



APRIL 2005  
ISSUE 4



# Tri-County Parkway Location Study

A NEWSLETTER TO INFORM, EDUCATE AND INVOLVE THE PUBLIC

*Welcome to the fourth* edition of the Tri-County Parkway Location Study newsletter. This edition is designed to prepare you for the May 2005 public hearings as well as provide a synopsis of the Draft Environmental Impact Statement (DEIS).

Inside, you will find detailed information about the DEIS including the purpose and need of the study, an overview of the candidate build alternatives under consideration, a summary of potential environmental impacts and information about the public hearings scheduled for May 9, 10 & 11, 2005.

Your involvement in the study process is important to the Virginia Department of Transportation (VDOT). We encourage you to visit our Web site to read more about the study. Or, call the study's toll-free information line at (866) 874-5286 for updates on the study progress and information about the public hearings. Past newsletter editions and more detailed DEIS information are posted on the study's Web site for your review.

Thank you for your continued interest and participation in the Tri-County Parkway Location Study.

## Draft Environmental Impact Statement Ready for Public Review

In an effort to address the transportation needs in the Manassas to Dulles corridor, VDOT and the Federal Highway Administration have developed a range of alternatives described in a detailed report of the potential environmental impacts. The report, known as the Draft Environmental Impact Statement (DEIS), analyzes three possible Candidate Build Alternatives and a No-Build Alternative.

### Where to Read the DEIS

A complete copy of the DEIS has been placed on reserve for review at several regional locations and also is available on the study Web site at [www.virginiadot.org/projects/tcp.asp](http://www.virginiadot.org/projects/tcp.asp). The following locations are listed by county and include libraries and VDOT residencies:

*\*Please call to make arrangements for viewing at the locations listed with an asterisk.*

#### Fairfax County

Centreville Regional Library  
14200 St. Germaine Drive  
Centreville

Chantilly Regional Library  
4000 Stringfellow Road  
Chantilly

Fairfax City Regional Library  
3915 Chain Bridge Road  
Fairfax

\*VDOT Northern Virginia  
District Office  
14685 Avion Parkway  
Chantilly  
703-383-VDOT (8368)

#### Loudoun County

Ashburn Library  
43316 Hay Road  
Ashburn

Eastern Loudoun  
Regional Library  
21030 Whitfield Place  
Sterling

Middleburg Library  
101 Reed Street  
Middleburg

Rust Library  
380 Old Waterford Road  
Leesburg

Sterling Library  
120 Enterprise Street  
Sterling

\*VDOT Loudoun Office  
41 Lawson Road S.E.  
Leesburg  
703-737-2000

#### Prince William County

Bull Run Regional Library  
8051 Ashton Avenue  
Manassas

Central Community Library  
8601 Mathis Avenue  
Manassas

Gainesville Neighborhood  
Library  
4603 James Madison Highway  
Haymarket

Independent Hill  
Neighborhood Library  
14418 Bristow Road  
Manassas

Nokesville Neighborhood  
Library  
12993 Fitzwater Drive  
Nokesville

\*VDOT Manassas Office  
10228 Residency Road  
Manassas  
703-366-1900

### INSIDE

How to Comment on the Study | Study Schedule | Study Area Map  
Alternatives Considered | Summary of Impacts

## The Tri-County Parkway: Problems to be Solved

The purpose and need of the proposed Tri-County Parkway involves the following four key elements:

1. Improve transportation mobility and capacity and by doing so, improve access and reduce congestion.
2. Enhance the linkage of communities and the transportation system that serves those communities.
3. Accommodate social demands and economic development needs.
4. Improve safety and by doing so, reduce the average crash, injury and accident rates on the roadway network.

### Alternatives Considered

The identification and evaluation of the alternatives was an important step of the study. Alternatives that met the study's purpose and need were given consideration. After collecting and analyzing detailed information, the wide range of corridors were narrowed to a list of preliminary build alternatives. The mass transit and transportation system management options which included bus and rail transit improvements and minor roadway enhancements were considered and rejected. After preliminary analyses, three of the build alternatives were selected for further consideration.

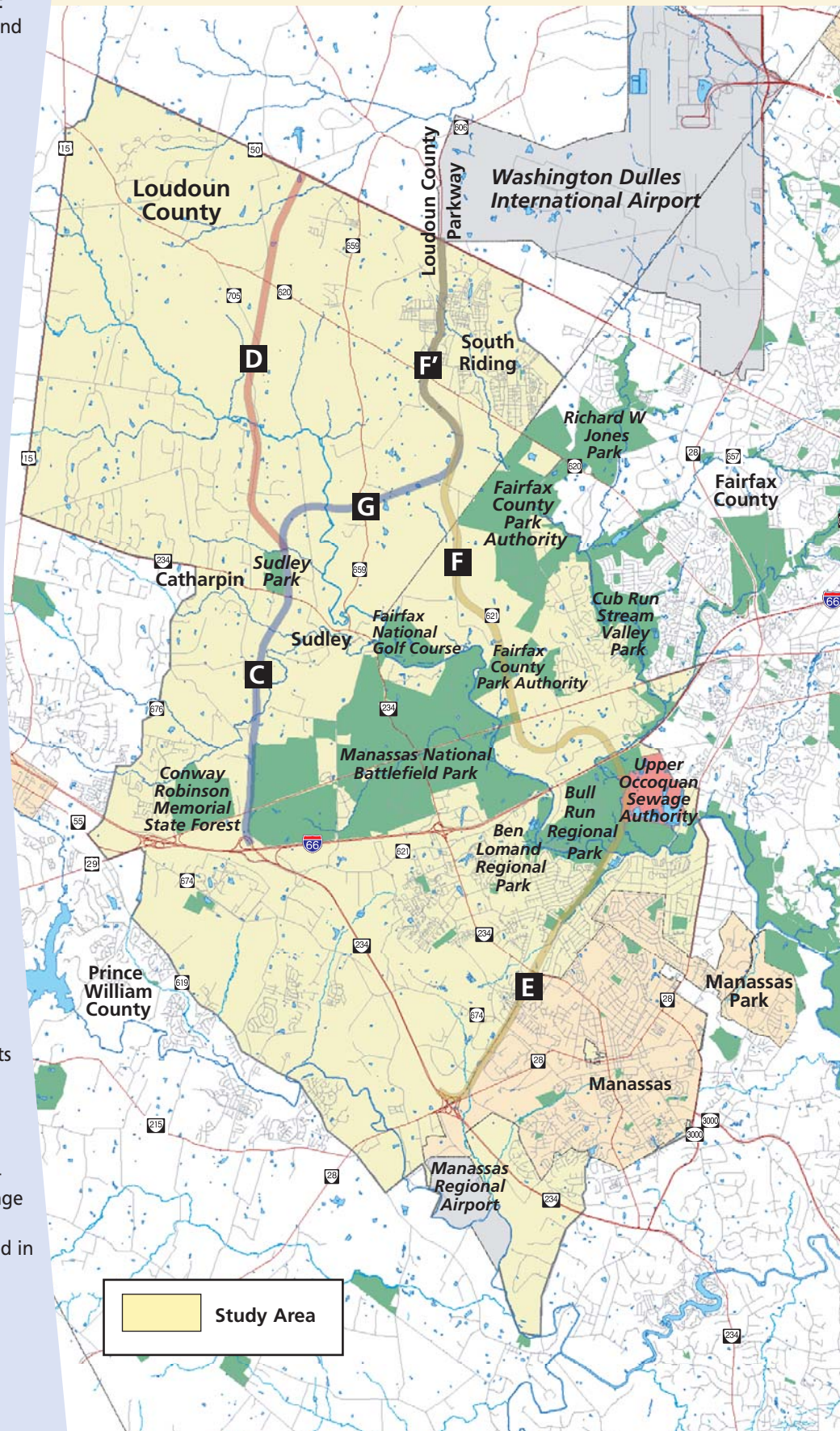
The following alternatives will be presented at the public hearings and are described in greater detail in Chapter 2 of the DEIS. Your comments on these alternatives are very important to the study.

- **West Two:** This alternative is west of the Manassas National Battlefield and consists of Segments D and C. (10.46 miles in length)
- **West Four:** This alternative is west of the Manassas National Battlefield and consists of Segments F', G, and C. (9.21 miles in length)
- **Comprehensive Plan:** This alternative closely follows the locations identified in the comprehensive plan of each county and is east of the Manassas National Battlefield and consists of Segments F', F, and E. (11.68 miles in length)

### No-Build Alternative

Under the No-Build Alternative, the Tri-County Parkway would not be constructed. Only improvements already listed in the Constrained Long Range Plan for the region would be built. The No-Build Alternative will not address the problems identified in the purpose and need. The No-Build is used as a baseline for comparing the build alternatives.

## Tri-County Parkway Study Area Candidate Build Alternatives





# Public Hearings: Your Participation is Important

The purpose of the public hearing is to present the findings of Tri-County Parkway Location Study and to obtain input from the community. We invite you to review the DEIS and to share your views at the public hearings where you will have an opportunity for one-on-one discussions with study team members. After reviewing exhibits and talking with the study team, you may submit written comments or may have your comments recorded by a court reporter during the hearings. Comments received during the public comment period will be summarized and presented to the Commonwealth Transportation Board (CTB) for their consideration. You do not need to attend the public hearing to make a comment.

## How to Comment on the Study

### Submit Written Comments

You may submit written comments at the meetings, by mail or by email. All written comments must be postmarked by May 21, 2005 in order to be included as part of the public record.

**Public Hearings** – Look for a comment table in the meeting area where you can sit and complete a comment form. Drop your form in the comment box before leaving. You may also provide oral comments to a court reporter who will record your comment for the study's record.

**E-mail** – Send your comments by email to [tricityparkway@virginiadot.org](mailto:tricityparkway@virginiadot.org)

**Mail** – Use the comment form included with this newsletter, pick one up at the public hearing or download it from the study Web site:

<http://www.virginiadot.org/projects/resources/TCP-Form.pdf>. Completed forms should be mailed to: Mr. Ken Wilkinson, Environmental Division, Virginia Department of Transportation, 1401 E. Broad Street, Richmond, VA 23219.

## What's Next?

- Public hearings to gather citizen input will be held May 9, 10 & 11, 2005.
- Comments for the public record are due May 21, 2005.
- Input from the public hearings and local government and the results of the study will be submitted to the Commonwealth Transportation Board (CTB) for their consideration.
- The CTB reviews public and agency comments in addition to other available information and adopts a preferred alternative.
- A Final Environmental Impact Statement (FEIS) is prepared to document the action of the CTB, respond to comments on the DEIS and discuss the measures to mitigate impacts.
- The Federal Highway Administration (FHWA) signs the FEIS and issues a Record of Decision.

## Public Hearings Schedule

Three identical open forum public hearings will be held throughout the study area to provide easy accessibility for all interested citizens. You are invited to attend anytime between 5 p.m. and 8 p.m. to speak to the VDOT study team and submit comments in writing or privately to a court reporter. No formal presentation is scheduled.

### Prince William County

**Monday, May 9, 2005**

Stonewall Jackson Senior High School  
8820 Rixlew Lane  
Manassas

### Fairfax County

**Tuesday, May 10, 2005**

Bull Run Elementary School  
15301 Lee Highway  
Centreville

### Loudoun County

**Wednesday, May 11, 2005**

Arcola Elementary School  
24328 Goshen Road  
Aldie

All hearing locations are accessible to persons with disabilities. VDOT ensures nondiscrimination in all programs and activities in accordance with Title VI of the Civil Rights Act of 1964. For special assistance or information call 703-383-2000 or Toll Free at 1-888-383-VDOT. TDD 711.

VDOT offers a Relocation Assistance Program in accordance with the *Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970* (Public Law 91-646), as amended in 1987.

### Study Schedule

DEIS .....	April 1, 2005
Public Hearings .....	May 9, 10 & 11, 2005
CTB Decision .....	Summer 2005
FEIS for FHWA .....	Fall 2005
FHWA Record of Decision .....	Winter 2005/2006



## Summary of Impacts

The table below presents a matrix of the potential impacts associated with each of the Candidate Build and No-Build Alternatives within the Tri-County Parkway Study area. Potential impacts are described in further detail in the DEIS.

Assessment Factor	Issue / Resource	No-Build <sup>1</sup>	West Two	West Four	Comp Plan
Relative Effectiveness of Satisfying Purpose and Need	Improve Mobility and Capacity	not effective	effective	effective	effective
	Enhance the Linkage of Communities and the Transportation System	not effective	effective	effective	effective
	Accommodate Social Demands and Economic Development Needs	not effective	effective	effective	effective
	Improve Safety	not effective	effective	effective	effective
Land Use Impacts	Agriculturally Zoned (acres)	2.8	353	281	0
	Residentially Zoned (acres)	0.3	3	95	463
	Commercially/Industrially Zoned (acres)	4.2	42	91	150
	Public Facilities (acres)	0.1	1	1	60
	Public Parks (acres)	4.2	42.1	42.1	212.2
Farmlands	Prime Farmlands (acres)	10.1	132.1	101.1	79.0
	Agricultural and Forestal Districts (acres)	0	0	21.9	65.7
Public Parklands	Section 4(f) & Section 106 Parkland Encroachments (acres)	0	42.1	42.1	212.2
	Effect on Park Visual Experience	no effect	effect, not adverse	effect, not adverse	adverse effect
	Effect on Internal Park Mobility and Access	adverse effect	effect, not adverse	effect, not adverse	adverse effect
	Consistent with Resource Management Plan	not consistent	consistent	consistent	not consistent
Recreational Resources and Open Space	Private Parks or Recreational Resources Affected (acres)	0	6.1	6.1	0
	Designated Open Space Affected (acres)	0	0	0	0
Visual Impacts	Number of Adversely Affected Visually Sensitive Areas	1	1	1	2
Socioeconomics / Relocations	Capital Costs	N/A	\$201,174,000	\$176,674,000	\$547,826,000
	Number of Residences Relocated	0	21	13	22
	Number Non-Profit/Community Facilities Relocated	0	0	0	1
	Number of Commercial Businesses Relocated	0	0	0	3
	Lost Tax Revenue (dollars)	0	210,206	194,641	399,509
	Number of Communities or Neighborhoods Affected	0	4	1	12
Environmental Justice	Minority Population Affected (number of individuals)	10	96	273	1,581
	Low-Income Population Affected (number of individuals)	9	93	197	1,611
Hazardous Materials	Number of Sites Encroached Upon	0	1	1	5
	Number of Nearby Sites with Potential Pathways	0	19	29	91
Cultural Resources <sup>2</sup>	Number of Prehistoric and Historic Archaeological Resources Affected	0	11	7	23
	Number of Historic Architectural Resources Adversely Affected	0	2	1	1
Air Quality	Relative Conformity with State or Regional Plans	does not conform	fully conforms	fully conforms	fully conforms

<sup>1</sup> Assumes that effects associated with the TSM components of the No-Build alternative (the base case) are equivalent to roughly 10 percent of lowest CBA effect.

<sup>2</sup> All cultural resources identified in this table are NRHP-listed or NRHP-eligible.



## Summary of Impacts Continued

Assessment Factor	Issue / Resource	No-Build <sup>1</sup>	West Two	West Four	Comp Plan
Noise	Number of Noise Sensitive Receptors Affected (loudest hour)	0	66	115	852
	Costs of Noise Abatement (millions of dollars)	0	9.481	7.694	13.193
Surface Water Resources	Stormwater Pollutant Loading Expressed as a Function of Water Quality Volume (cubic feet)	31,265	312,650	388,700	515,450
	Number of Sites of Potential Contamination Located Upstream of a Public Water Supply	0	6	2	6
	Perennial Streams Affected (linear feet)	750	7,503	8,431	27,070
	Intermittent Streams Affected (linear feet)	1,377	16,574	13,765	16,297
	Ephemeral Streams Affected (linear feet)	21	214	214	3,508
	Open Water Bodies Affected (acres)	0.8	9.11	13.33	8.10
Groundwater Resources	Number of Sole Source Aquifers Affected	0	0	0	0
	Number of Wellhead Protection Areas Affected	1	3	3	7
Floodplains/ Floodways	100-Year Floodplain Encroachment (acres)	2.69	26.9	39.4	287.8
	Number of Regulated Floodways Crossed	0	4	6	7
Terrestrial Ecology	Forest Land Habitat Affected (acres)	27.8	338.2	277.5	440.3
	Agricultural Land Habitat Affected (acres)	14	202.4	223.8	140.2
	Transitional Land Habitat Affected (acres)	3.2	31.5	81.1	120.6
Aquatic Ecology	Benthic Habitat Affected (linear feet of stream)	2,220	24,077	22,196	43,367
	Seasonally Flooded Aquatic Habitat Affected (expressed in acres as a function of floodplain effects)	2.69	26.9	39.4	287.8
Waters of the U.S. <sup>3</sup> , Including Wetlands	Acreage of Wetlands Affected	2.27	22.72	36.35	49.29
	Acreage of Mitigation Required	3.37	33.71	55.28	82.05
Wild & Scenic Rivers	Number of National Wild & Scenic Rivers Affected	0	0	0	0
	Number of State Wild & Scenic Rivers Affected	0	0	0	0
Threatened & Endangered Species	Documented Presence of Federally Listed T&E Species	0	0	0	0
	Documented Presence of State Listed T&E Species	0	0	0	0
	Potential Habitat for Federal-Listed T&E Species (No. Sites)	0	1	1	0
	Potential Habitat for State-Listed T&E Species (No. Sites)	0	0	0	0
Biodiversity	Number of Wildlife Corridors Bisected or Disrupted	0	2	2	1
	Inner-Core Forest Habitat Affected (acres) <sup>4</sup>	13.9	169.1	138.8	220.2
	Number of B4 or B5 BRANK Sites Affected	0	0	1	1

<sup>1</sup> Assumes that effects associated with the TSM components of the No-Build alternative (the base case) are equivalent to roughly 10 percent of lowest CBA effect.

<sup>3</sup> Non-Wetland Waters of the U.S. are addressed under Surface Water Resources as Perennial and Intermittent Streams and Water Bodies.

<sup>4</sup> Assumes that 50% of total forest acreage is inner-core.



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**Draft Environmental Impact Statement Ready for Public Review**



## Public Hearings Scheduled

**5 p.m. - 8 p.m., all locations**

### *Prince William County – Monday, May 9, 2005*

Stonewall Jackson Senior High School  
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Arcola Elementary School  
24328 Goshen Road, Aldie

### ***Stay informed.***

- Visit our study Web site
- Review the Draft Environmental Impact Statement
- Share your comments with the study team

### ***Study Contact Information***

**Study Manager: Mr. Ken Wilkinson**  
 Virginia Department of Transportation  
 1401 East Broad Street  
 Richmond, VA 23219  
 Attention: Tri-County Parkway Location Study  
 E-mail: [tricityparkway@virginiadot.org](mailto:tricityparkway@virginiadot.org)  
 Toll Free Info Line: 1-866-TRI-LCTN  
 (1-866-874-5286)  
 Web site: [www.virginiadot.org/projects/tcp.asp](http://www.virginiadot.org/projects/tcp.asp)