

Date of Meeting: July 20, 2011

**BOARD OF SUPERVISORS  
TRANSPORTATION AND LAND USE COMMITTEE  
ACTION ITEM**

**#6**

**SUBJECT: Request for Funding for Design of Bicycle and Pedestrian Facilities and Two Bus Shelter Pads on Two Sections of Potomac View Road**

**FORMER ELECTION DISTRICT: Sugarland Run/Potomac**

**NEW ELECTION DISTRICT: Algonkian/Sterling**

**CRITICAL ACTION DATE: At the pleasure of the Committee**

**STAFF CONTACTS: Terrie Laycock, Office of Transportation Services  
Andy Beacher, Director, Office of Transportation Services**

**RECOMMENDATIONS:**

**Staff:** Staff recommends that the Transportation and Land Use Committee (TLUC) recommend to the Board of Supervisors that funding be authorized in the amount of \$22,300 for the design of 1) approximately 200 linear feet of sidewalk (6 feet in width) on the east side of Potomac View Road, between South Cottage Road and the Merchant's Tire and Auto Center entrance, along with a concrete pad for a bus shelter located at the sidewalk's approximate mid-point, and 2) approximately 350 linear feet of asphalt trail (10 feet in width), to begin at Northern Virginia Community College's (NVCC) entrance opposite South Cottage Road (intersection is shown at the south on Attachment 1-1), and extending to the north where it would terminate at a second concrete pad for a second bus shelter. The funding source recommended is a cash proffer from ZMAP 1986-0026/Mirror Ridge Center South Proffer C.

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**BACKGROUND:**

The purpose of this item is to request funding, in the form of cash proffers, for the design of 1) approximately 200 linear feet of sidewalk (6 feet in width) on the east side of Potomac View Road, between South Cottage Road and the Merchant's Tire and Auto Center entrance, along with a concrete pad for a bus shelter to be located at the sidewalk's approximate mid-point, and 2) approximately 350 linear feet of asphalt trail (10 feet in width), to begin at Northern Virginia Community College's (NVCC) entrance opposite South Cottage Road, and extending to the north where it would terminate at a second concrete pad for a second bus shelter (see Attachments 1 and 2, respectively).

This request was initiated by Supervisor Buckley's office, in consultation with County and Virginia Regional Transit (VRT) staffs, with the ultimate goal of completing the installation of

the sidewalk, asphalt trail and bus shelter pads. County staff has developed a preliminary cost estimate for the project's design and construction, projected to be approximately \$128,000; however this amount excludes costs for potential utility relocation. Reliable costs for utility relocation cannot be provided until some design work has been initiated. For this reason, staff has recommended that the County first proceed with design of the project (estimated to be \$22,300), and then once the design has been completed, cost estimates can be updated to reflect utility relocation requirements, and further refinement of construction costs. Staff notes that easements would be necessary from Middleburg Bank (the affected property on the east side of Potomac View Road) and NVCC (the affected property on the west side of Potomac View Road), respectively, for the two bus shelters. However, County staff has held meetings with NVCC and Middleburg Bank staffs, both of whom have indicated their support for the project and their willingness to provide the necessary rights-of-way, so long as assurances are given that their approved site plans will not be negatively impacted by the project. OTS staff would further coordinate these details during the design phase. Staff also notes that funding for the actual bus shelters would be obtained by VRT through a State grant. The value of the bus shelter pads that would be installed by the County would serve as the local match for this grant.

If the TLUC and the Board of Supervisors approve the use of cash proffers for the design of the project, staff would manage the design consultant contract and coordinate with the impacted property owners and affected utility companies. Upon design completion, staff would prepare an updated estimate for the utility relocation and construction costs, and prepare a Board item requesting the balance of funds needed to construct the project.

**ISSUES:**

The locations proposed for pedestrian improvements and bus shelters serve two of the heaviest utilized bus routes operated by VRT. The two sites are current transit destination points (bus stops), but lack bus shelters or pedestrian facilities to access the bus stops or link to other public facilities in the area, including the NVCC campus, the adjacent soccer fields, retail shopping at Mirror Ridge, as well as other destinations. Staff notes that bicycle and pedestrian facilities on Potomac View Road are consistent with staff's recent work in identifying high priority bicycle and pedestrian projects. The proposed facilities are also consistent with the *2010 Countywide Transportation Plan* and the Board's adopted Criteria for Funding Sidewalk Construction.

**FISCAL IMPACT:**

On May 16, 2011, the Zoning Administrator issued a Zoning Determination (ZCOR-2011-0091) that it is appropriate to use funds from the cash proffer account associated with Mirror Ridge Center South, ZMAP 1986-0026 Proffer C, which was contributed for the Route 7/Cascades Parkway interchange (which was proffered and constructed by another developer) or for another transportation project in the general vicinity of Mirror Ridge Center South. The current balance in the cash proffer account is \$179,51.52. Staff is requesting to use \$22,300 for the design costs of the project, leaving a balance of \$157,651.52, if approved.

**ALTERNATIVES:**

The TLUC can approve or deny the request for the use of cash proffer funds.

**DRAFT MOTIONS:**

\*1. I move the Transportation and Land Use Committee recommend to the Board of Supervisors that funding be authorized in the amount of \$22,300 for the design of the bicycle and pedestrian facilities and two bus shelter pads east and west of Potomac View Road in the vicinity of its intersection with South Cottage Road. I further move that the Committee recommend to the Board of Supervisors that they direct staff to approve Budget Adjustment BA #120147 to fund the design of this project.

***-OR-***

2. I move an alternative motion.

**ATTACHMENTS:**

1. Sketch of Project on East Side of Potomac View Road
2. Sketch of Project on West Side of Potomac View Road

**\*Motion #1 is proposed for the Committee's 7-20-11 Consent Agenda**

**POTOMAC VIEW ROAD PEDESTRIAN IMPROVEMENT PROJECT**  
**Between South Cottage Road and Merchant's Tire & Auto Center**

**Proposed Concrete Bus Pad and  
6-foot Sidewalk at 200 LF (Approx.)**





**POTOMAC VIEW ROAD PEDESTRIAN IMPROVEMENT PROJECT  
At Northern Virginia Community College**

**Proposed Concrete Bus Pad and  
10-foot Width Shared Use Path at 350 LF (Approx.)**

