

PROJECT DESCRIPTION

The primary purpose of this project is to add 1,000 parking spaces to the existing parking lot facility, and improve circulation and safety conditions for vehicular and pedestrian users.

Additional goals of the project include:

- Making infrastructure improvements to the surrounding roadway system to avoid traffic congestion created by the increase in vehicular traffic.
- Avoiding or minimizing impacts to the existing wetland.
- Improving connectivity to and from Staffordboro Boulevard and Juggins Road.

Notable features of the design include:

- An elliptical five-point roundabout at the northwest entrance connecting Juggins Road, Doc Stone Road and Moncure Lane to the Parking Lot Entrance Drive.

- A total of four vehicular entrances into the parking lot facility. One at the roundabout and three at Staffordboro Boulevard.
- Access for school buses from Staffordboro Boulevard through the site.
- Slug bay pickup and drop off areas for each parking lot. Each slug area can accommodate between as much as 30 people and 4 ideal cars.
- A bus bay area that can accommodate 4 ideal buses.
- Maintain access to the existing municipal water tower.
- Provide a pedestrian sidewalk along Staffordboro Boulevard and provide pedestrian access to the bus bay area.
- Utilize low impact development techniques to meet stormwater management requirements.
- Improvements to Staffordboro Boulevard to provide improved access to the reconfigured parking lot facility.

Project Graphic



Estimated Project Cost

Total Cost:

\$9,679,000

Engineering of Roadway Plans:

\$963,160

Right of Way Acquisition, Relocation Assistance and Utility Relocation:

\$1,904,672

Construction:

\$6,811,168

This cost is subject to change because development of the project is in early design stages. The project will be financed using federal funds and county revenue sharing funds.

Environmental Review

VDOT's Fredericksburg District Environmental Office has performed environmental reviews and coordination to obtain information about environmental resources in the project vicinity; to provide natural and historic resource agencies an opportunity to review and comment on the project during its development; and to identify opportunities for avoidance, minimization and mitigation of potential environmental impacts.

The National Environmental Policy Act (NEPA) is applicable to this project and a Categorical Exclusion has been developed in cooperation with the Federal Highway Administration and in accordance with federal guidelines. The NEPA document includes information from various technical reviews including those related to natural resources, water quality, threatened and endangered species, air quality, noise, etc. In compliance with the National Historic Preservation Act, Section 106 and 36 CFR Part 800, information concerning the potential effects of the proposed project on properties listed in or eligible for listing in the National Register of Historic Places is also provided in the environmental documentation.

The project will continue to be coordinated with the appropriate federal, state, and local agencies as part of environmental review and approval processes required throughout project development and construction. All required environmental clearances and permits will be obtained prior to commencement of construction. Strict compliance with all environmental conditions and commitments resulting from regulatory approvals, and implementation of VDOT's specifications and standard best management practices will protect the environment during construction.

Anticipated Schedule

The following schedule has been proposed:

Design hearing and comment period – December 14, 2011 – December 26, 2011

Approval of location and design – February 2012

Advertise for construction – December 2012

Civil Rights

Representatives from VDOT are present to discuss the project and answer your questions. It is the responsibility of VDOT to ensure that all members of the community are afforded the opportunity to participate in public decisions on transportation systems and projects affecting them.

VDOT ensures nondiscrimination in all programs and activities in accordance with Title VI and VII of the Civil Rights Act of 1964. If you need more information in regards to your civil rights on this project or special assistance for persons with disabilities or limited English proficiency, contact the project manager listed in this brochure.

Right of Way

The improvements to the parking lot facility will require the acquisition of some parcels - primarily the acquisition of one complete residential parcel and small perimeter portions of private and public parcels.

As we further develop and finalize the development of this project, additional easements for utility relocation may be required beyond the proposed right of way shown on the public hearing plans. The property owners will be informed of the exact location of the easements during the right of way acquisition process and prior to construction.

Information about right of way purchase is discussed in VDOT's brochure, "Right of Way and Utilities: a Guide for Property Owners and Tenants." Copies of this brochure are available here from a VDOT right of way agent.

After this meeting, information regarding right of way may be obtained from the right of way contact listed on the back of this brochure.

Get Involved

Twelve days after this public hearing, on December 26, 2011, the public comment period will close. VDOT will review and evaluate any information received as a result of the citizen information meeting. This information, including the hearing summary, will be available for review at the VDOT office address listed below.

After all comments have been addressed, the information received as a result of the hearing will be presented to the Commonwealth Transportation Board (CTB) to consider the proposed location for the project. If a location is approved by the CTB, the major design features will then be presented to VDOT's Chief Engineer or designee for approval.

Project information shared here is available for review after the location and design meeting at VDOT's Fredericksburg District Office located at 87 Deacon Road, Fredericksburg, VA 22405.

Comments can also be submitted in writing to fredericksburginfo@vdot.virginia.gov. Information must be postmarked, emailed or delivered to VDOT within 12 calendar days of today's meeting (December 26, 2011) in order to be included in the location and design public hearing record.

Contact Information

Primary Contact: Greg Huffman	Project Manager	87 Deacon Road Fredericksburg, VA 22405	(800-FOR-ROAD) 1-800-367-7623
Brian Costello	Northeast Regional Right of Way Manager	4975 Alliance Drive Fairfax, VA 22030	(800-FOR-ROAD) 1-800-367-7623
Kelly Hannon	Public Affairs	87 Deacon Road Fredericksburg, VA 22405	(800-FOR-ROAD) 1-800-367-7623
Valerie Wilson	Civil Rights	87 Deacon Road Fredericksburg, VA 22405	(800-FOR-ROAD) 1-800-367-7623



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Design Public Hearing

Staffordboro Commuter Parking Lot Stafford County

Wednesday, December 14, 2011, 4-7 p.m.
Anne E. Moncure Elementary School
75 Moncure Lane
Stafford, VA 22556

Public Meeting

Welcome to the Virginia Department of Transportation's (VDOT) design public hearing on proposed improvements to the Staffordboro Commuter Parking Lot, Stafford County.

This public hearing is being held to provide an opportunity for any person, acting on his/her own behalf or representing a group or governing agency, to give the department comments and/or suggestions on the proposed project.

VDOT strives to ensure that all members of the community have the opportunity to participate in public decisions on transportation projects and programs affecting them.

VDOT representatives are present to discuss the project and answer your questions.

A comment sheet is included in the handouts for this meeting, and your input is encouraged. All oral and written comments received on this project will be included in a transcript for review by VDOT personnel, citizens and other interested parties.

VDOT staff will address questions and concerns raised as a result of this meeting before the project is presented to VDOT's chief engineer for consideration.

Project Overview



Anticipated Cost – \$9,679,000

Purpose – To provide additional parking and improve traffic circulation

Size of Project – 22 acre parking lot facility and surrounding roadway infrastructure

Improvements – Adding left and right turn lanes on Staffordboro Boulevard, adding a roundabout at Juggins Road, increasing the size of the existing parking lot.

State Project – 0684-089-601, P101, R201, C501 (UPC 97552)