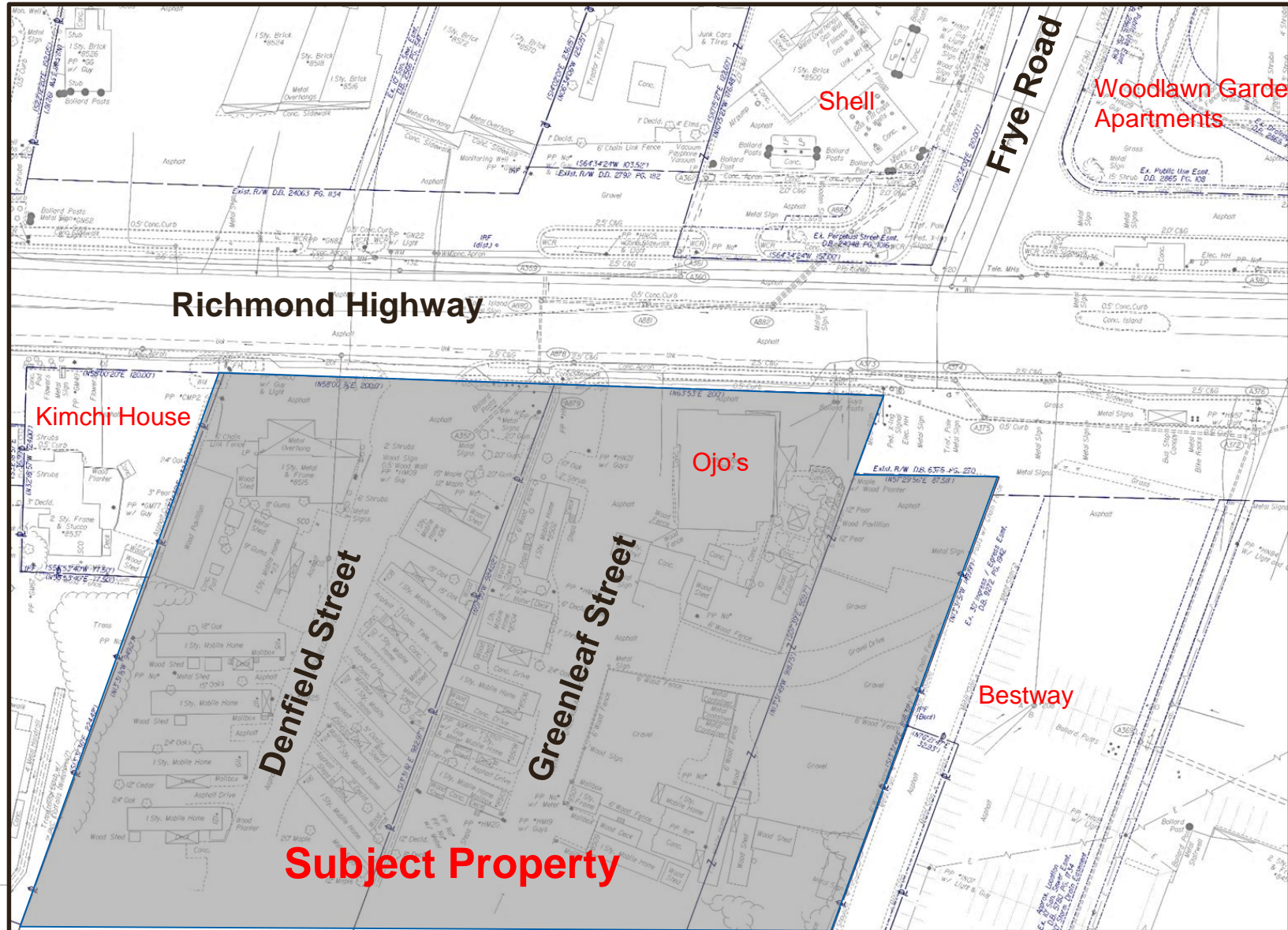
4th Leg of Frye Road



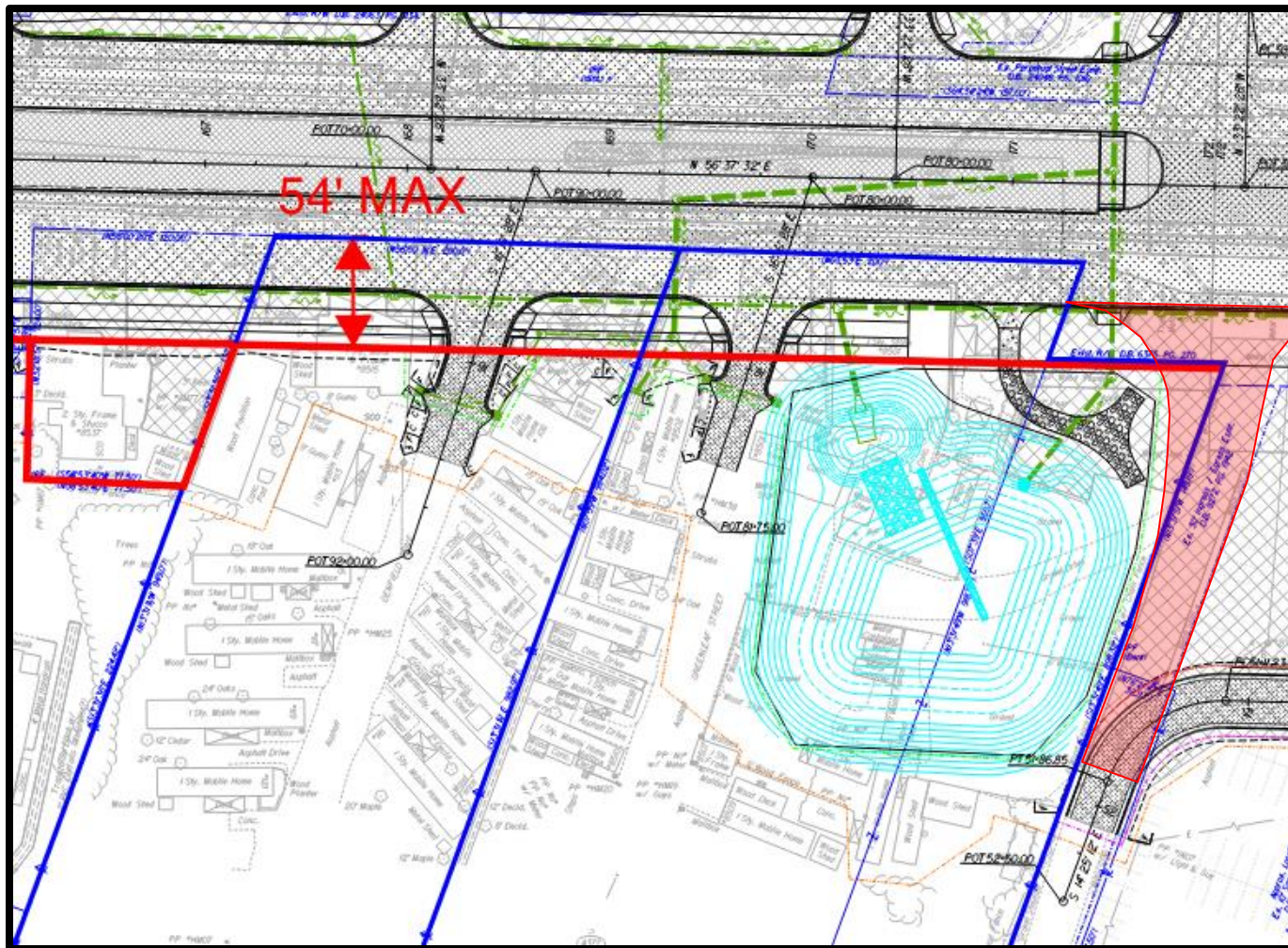
- A 4th leg of the Frye Road intersection will be constructed
- Signalized entrance would replace existing entrance
- A crosswalk will be provided across 4th leg



Property Overview



Impacts to Engleside and Ray's Mobile Colony



- Roadway and cycle track/sidewalk approximately 54 feet closer to homes

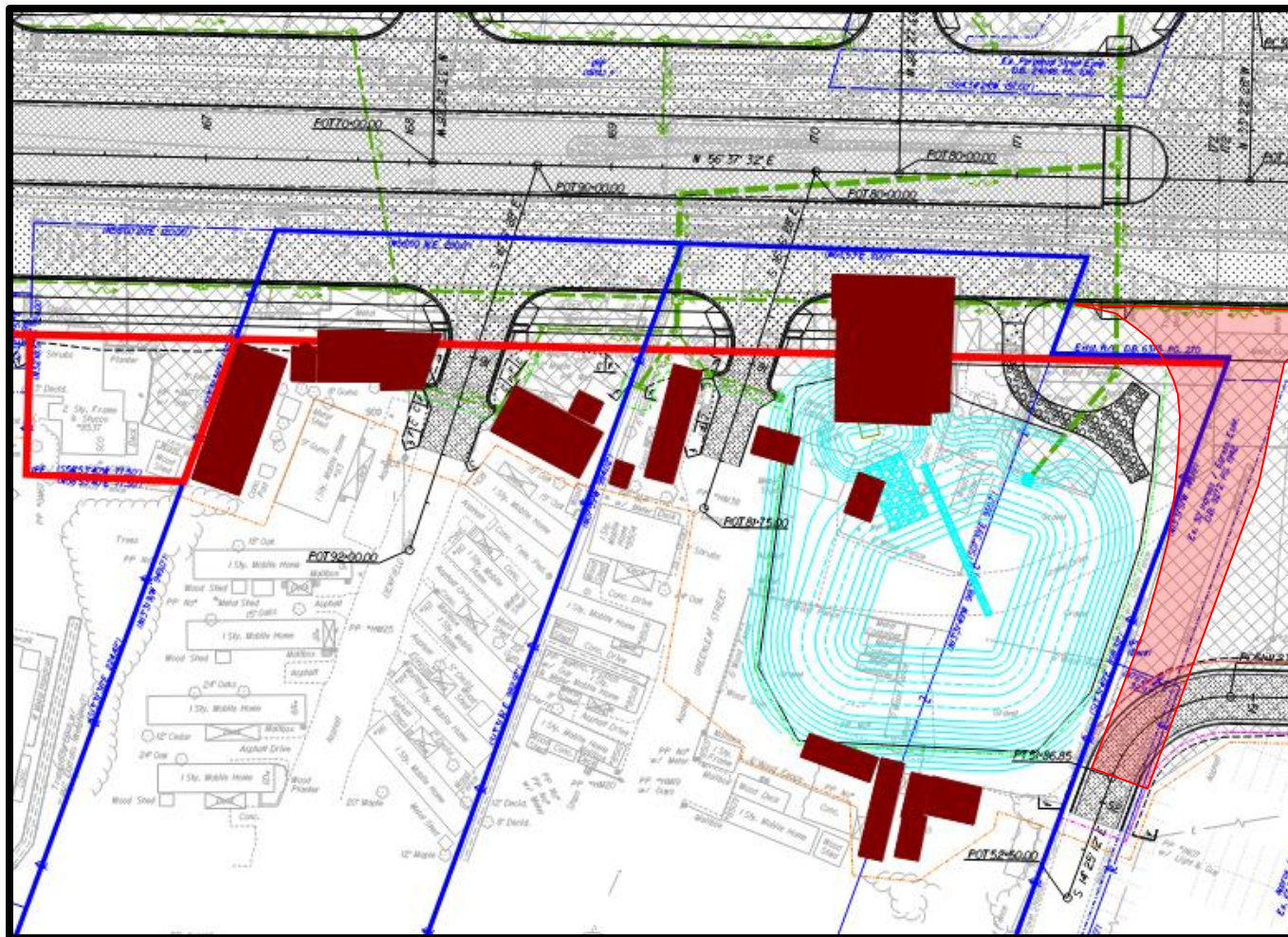


Impacts to Engleside and Ray's Mobile Colony



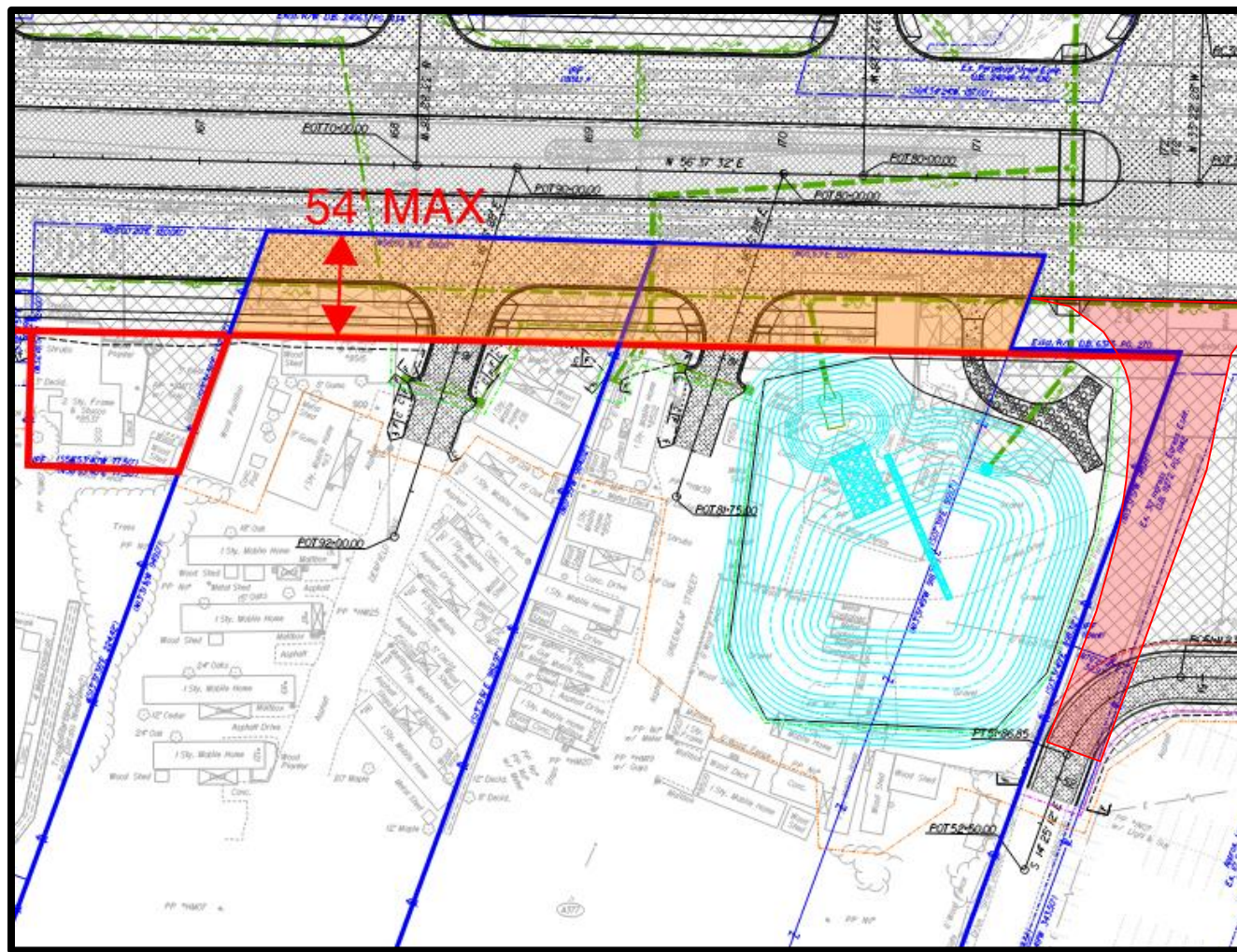
- Roadway and cycle track/sidewalk approximately 54 feet closer to homes
- Road grade approx. 3 feet higher than existing:
 - Tie-ins range from 0 feet to 4 feet higher than existing

Impacts to Engleside and Ray's Mobile Colony



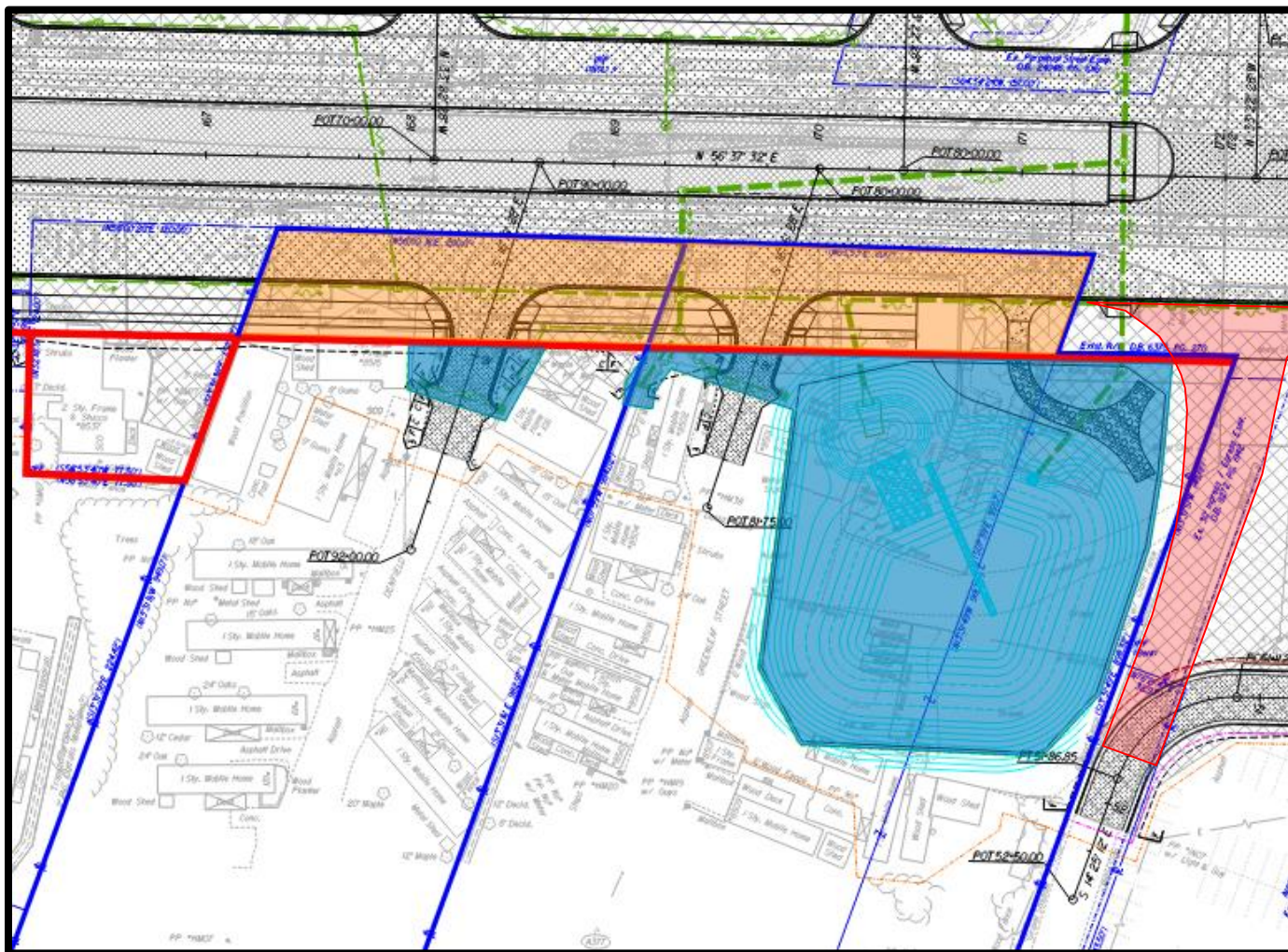
- Roadway and cycle track/ sidewalk approximately 54 feet closer to homes
- Road grade approx. 3 feet higher than existing:
 - Tie-ins range from 0 feet to 4 feet higher than existing
- 14 buildings to be removed

Right-of-Way and Easements



- New permanent Right-of-Way

Right-of-Way and Easements



- New permanent Right-of-Way
- Permanent Drainage Easement



Right-of-Way and Easements



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- Permanent Drainage Easement
- Temporary Construction Easement

Right-of-Way and Easements



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- Permanent easements and right-of-way for 4th leg of Frye Road to be determined

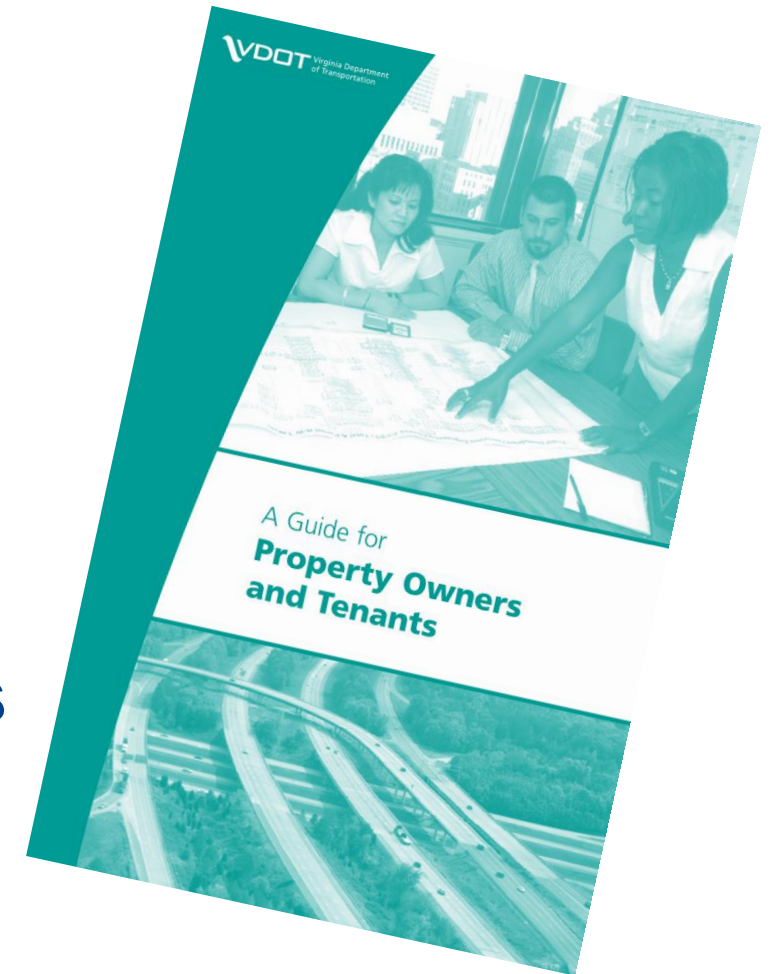
Right-of-Way and Easements



- New permanent Right-of-Way
- Permanent Drainage Easement
- Temporary Construction Easement
- Permanent easements and right-of-way for 4th leg of Frye Road to be determined
- Utility Easements to be determined

Right-of-Way Acquisition

- ***Each property impact is unique***
- **Total property acquisitions already underway**
- **Right of way partial acquisition process to begin after utility coordination in summer 2022**
- **Meetings with individual property owners and impacted tenants**

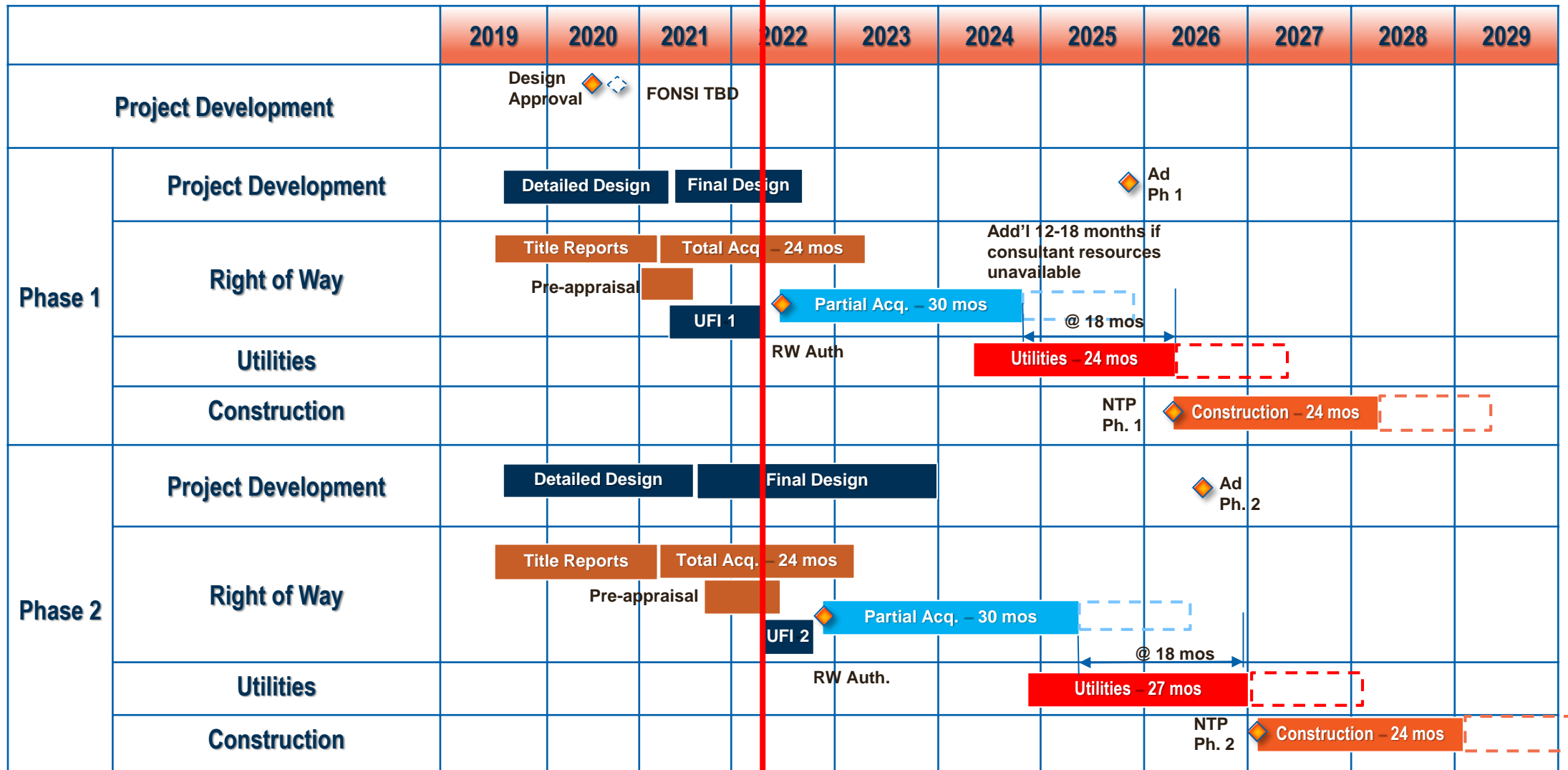


https://www.virginiadot.org/business/resources/Right_of_way/A_Guide_for_Property_Owners_and_Tenants.pdf



Richmond Highway - 2 Phase Schedule

We are here – Spring 2022



Richmond Highway Corridor Improvements Estimate

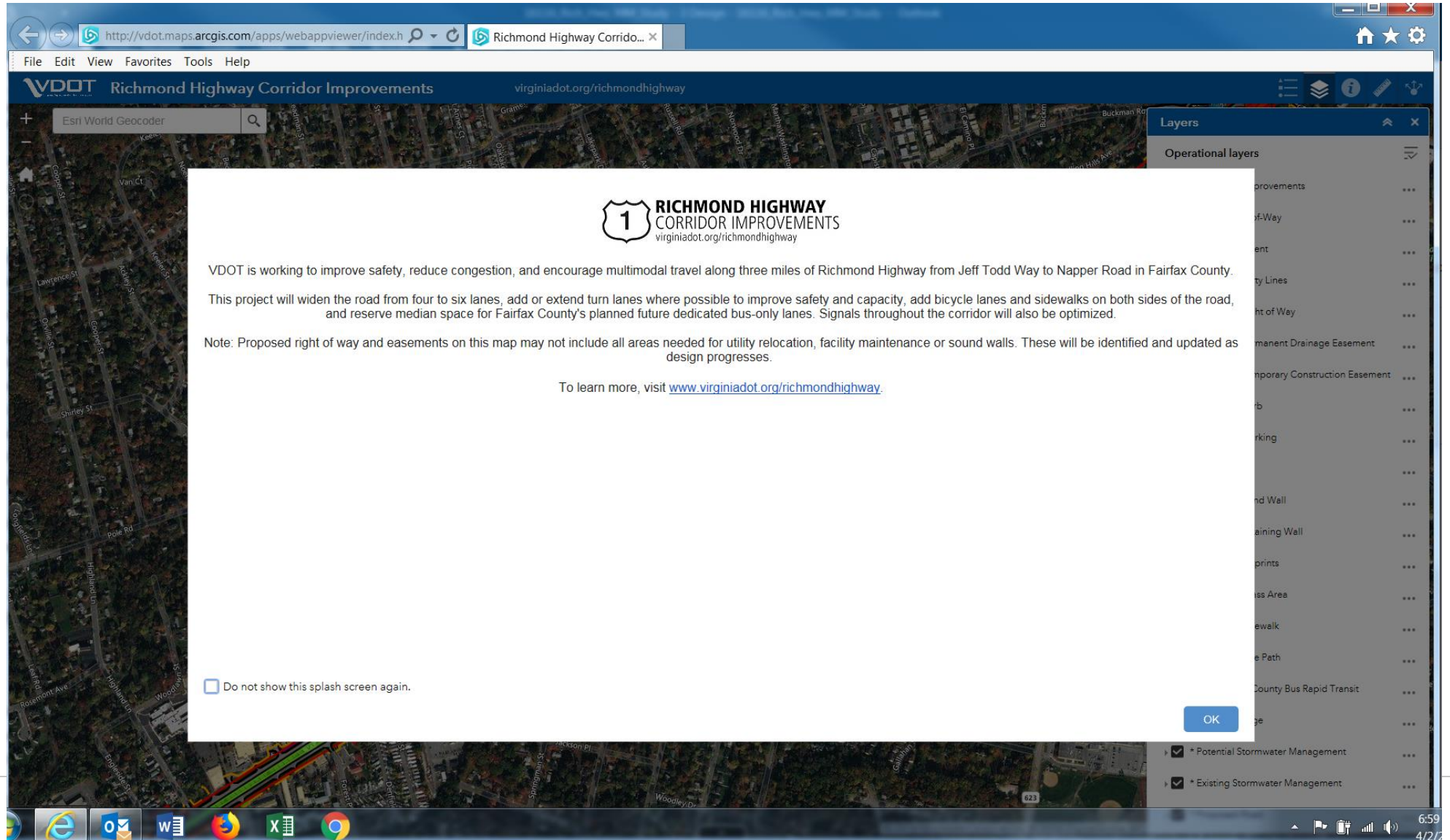
Cost Estimate* (\$ in Millions)	Programmed Funding	Proposed Sources	Funding Sources**
PE \$ 19.2	\$ 1.0		NVTA 70% (FY15/16)
RW/UT \$ 179.5	\$ 92.2		RSTP (Federal)
	\$ 10.0		Revenue Sharing
CN \$ 216.3	\$ 3.3		Local Funds (C&I)
Total \$ 415.0	\$ 127.0		NVTA 70% (FY18/23)
	\$ 120.4		NVTA 70% (FY20/25)
	\$ 2.2		DEMO (Federal)
		\$ 58.9	SMART SCALE and/or Additional Sources: NVTA 70%, BUILD, RSTP, Federal Grants, Developer Contrib., Local, and Other
	\$ 356.1	\$ 58.9	\$ 415.0

*Cost estimates subject to refinement as project develops. Estimate as of May 2021

**Project is jointly funded with \$248.4 million from the Northern Virginia Transportation Authority (NVTA).

Opening page

Property impact information is preliminary in nature and subject to change as the design is refined.

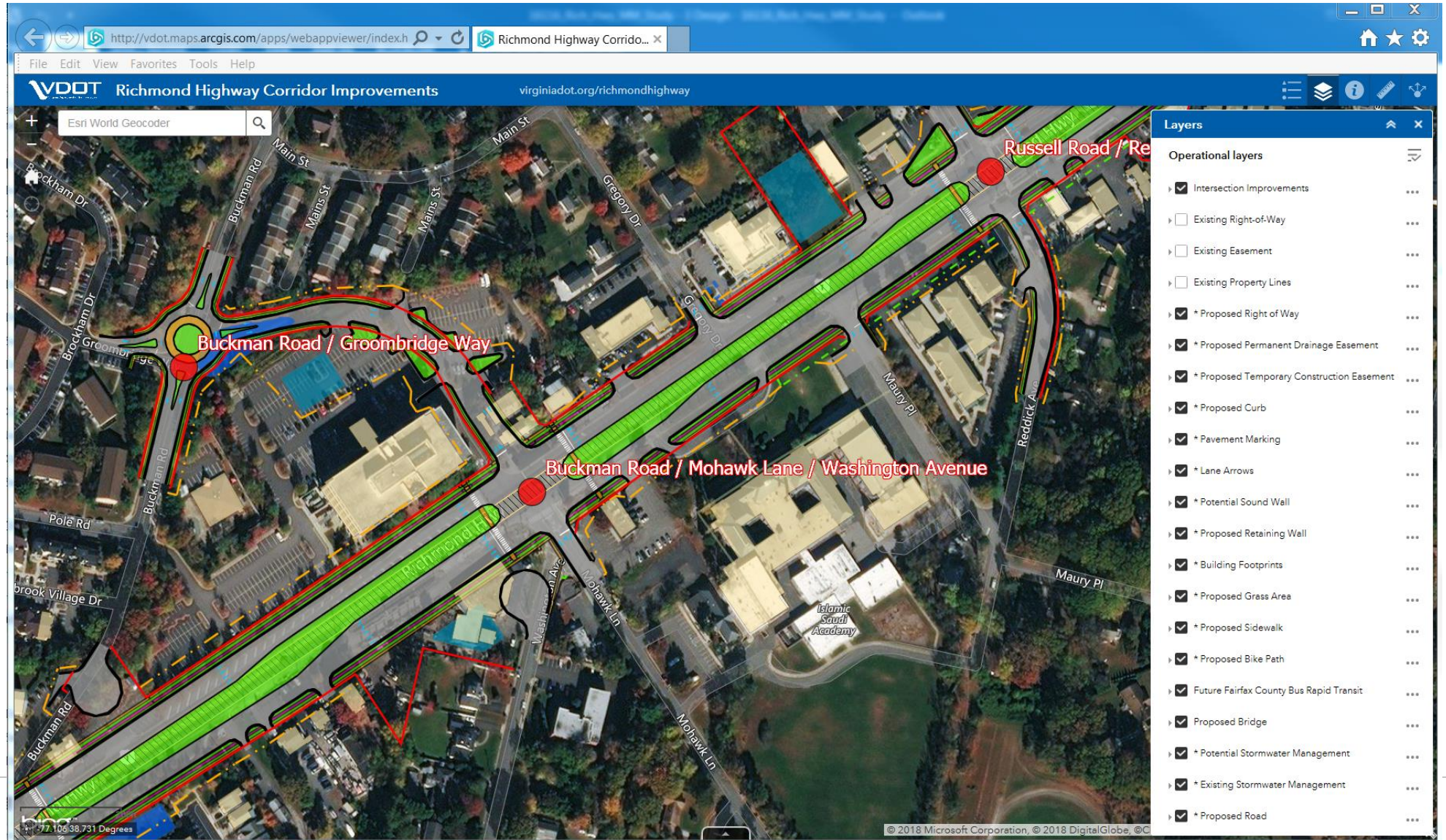


GIS Web Site Application

Available on the project webpage www.virginiadot.org/projects/northernvirginia/Richmond_highway.asp

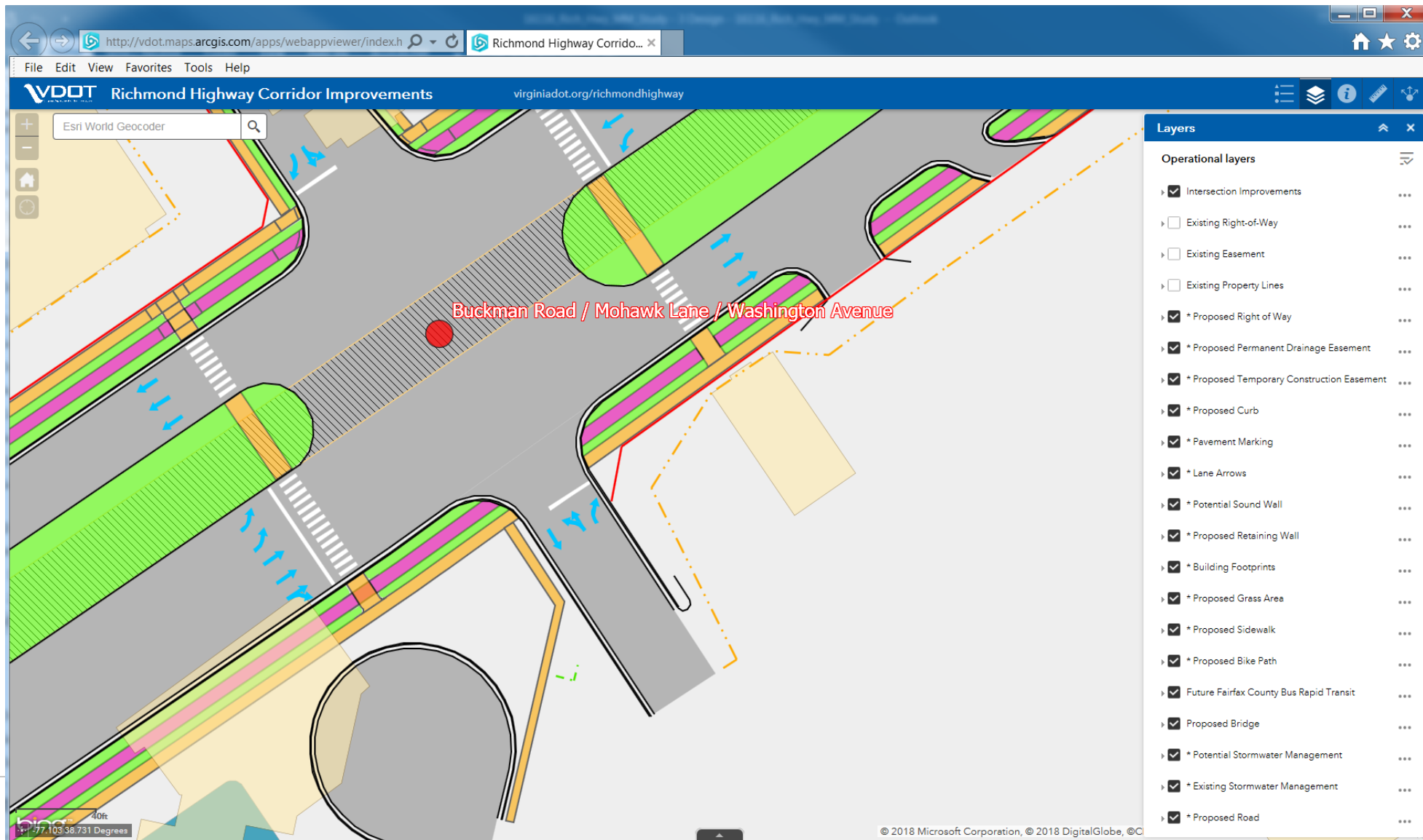
**Intersection
level view**

**Property impact
information is
preliminary in nature
and subject to change
as the design is
refined.**



Property view

Property impact information is preliminary in nature and subject to change as the design is refined.



For more information visit:

<http://www.virginiadot.org/richmondhighway>



Questions?

