

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.

Project Schedule

ANTICIPATED SCHEDULE

Submit for Site Permit: **Spring, 2022**
Submit for Foundation Permit: **Summer 2022**
Submit for Building Permit: **November 2022**
Construction Start Date: **Fall/Winter 2022**
Project Completion Date: **Summer 2024**

Contact Information

Give your written or verbal comments at the hearing or submit them by September 30, to Ms. Mary Ankers, P.E., Prince William County Department of Transportation, at the address below. You may also email your comments to Mankers@PWCgov.org. Please Reference "Neabsco/Potomac Commuter Parking Garage DPH Comments" in the subject heading.

Ms. Mary Ankers, P.E.
Alternative Delivery Project Manager
Prince William County Department of Transportation
5 County Complex Court, Suite 290
Prince William, VA 22192
Email at: Mankers@PWCgov.org

The public comment period closes September 30, 2022.



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

Tuesday, September 20, 2022

2:00 PM

Place:

McCoart Building

1 County Complex Ct, Woodbridge, VA 22192

Design Public Hearing

Thank you for attending today's Design Public Hearing to learn about the Neabsco/Potomac Commuter Parking Garage, located at 2450 Neabsco Stream Drive, just off Interstate 95 and right in front of Stonebridge at Potomac Town Center, in Prince William County, Virginia.

Today is an opportunity for any person, acting on his/her own behalf or representing a group or governing agency, to provide PWCDOT comments and/or suggestions on the Neabsco/Potomac Commuter Parking Garage.

Prince William County strives to ensure that all members of the community have the opportunity to participate in public decisions on transportation projects and improvements affecting them.

Please take the opportunity to review the materials provided and displayed tonight. A comment sheet has been included in the handouts. Your input is encouraged and appreciated.

Prince William County representatives, as well as our consulting engineers and contractors, are present to discuss the project and answer your questions.

Project Overview

Neabsco/Potomac Commuter Parking Garage

Location: 2450 Neabsco Stream Drive, Woodbridge, VA 22191

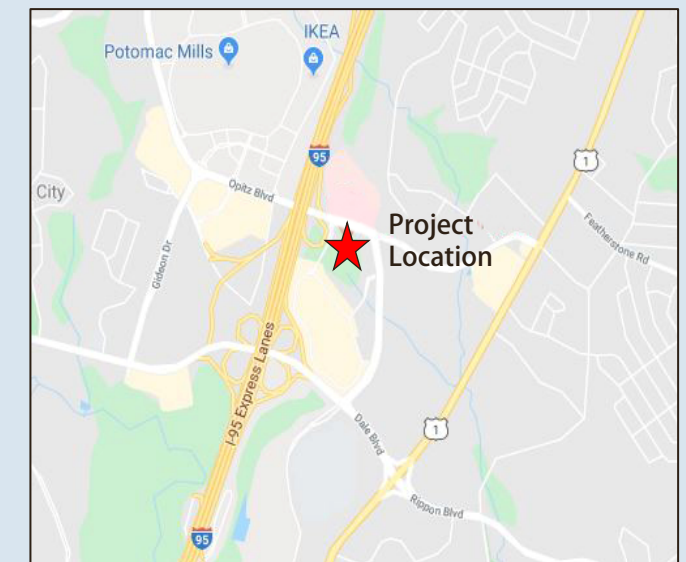
Project Budget: The approximately \$53 Million project cost is Federally Funded through the Commonwealth Transportation Board Smart Scale Program and local funds.

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)



Site Plan



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.

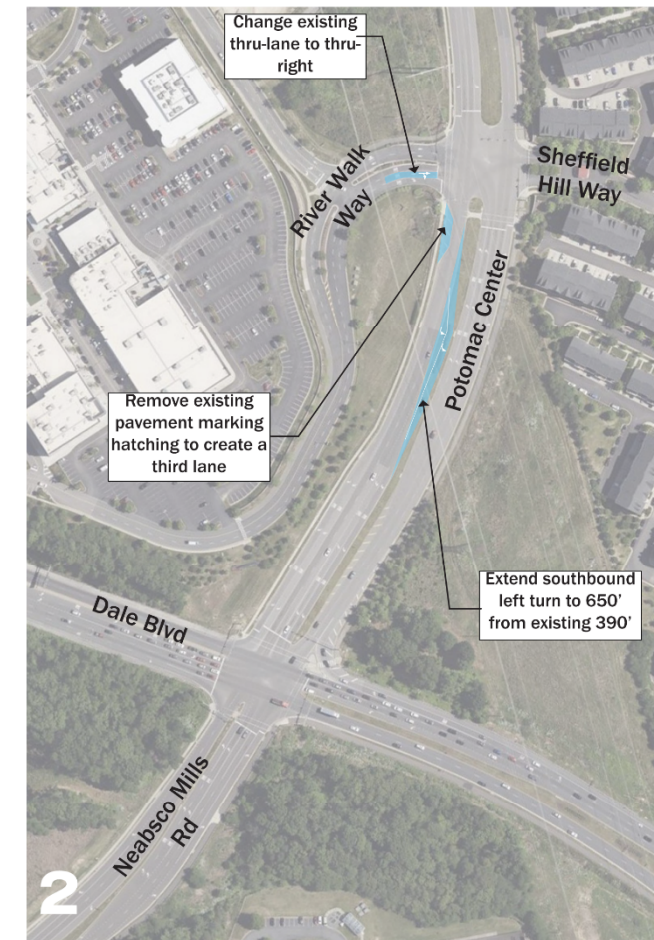
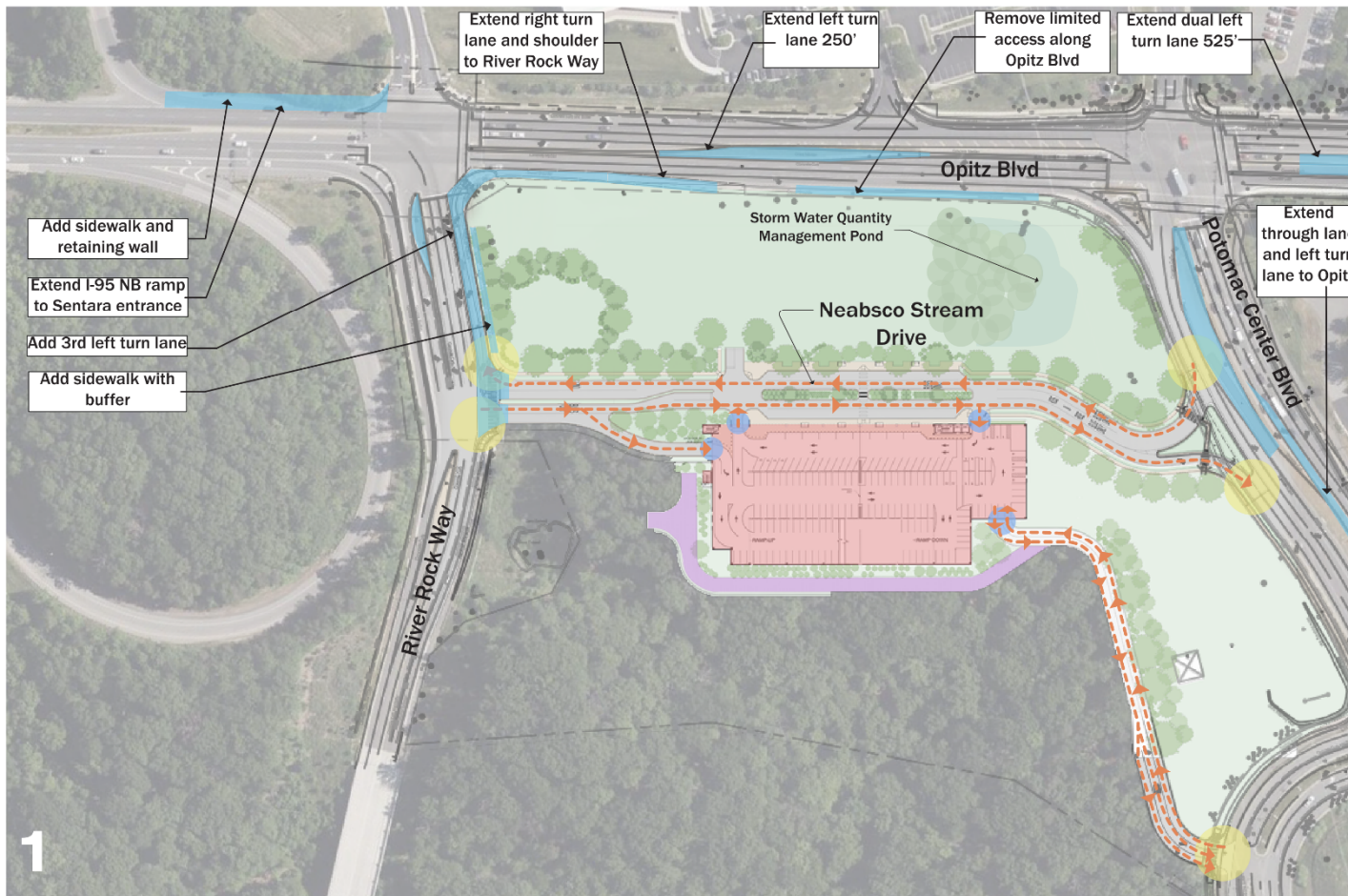
Traffic

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.



- SCOPE OF WORK
- NEW PARKING STRUCTURE
2450 NEABSICO STREAM DRIVE
- FIRE & MAINTENANCE ACCESS
- NEW SITE ENTRY/EXIT
- NEW GARAGE ENTRY/EXIT
- NEW GARAGE SITE - VEHICLE CIRCULATION

Parking Stalls Provided							
Tier	Car	Handicapped Accessible Car	Handicapped Accessible Van	Kiss & Ride	Electric Vehicle	Future Electric Vehicle	Total
Ground	132	2	2	0	0	8	144
1	153	1	2	0	0	16	172
2	218	1	0	0	0	16	235
3	117	12	1	31	6	16	183
4	229	2	0	0	4	0	235
5	229	2	0	0	4	0	235
6	196	0	0	0	0	0	196
Total	1274	20	5	31	14	56	1400

