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# Right-of-Way Overview

## Route 28 Bypass

Virtual Information Session

June 2, 2021

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# Welcome



All lines are muted.

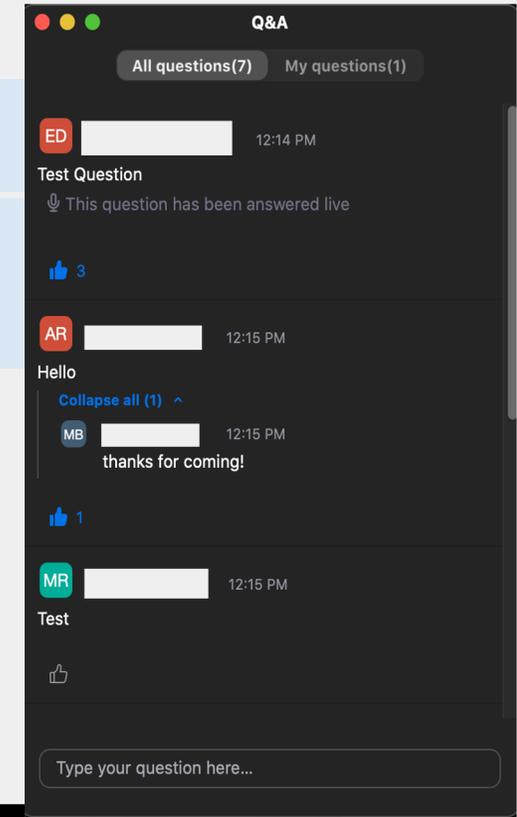


**Q&A:** Submit using the Q&A function.  
We will hold time to **address relevant questions.**

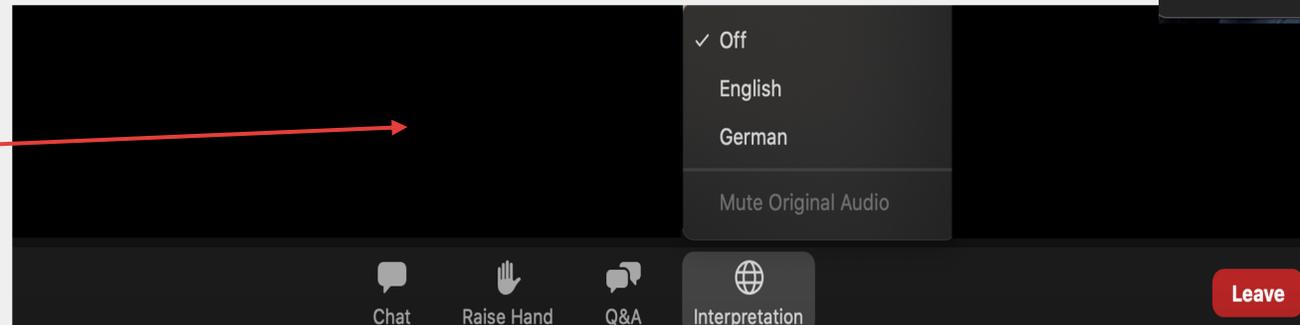
You are welcome to **submit questions** in English or Spanish using the **Zoom Q&A function.**

You can also **“Like”** questions asked by other participants.

If you are using audio, submit questions to [info@route28bypass.com](mailto:info@route28bypass.com)



For audio  
in Spanish:



# Opening Remarks

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Prince William Board of County Supervisors

**Ann B. Wheeler**

Chairwoman-at-Large

# Opening Remarks

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Prince William Board of County Supervisors

**Yesli Vega**

Coles District Supervisor

# Elected Officials

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Prince William Board of County Supervisors  
and Elected Officials

# Panelists

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## **Ricardo Canizales**

Director,  
PWC Department of Transportation

## **Khattab Shammout**

Assistant Director,  
PWC Department of Transportation

## **Paolo Belita**

Planning Manager,  
PWC Department of Transportation

## **Dagmawie Shikurye**

Engineering Manager,  
PWC Department of Transportation

## **Scott Hatten**

Chief of Property Acquisition and Right of Way,  
PWC Department of Transportation

## **Gregg Steverson**

Deputy Director,  
Fairfax County Department of Transportation

## **Todd Minnix**

Transportation Division Design Chief,  
Fairfax County Department of Transportation



# Agenda

1. Opening Remarks -Welcome
2. Project Overview
3. Right-of-Way Process
4. Rights of Impacted Community Members
5. Keeping the Community Informed
6. Panel: Question & Answer
7. Closing Remarks



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## Purpose

To inform the community about the Right-of-Way process as it relates to the Route 28 Bypass project



## Outcomes

- Understanding of the Right-of-Way process and timeline for the Route 28 Bypass project.
- Opportunity to answer community members' questions about the right-of-way process for the Route 28 Bypass.

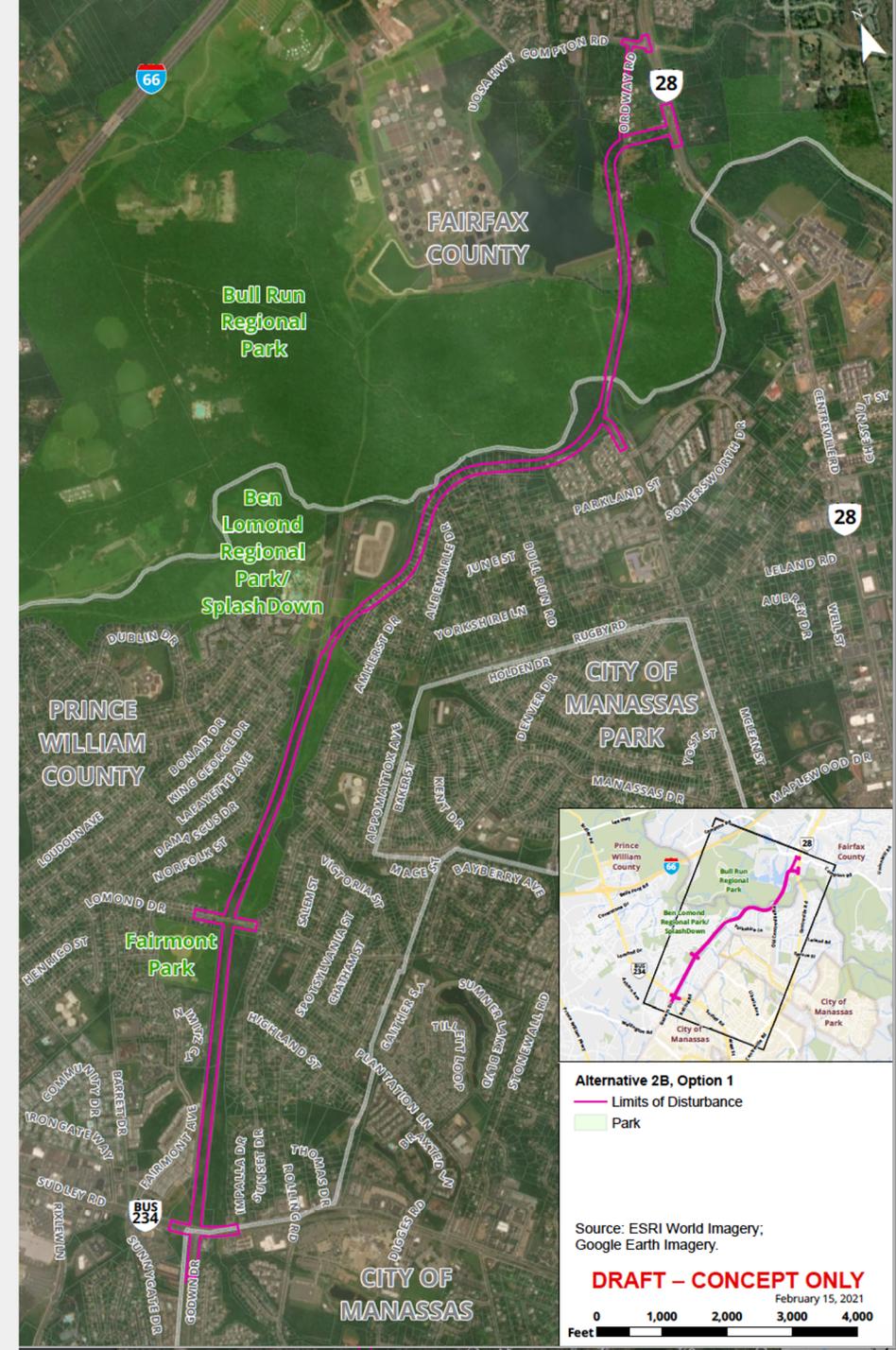
# Project Overview

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## Route 28 Bypass

# Prince William Board of County Supervisors (BOCS) endorsed the Route 28 Bypass Option in September 2020

- This represents the Route 28 Bypass corridor concept.
- The specifics of the corridor will be **determined** during the Design and Engineering Phase (Phase 2).
- When feasible, sections of the actual Bypass will have a **smaller footprint** than currently represented on this map.



# Guiding Principles

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- We seek **to honor and respect all people impacted** by the Route 28 Bypass.
- Our citizens are afforded **equitable access to all available resources** and information.
- We commit to **partnering with diverse stakeholders** to foster a path forward that considers multiple perspectives.
- We **respect** the environment, **strive** to improve the land, and **limit** negative impacts.
- We prioritize **safety** and **fiscal responsibility**.

# Project Overview: Four Phases

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1

2016 – 2020

## Plan & Study

- Develop Concepts
- Conduct feasibility, environmental, & other studies
- Evaluate the options
- Route selected and approved by Board of County Supervisors in Sep. 2020

2

2021 – 2024

## Design & Engineering

- Release RFP
- Select engineering design firm
- Complete comprehensive design process
- Determine the exact location and final design of Route 28 Bypass
- US Army Corps of Engineers, Virginia Marine Resources Commission, and the Virginia Department of Environmental Quality Permits (Joint Permit Application)
- PWC Board of County Supervisors endorsement of the final design

3

2024 – 2025

## Right-of-Way & Utilities

- Submission of property acquisition offers and negotiation with impacted property owners and tenants
- Coordination of Utility relocation activities

4

2025-2028

## Construction

- Groundbreaking
- Construction
- Ribbon cutting

# Right-of-Way Determination

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Route 28 Bypass

# Right-of-Way Determination - What To Expect

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**During Phase 2, Design and Engineering (18-36 months), PWC DOT will complete the following:**

1. Traffic Analyses
2. Surveying and Geotechnical testing
3. Engineering Design
4. Plan Submission to Prince William County, Fairfax County and the Virginia DOT for review and approval
5. Construction permits from Prince William County and Fairfax County
6. Design Endorsement by the PWC BOCS

**These activities will determine the final alignment for the bypass that meets standards while having the least impact on residential property and homes.**

There will be ample opportunity for the public to provide comments throughout this time, including:

- At least **5** official public information meetings.
- **2** additional design public hearing meetings (one in PWC, one in Fairfax).
- A public information meeting at **30%** of the design and a formal public hearing at **60%** of the design.
- Several other information sessions, events, and communications.

# Right-of-Way Overview

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Route 28 Bypass

Ongoing Public Hearings and  
Community Engagements



Right-of-Way Plan level and  
Authorization of ROW Acquisition  
(Estimated Mar 2023)



Affected Community Members  
Notified by Appraiser



3rd Party Appraisal  
Completed on Affected  
Homes



Offer Made to Affected  
Community Members



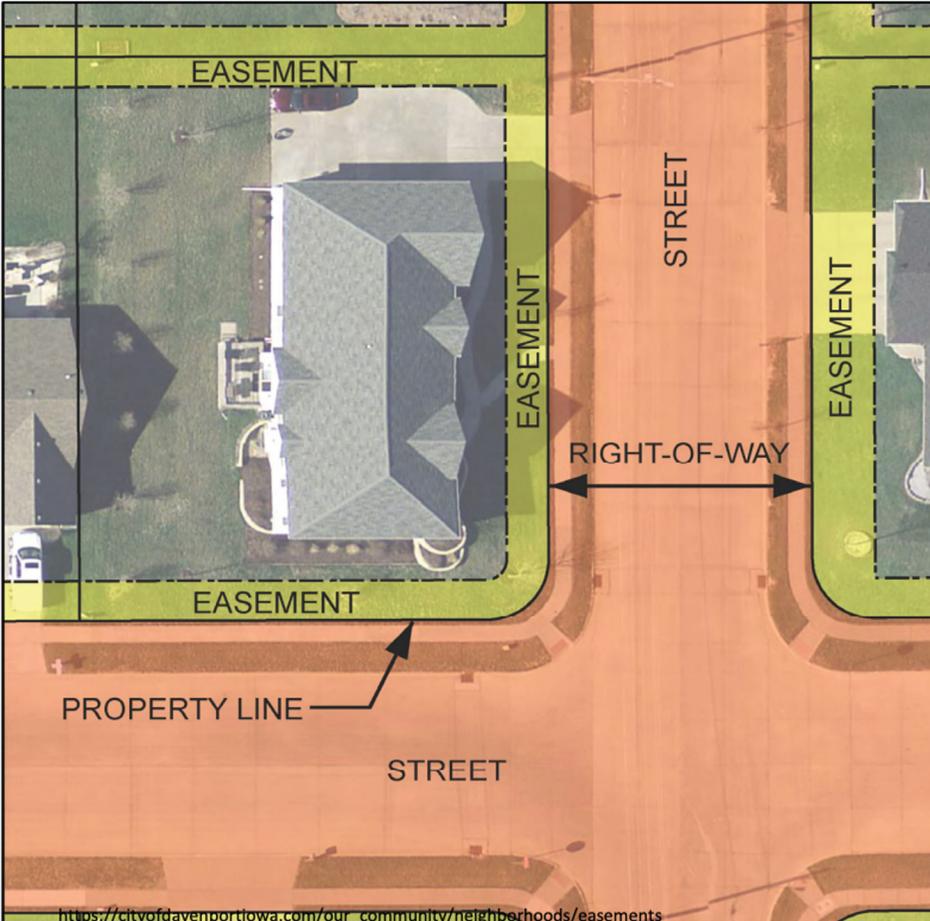
Compensation

# Right-of-Way Process Overview

Right-of-Way: The process of acquiring land from private owners to complete transportation projects such as roads, interchanges, and sidewalks.

- Private property rights are protected by the Virginia Code and United States Constitution.
- Prince William County adheres to these fundamental rights and is committed to treating all residents, tenants, and property owners with fairness and respect.

# Key Definitions



**RIGHT-OF-WAY** - Land or property acquired for or devoted to a public roadway designated to become part of the system of state highways.

**ACQUISITION** - Process of acquiring property for public use.

**APPRAISAL** - Written statement independently prepared by a qualified third-party appraiser which provides a **defined value of a property** supported by information provided by the owner and analysis of relevant market information and comparables.

**EASEMENT** - A property right to use all or part of the land for some specific purpose and can be permanent or temporary.

- Ex. Permanent Easements for utilities, drainage structures, maintenance
- Ex. Temporary Easement for Construction

**QUICK-TAKE PROCESS** - Enables the County to acquire property through **negotiation** with property owners for property **appraisal** and **compensation**.

# Right-of-Way for Affected Residents

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Route 28 Bypass

# Right-of-Way for Affected Residents

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1. If I am affected, when and how will I be notified?
2. How might I be affected by the Route 28 Bypass construction?
3. If I am affected, what are my rights?
4. I am an affected property owner. What are my key rights?
5. I am an affected tenant. What are my key rights?
6. I am indirectly or partially affected. What are my rights?
7. If I am affected by Route 28 Bypass construction, how will the County help me?

# When and how will affected community members be notified?

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- **During Phase 2, Design and Engineering (Development of Right-of-Way Design):**
  - Notified of the official public meetings in advance.
  - Provided updates on the proposed route during public meetings.
- **Upon completion of Public Hearing level Plans and endorsement of the design by the PWC Board of County Supervisors, and the authorization of the Right-of-Way acquisition phase, County representatives will:**
  - Reach out to affected property owners and tenants.
  - Conduct initial meeting to understand the unique circumstances and needs of community members that will be displaced by the Route 28 Bypass.

# How might community members be affected?

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## Direct Impact

### Full Impact

- Entire parcel/home/business needed for project
- Assistance and compensation available for property owners and tenants

### Partial Impact

- Portions of the property is impacted and needed for the project
- Compensation available for property owners and tenants

## Indirect Impact

### Work or reside near the project

- Resources available

# What are the rights of affected community members?

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## If you are displaced by the Right-of-Way Process, you have the right to the following:

- Replacement housing that has been inspected and approved as decent, safe, and sanitary.
- Comparable housing based on the features of your current home and its proximity to work, schools, shopping and churches.
- A housing supplement if the cost of the comparable housing exceeds the appraised value of your current home.
- Full transparency and County assistance during the process.

# What are the key rights of affected property owners?

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## Minimum Time Frames for Fully Affected Property Owners

- Appraisal Process: 3-6 Months
- Compensation Approval/Legal Process: 3-6 Months
- Relocation (Replacement Housing Identification and Moving): 3-6 Months

## Property Owner(s) Key Rights

- Right to home appraisal by a third-party for at least the market value of the property.
- Receive a written compensation offer based on the appraisal and fair market values.
- Adequate time to review the compensation offer, provide additional information, and negotiate the offer with County representatives.
- Assistance identifying and relocating to replacement housing that is decent, safe, and sanitary. This may include transportation to view homes and/or moving assistance. Appropriate assistance will be determined on a case-by-case basis with the County.

# What are key rights of affected tenants?

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## Minimum Time Frames for Affected Tenants

- Compensation Approval/Legal Process: 3-6 Months
- Relocation (Replacement Housing Identification and Moving): 3-6 Months

## Tenant Key Rights

- Assistance identifying and relocating to replacement housing that is decent, safe, and sanitary. This may include transportation to view homes and/or moving assistance. Appropriate assistance will be determined on a case-by-case basis with the County.
- Compensation based on average rent and utilities for current residence.
  - May also be eligible for rental assistance payments for up to 42 months.

# What are rights of partially or indirectly impacted community members?

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## Minimum Time Frames for Partially Impacted

- Appraisal Process: 3-6 Months
- Compensation Approval/Legal Process: 3-6 Months

## Partially and Indirectly Impacted Property Owners Key Rights

- Meet with County representatives to discuss the impact(s) to your property and appropriate compensation.

### For partially affected community:

- Receive a written offer.
- Adequate time to review and/or negotiate with the County.
- Receive compensation.

### For indirectly affected:

- Notification of impact.
- Discuss potential relief and/or compensation, if eligible (i.e., new windows to minimize noise).

# How will the County help residents affected by the Route 28 Bypass construction?

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- A County representative will contact and interview property owners/tenants to **find out needs and discuss available assistance**.
- **Relocation services and payments** will be explained in accordance with the property owner's and/or tenant's eligibility. This may include transportation to view replacement housing, moving services, or other things.
- The property owners will be provided with a **current listing of comparable properties** and a written determination of the **amount of replacement housing payment**.
- The County will provide information or help tenants/owners get assistance from other sources as a means of **minimizing hardships in adjusting to the new housing**.
- The property owner or tenant is not required to move unless **at least one** comparable decent, safe, and sanitary **replacement dwelling is made available**.

# How to Stay Involved

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Route 28 Bypass

# What opportunities are available to provide input?

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Reach out to [Route28Bypass@pwcgov.org](mailto:Route28Bypass@pwcgov.org).



Attend and provide input at additional public information sessions.



Connect with your County Supervisor and other local elected officials.

# How can I find the latest information about the project?

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The following efforts will continue throughout the entire project lifecycle.

1. Public Information Meetings

2. [Route28Bypass.com](http://Route28Bypass.com) Website

3. Social Media/Listservs

Board of County Supervisors Listservs,  
PWC DOT Listservs, Website Listserv, Facebook, Twitter.

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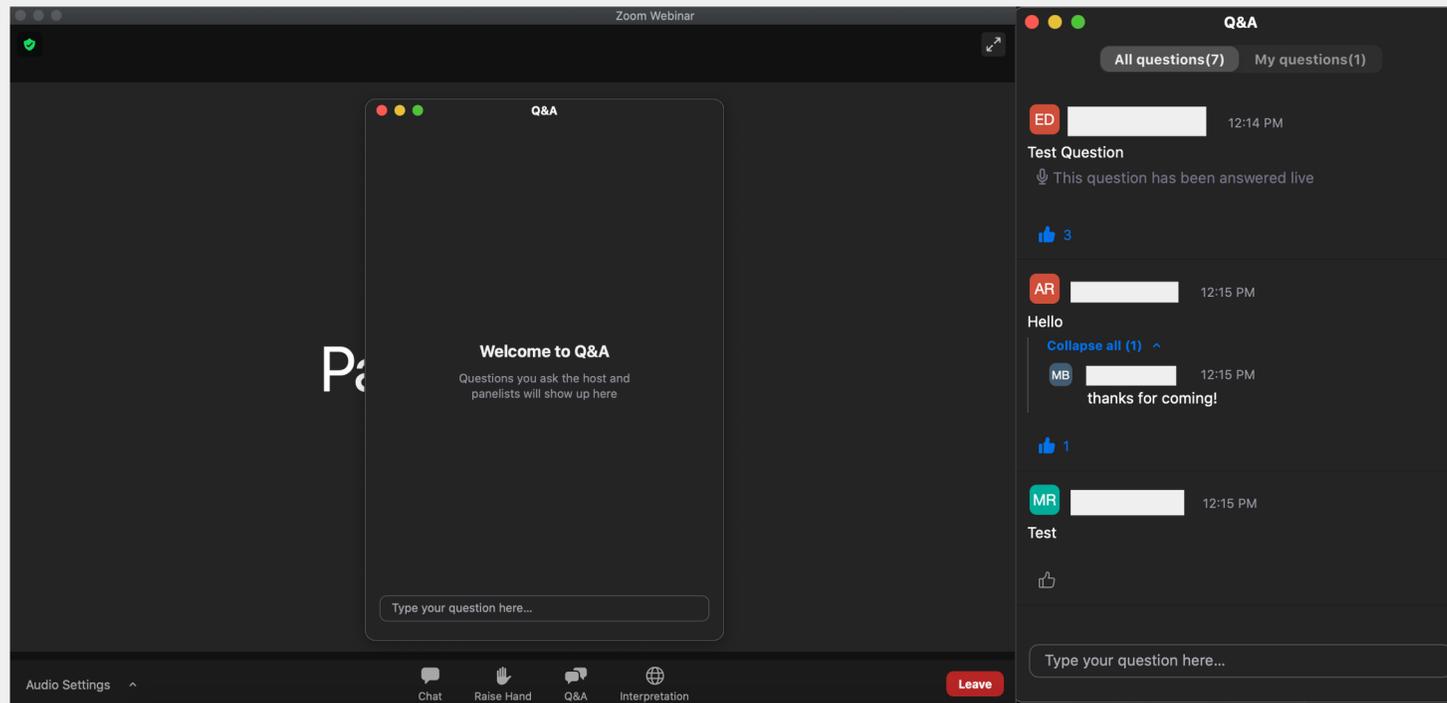
# Question & Answer Panel

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Route 28 Bypass

# Reminder: Q&A

You are welcome to **submit questions in English or Spanish** using the **Q&A function** in the Zoom Q&A chat box at any time. This can be found by clicking the Q&A icon at the bottom of the Zoom screen.



If you are using audio, submit questions to [info@route28bypass.com](mailto:info@route28bypass.com)