



Meeting Minutes

Route 28 Corridor Feasibility Study
Project No. 11-0845-007
7-18-2017

A Technical Committee Meeting was held at the Prince William County Offices, 5 County Complex Court, Woodbridge, VA on July 18, 2017 for the above referenced project. The following people were in attendance:

Name	Organization	Email	Phone
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The purpose of this meeting was to discuss the results of the second screening of alternatives and finalize what is being recommended and presented to the Executive Committee.

The following items were discussed:

- I. Introductions
- II. 2nd Screening Evaluation of Alternatives
 - a. Preliminary Costs:

Preliminary costs were generated for the four alternatives using VDOT's PCES cost spreadsheets including costs for preliminary engineering and CEI. Estimates include costs for roadway, bridge, landscaping, lighting, MOT, SWM, drainage and traffic items.

Right-of-way costs were based on current assessed values for property plus 40%. Estimate includes utility easements, building demolitions, relocation costs, damages, asbestos removal and administration costs. The resulting total right of way costs were determined to be in line with those seen on similar projects. Typically, the County has seen right of way acquisition costs for commercial properties being two times assessed value.

Utility costs include \$3.5 million per mile for developed corridors plus \$1 million each for relocation of transmission power poles.

Environmental mitigation costs include costs for impacted streams and wetlands, and costs for hazardous material site investigation.

Based on PCES system recommendations, a 10% contingency was added to the total costs. Costs are 2017 costs and do not include any inflation.

Alternative 2B is the lowest cost alternative at \$190 million. Alternative 9 is the highest cost alternative at \$265 million.

b. Preliminary Traffic Benefits

The alternatives were evaluated for changes in ADT within downtown Manassas, amount of ADT served by the alternative and on existing Route 28 between Liberia Avenue and Compton Avenue, changes in travel times when compared to the No-Build condition on existing Route 28, travel time along the alternatives, and the number of intersections operating at or over capacity and for multimodal compatibility.

Positive and negative points were assigned for each evaluation criterion. The points were then totaled. Alternatives 2B and 2A had the highest total and thus positive project benefits with +20 and +19 points respectively. Alternative 4 had the fewest number of points at +8.

c. Preliminary Environmental Impacts

Potential environmental impacts were shown for each alternative within a 250-foot wide corridor. Impact categories include 4f properties, floodway/floodplains, streams/wetlands, hazardous material sites, environmental justice, noise impacts, relocations to businesses, relocations to residential properties, and conservation easements.



Positive and negative points were assigned for each evaluation criterion. The points were then totaled. Alternative 4 had the lowest negative point total (-11) and thus the fewest environmental impacts. Alternative 2B had the most impacts with a -20-point total score.

III. Schedule of Executive Committee Meeting

The Executive Committee was scheduled for July 31, 2017. The meeting will be held at Prince William County Complex.

IV. Discuss Potential Dates and Materials for Public Meetings

September 7th was set as the date for the Public Meeting at the new Manassas Park Community Center.

V. Open Discussion

The Technical Committee recommended that the alternatives be ranked 1 to 4 with 1 being the highest within each of the evaluation categories: cost, project (traffic) benefits, and environmental impacts based on the total rating points for each category. In doing so, Alternative 2B results in the highest ranked alternative.

The Technical Committee decided that Alternative 2B would be presented to the Executive Committee as the highest ranked alternative.

The Technical Committee approved the PowerPoint presentation and handouts for the Executive Committee with minor revisions.