



Town of Leesburg
Virginia

Evergreen Mill Road Widening Project

Town of Leesburg, Virginia



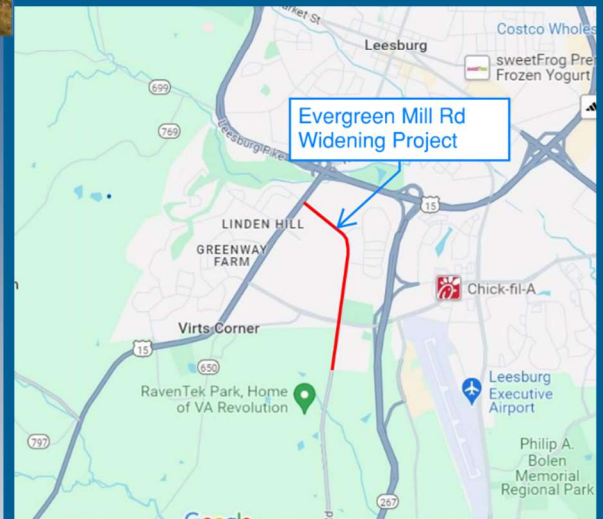
Land Acquisition Neighborhood Meeting

July 24, 2024

7:00pm to 8:30pm

Evergreen Elementary School
491 Evergreen Mill Road
Leesburg, VA 20175

Town Project #15302
VDOT Project # U000-253-R31



Welcome! Thank you for attending tonight's Neighborhood Meeting as we prepare to initiate Land Acquisition. This meeting is intended to provide residents impacted by the project with an opportunity to view the Final Design Plan Exhibits and ask questions prior to the start of the land acquisition needed for the project. The meeting will be an open house format where residents can come anytime between 7:00 and 8:30 PM to receive an informational brochure, view the exhibits and ask questions.

Neighborhood meetings are intended to provide information to the citizens about this project. The Town held two earlier Neighborhood meetings during the design process and has incorporated the issues raised during those meetings into the plans as much as possible. The design is now complete, and the Town wishes to provide information to the affected residents before Land Acquisition begins.

Project representatives are available tonight to answer your questions. We look forward to working with you as the project moves forward. Thank you for participating in tonight's Neighborhood Meeting.

Our Project Team is comprised of The Town of Leesburg, VDOT, staff from WSP, and subconsultants. We are available to answer your questions.

The Town of Leesburg ensures nondiscrimination and equal employment in all programs and activities in accordance with Title VI and Title VII of the Civil Rights Act of 1964. If you need more information of special assistance, contact ADA@LeesburgVA.gov or TitleVICoordinator@LeesburgVA.gov.



Project Description & Design Features

This project proposes the widening of Evergreen Mill Road from South King Street to approximately 1600 feet south of the intersection with Battlefield Parkway (at the southern end of the Heritage High School property). The total project length is approximately 1.3 miles.

The main objectives of this project are to:

- Improve traffic flow on Evergreen Mill Road
- Reduce congestion at the Heritage High School entrance
- Improve safety at the intersection with Battlefield Parkway
- Improve Pedestrian and Bicycle Connectivity
- Improve lighting along the project corridor

The project includes:

- Road Widening from 2 lanes to 4 lanes
- Turn lanes at the larger intersections
- Lane widths of 11 feet for travel lanes (reduced from 12 feet to help with traffic calming and reduce impacts to private property)
- Maintaining the 35 mile per hour speed limit to further support traffic calming
- Curb and gutter
- 10-foot shared-use path (asphalt trail) on the eastern side of the roadway
- 5-foot concrete sidewalk from South King Street to English Yew Place on western side of roadway
- Cross walk at Wallace Drive including a pedestrian activated flashing beacon system to improve safety
- Storm drainage and management systems
- Improved signal timing to help reduce congestion
- Improved street lighting along the project corridor
- Undergrounding of NOVEC electric in front of the Simpson Middle School
- Street tree landscaping

Traffic Data

This project will help improve traffic flow to and from the Town of Leesburg along Evergreen Mill Road by adding roadway capacity to help reduce congestion. In addition, the project will improve traffic flow and congestion at the entrance to the Heritage High School and the Battlefield Parkway intersection. The current traffic along Evergreen Mill Road ranges from 9,200 to 11,000 vehicles per day. Anticipated traffic volumes for the horizon year, 2045, are anticipated to be between 15,400 and 18,400 vehicles per day.

Environmental Considerations

Through onsite inspection, coordination and correspondence with state and local agencies, it has been determined that this project will not significantly impact streams and wetlands. It will not significantly impact endangered species, natural, cultural or historic resources and will not involve significant air or water quality impacts. Any permits and/or credits required for impacts to streams will be obtained from the appropriate agencies prior to project construction.

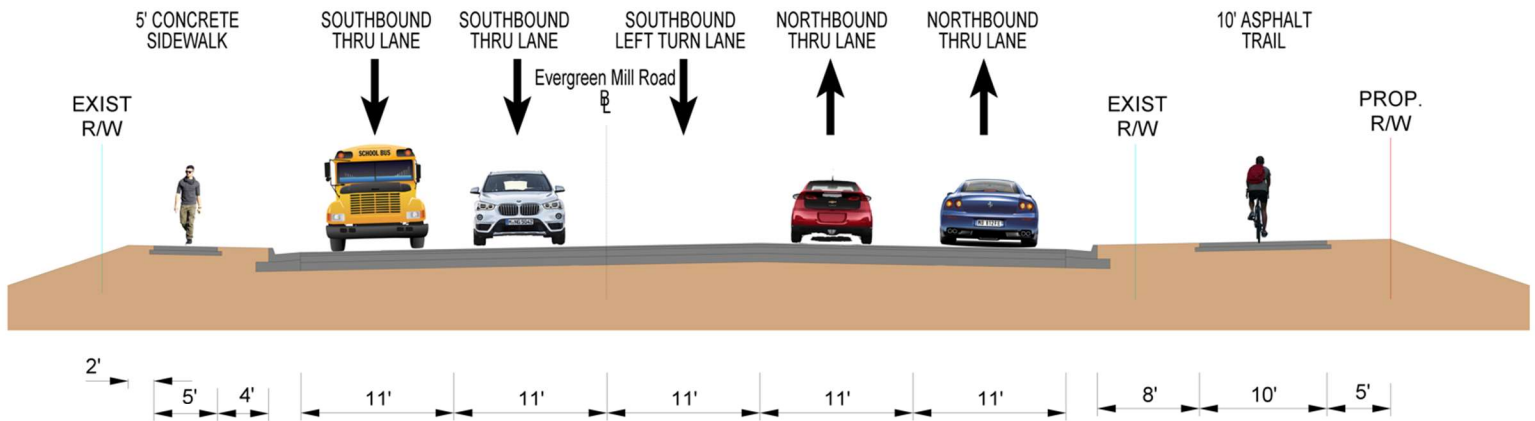
This project has made every effort to limit tree removal, however, trees removal is required along the corridor to make room for the additional lanes. For capital improvement projects such as Evergreen Mill Road Widening, the Town Zoning Ordinance states that "in no case shall there be a net loss in the number of trees in the area improved". A tree inventory was developed to identify the existing trees expected to be lost and the number of replacement trees needed. (Sometimes one large healthy tree can require multiple replacement trees.) The project includes a landscape plan and is replacing more trees than are lost resulting in a net increase to the Town's tree canopy.

Evergreen Mill Road Widening

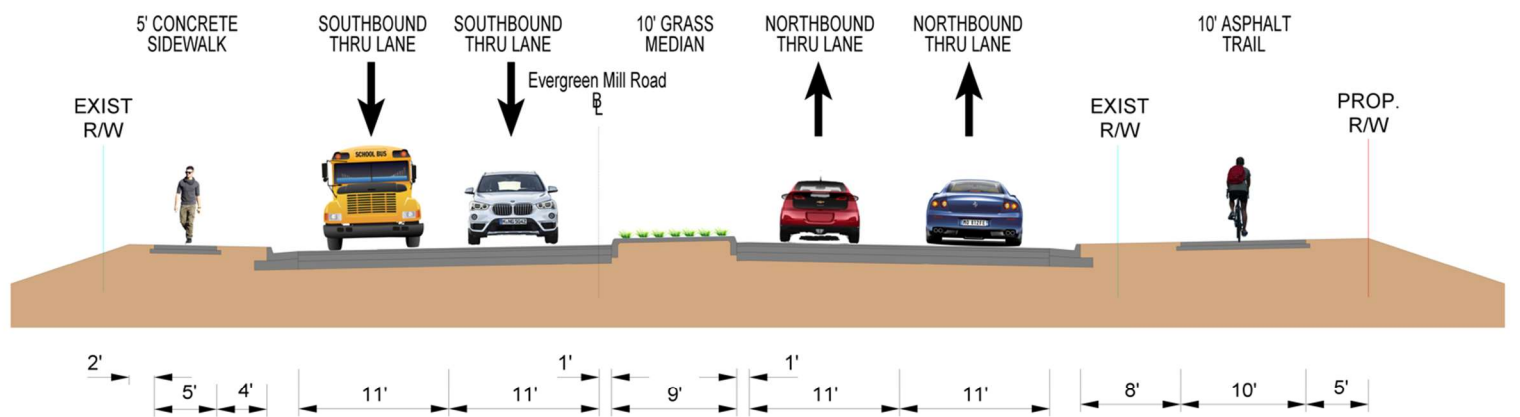
Current Cost Estimate

The estimated project cost, including construction, right of way acquisition and utility relocation, is \$32 million.

Typical Sections



Evergreen Mill Road 4 Lane Typical Section Without Median
(Heritage High School to S. King St)
Urban Major Collector (GS-7)



Evergreen Mill Road 4 Lane Typical Section With Median
(Heritage High School to S. King St)
Urban Major Collector (GS-7)



Status of Project and Next Steps

After the Final Design is complete for this project, the next step will be to initiate Land Acquisition and Utility Relocation. See the schedule for more information.

Project Activity	Anticipated Time Frame
Complete Final Design	Summer/Fall 2024
Begin Land Acquisition	Summer/Fall 2024
Begin Utility Relocation	Summer 2024
Advertise for Construction	Summer 2025*
Begin Construction	Fall 2025*
Complete Construction	Late Fall 2027*
*Timing is dependent on completion of Land Acquisition and Utility Relocation, which is difficult to predict.	

Land Acquisition

The design has attempted to limit impacts to private property as much as possible. However, the addition of two through lanes and extra turn lanes will result in the need for right of way and/or easement acquisition for most of the properties along the project corridor. The size and type of acquisition needed are unique for each property but may include: right-of-way, permanent storm easements, permanent utility easements, temporary construction easements and temporary or permanent access easements.

As part of the acquisition process, a valuation or appraisal of the needed land rights on each property is prepared to determine the fair market value of the needed right of way and easements. All property owners, where additional land rights are needed, will be contacted and an offer made for the acquisition of these additional land rights. The offer will be by written letter and specify what land rights are needed and include copies of the valuation or appraisal, project plan

sheets, conveyance instrument(s), plats, and title report. Property owners will be contacted directly by the Town's Land Acquisition Manager to initiate the Land Acquisition process. A meeting can be held with the landowner at their property to go over the project plans and construction details, review the additional land rights being requested on the property, discuss the project impacts to the remaining property, and to answer any questions concerning the project and land acquisition process.

Utility Relocation

Relocation of utilities will be needed from Washington Gas, Dominion Energy, Northern Virginia Electric Cooperative, Verizon, Comcast, SEGRA, Lumos, and Summit IG. Relocation of utilities located within the existing right of way may begin as early as this summer. Other utility relocations will not begin until replacement easements are acquired. Relocation work will be on going until construction starts and some of the utility relocations will even occur during the roadway construction to help facilitate the widening project.



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Construction

Construction is anticipated to begin in the late fall of 2025 but is dependent on completion of the land acquisition and utility relocation needed. Below are some important items to note about the construction phase:

- The Town will hold another Neighborhood meeting prior to the start of construction to provide specific information about the construction activities.
- Two Lanes of traffic will be maintained whenever possible during construction, however, closures to one lane may be required for some activities and will be scheduled to be completed during lower traffic times whenever possible.
- To comply with the Endangered Species Act and protection of the Northern Long Eared Bat, trees that will need to be removed as part of the project will most likely be cut down between November 15 and March 30. Therefore, it is possible that the trees may need to be cut earlier than the construction will start in a particular area.
- Water line adjustments will be needed that could result in short water service interruptions, but this work is expected to be completed at night.

Questions regarding the final design plans, utility relocation or construction phases or a request to review the plans should be directed to:

Karin Franklin, PE
Senior Project Engineer
Town of Leesburg, Office of Capital
Projects
KFranklin@LeesburgVA.gov
703-771-6674

Questions regarding Land Acquisition should be directed to:

Keith Wilson
Land Acquisition Manager
Town of Leesburg
KWilson@LeesburgVA.gov
703-737-7182