



PROJECT FACT SHEET

Springfield Community Business Center Commuter Parking Garage Design Public Hearing – April 20, 2017, 7 PM Key Middle School Cafeteria, 6402 Franconia Road, Springfield, VA

Fairfax County Department of Transportation
Fairfax County Department of Public Works & Environmental Services

State Project: 0644-029-175, P101, R201, C501; UPC 106274
Federal Project: CM-5A01 (742)
Project Location: 7039 Old Keene Mill Road, Springfield, VA
District: Lee District, Supervisor Jeffrey C. McKay

Project Description: The proposed Springfield Community Business Center (CBC) Commuter Parking Garage project will construct a six-story, approximately 1,100-space parking garage and transit center on an approximately 2.71-acre site that is owned by Fairfax County and currently used as a paved commuter and ride share parking lot. The proposed transit center will include seven (7) bus bays and 12 “slug line” (i.e., informal ride share) spaces. A proposed pedestrian bridge would connect the garage to the Springfield Plaza parking lot on the north side of Old Keene Mill Road opposite the project site. The pedestrian bridge landing would occupy approximately 0.2 acre along the north side of Old Keene Mill Road. Community event areas are proposed on the ground floor and the roof top of the proposed parking garage. The key design features for the proposed garage include vertical fins, green screen, solar panels, and a raised roof top parapet.



Right-of-Way Requirements: No displacements or relocations of families or businesses are anticipated. As the project develops and the design is finalized, some right-of-way and easements may be required. Property owners will be informed of the exact locations and use of the easements during the right-of-way acquisition process prior to construction.

Environmental Considerations: Because the project will receive federal funding, the project conducted an assessment of the environmental impacts and prepared a Categorical Exclusion (CE) document in compliance with the National Environmental Policy Act (NEPA) and in cooperation with the Virginia Department of Transportation (VDOT). This process involves coordination with local and state agencies, database searches, and onsite inspections designed to address the potential environmental concerns. It also required coordination with a number of federal agencies, and demonstrated how the project will comply with federal as well as state environmental statutes.

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The Virginia Department of Historic Resources (VDHR) has determined that the project will have no adverse effect on cultural resources. Based on coordination with the Virginia Departments of Conservation and Recreation and Game and Inland Fisheries, and the U.S. Fish and Wildlife Service, the proposed project will have no effect on threatened or endangered species. Based on coordination with the Fairfax County Park Authority, Fairfax County Police Department, and the Fairfax County Fire and Rescue Department, there is no impact to the operation of the local community services from this project. There is no Northern Virginia Park Authority recreational facility within the project vicinity.

A traffic operational analysis for the project concluded there are no significant impacts to the transportation and travel response times to and from the facilities. A noise study for this project concluded that future build-out year (2021) parking garage noise levels will not substantially contribute to the noise environment and will not approach or exceed the Federal Highway Administration (FHWA)/VDOT Noise Abatement Criteria (NAC) at any of the noise-sensitive receptor sites modeled.

Project Cost: Project Cost Estimate - \$63.8 million

Project Schedule: Begin Right-of-Way Acquisition – Winter 2018

Begin Construction – Fall 2019



Submission of Comments: Comments may be provided at the public hearing on April 20, 2017, or via public website, email, regular mail, or dropped off prior to May 4, 2017:

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Public Website - <http://www.fairfaxcounty.gov/fcdot/springfieldgarage.htm>

What's Next? Ten (10) days after this public meeting, the public comment period will close on May 4, 2017. Fairfax County will review and evaluate all written comments received as a result of the Design Public Hearing.



Fairfax County is committed to a policy of nondiscrimination in all county programs, services and activities. Reasonable accommodations will be provided upon request. To request this information in an alternate format, please call Stephanie Williams, Building Design and Construction Division, Department of Public Works and Environmental Services at 703-324-5800, TTY: 711.