

Chain Bridge Road Sidewalk Improvements

Citizen Council Work Session

May 10, 2016



Project Location



Project Objectives

- Provide a continuous pedestrian facility (sidewalk) connection from Downtown City of Fairfax to Rust Hill Place
- Eliminate existing erosion/drainage problems and roadside hazards along the west side of Chain Bridge Road within the project limits
- Provide a context-sensitive design solution that preserves the character of Rust Curve and provides a gateway to the Downtown area

Progress Overview

- Design Activities Completed Since Previous Council Presentation in June 2015
 - Preliminary (50%) Pedestrian Improvement Plan Design
 - Sidewalk, Retaining Wall, Drainage, Barrier
 - Arborist Study & Preliminary Landscape Plan
 - Preliminary Lighting Plan
 - Environmental Coordination & Studies
 - Cultural Resources Study
 - Initial Utility Coordination

Progress Overview

- Public Involvement/Community Outreach
 - Three Citizen Committee Meetings
 - September 2015, November 2015, January 2016
 - Individual Property Owner Meetings
 - City Staff Meetings with Numerous Stakeholders
 - Historic Fairfax City Inc. (HFCI)
 - Fairfax Mews HOA
 - Madison Mews HOA
 - Rustfield HOA
 - Board of Architectural Review (BAR)

Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Preliminary Design Overview

- Pedestrian Facilities (Sidewalk)
 - Americans with Disabilities Act (ADA) compliant sidewalk, curb ramps, and entrance crossings
 - Typical width of 6'
 - Variable width buffer separating sidewalk from curb (area for lighting)
- Drainage Improvements
 - Curb & gutter and storm sewer system to replace existing roadside ditch, erosion problems, and roadside hazards
- Utilities
 - Removal of existing utility poles (west side of road)
 - Upgrade/replacement of existing waterline

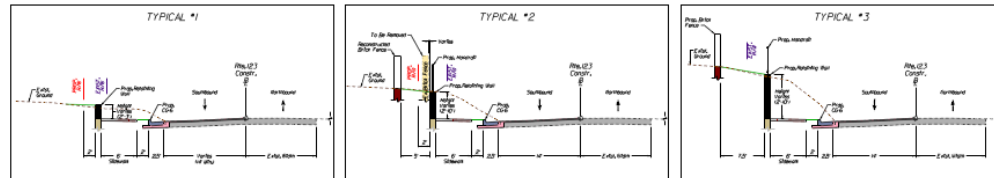
Preliminary Design Overview

- Retaining Wall Construction
 - Required between sidewalk and private properties to minimize property impacts
 - Aesthetic treatment to enhance visual appearance (brick)
 - Variable Height (2' to 10')
- Property Impacts
 - Variable-width Right of Way, Retaining Wall Maintenance, Drainage, and Temporary Construction Easements
 - Existing trees and landscaping along the roadway frontage

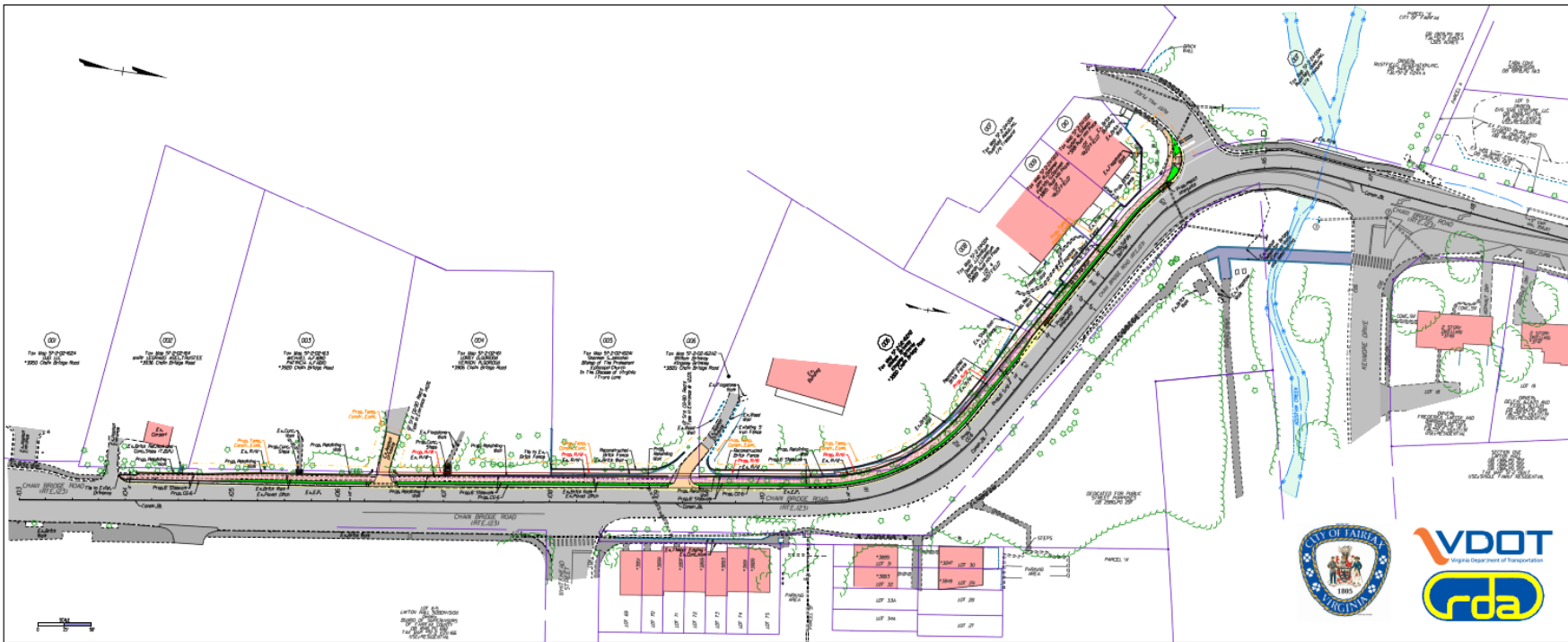
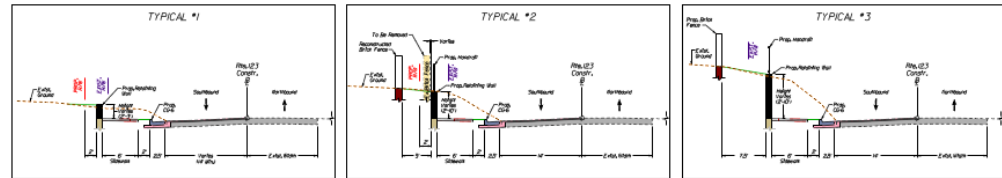
Preliminary Design Overview

- Safety Considerations
 - Buffer between sidewalk and curb
 - 6' sidewalk adjacent to retaining wall
 - Barrier between roadway and sidewalk at northern project limits
 - Pedestrian lighting
- Project Aesthetics
 - Treatment for retaining wall
 - Lighting
 - Landscaping
 - Replacement of impacted trees/landscaping/existing fences and walls

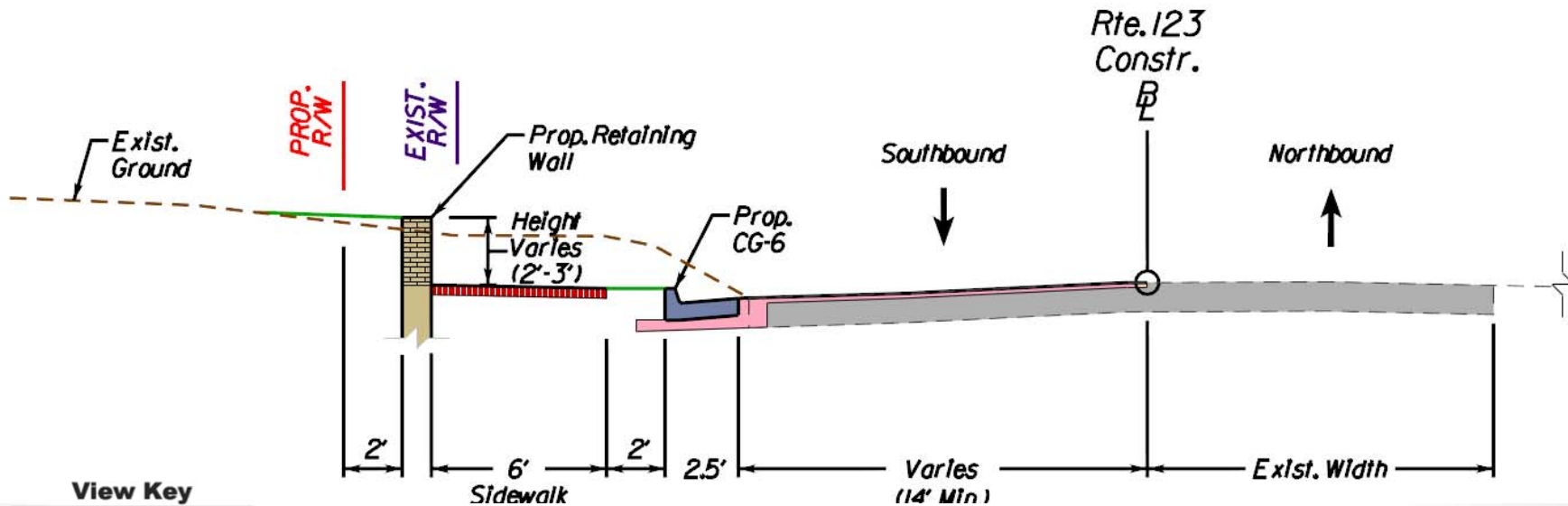
VDOT # 0123-151-170 ; UPC 104295
Chain Bridge Road (Rte. 123) Sidewalk
City Council Meeting
 May 10, 2016 - Scale: 1" = 25'



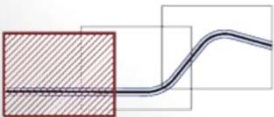
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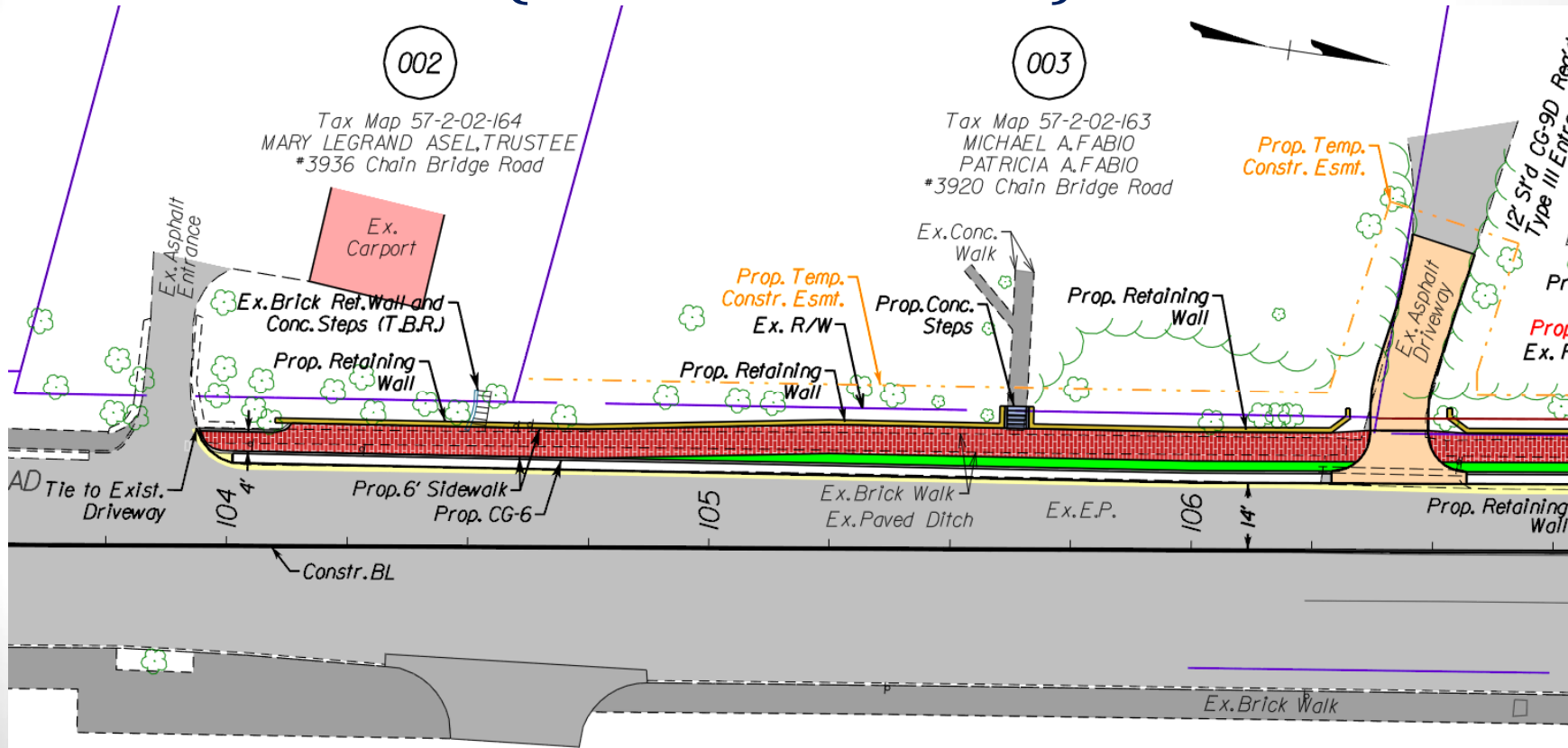
Typical Section (Southern End of Project)



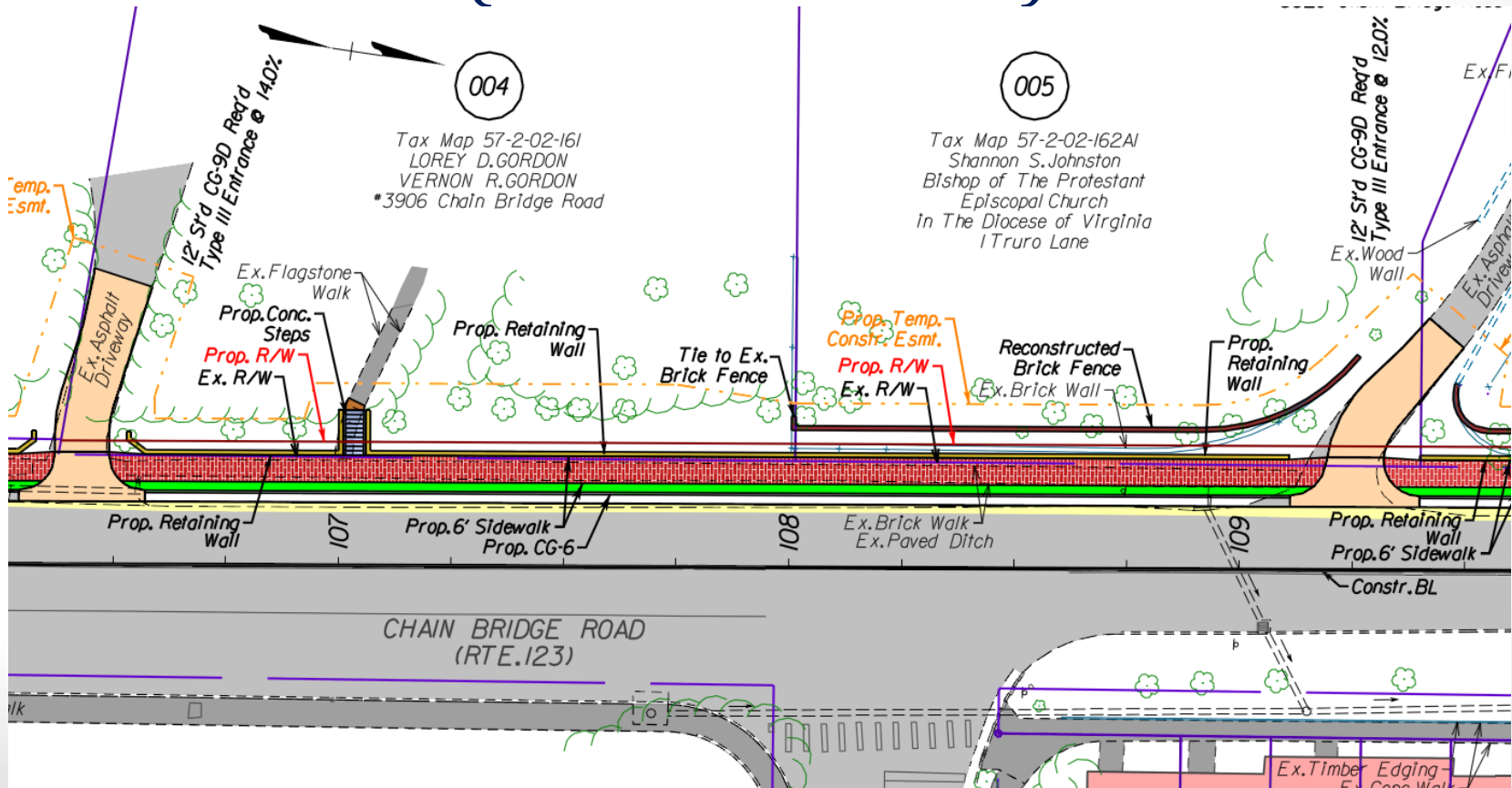
View Key



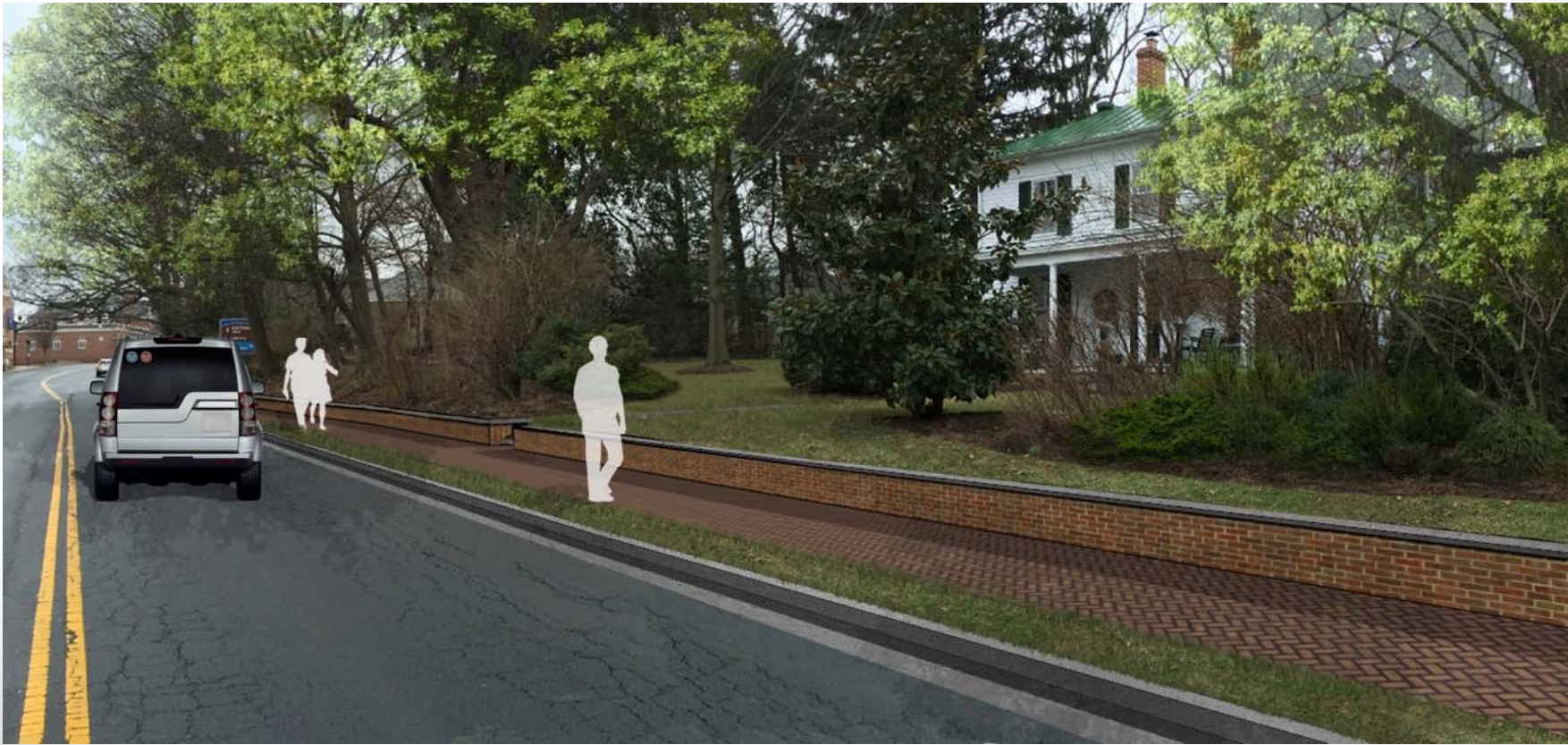
Plan View (Parcel 002 & 003)



Plan View (Parcel 004 & 005)



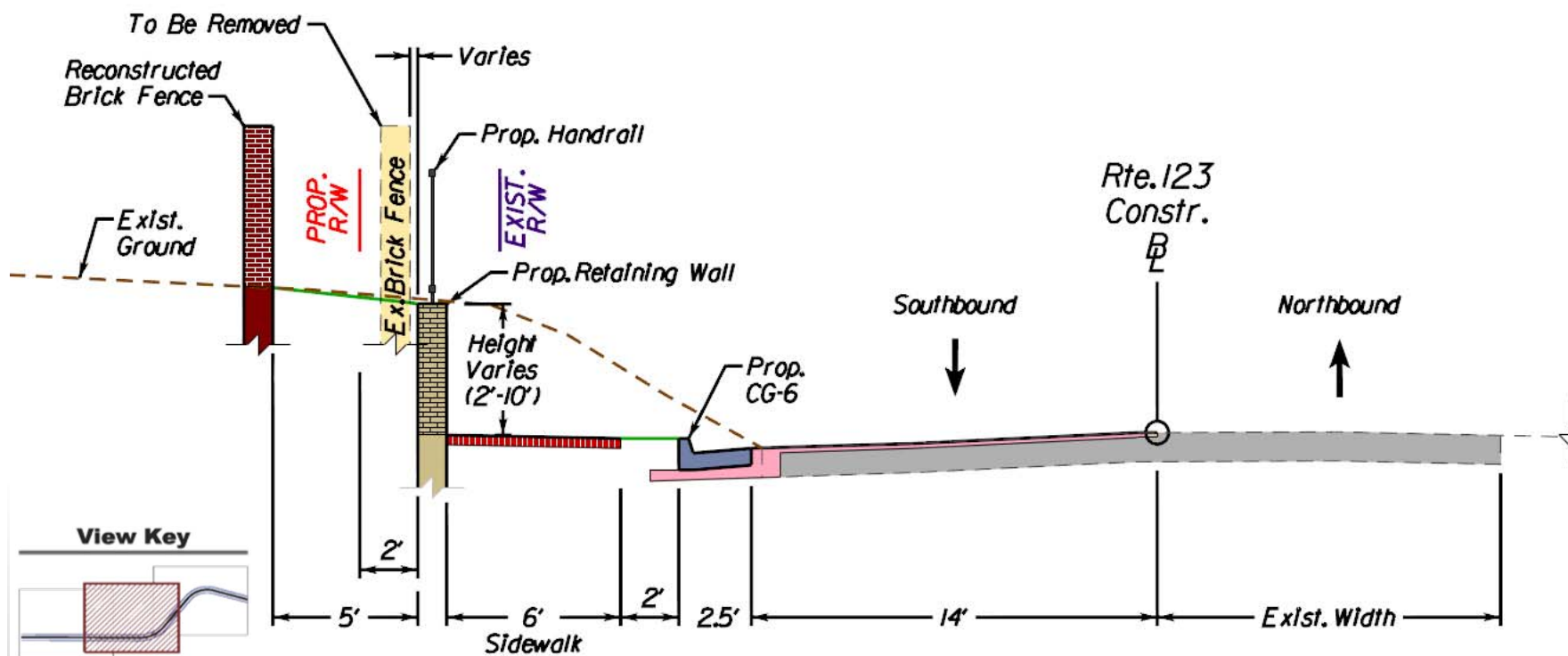
Conceptual Plan — Renderings



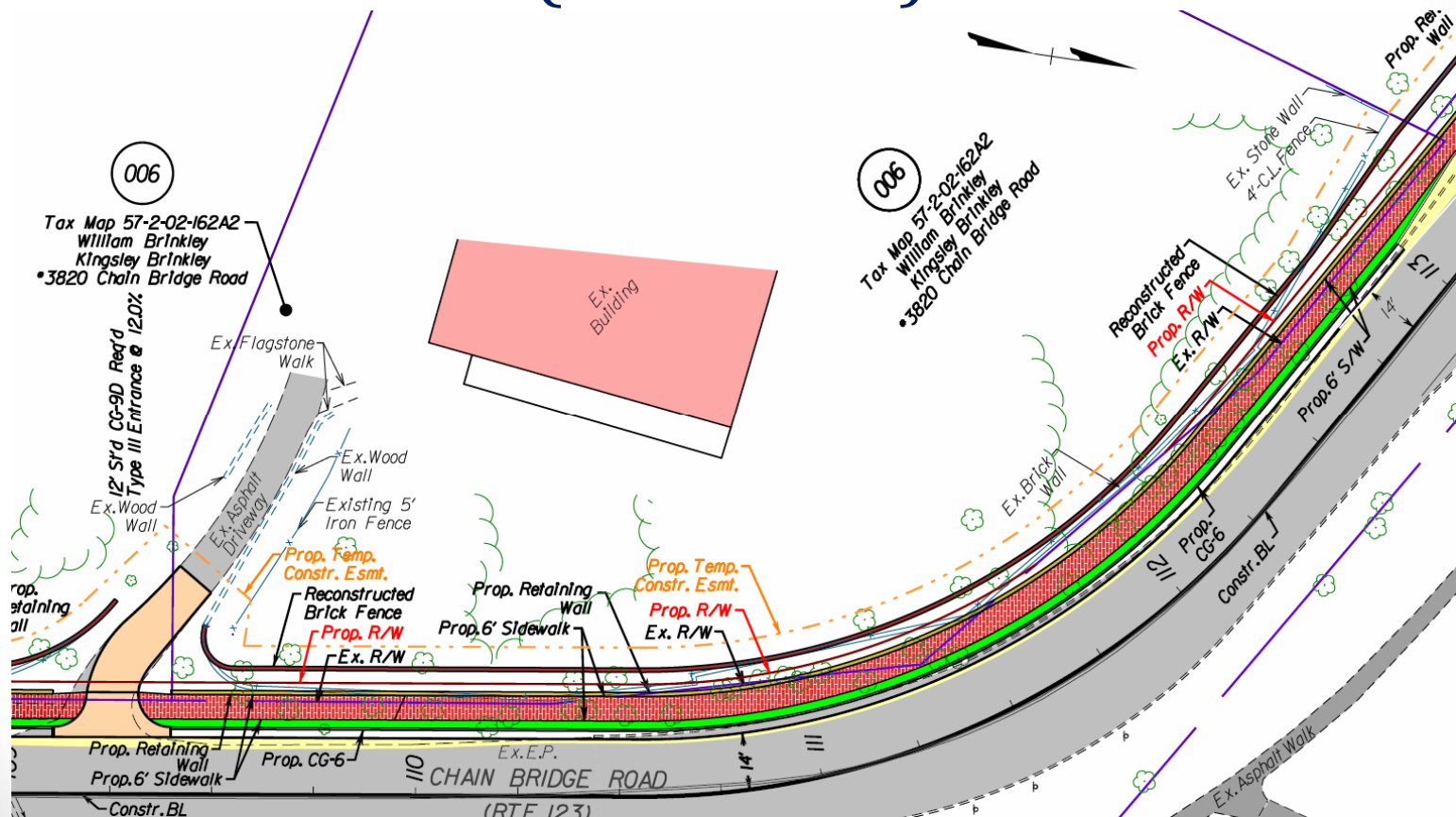
Conceptual Plan — Renderings



Typical Section (Middle Section of Project)



Plan View (Parcel 006)



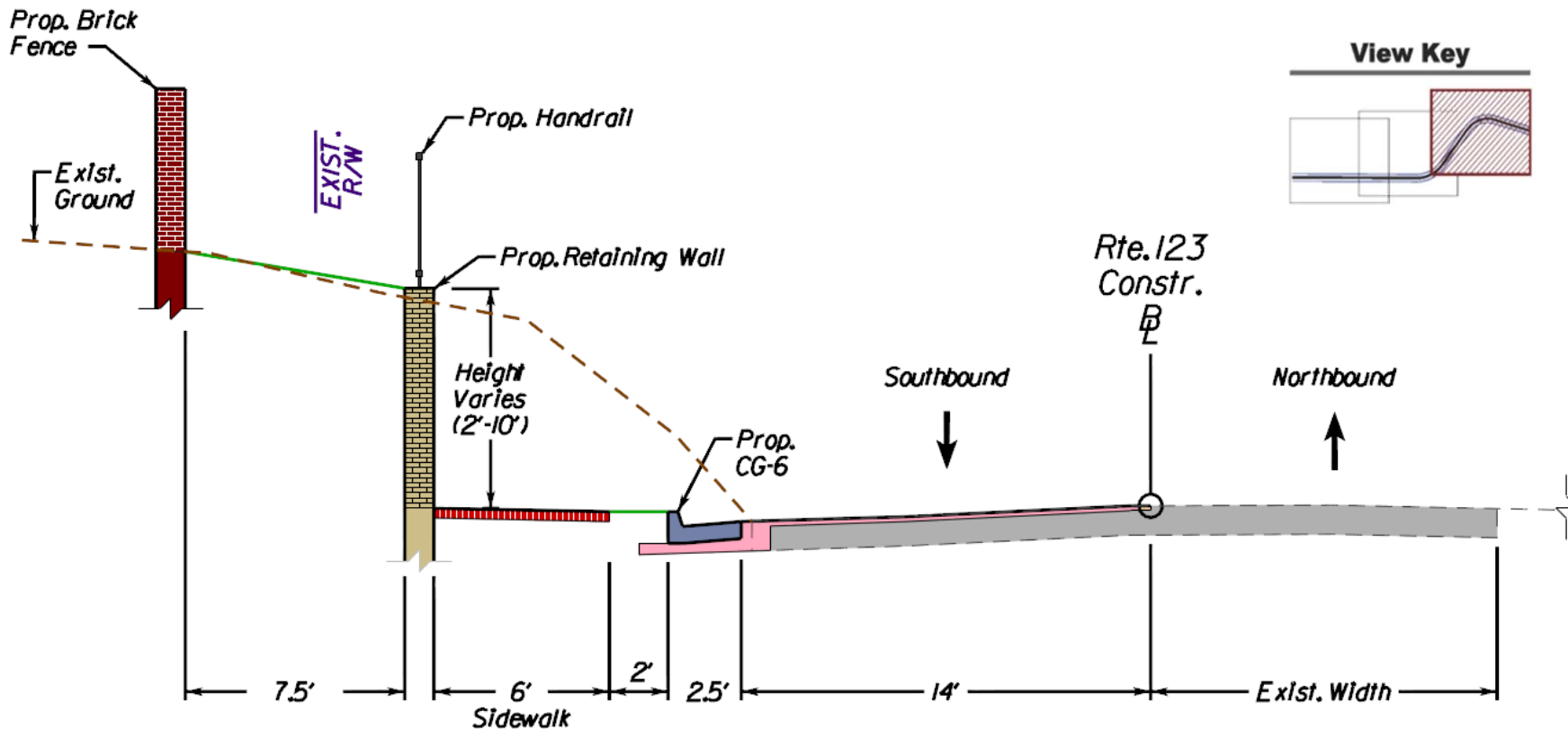
Conceptual Plan – Renderings



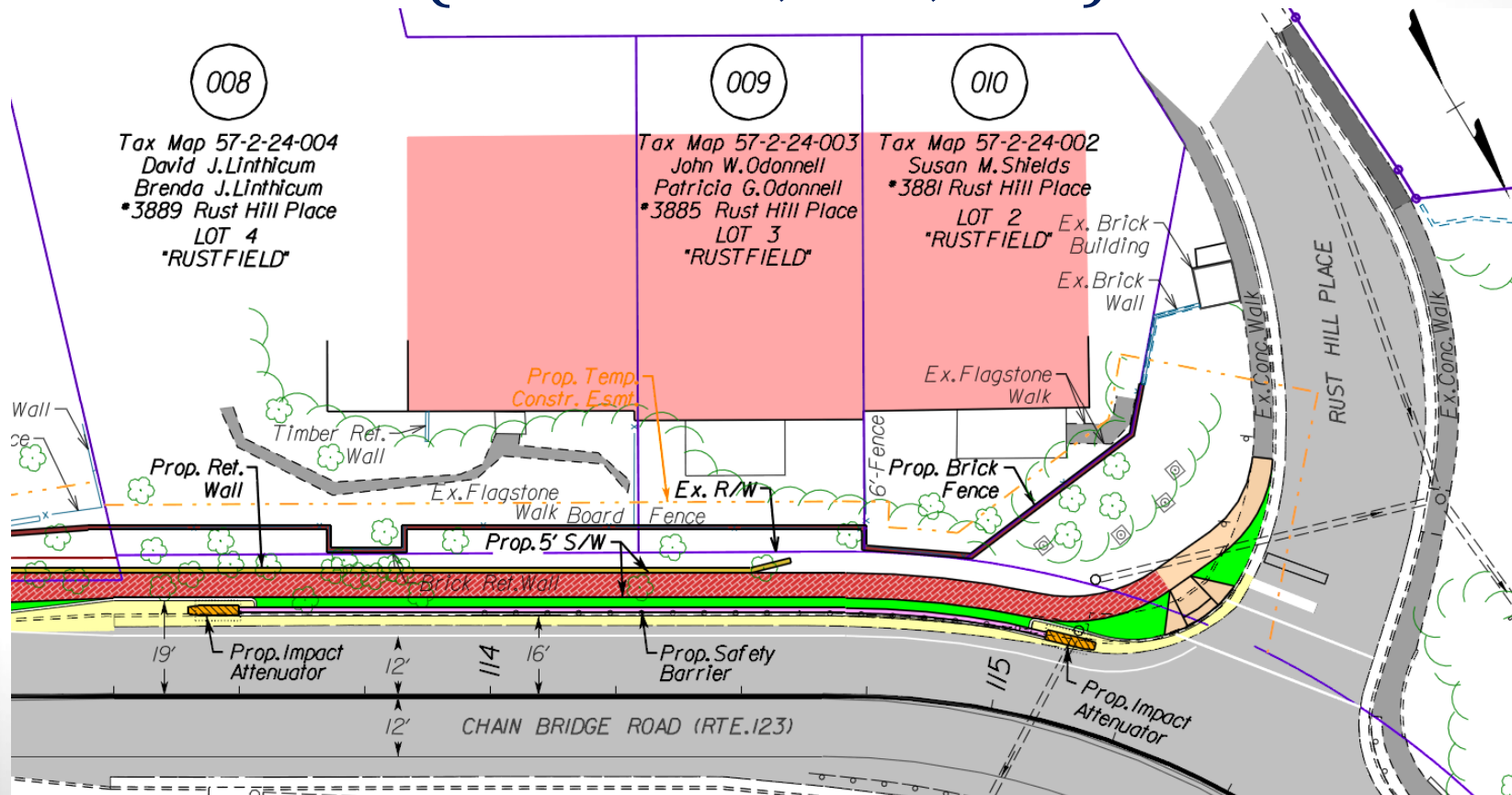
Conceptual Plan – Renderings



Typical Section (Northern End of Project)



Plan View (Parcel 008, 009, 010)



Conceptual Rendering – Facing South



Safety Barrier at North End

- Replace existing guardrail with barrier
- Aesthetic treatment similar to barrier on Route 123 bridge



Preliminary Lighting Plan

- Proposed Gas Street Lights per City of Fairfax PFM to match street lighting in adjacent areas.



Preliminary Lighting Plan

- 25 Total Street Lights proposed from parking lot entrance of Moore-McCandlish House to Rust Hill Place.
- Spaced 45'-55' along the west side of Chain Bridge Road.



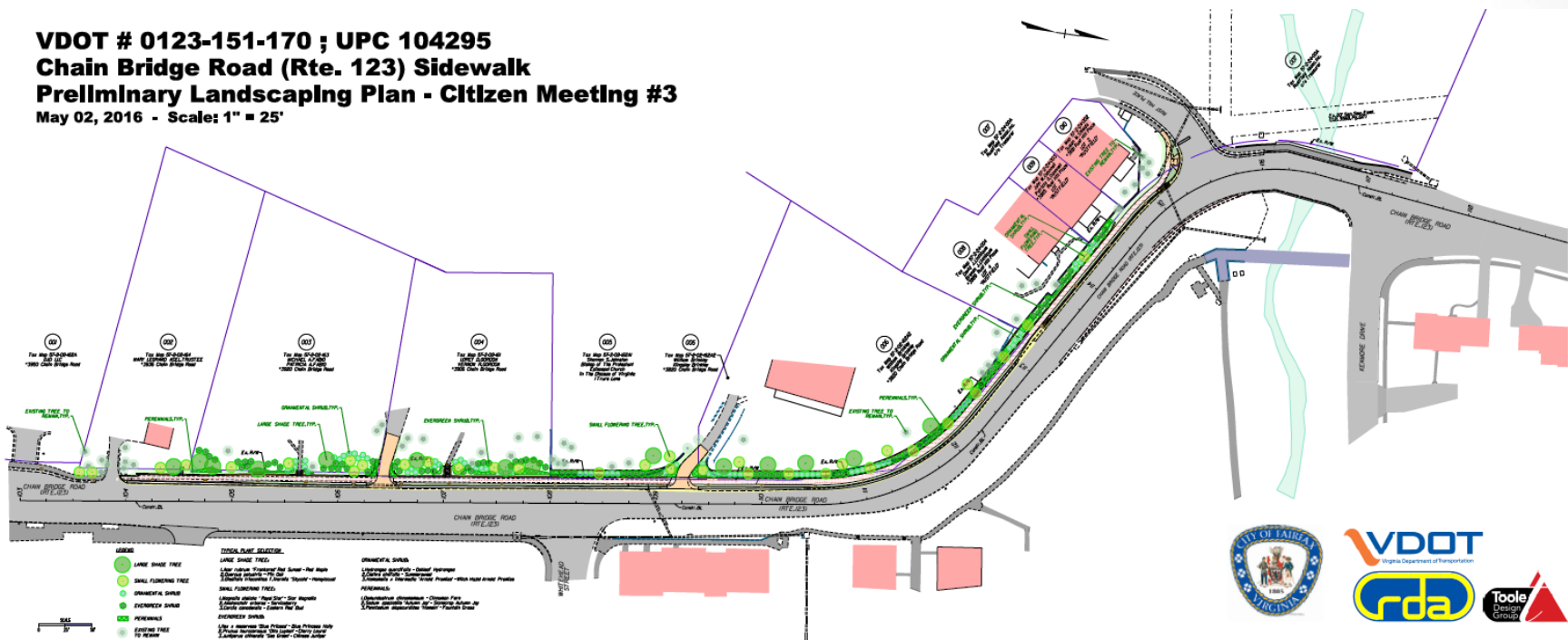
Cultural Resource Survey



- Architectural Survey Completed
- Archaeological Survey Completed
 - 23 Shovel Test Pits (STP) Performed
 - 2 archaeological sites identified
 - No intact features or buried surfaces identified at either site
- Recommendation of “No Adverse Effect” submitted to Virginia Department of Historic Resources (VDHR) April 2016

Preliminary Planting Plan

VDOT # 0123-151-170 ; UPC 104295
Chain Bridge Road (Rte. 123) Sidewalk
Preliminary Landscaping Plan - Citizen Meeting #3
May 02, 2016 - Scale: 1" = 25'



Preliminary Planting Plan

LEGEND

-  LARGE SHADE TREE
-  SMALL FLOWERING TREE
-  ORNAMENTAL SHRUB
-  EVERGREEN SHRUB
-  PERENNIALS
-  EXISTING TREE TO REMAIN

TYPICAL PLANT SELECTION

LARGE SHADE TREE:

1. *Acer rubrum* 'Franksred' Red Sunset - Red Maple
2. *Quercus palustris* - Pin Oak
3. *Gleditsia triacanthos f. Inermis* 'Skycoke' - Honeylocust

SMALL FLOWERING TREE:

1. *Magnolia stellata* 'Royal Star' - Star Magnolia
2. *Amelanchier arborea* - Serviceberry
3. *Cercis canadensis* - Eastern Red Bud

EVERGREEN SHRUB:

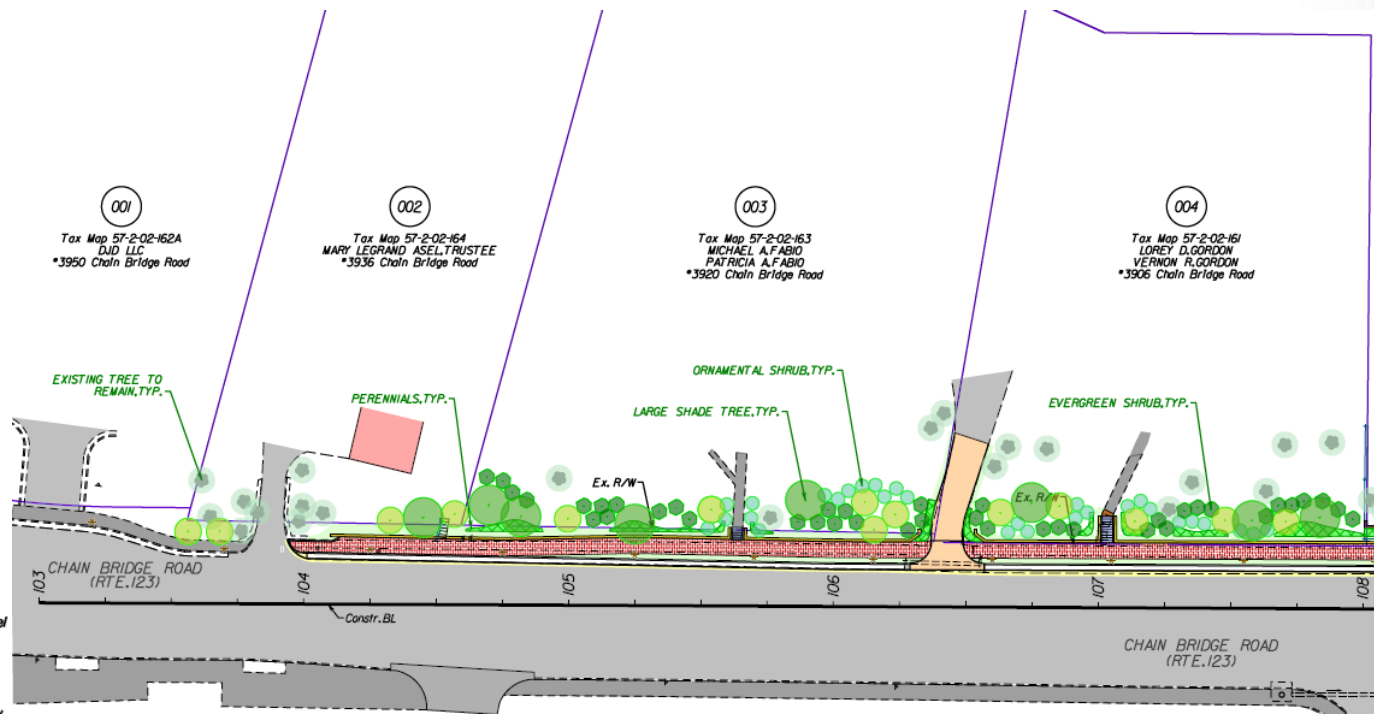
1. *Ilex x meserveae* 'Blue Princess' - Blue Princess Holly
2. *Prunus laurocerasus* 'Otto Luyken' - Cherry Laurel
3. *Juniperus chinensis* 'Sea Green' - Chinese Juniper

ORNAMENTAL SHRUB:

1. *Hydrangea quercifolia* - Oakleaf Hydrangea
2. *Clethra alnifolia* - Summersweet
3. *Hamamelis x Intermedia* 'Arnold Promise' - Witch Hazel
Arnold Promise

PERENNIALS:

1. *Osmundastrum cinnamomeum* - Cinnamon Fern
2. *Sedum spectabile* 'Autumn Joy' - Stonecrop Autumn Joy
3. *Pennisetum alopecuroides* 'Hameln' - Fountain Grass



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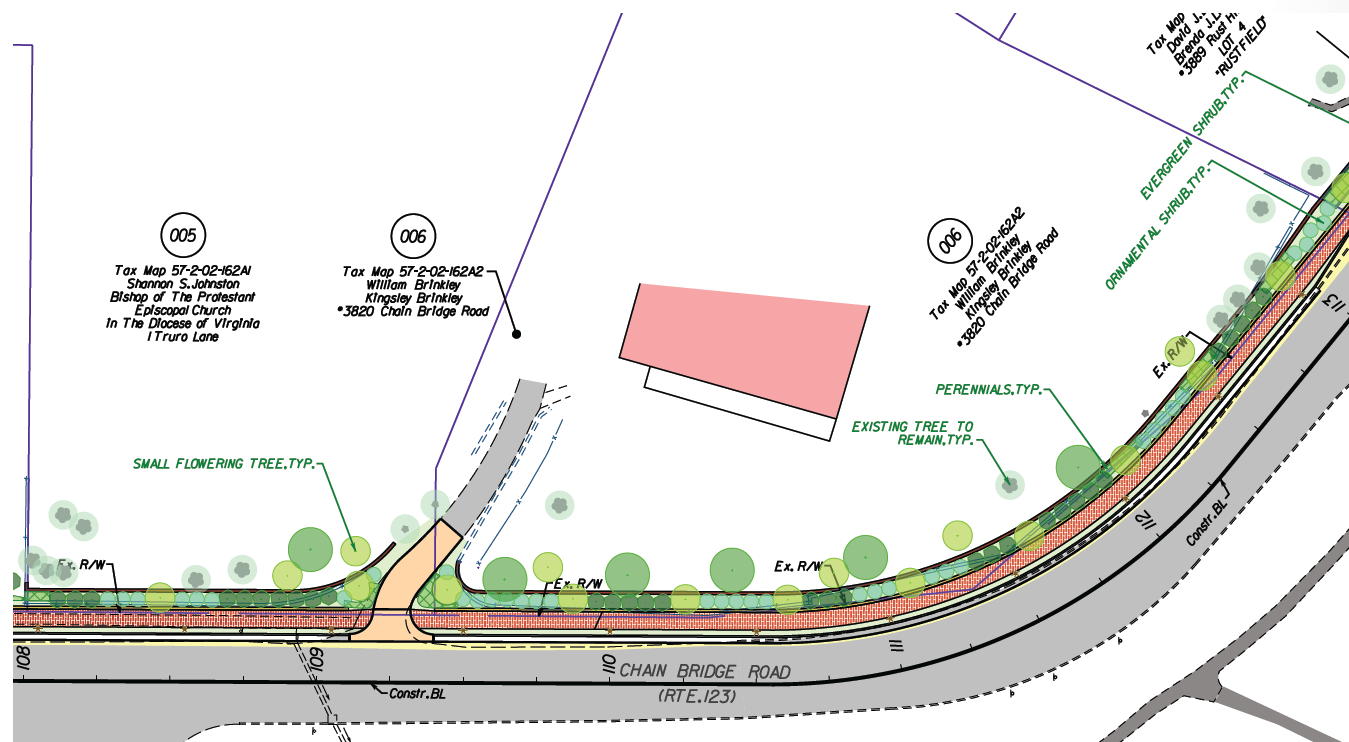
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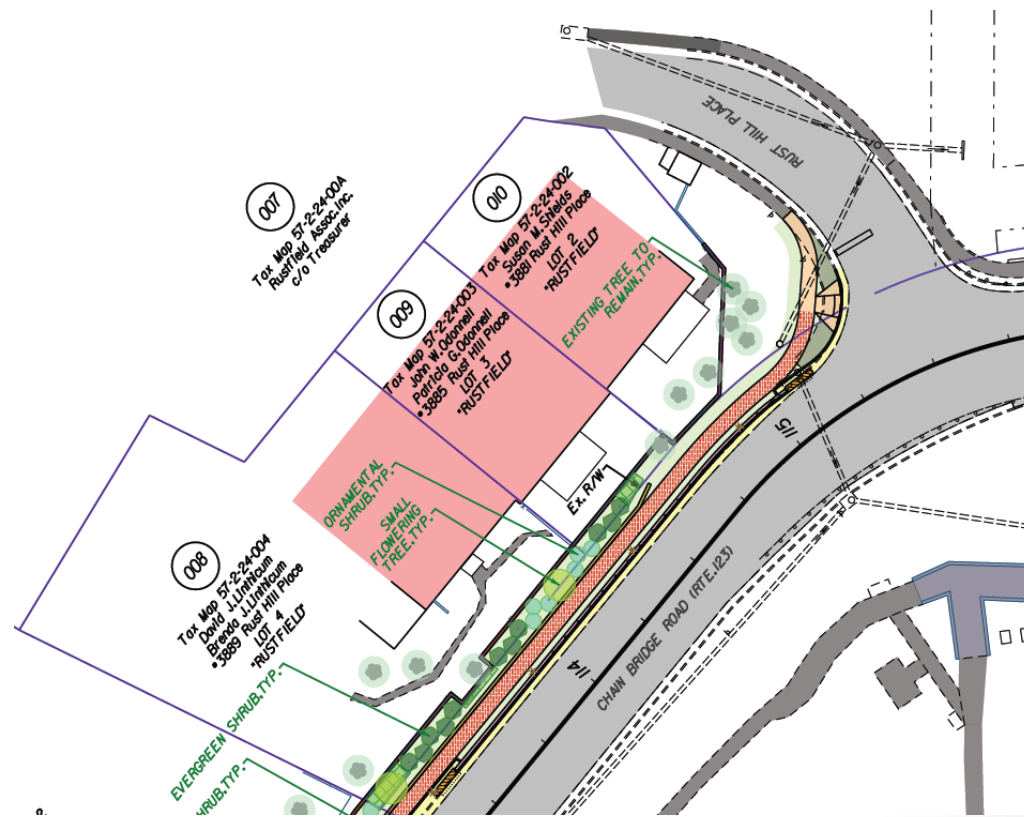
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Typical Plant Selection

- Variety of plantings available
 - Grasses and Perennials
 - Evergreen Shrubs
 - Ornamental Shrubs
 - Small Flowering Trees
 - Large Shade Trees
- Coordination with individual property owners to occur during final design

Project Estimate

- Current Project Estimate is \$2.95 M
 - Includes Engineering, Right of Way, Utilities, & Construction
- Current Project Funding:
 - RSTP (Federal): \$318,317
 - Revenue Sharing (State): \$1,116,000
 - 30% NVTA (Local Match): \$1,116,000
 - Total: \$2,550,317

(Current Funding Deficit of Approximately \$450,000)

Proposed Project Schedule

- May 2016 – City Council Work Session
- June 2016 – Community Meeting
- July 2016 – City Council Work Session (Optional)
- September 2016 – Formal Public Hearing
- Winter 2016-2017– Finalize Design
- Summer 2017 – Acquire Right of Way/Easements
- Fall 2017 – Utility Relocations
- Winter 2017-2018 – Advertise Project for Construction
- Spring-Fall 2018 – Construct Project

Questions?