Neabsco / Potomac Commuter Garage Public Information Meeting

Prince William County | December 11, 2019

Agenda

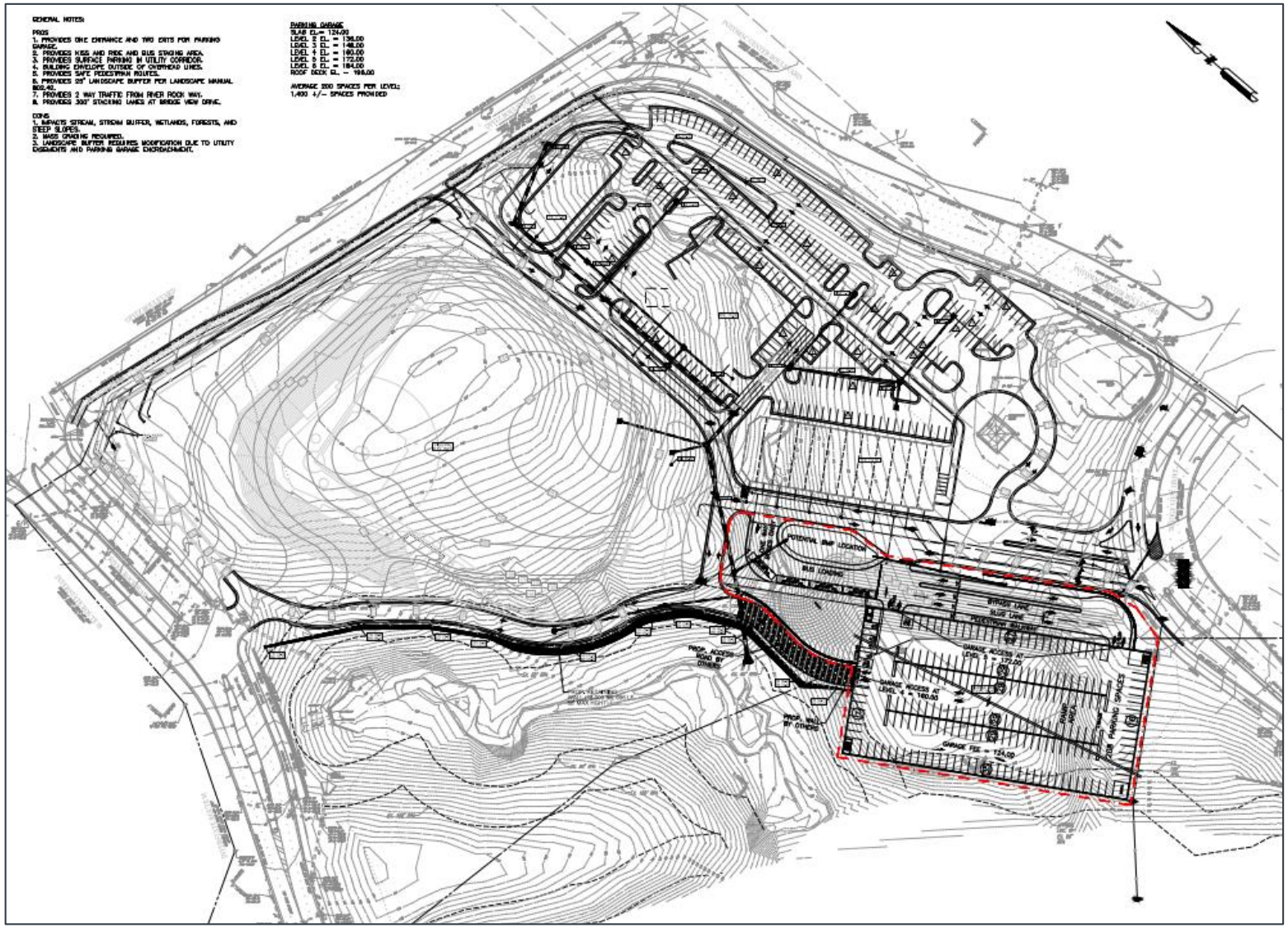
1. Team introduction
2. Background/history
3. Site analysis and selection
4. Refinement of selected site design concept
5. Next steps
6. Conclusion
7. Q&A

Collaborative Team Effort

– Prince William County
– Board of County Supervisors
– OmniRide/PRTC
– Virginia Department of Transportation
– SMART SCALE Program
– Federal Highway Administration

Background / History

– Initial concept for commuter garage

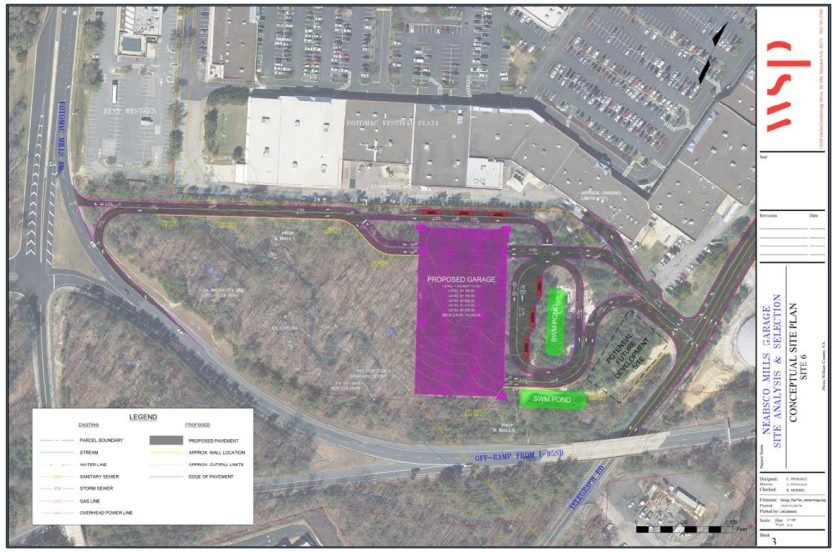


Background / History

- Reevaluation of garage location
  - Expanded potential sites within I-95 corridor
  - Narrowed to three possible sites

Site Analysis and Selection

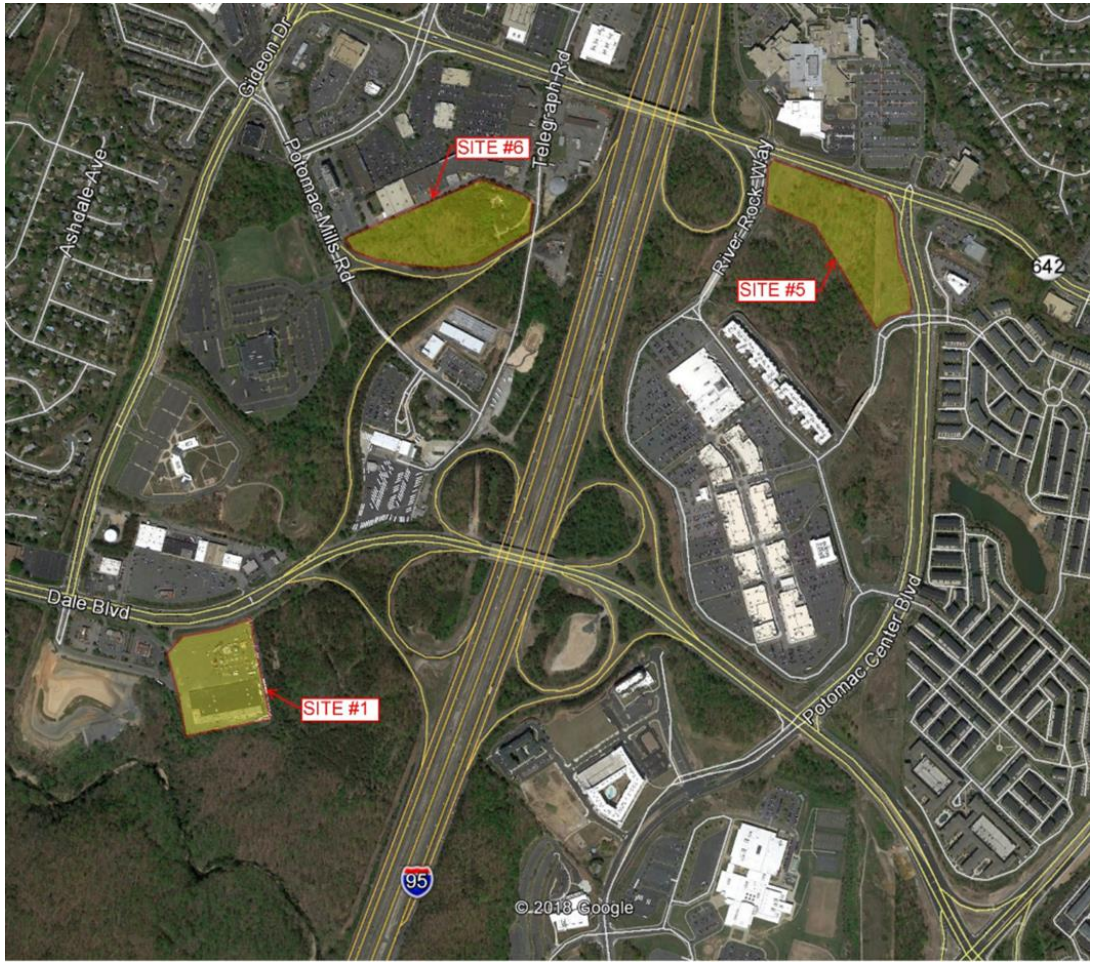
– Garage concepts developed for the three sites



Site Analysis and Selection

Sites were compared objectively according to evaluation criteria identified as part of a study:

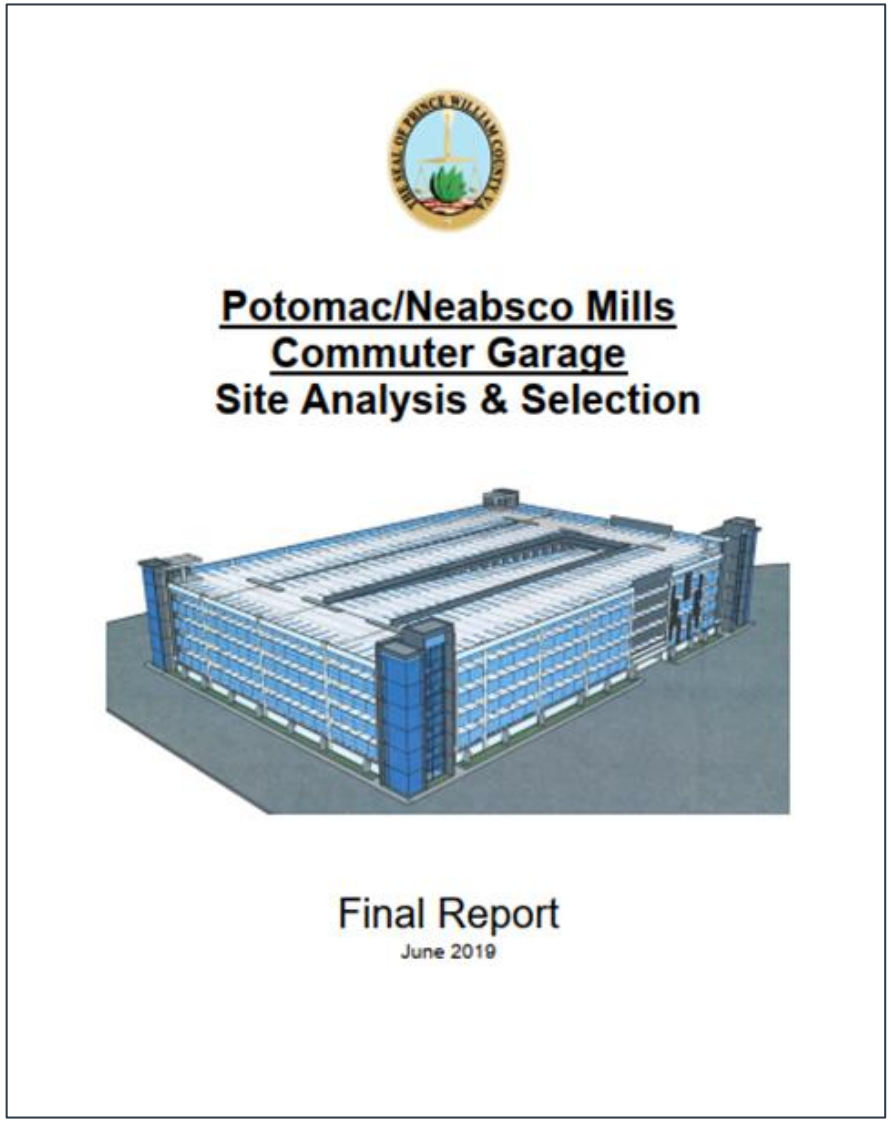
- Site design
- Development opportunities and constraints
- Traffic analysis
- Geotechnical/soil conditions
- Parking garage layout
- Project costs



Site Analysis and Selection

Site Analysis and Selection Report

The study team compared the sites and analyzed them against specific evaluation criteria. A summary of those results was inserted into a Site Comparison Table so that the Board of County Supervisors could make an informed decision on the preferred site.



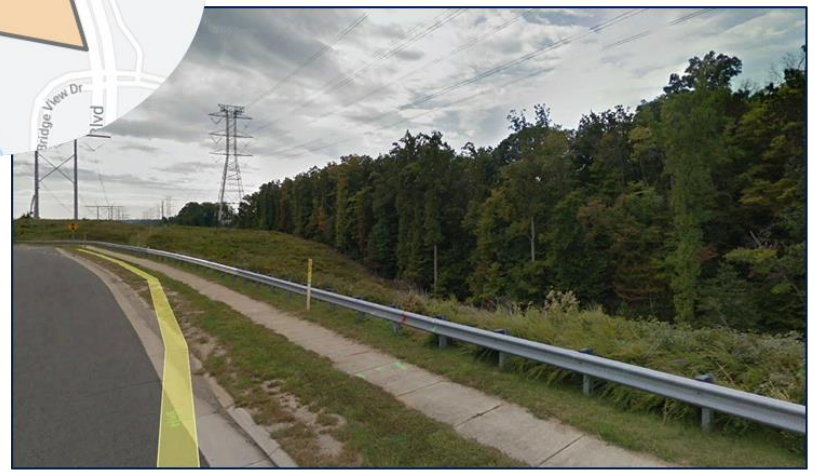
Site Analysis and Selection

Board of County Supervisors selected Site 5 as the preferred site.

Opitz Boulevard & River Rock Way

Opitz Boulevard & Potomac Center Boulevard

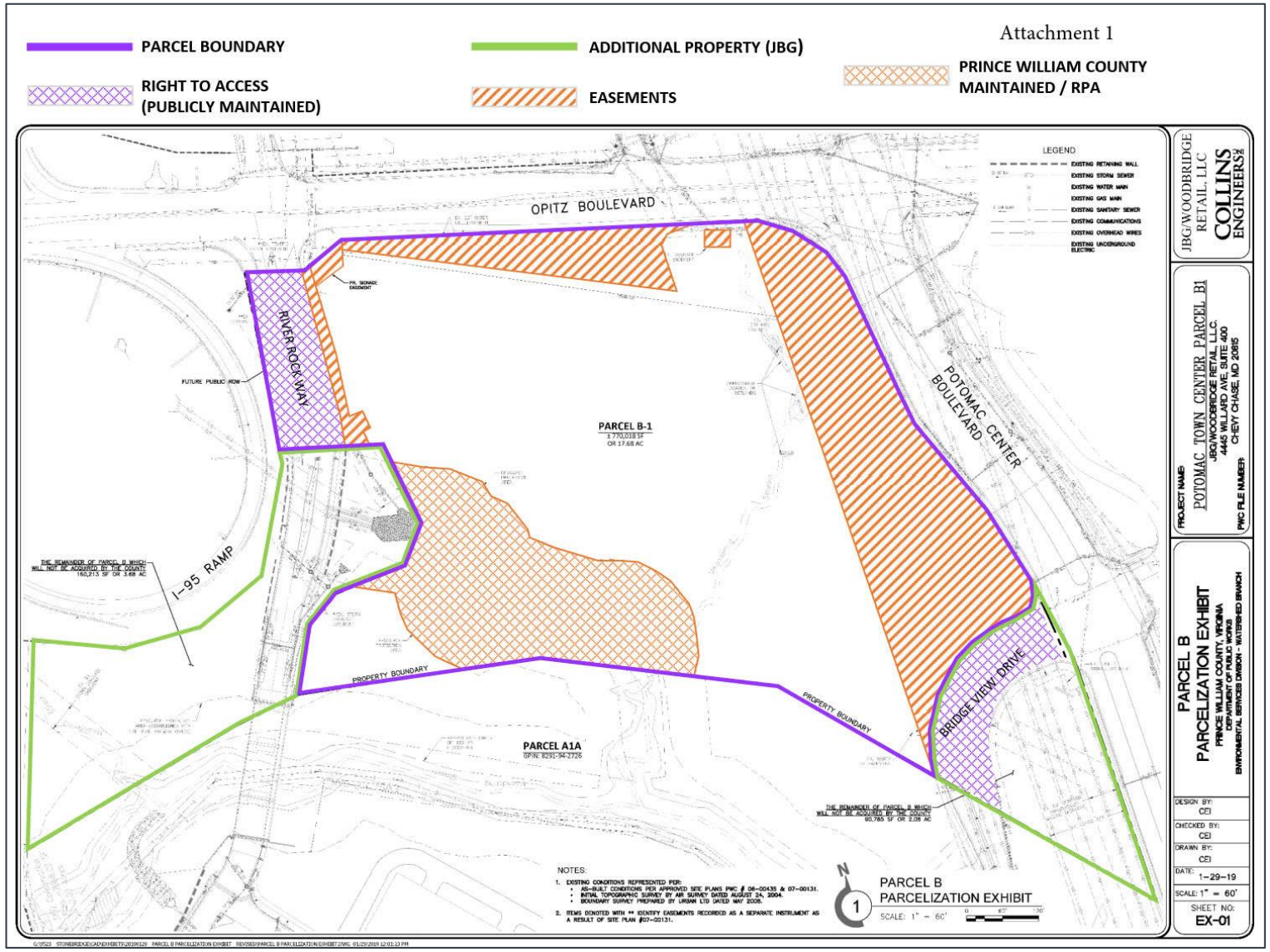
River Rock Way Looking North toward Opitz Boulevard



Potomac Center Boulevard Looking South toward Bridge View Drive

Site Analysis and Selection

Prince William County purchased land at Site 5.



Refinement of Selected Design Concept

Project Goals:

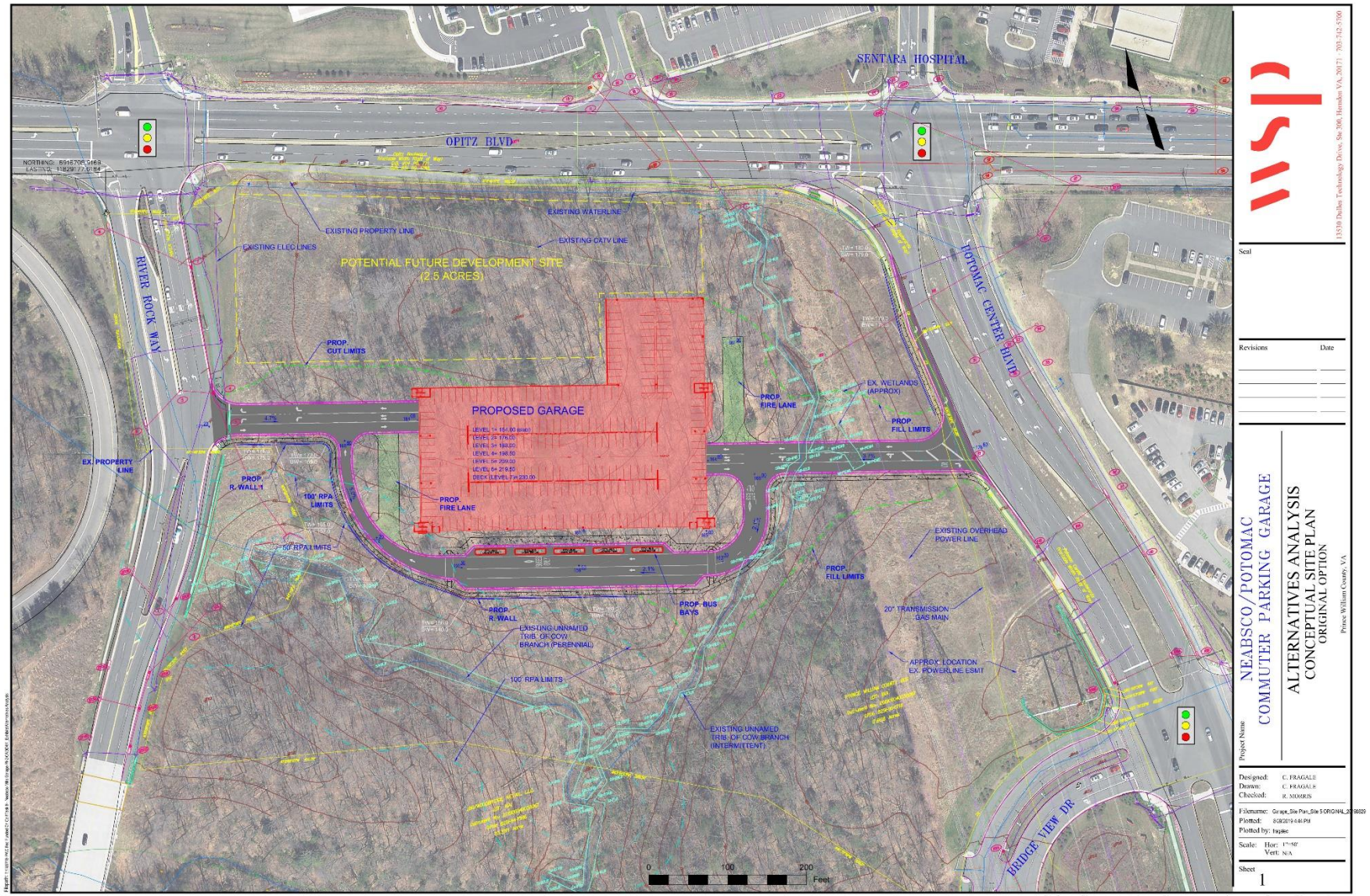
- Provide an improved multi-modal network in the area.
- Promote and enhance transit in the region.
- Encourage other options beyond single occupancy vehicles.
- Create additional park-n-ride options near the I-95 Corridor (including Express Lanes).

Refinement of Selected Design Concept

Current Scope of Work includes preliminary design phase, environmental compliance, and procurement of a design-build contract.

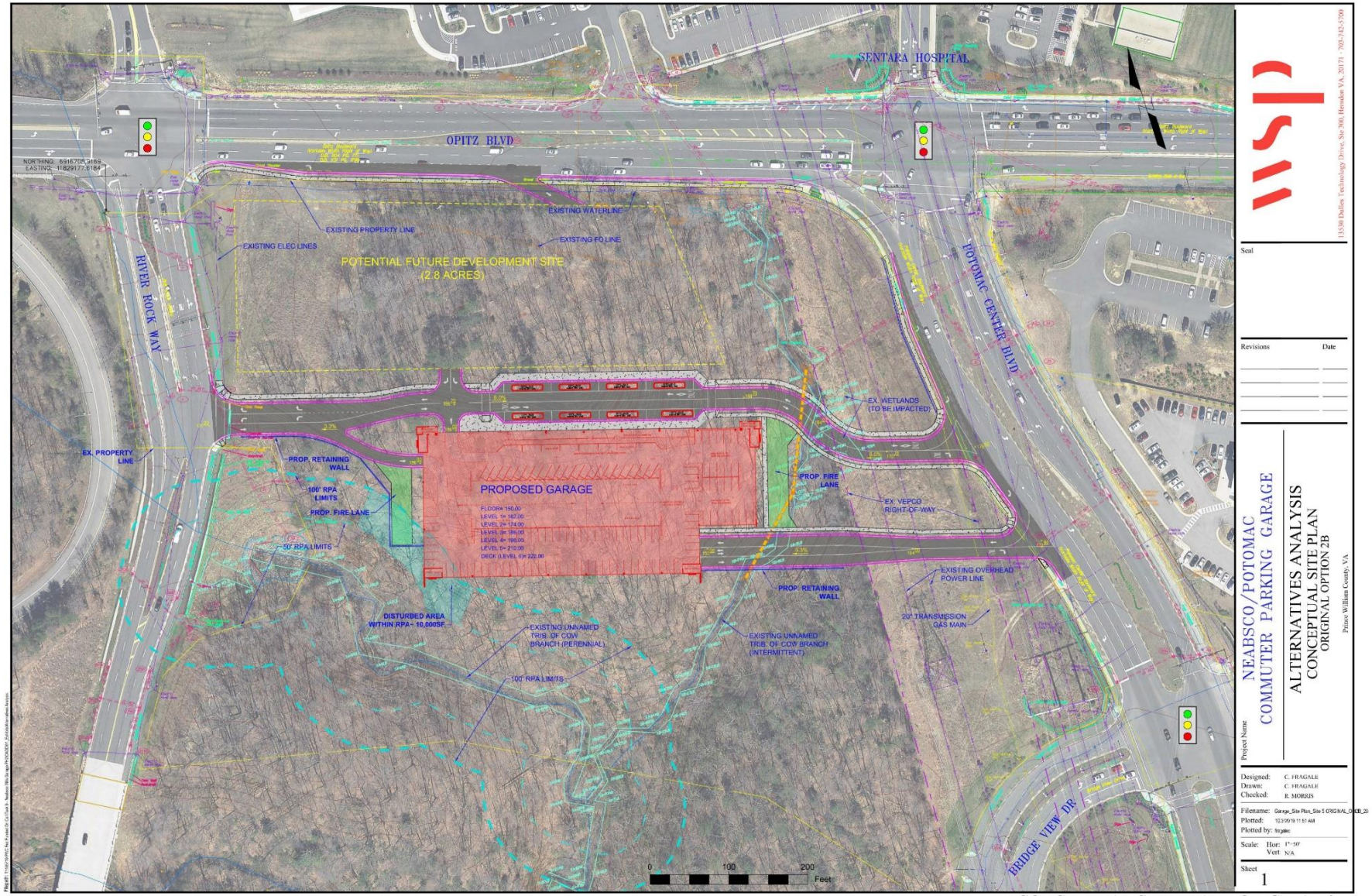
- Environmental compliance (NEPA)
- Survey and utility designation
- Traffic analysis / study
- Geotechnical and foundation fieldwork and report
- Preliminary parking garage concept plans
- Preliminary plans – roadway improvements and entrances
- Preliminary cost estimate
- Design-Build procurement support (RFQ, SOQ, RFP)

Design Concept Review – Original



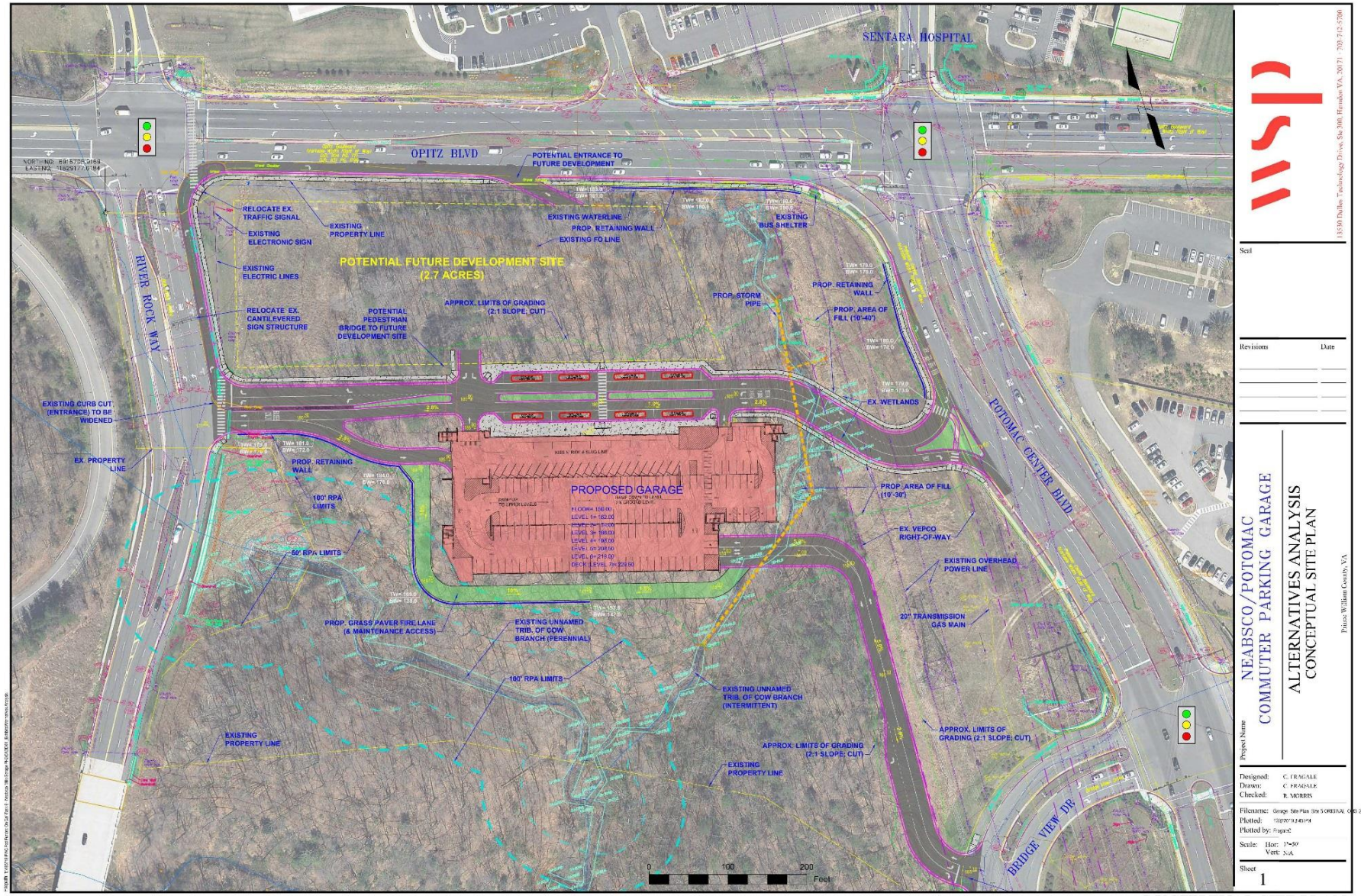
CONCEPTUAL SITE PLAN - ORIGINAL

Design Concept Review – Updated Option



CONCEPTUAL SITE PLAN - ORIGINAL 2B

Preferred Site Plan



CONCEPTUAL SITE PLAN

Design Renderings

Conceptual Site Plan Rendering
Neabsco / Potomac Commuter Parking Garage

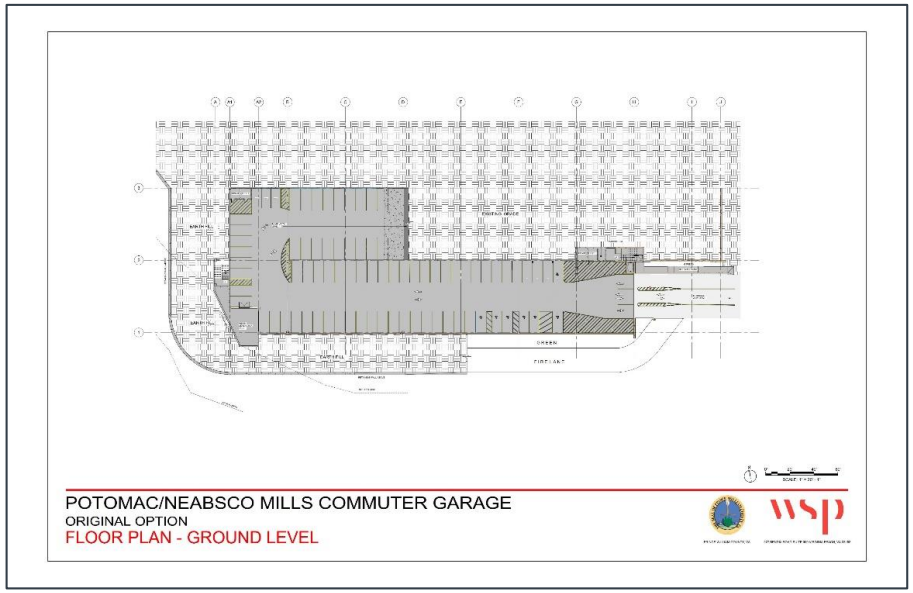
December 11, 2019

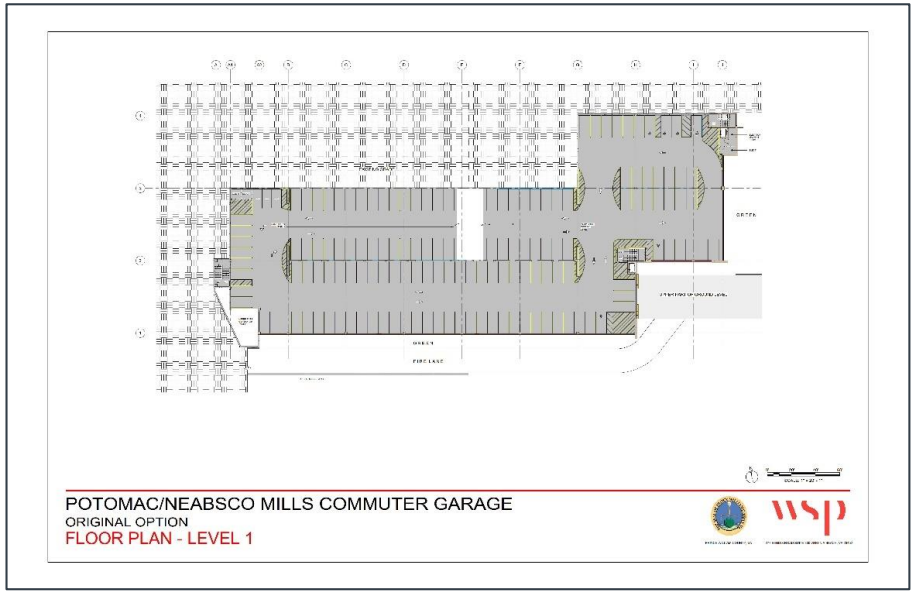
VDOT Virginia Department of Transportation

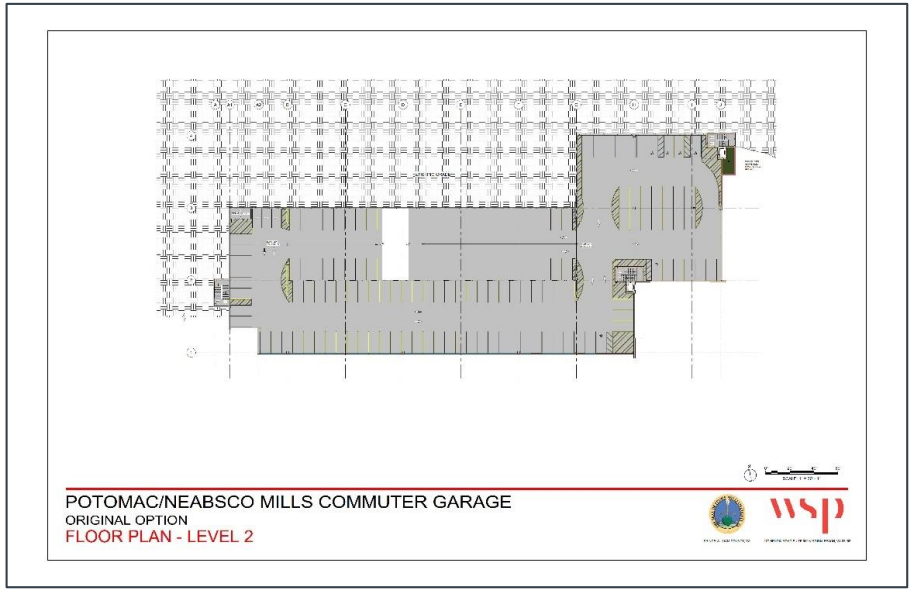
Design Renderings

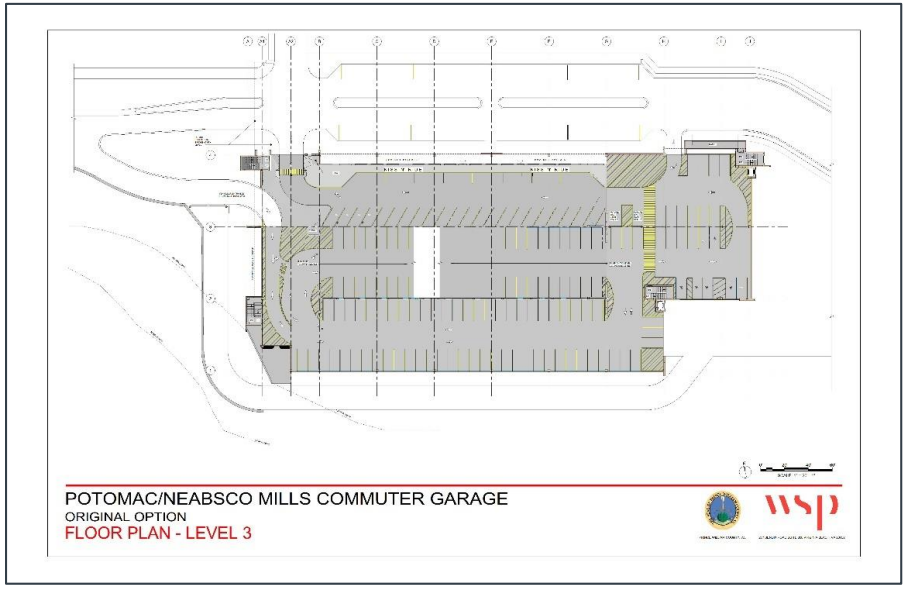
Design Renderings

Floor Plans

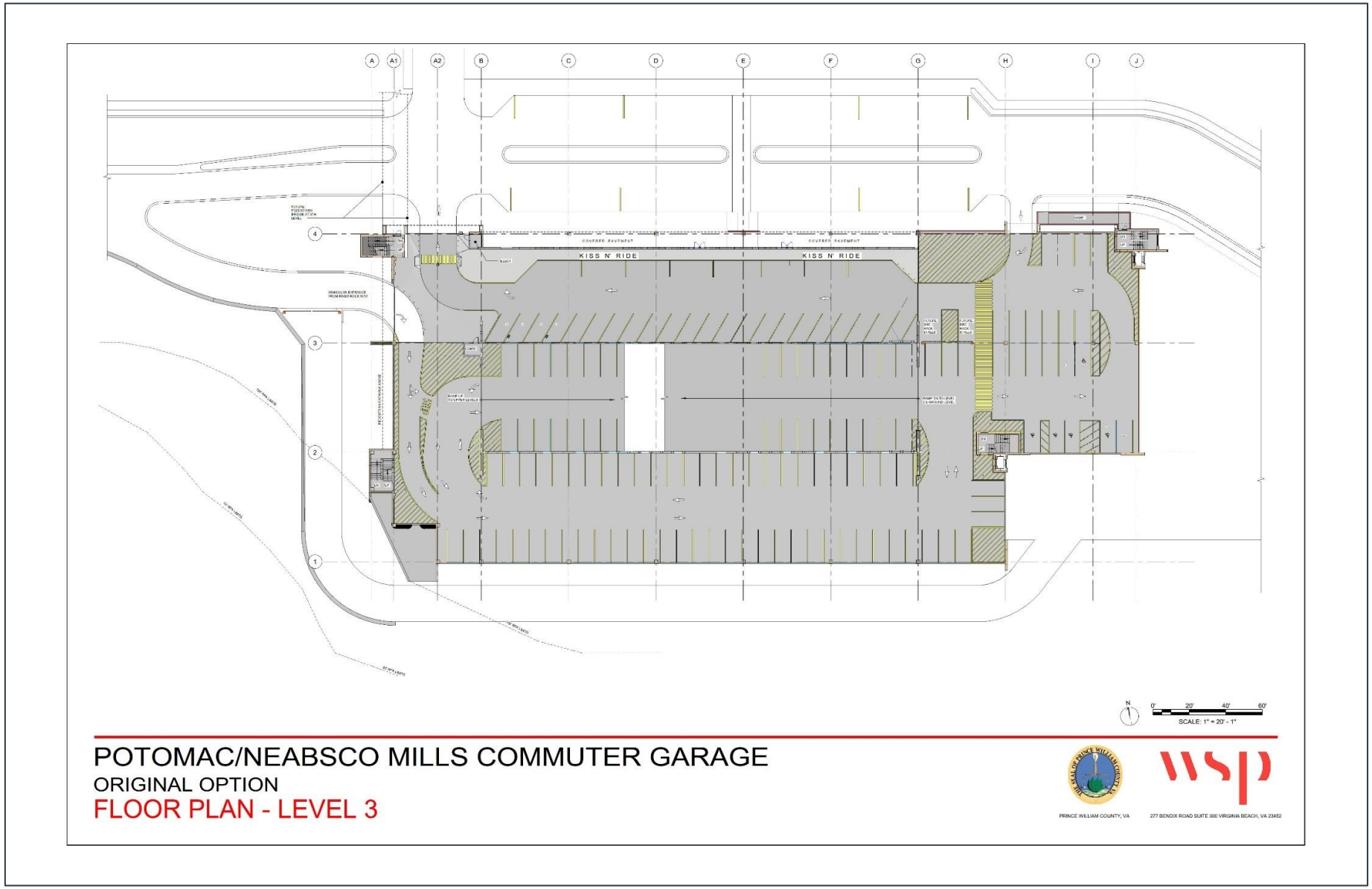

POTOMAC/NEABSCO MILLS COMMUTER GARAGE
ORIGINAL OPTION
FLOOR PLAN - GROUND LEVEL


POTOMAC/NEABSCO MILLS COMMUTER GARAGE
ORIGINAL OPTION
FLOOR PLAN - LEVEL 1

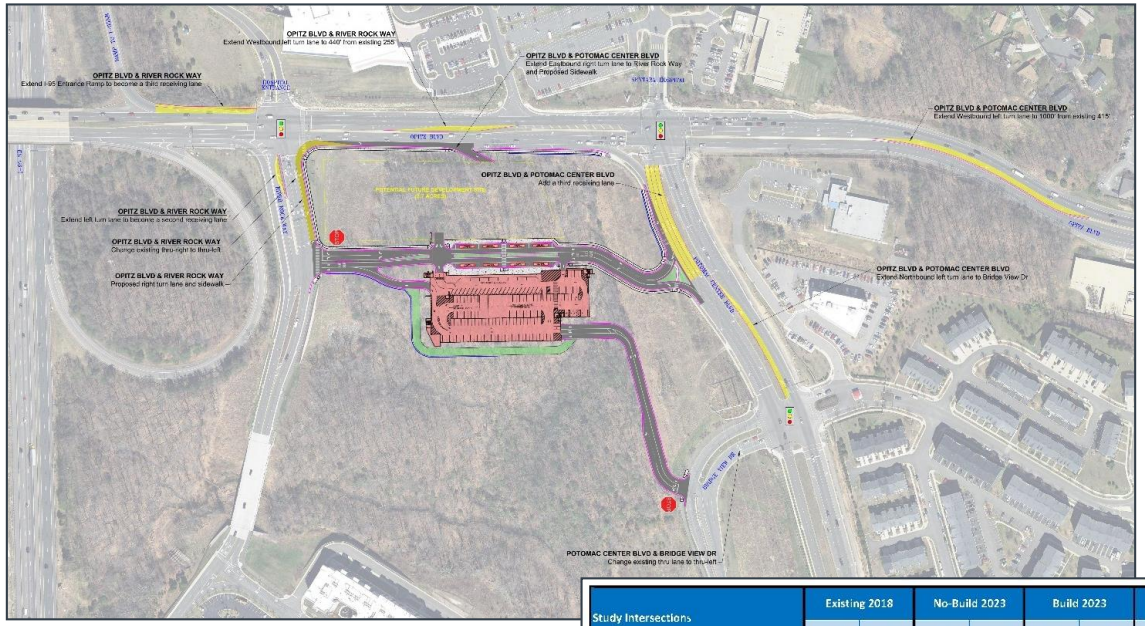

POTOMAC/NEABSCO MILLS COMMUTER GARAGE
ORIGINAL OPTION
FLOOR PLAN - LEVEL 2

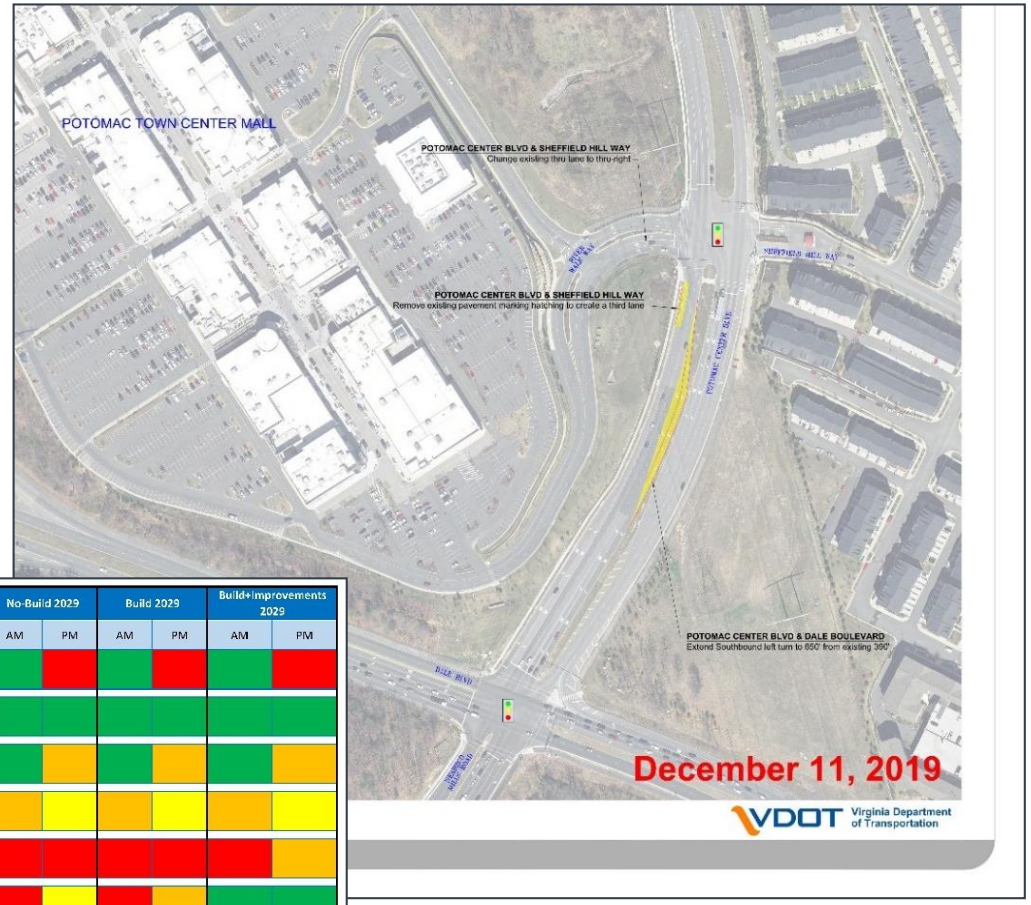

POTOMAC/NEABSCO MILLS COMMUTER GARAGE
ORIGINAL OPTION
FLOOR PLAN - LEVEL 3

Floor Plans – Kiss ‘n’ Ride



Traffic Analysis & Roadway Improvements





Study Intersections	Existing 2018		No-Build 2023		Build 2023		No-Build 2029		Build 2029		Build+Improvements 2029	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
1. Opitz Blvd/ Smoketown Road & Gideon Drive												
2. Opitz Blvd & Potomac Mills Road												
3. Opitz Blvd & Telegraph Road												
4. Opitz Blvd & River Rock Way/Sentara Hospital Entrance II												
5. Opitz Blvd & Potomac Center Blvd/Sentara Hospital Ent.												
6. Potomac Center Blvd & Bridge View Drive												
7.Potomac Center Blvd & River Rock Way/Sheffield Hill Way												
8. Dale Blvd & Potomac Center Blvd /Neabsco Mills Rd												
9. Dale Boulevard & Gideon Drive												
10. River Rock Way & Site Driveway 1	--	--	--	--			--	--				
11. Bridge View Drive & Site Driveway 2												
12. Potomac Center Boulevard & Site Driveway 3	--	--	--	--			--	--				

Next Steps

1. Complete traffic report
2. Advance updated concept into more detailed design
3. Complete environmental studies
4. Perform geotechnical field work
5. Prepare NEPA document and preliminary plans
6. Design-Build procurement process
    a) Request for Qualifications
    b) Shortlist announced
    c) Request for Proposals
    d) Best value selection/contract award
7. Design public hearing

Preliminary Schedule

ACTIVITY	COMPLETION DATE
Award Task Order	June 2019
Submit Finding of Public Interest (FOPI)	July, 2019
Began Environmental Studies and Preliminary Design	August 2019
Public Information Meeting	December 2019
Complete NEPA Document & Conceptual Design Plans	January 2020
Issue Request for Qualifications (RFQ)	March 2020
Statement of Qualifications (SOQ) Due	May 2020
Shortlist Announced	June 2020
Issue Request for Proposals (RFP)	July 2020
Technical and Cost Proposals Due	September 2020
Best Value Selection Announced	October 2020
Award of Design-Build Contract	December 2020
Begin Construction	Spring 2021
Project Completion	Spring 2023

Conclusion

– We welcome your feedback and comments!

– Public Information Meeting materials will be posted on the County website www.pwcgov.org/government/dept/dot/Pages/Current-Road-Projects.aspx

– 3D “Drive Through” Video

Questions?