

Civil Rights

Prince William County ensures nondiscrimination and equal employment in all programs and activities in accordance with Title VI and Title VII of the Civil Rights Act of 1964.

If you need more information or special assistance for persons with disabilities or limited English proficiency, contact the Prince William County Department of Transportation at 703-792-6825 or TDD 711.

Right of Way

The County acquired the property to build the garage in April 2019.

The associated roadway improvements feeding to the building may require easements and/or minor acquisition of property from parcels adjacent to the proposed project area. Impacted property owners will be informed of the exact location of these easements during the land acquisition process prior to construction.

If right of way is required for the project, the land acquisition program will be conducted in accordance with the Uniform Relocation and Real Estate Property Acquisition Act of 1970, as amended.

What's Next?

The public comment period will close on Monday, January 14. Prince William County staff will review and evaluate comments received as a result of the public comment process. Once public input has been reviewed, Prince William County will consider approval of the project's major design features.

ANTICIPATED SCHEDULE

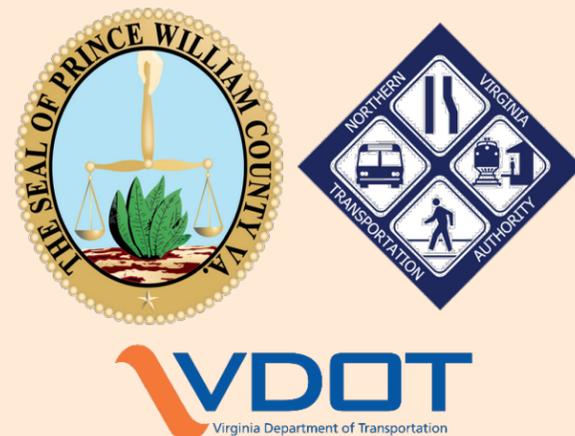
Public Information Meeting: **December 11, 2019**
Advertise RFQ: **March 2020**
Advertise RFP: **July, 2020**
Construction Start Date: **Spring 2020**
Project Completion Date: **Spring 2023**

Contact Information

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Alternative Delivery Branch – Project Manager

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www.pwcgov.org/transportation

Please reference "Neabsco/Potomac Commuter Parking Garage PIM Comments" in the subject heading of comments submitted via email.



Public Information Meeting Neabsco/Potomac Commuter Parking Garage (1,400 spaces) Prince William County, Virginia

Wednesday, December 11, 2019
6:00 PM – 9:00 PM

Freedom High School
15201 Neabsco Mills Rd, Woodbridge, VA 22191

About Tonight's Public Information Meeting

Thank you for attending tonight's Public Information Meeting to learn about the Neabsco/Potomac Commuter Parking Garage, located at 2501 Opitz Boulevard, just off Interstate 95 and right in front of Stonebridge at Potomac Town Center, in Prince William County, Virginia.

Prince William County, in partnership with the Virginia Department of Transportation (VDOT), invites you to review and comment on the preliminary plans for this project.

This meeting will consist of a short presentation to review project details, followed by an opportunity for questions by the public.

All written comments received will be compiled and will be considered as this project moves into final design.

Comment sheets are included with this brochure and are available at tonight's meeting. Comments can be provided during tonight's meeting, via email to the project manager, or by submitting a comment sheet by close of business on Monday, January 14. See contact information on back page of this brochure.

We look forward to working with you as the project moves forward. Thank you for coming!

Project Overview

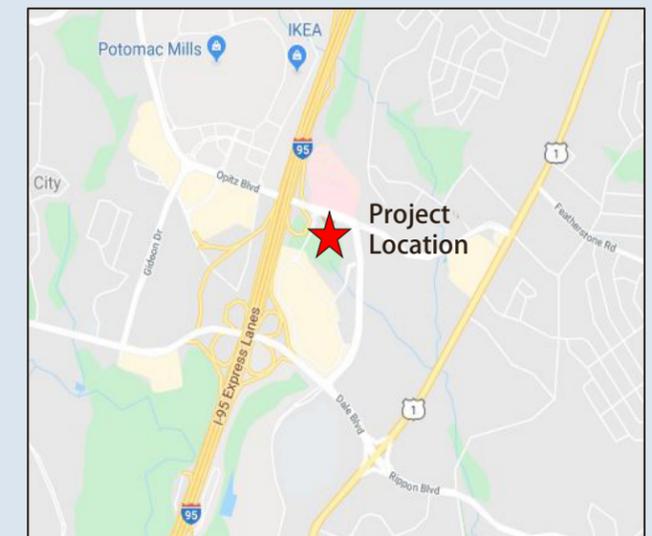
Neabsco/Potomac Commuter Parking Garage
Location: 2501 Opitz Boulevard, Woodbridge, VA 22191

Project Budget: The \$37.2 Million project cost is Federally Funded through the Commonwealth Transportation Board Smart Scale Program.

Purpose and Need: The purpose of this project is to relieve existing and projected traffic congestion by providing a 1,400-space commuter garage for use by the public and commuter bus services. Improvements are necessary to reduce congestion, improve connectivity to nearby I-95, provide pedestrian connectivity and enhance access to existing and planned industrial, commercial, and residential areas.

UPC: 111485

State Project #: PRGA-076-242
Federal Project #: STP-5A01(907)



Project Description

The Prince William County Department of Transportation secured federal funding through Commonwealth Transportation Board Smart Scale Program to construct a 1,400-space commuter parking garage and approximately a 750 feet long sidewalk along Opitz Boulevard on a County owned property located at 2501 Opitz Boulevard, Woodbridge, VA 22191.

The site is a largely undeveloped spanning a total of 17.66 acres. There are two existing roads: River Rock Way and Bridge View Drive. River Rock Way runs north-south through the western part of the property, with a land cover of 1.22 acres. River Rock Way is a four-lane roadway that intersects Opitz Boulevard to the north of the property and connects to Potomac Town Center to the south. Bridge View Drive cuts through the southeast corner of the site, covering 0.66 acres. Bridge View Drive is accompanied by asphalt sidewalk along the southbound/westbound lanes. Bridge View Drive intersects Potomac Center Boulevard to the east and connects to Potomac Town Center to the south. This site contains approximately 17.66 acres of undeveloped land, much of which is heavily wooded. There is about 2000 feet of streams winding through the middle section of the property with 3.47 acres of Resource Protection Area associated with them. The 1400 space parking garage will be sited at the currently sloped site. After rock blast/excavation, the building will be constructed on a leveled ground. The east and west sides will be partially below grade; and the south side will be completely above grade. Vehicular and pedestrian access will be available at designated levels of the garage. There is a potential for a bridge connecting the garage to the area of potential future development.

Traffic

A Virginia Department of Transportation (VDOT) 870 Traffic Impact Analysis (TIA) has been prepared in support of the County's proposal to build a commuter garage at this location. VDOT regulation 24 VAC 30-155 establishes a requirement for a detailed Traffic Impact Analysis (i.e. VDOT Chapter 870 TIA) for any proposed land use changes deemed to cause substantial change or impact to state-controlled highways. This process provides VDOT with the opportunity and authority to review and provide comments to local governments on Comprehensive Plans and rezoning proposals that may have a significant impact. The Traffic impact study will determine the travel demand to and from the proposed garage location and identify any negative impact to the surrounding transportation system and identify improvements to the transportation system to mitigate any issues.

Environmental Review

The Prince William County Department of Transportation is completing National Environmental Policy Act (NEPA) documentation for the project, currently anticipated as a Categorical Exclusion.

Purpose and Need: The project is intended to serve as a park-and-ride facility for commuters to relieve over-capacity conditions at the Route 1/Route 234 and Prince William Parkway/Horner Road park-and-ride facilities. The new commuter bus garage would provide Prince William County and other nearby residents with additional options for traveling during peak periods along the congested I-95, U.S. Route 1 and VA Route 234 corridors.

