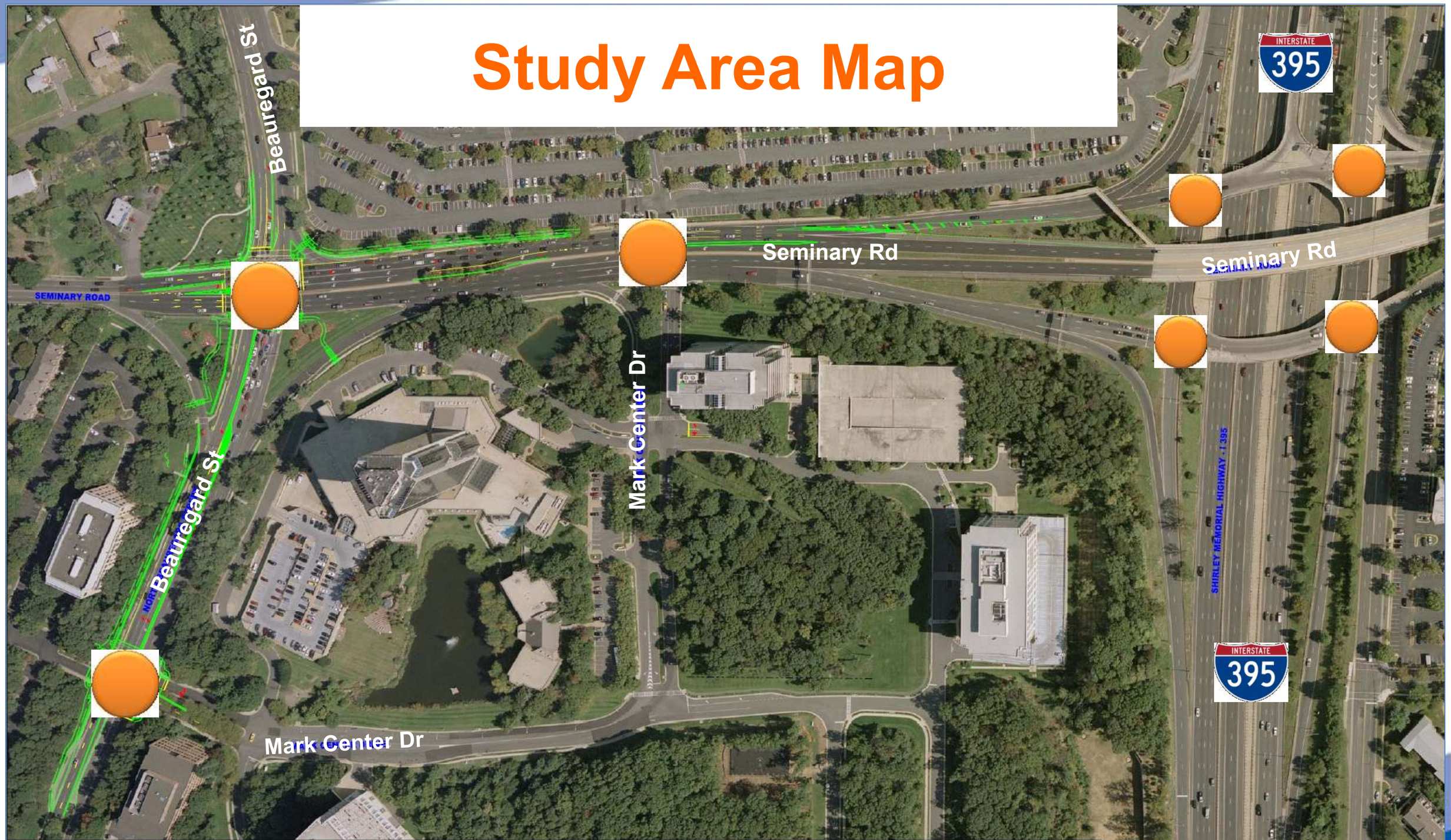
MARK CENTER (BRAC 133)
Short/Mid-Term Improvements Study

City of Alexandria

December 14, 2010

Alexandria, VA

Study Area Map



LEGEND

- ASPHALT PAVEMENT WIDENING
- CONCRETE PAVEMENT (MEDIAN/SIDEWALK)
- AREAS CURRENTLY UNDER CONSTRUCTION
- PROP.R/W
- EX.R/W
- EX MEDIAN REMOVAL

VDOT Virginia Department of Transportation

VIRGINIA MEGAPROJECTS

VDOT NORTHERN VIRGINIA DISTRICT

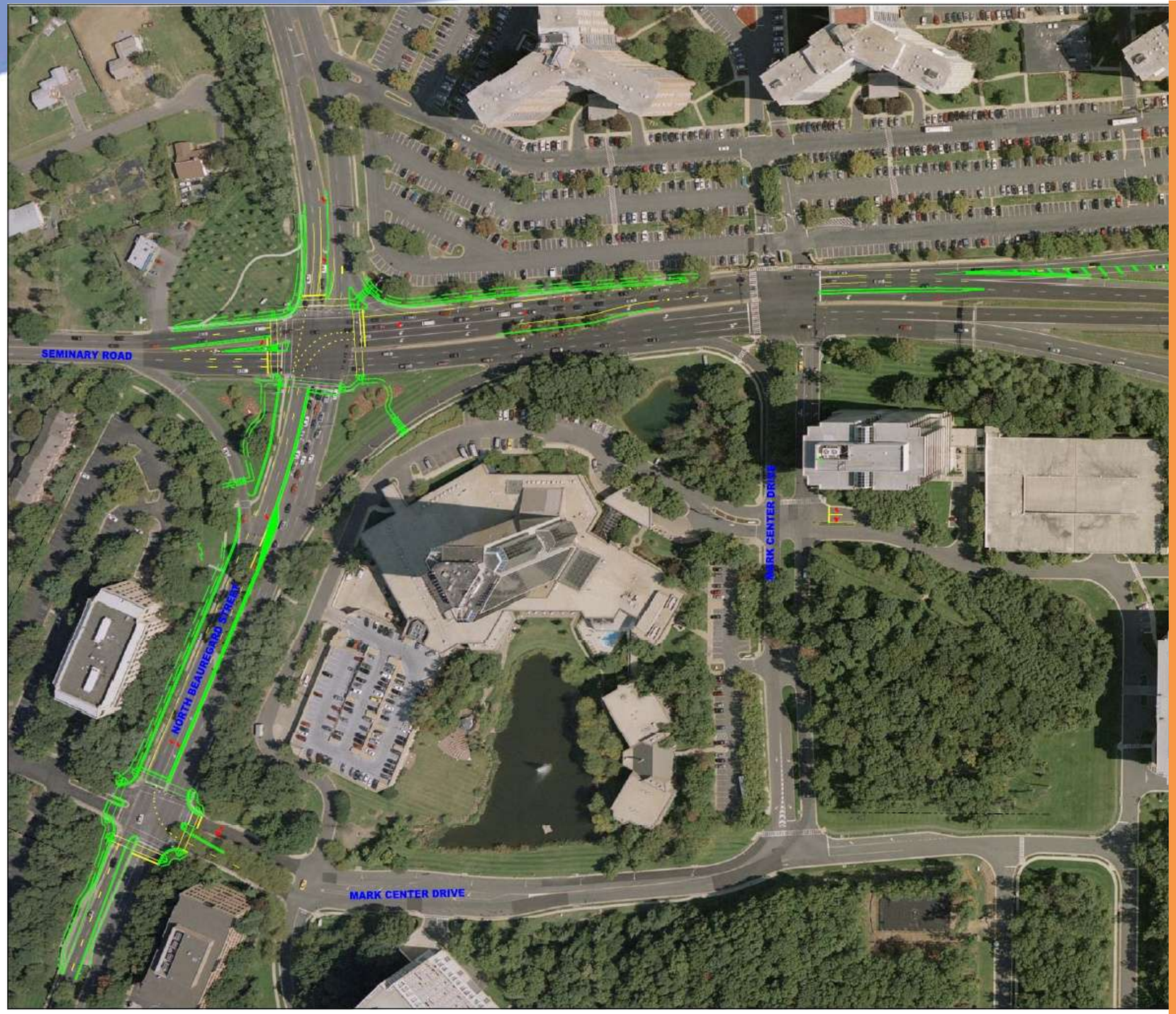
MARK CENTER
AREAS CURRENTLY
UNDER CONSTRUCTION

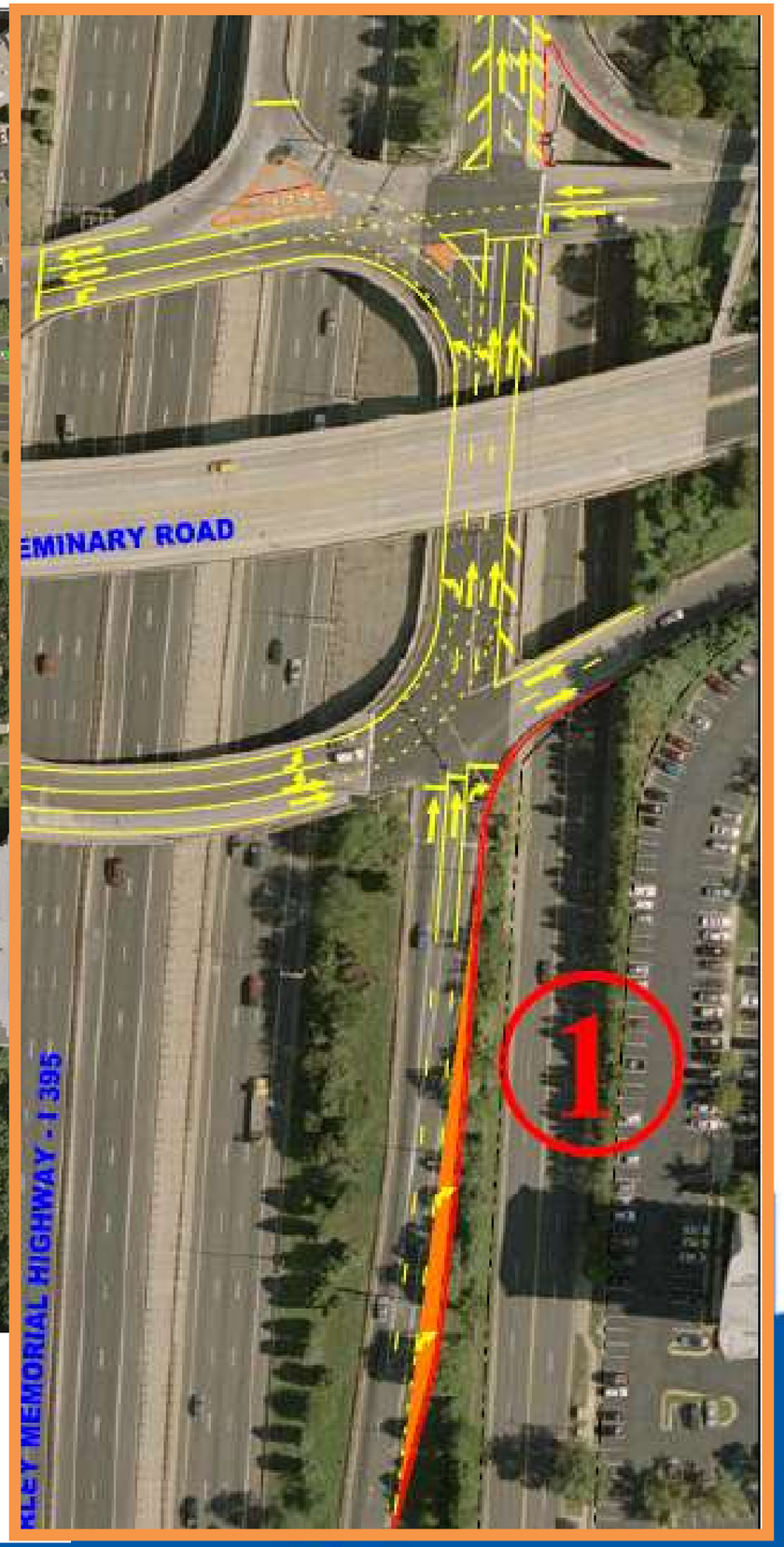
SCALE: N.T.S. | SHEET: | DATE: OCTOBER 16, 2010

IMPROVEMENT OPTIONS

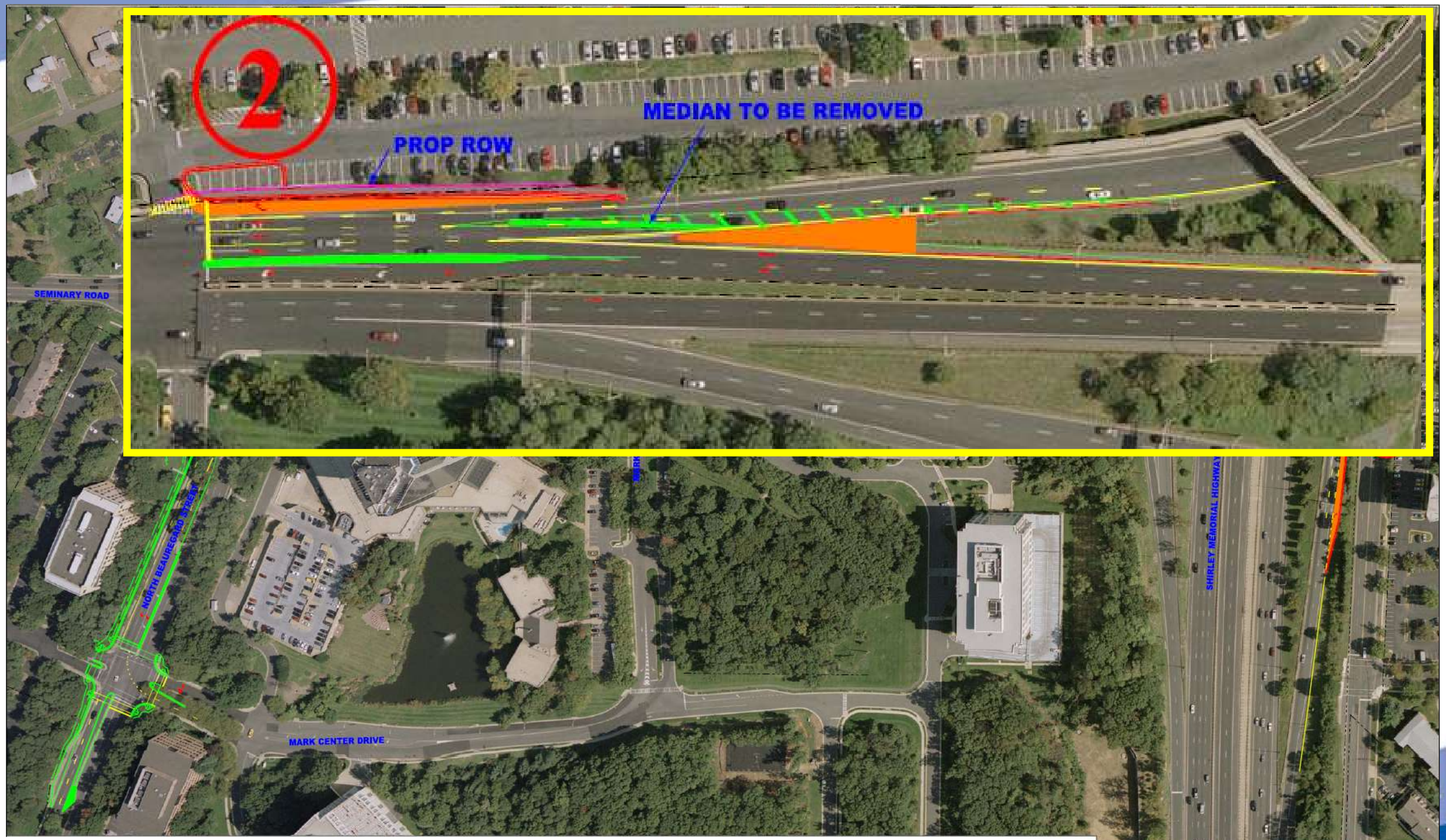
VDOT

VIRGINIA MEGAPROJECTS

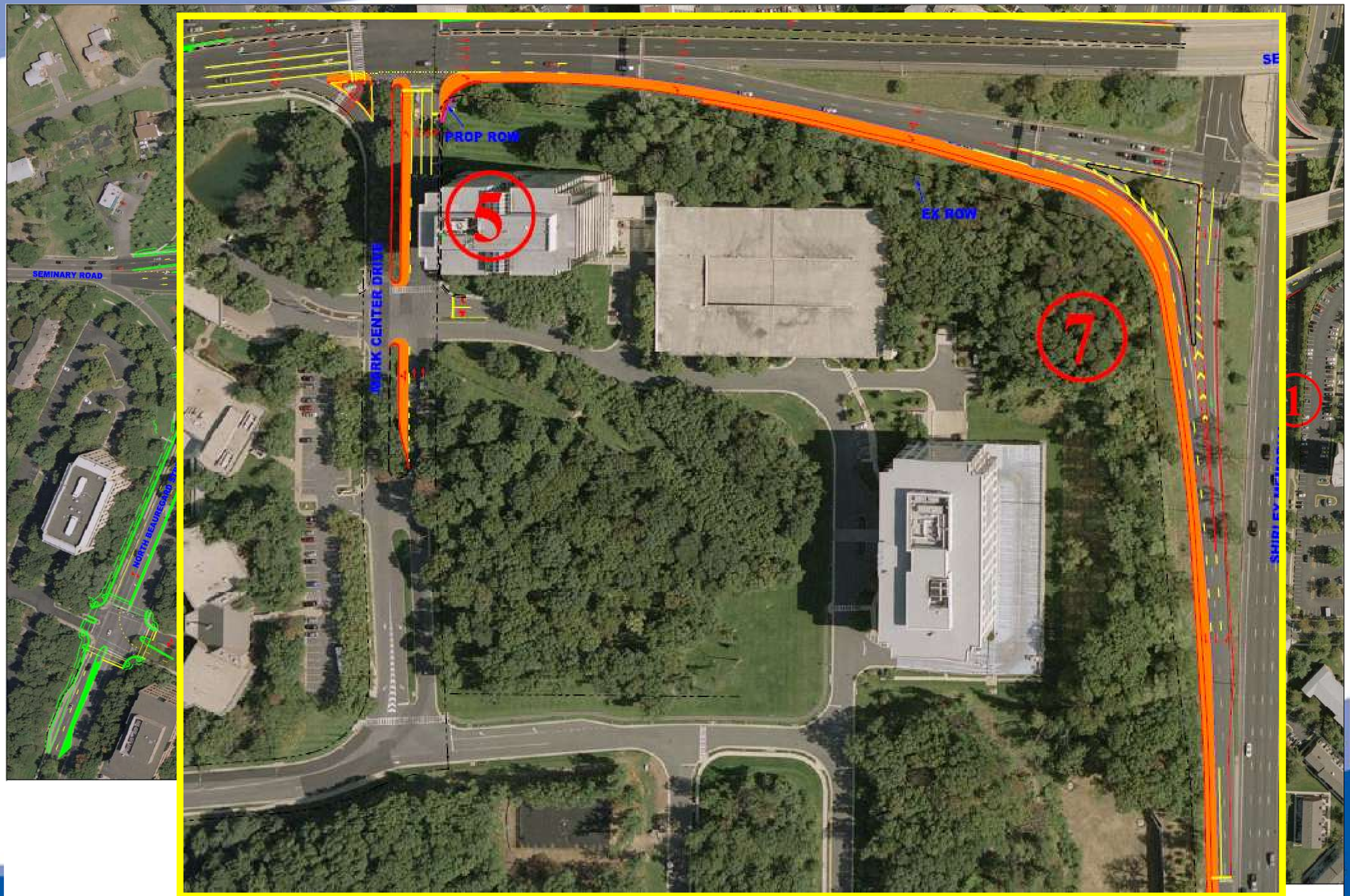


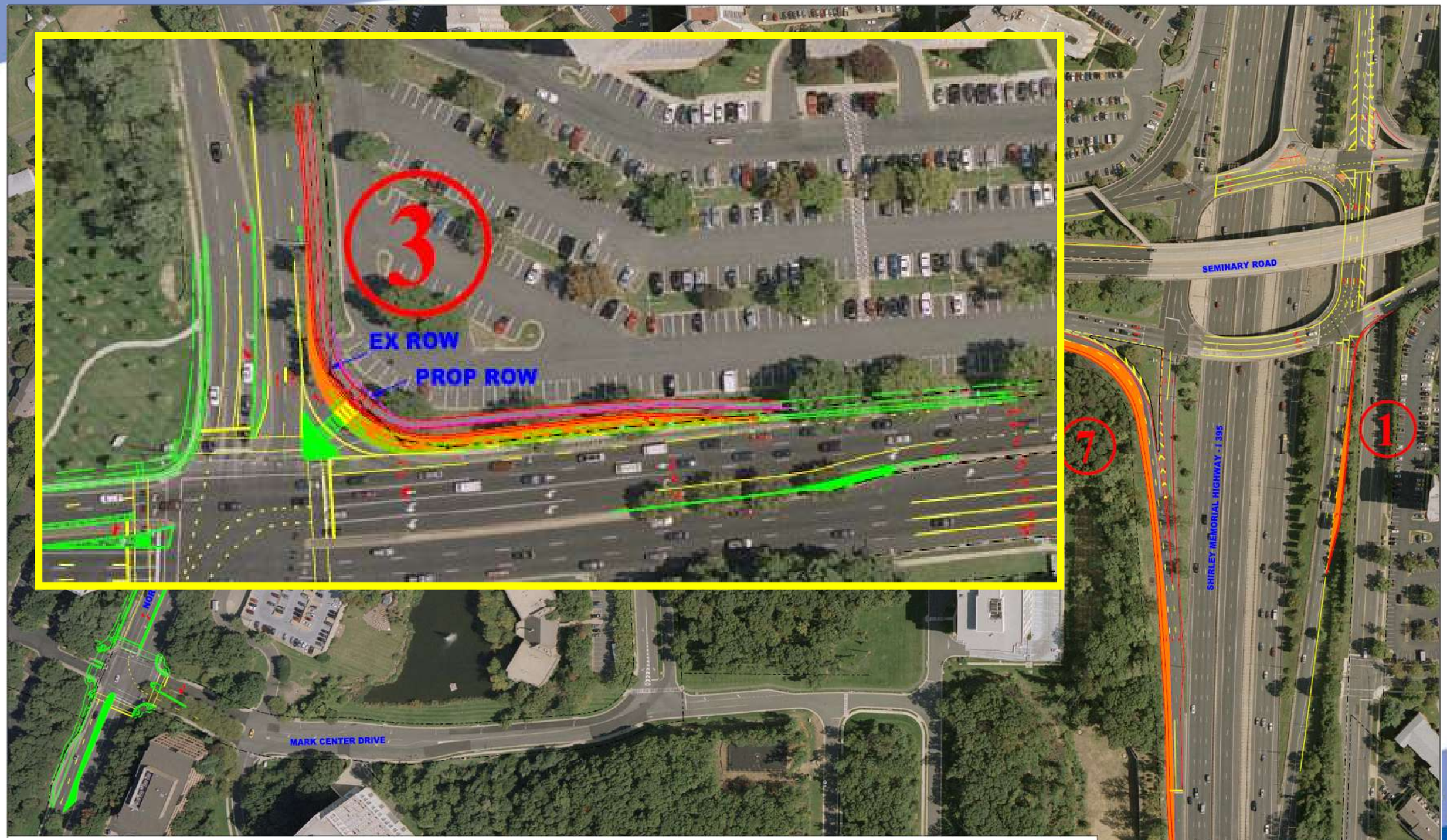


Improvement at Location 1

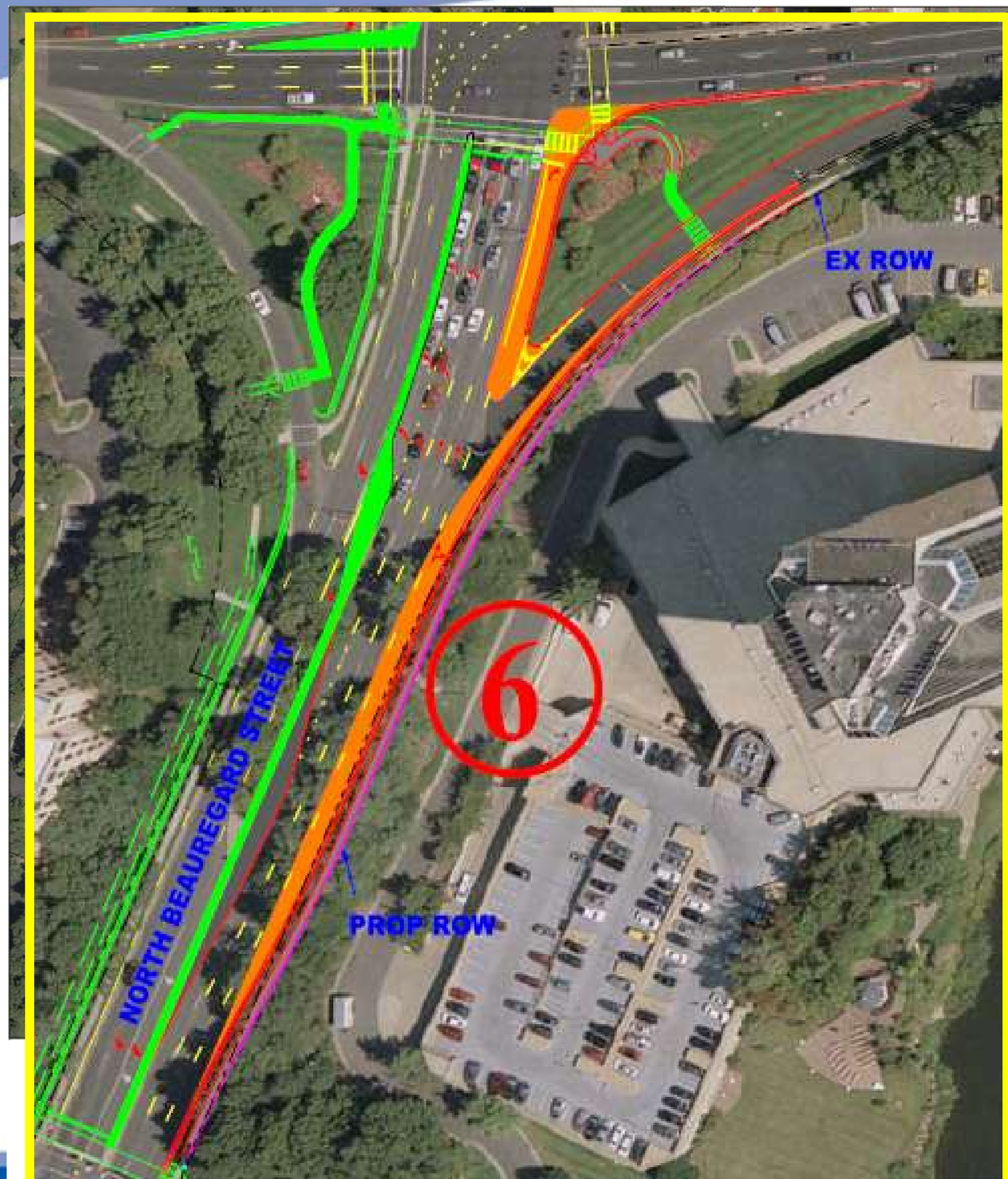


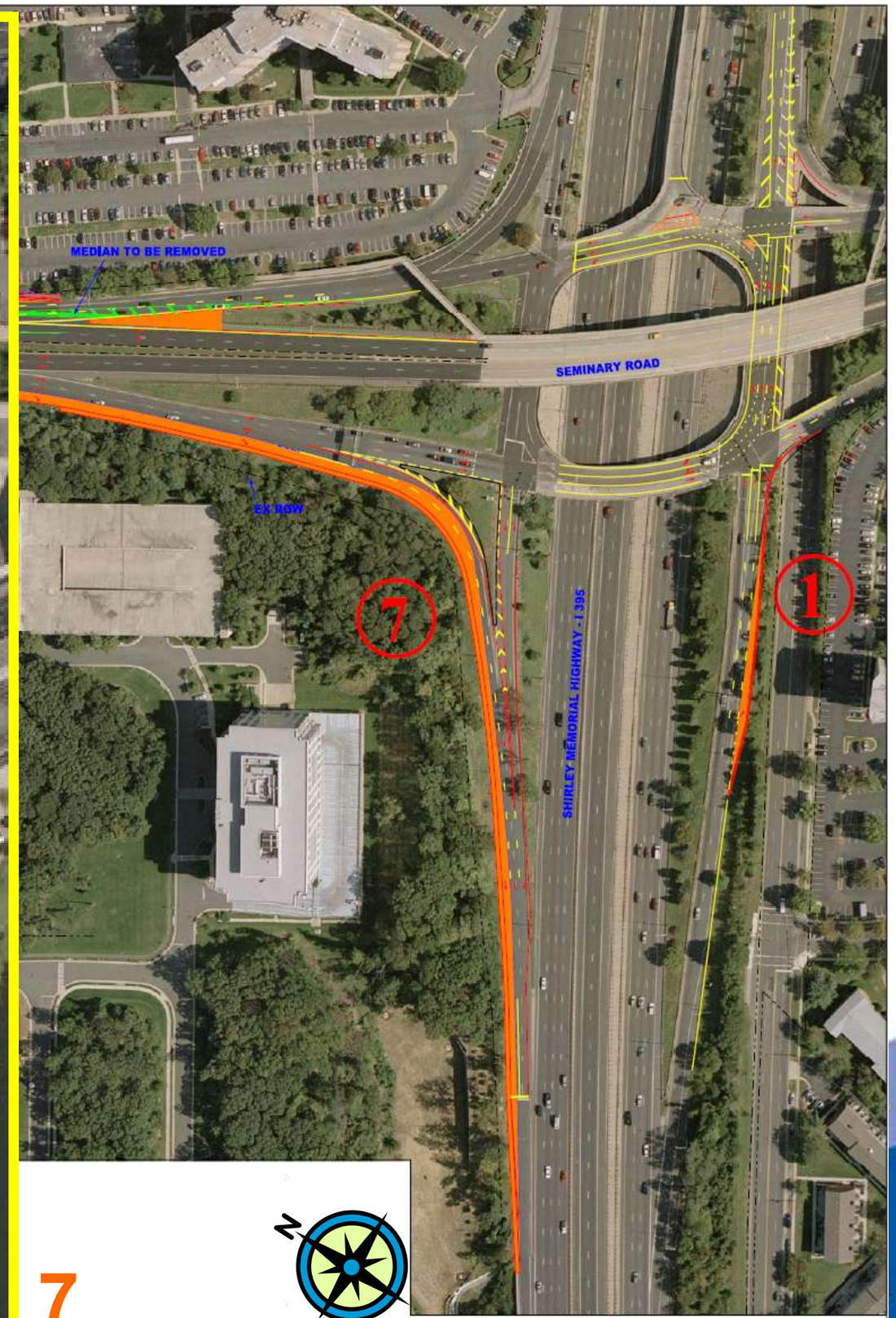
Improvements at Locations 1 & 2

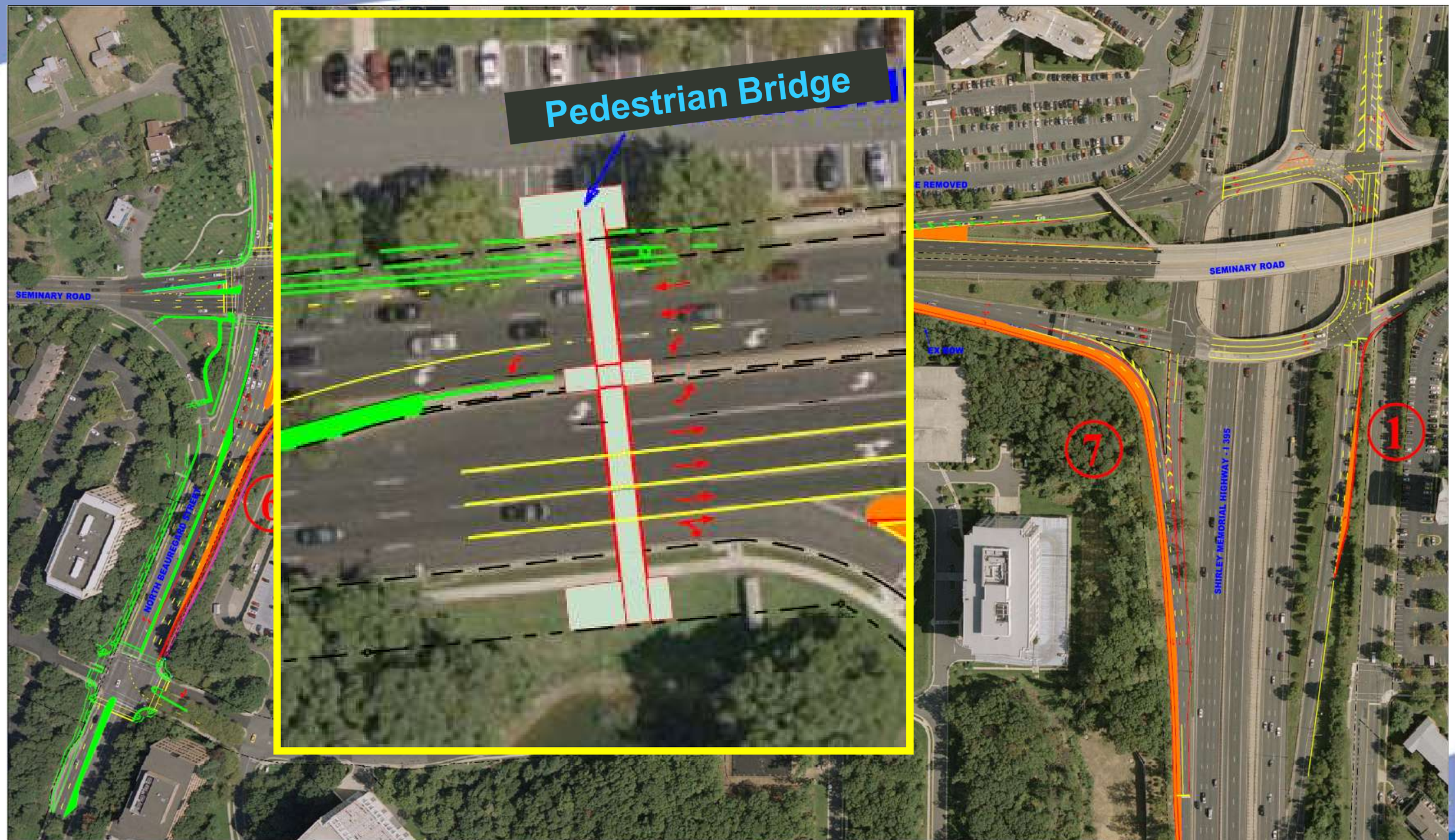

PROP ROW
EX ROW
5
7
1
MARK CENTER DRIVE
SEMINARY ROAD
NORTH BEAUREGARD ST



Improvements at Locations 1, 2, 3, 5 & 7


EX ROW
6
NORTH BEAUREGARD STREET
PROP ROW


MEDIAN TO BE REMOVED
SEMINARY ROAD
EX ROW
7
1
SHIRLEY MEMORIAL HIGHWAY - I 395
N



Improvements at Locations 1, 2, 3, 5, 6 & 7 with Pedestrian Bridge

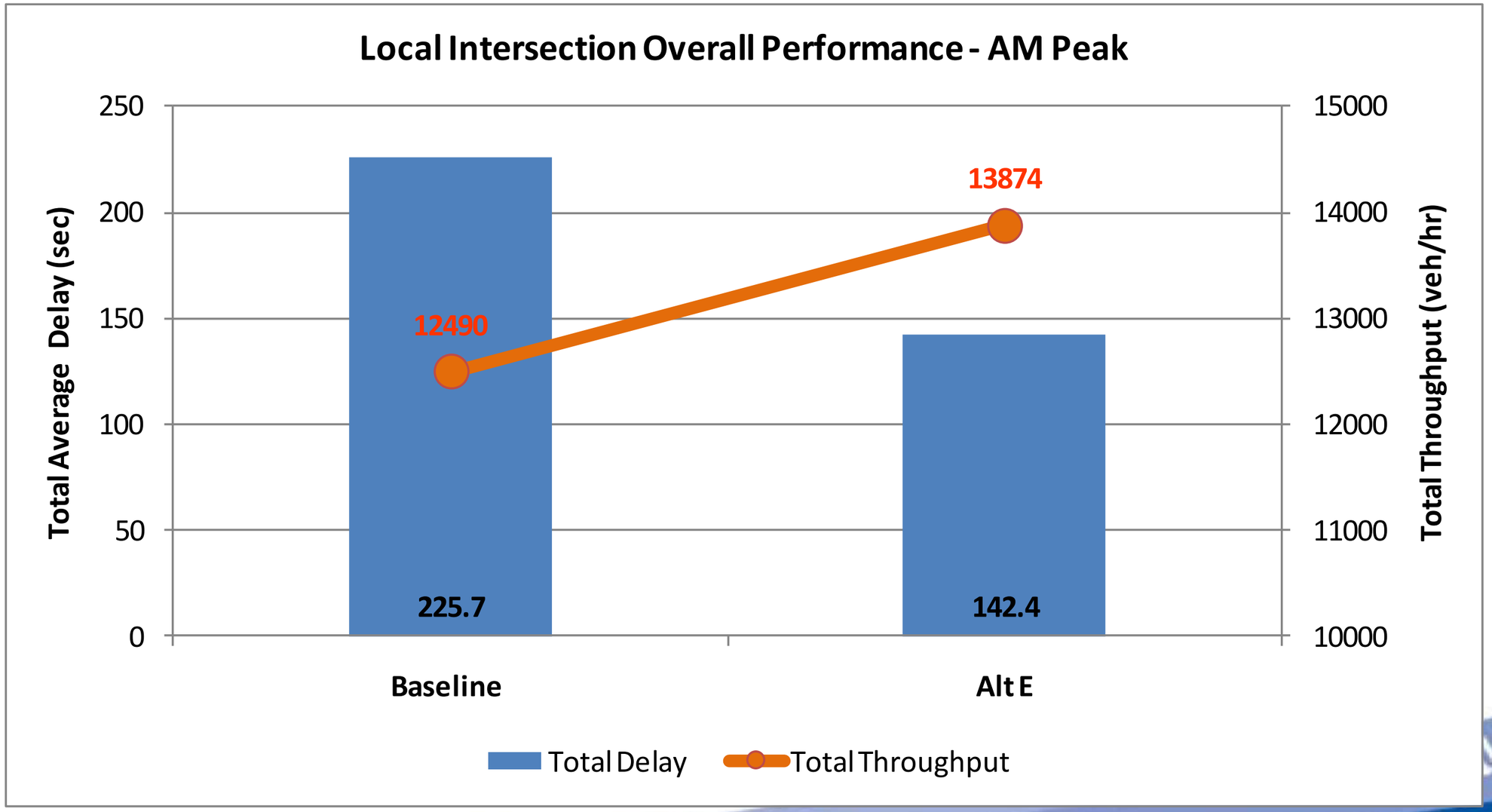
AM PEAK HOUR
TRAFFIC OPERATIONAL CONDITIONS

VDOT

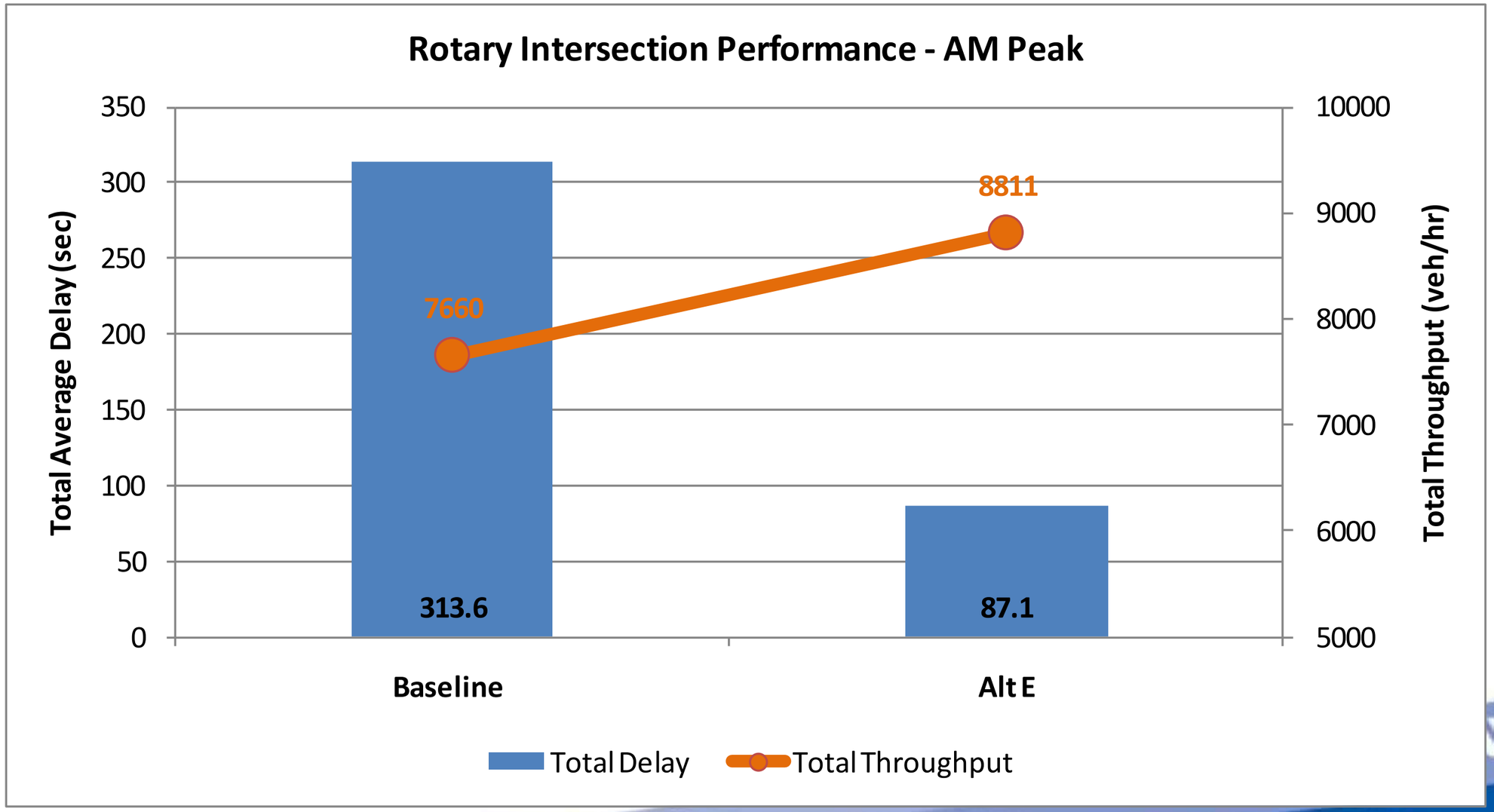
VIRGINIA MEGAPROJECTS

Average Queues
and Level of Service
AM Peak Hour
N
2015 Alternative E
vs. 2015 Baseline
BRAC 133
Mark Center
D/D
Beauregard St
E/F
Mark Center Dr
C/E
Seminary Rd
C/E
B/F
C/F
C/D
INTERSTATE
395
INTERSTATE
395

Local Intersection Overall Performance – AM Peak



Rotary Intersection Overall Performance – AM Peak



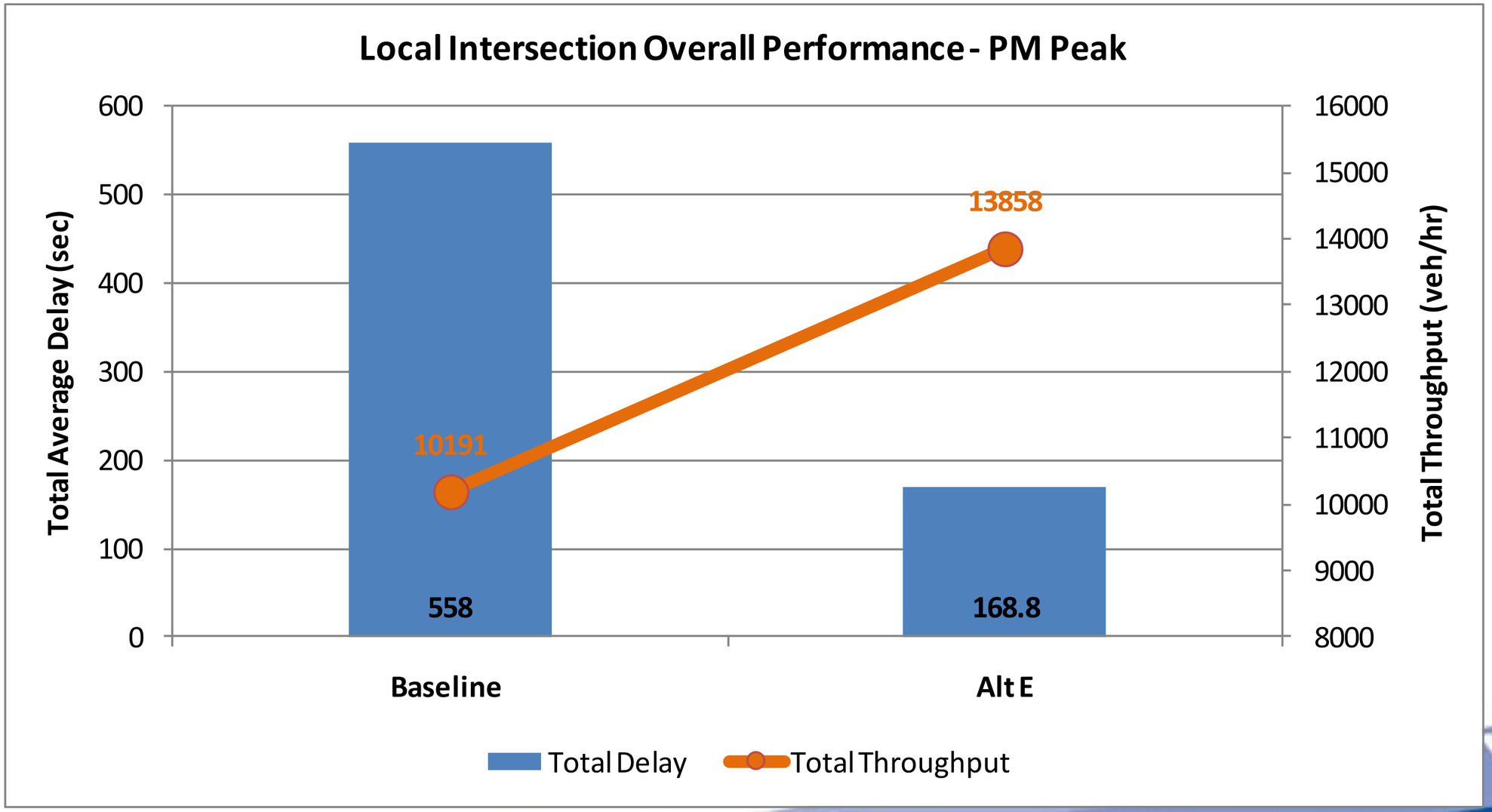
PM PEAK HOUR
TRAFFIC OPERATIONAL CONDITIONS

VDOT

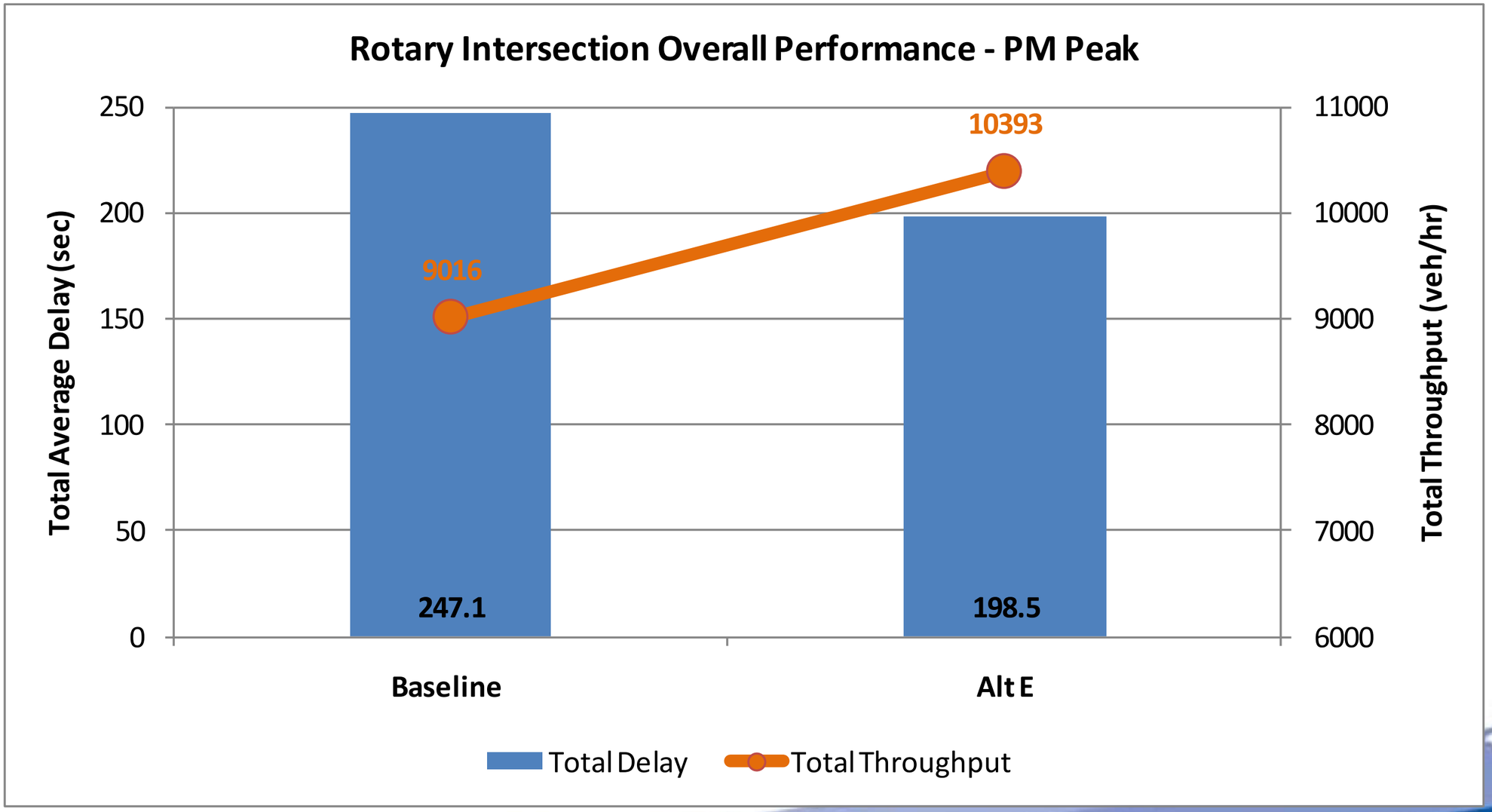
VIRGINIA MEGAPROJECTS

Average Queues
and Level of Service
PM Peak Hour
N
2015 Alternative E
vs. 2015 Baseline
C/F
Beauregard St
D/F
Mark Center Dr
F/F
Seminary Rd
BRAC 133
Mark Center
F/F
D/E
INTERSTATE
395
C/E
C/D
INTERSTATE
395

Local Intersection Overall Performance – PM Peak

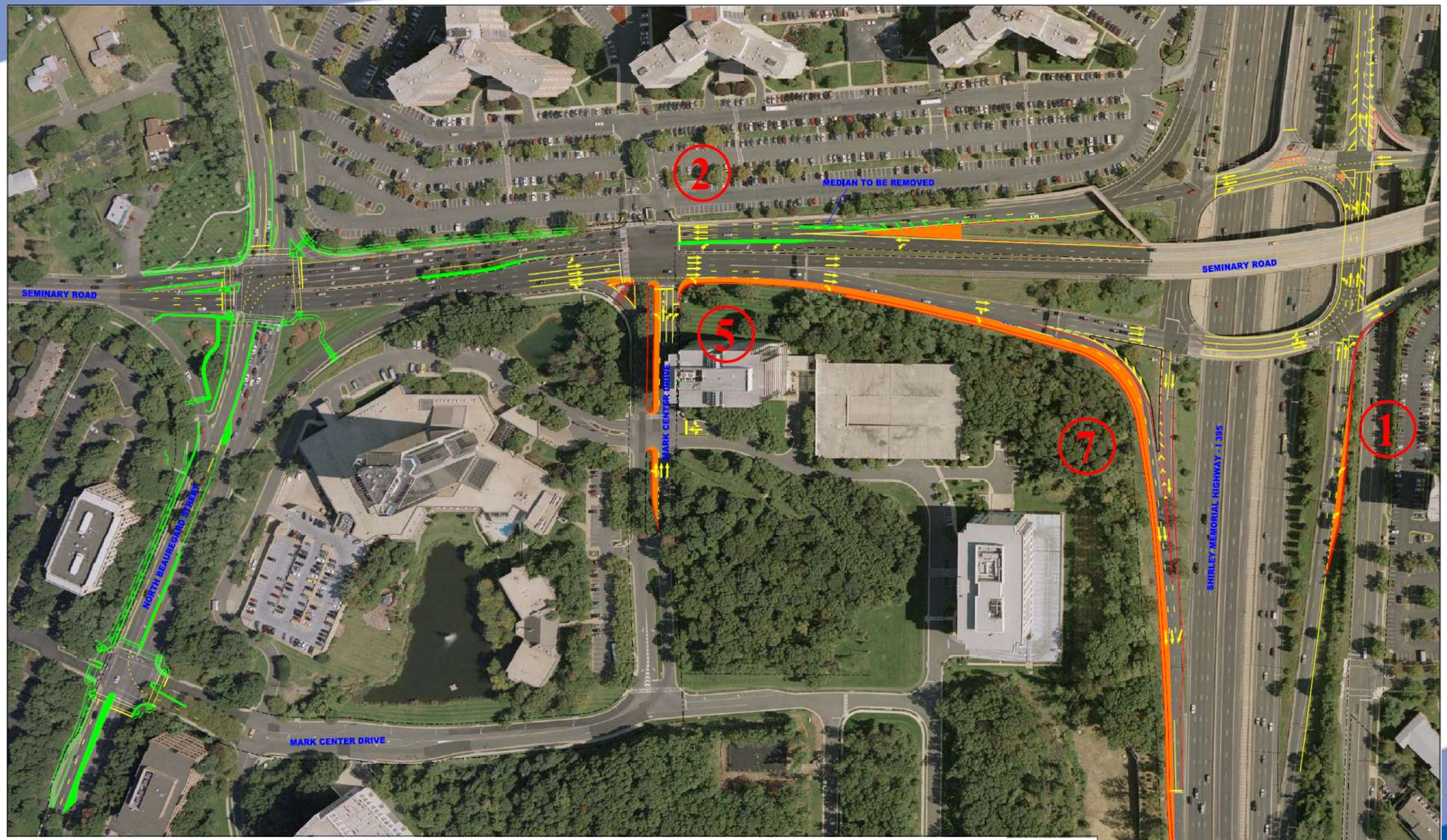


Rotary Intersection Overall Performance – PM Peak

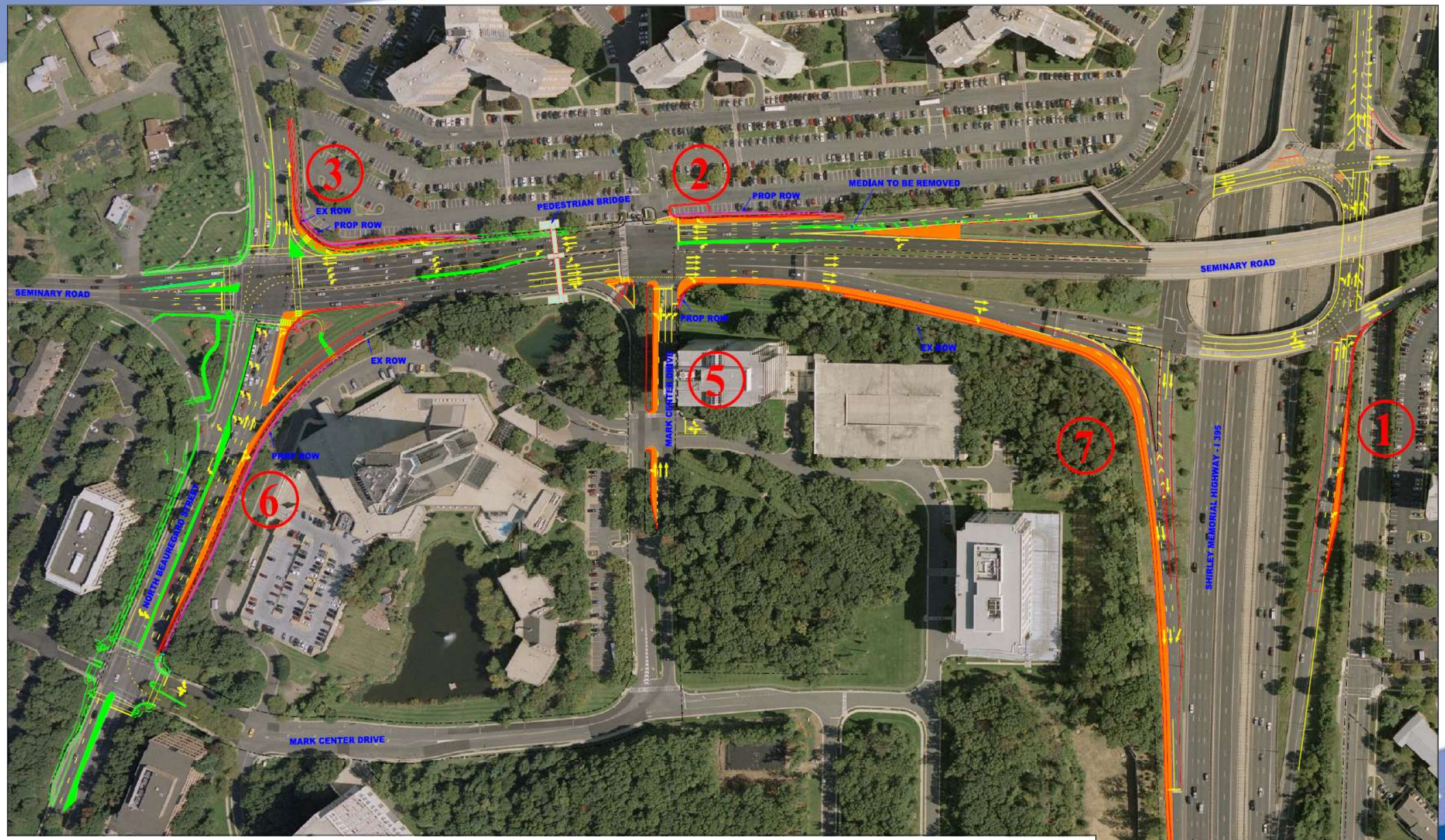


Study Recommendation

- Alternative E Phased
  - Phase I – (Improvement areas 1, 2a, 5 and 7)
  - Phase II – (Improvement areas 2b, 3, 6 & Ped. Bridge)
- Design-Build Procurement (pending funding)


2
MEDIAN TO BE REMOVED
SEMINARY ROAD
SEMINARY ROAD
5
MARK CENTER DRIVE
7
1
SHIRLEY MEMORIAL HIGHWAY - I 395
NORTH BEAUREGARD STREET
MARK CENTER DRIVE

Phase I


3
2
EX ROW
PROP ROW
PEDESTRIAN BRIDGE
PROP ROW
MEDIAN TO BE REMOVED
SEMINARY ROAD
SEMINARY ROAD
PROP ROW
EX ROW
EX ROW
5
MARK CENTER DRIVE
7
1
PROP ROW
6
NORTH BEAUREGARD STREET
SHIRLEY MEMORIAL HIGHWAY - I 395
MARK CENTER DRIVE

Phase II

Preliminary Cost Estimate

- **Phase I** – $5 - 6 Million
- **Phase II** – $12 - 14 Million
- **Total** - $ 17- 20 Million

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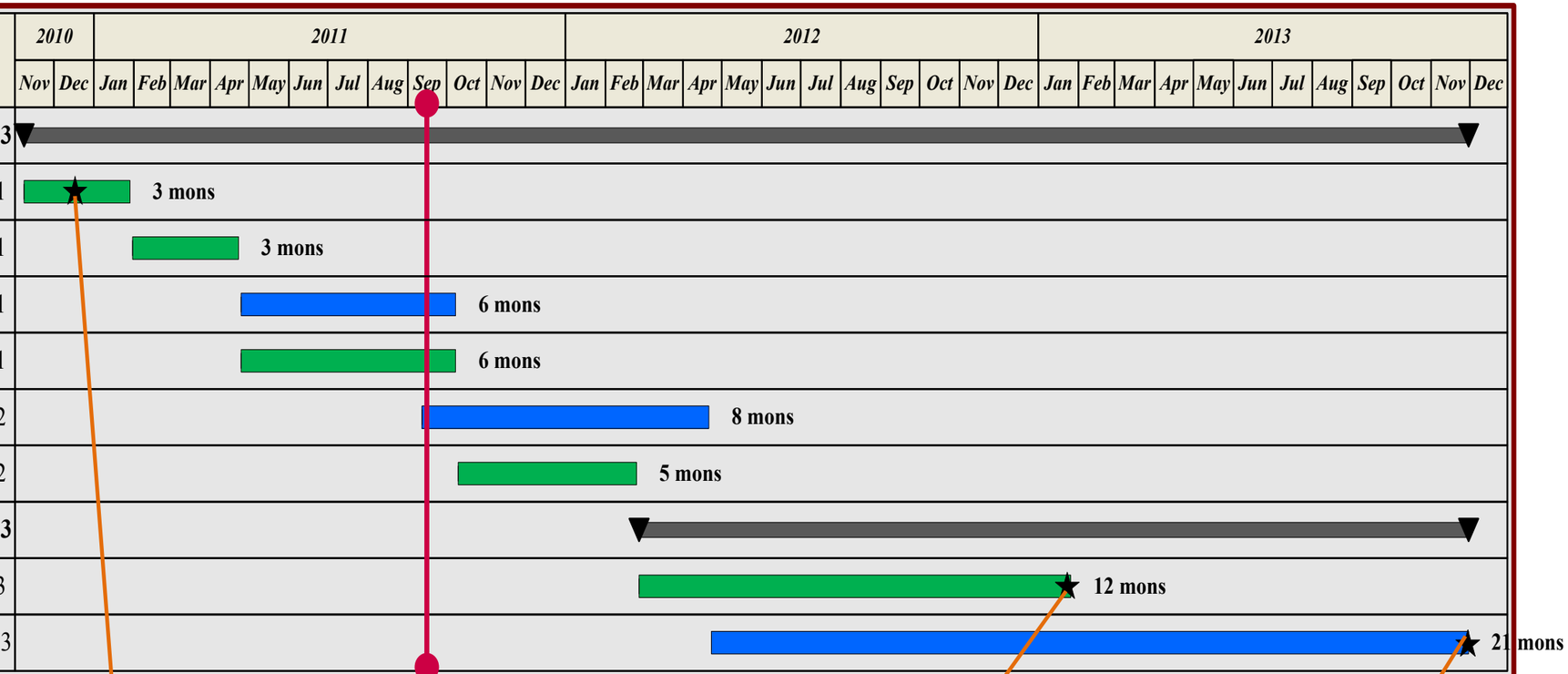
VIRGINIA MEGAPROJECTS

Schedule

ID	Task Name	Start	Finish
1	**Mark Center Short/Mid-Term Improvements**	**11/8/2010**	**11/29/2013**
2	**Complete Study**	11/8/2010	1/28/2011
3	**FHWA Review and Concurrence**	1/31/2011	4/22/2011
4	**Preliminary Design/Procurement Documents**	4/25/2011	10/7/2011
5	**NEPA (Environmental Approval)**	4/25/2011	10/7/2011
6	**R/W Documents & Acquisition**	9/12/2011	4/20/2012
7	**DB Procurement**	10/10/2011	2/24/2012
8	**Design-Build Construction**	**2/27/2012**	**11/29/2013**
9	**Phase I (1, 2a, 5 and 7)**	2/27/2012	1/25/2013
10	**Phase II (2b, 3, 6 and pedestrian bridge)**	4/23/2012	11/29/2013



Task
Task – Critical Path
Summary

City Council Presentation December 14

BRAC 133 Opening

Finish of Phase I

Finish of Phase II

Tasks 2&3 Funded
Tasks 4-10 Dependent on Funding

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VIRGINIA MEGAPROJECTS

Q & A

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VIRGINIA MEGAPROJECTS