

# 495 EXPRESS LANES NORTHERN EXTENSION PROJECT (495 NEXT)

McLean Citizens Association

Environment, Parks & Recreation Committee Meeting

Virginia Department of Transportation

Transurban

Lane Construction

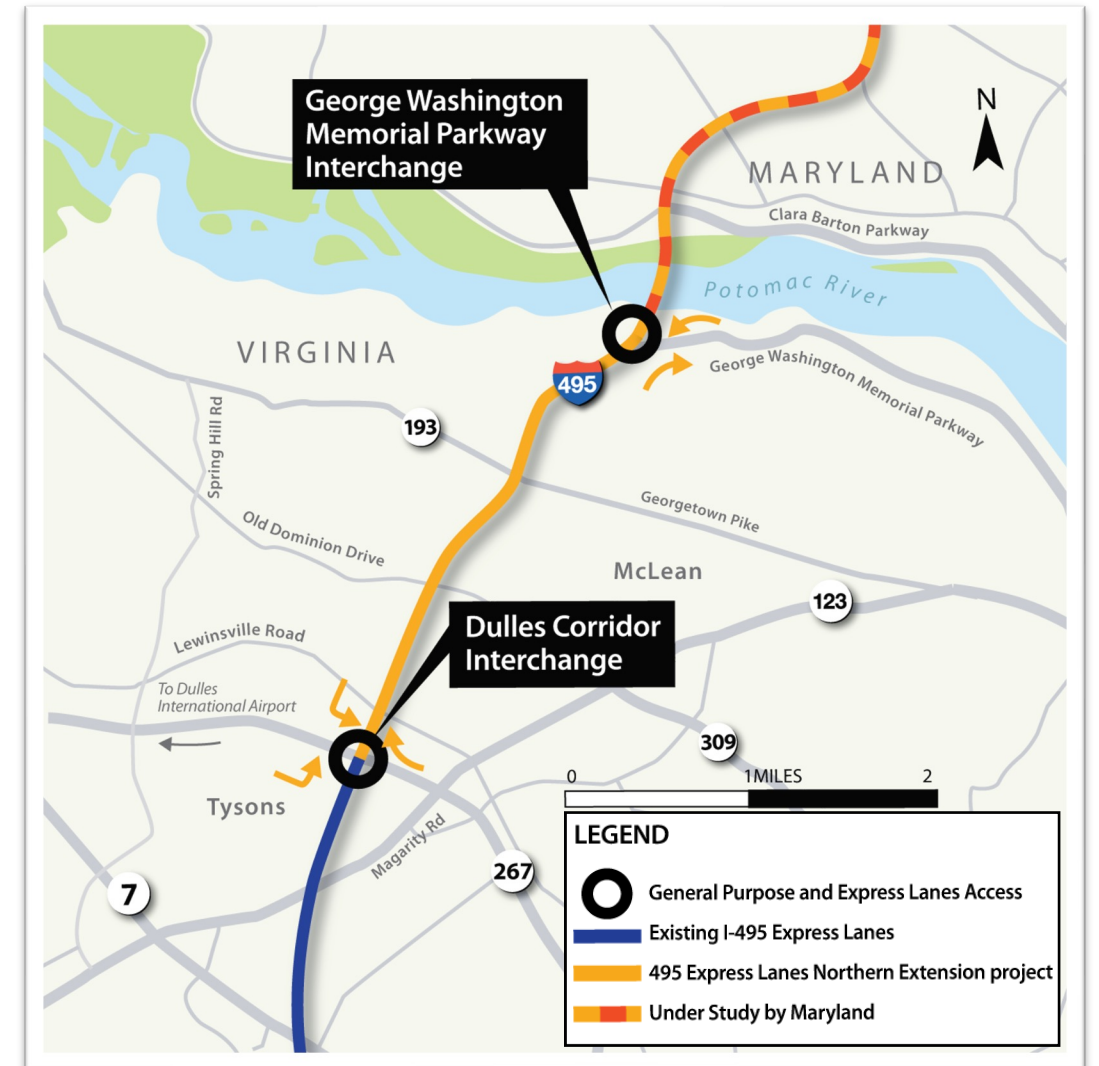
June 12, 2024

# Agenda

- **Introductions**
- **495 NEXT Project Overview and Features**
- **Construction Overview**
- **Revegetation Conceptual Plan**
- **Public Outreach Tools and Resources**
- **Question and Answer Session**

# 495 Express Lanes Northern Extension Project (495 NEXT)

- Approx. \$660 million, 2.5-mile extension of 495 Express Lanes from Dulles Corridor interchange to George Washington Memorial Parkway (GWMP) near the American Legion Bridge
- Public-private partnership project between VDOT and Transurban through 2087
- Express Lanes scheduled to open late 2025
- Project completion in mid-2026



# 495 NEXT Project Benefits

## 2025 Benefits Independent of Maryland Project

- **Moves more people**
- **Provides time savings for express lanes users during peak periods**
- **Reduces cut-through traffic on local roads**
- **Improves safety and operations**
  - New direct access ramps to express lanes at DTR and George Washington Memorial Parkway interchanges, eliminating merge across four lanes to access express lanes
  - New roadway features, such as increased acceleration and deceleration lanes, and new auxiliary lanes

Source: VDOT Traffic and Transportation Technical Report, 2020

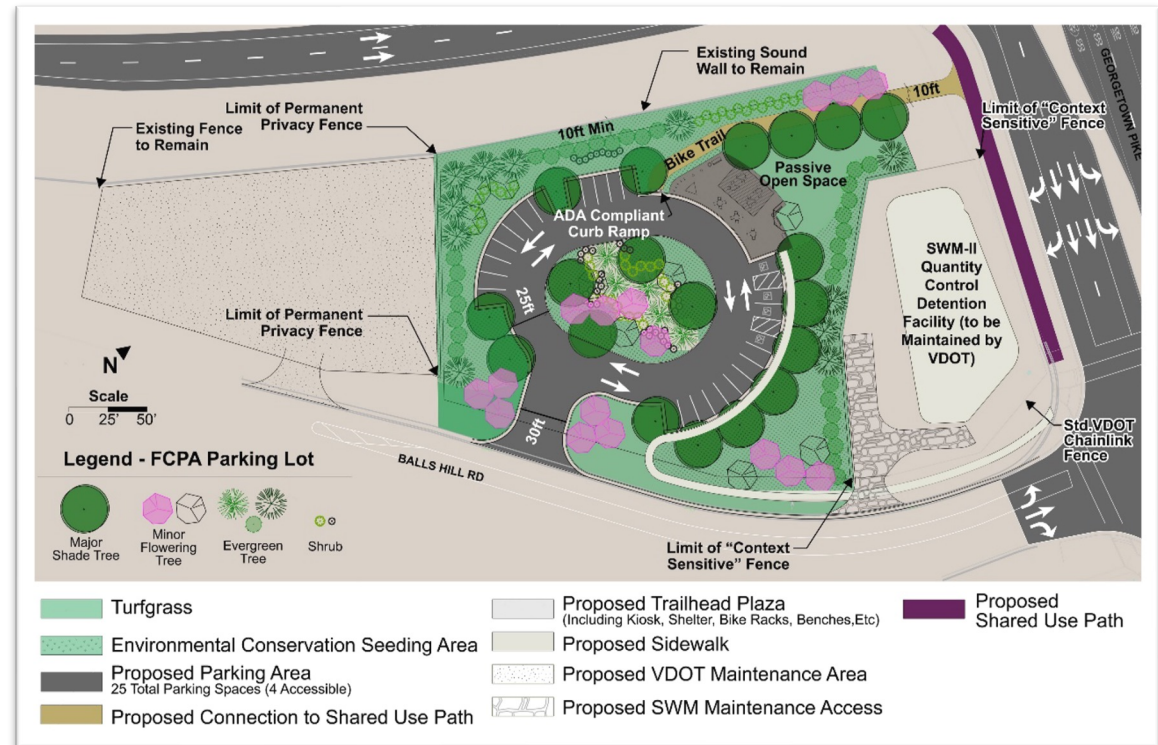
# Environmental Commitments

- Transurban provided \$1.387M to Fairfax County for restoring approximately 3,000 linear feet of Scott's Run
- Stabilize stream banks at two locations along Scott's Run



## Fairfax County Park Authority Replacement Land

- Create parking and trail connection to Scott's Run and new bike and pedestrian shared-use path
- VDOT Maintenance Yard with privacy fence next to park





# Overall Construction Schedule

- Started construction: **March 2022**
- Remove noise walls and clear trees to widen Beltway: **late 2022-mid 2024**
- Install drainage, perform earthwork, construct new lanes outside current I-495 alignment: **2023-2024**
- Shift traffic to outside lanes to enable construction of inside lanes: **late 2024-early 2025**
- Open Express Lanes: **late 2025**
- Complete overall project: **mid 2026**



A crew lays down base asphalt for the future GW Parkway to southbound I-495 ramp (March 2024)

# Georgetown Pike Interchange

**Stay-Away Weekend:** Traffic switch to new Georgetown Pike Bridge Planned Aug. 9-12

- Work and traffic impacts from 9 p.m. Friday to 5 a.m. Monday
- Aug. 16-19 backup date

## What's Happening:

- All ramps to and from Georgetown Pike closed
- Georgetown Pike bridge reduced from 5 total lanes to 2 through lanes

## Benefits:

- Expedites construction and reduces duration of impacts
- Earlier opening of new ramp from westbound Georgetown Pike to northbound I-495 benefits travelers

## Public Outreach and Notification:

- Advance outreach to stakeholders and traveling public



The hard-right turn onto the ramp from westbound GTP to northbound I-495 will be replaced with a more gradual merge onto the permanent new ramp, providing smoother, more efficient access (March 2024)



# What Neighbors Should Expect

- Pile driving, saw-cutting, soil compaction and other noise-producing work
- Occasional overnight bridge demolition
- General construction noise and other impacts
- Excavations across local roads with steel plates maintaining access
- Brief overnight closures of local bridges
- Periodic one-lane conditions on local roads with flaggers directing traffic in alternate directions





# What Motorists Should Expect

## Ongoing Traffic Impacts

- Mid-day and overnight lane and shoulder closures
- Multi-lane closures and intermittent traffic stoppages on I-495 (Beltway) during overnight hours
- Lane shifts on I-495, new bridges, ramps and adjacent local roads

## Planned Extended Traffic Impacts

- **Georgetown Pike Interchange**
  - Weekend long closure of bridge and ramps
  - Planned on or about summer 2024
  - Major outreach, marked detours
- **Northbound I-495 near Tysons**
  - Weekend long major lane reduction
  - Planned on or about fall 2024
  - Major outreach, marked detours



Typical afternoon congestion on northbound I-495 (October 2024)

**Sign up at [495NEXT.vdot.virginia.gov](https://495NEXT.vdot.virginia.gov) to receive lane closures and traffic alerts**

# 495 NEXT Corridor Revegetation Conceptual Plan

## Clearing and Tree Removal

- Clearing began Summer 2022, 95% complete

## Revegetation Plan

- Conceptual revegetation plan being developed by landscape architects
- Plant selection will focus on native, habitat-appropriate species
- Revegetation areas are primarily determined based on roadway/utility proximity and environmental limitations

## Plant Species Selection

- Plant selections are categorized by habitat designation based on following criteria:
  - Safety
  - Roadway and Utility Features
  - Growth Habits

# Revegetation Design Considerations

## Safety

- Ensure vegetation will not impact sight distance for drivers or pedestrians
- Ensure vegetation will not impact structural integrity of slopes
- Ensure that mature trees will not block roadway if they fall

## Roadway/Utility Features

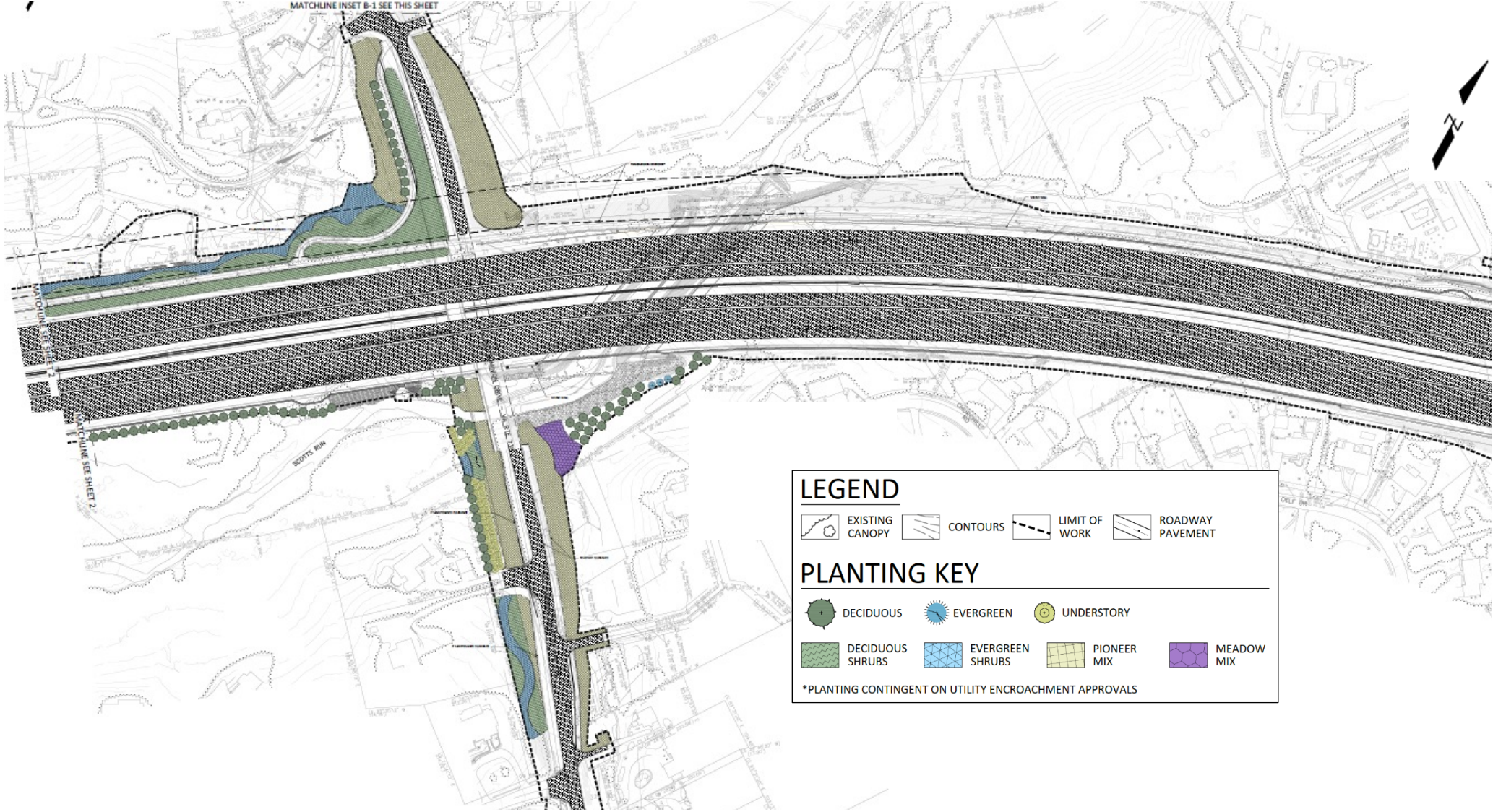
- Ensure that plantings will not affect drainage patterns
- Provide for reasonable maintenance access
- Avoid conflicts with overhead and underground utilities

## Plant Species Selections

- Match plant species to specific soil conditions (wet or dry)
- Select species that are tolerant of roadside conditions and weather treatments
- Consider growth patterns of species including mature heights and widths, and critical root zones
- Incorporate local native species

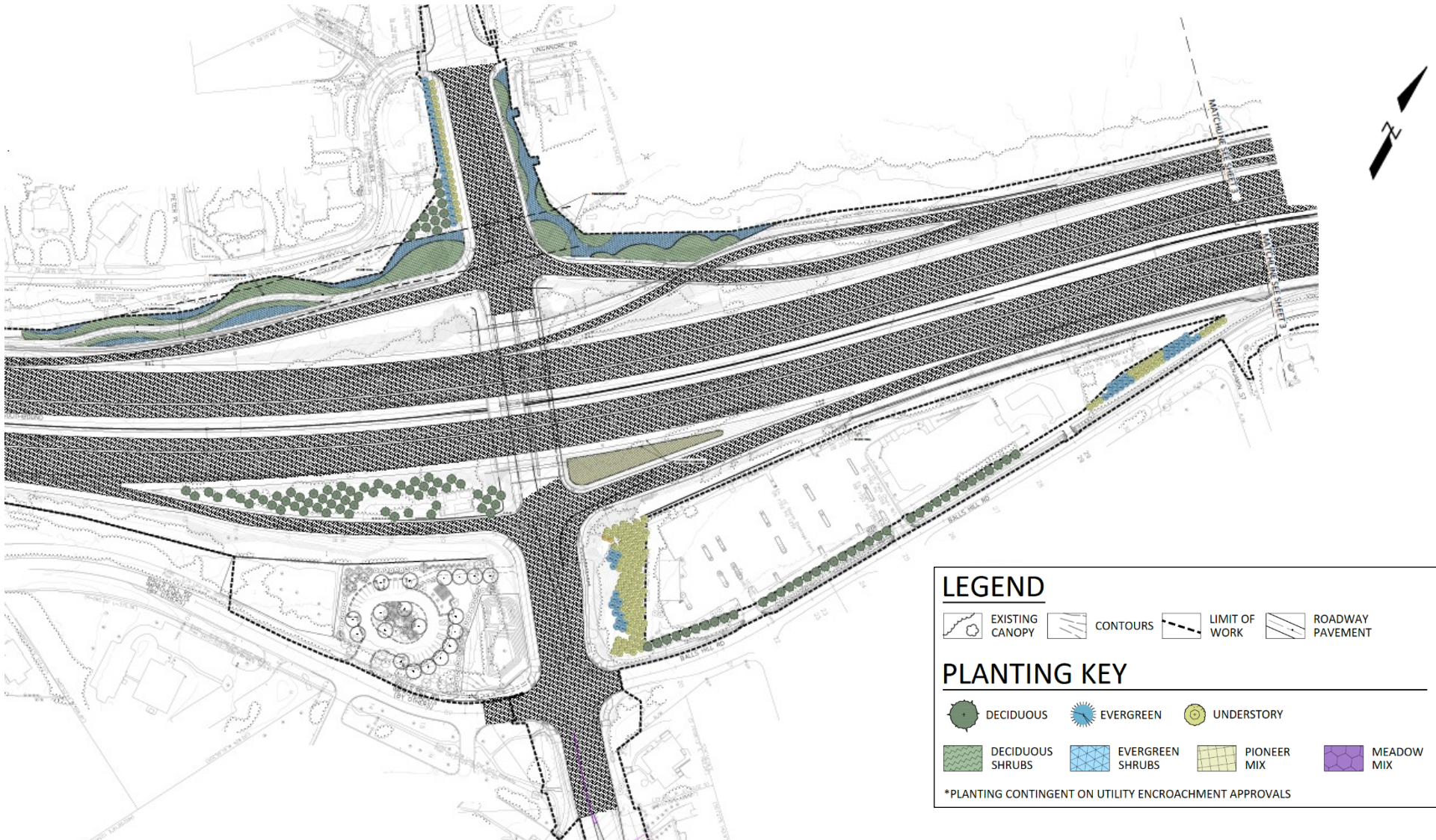


# Old Dominion Drive Revegetation Conceptual Plan





# Georgetown Pike Revegetation Conceptual Plan



# Live Oak Drive Revegetation Conceptual Plan

**LEGEND**

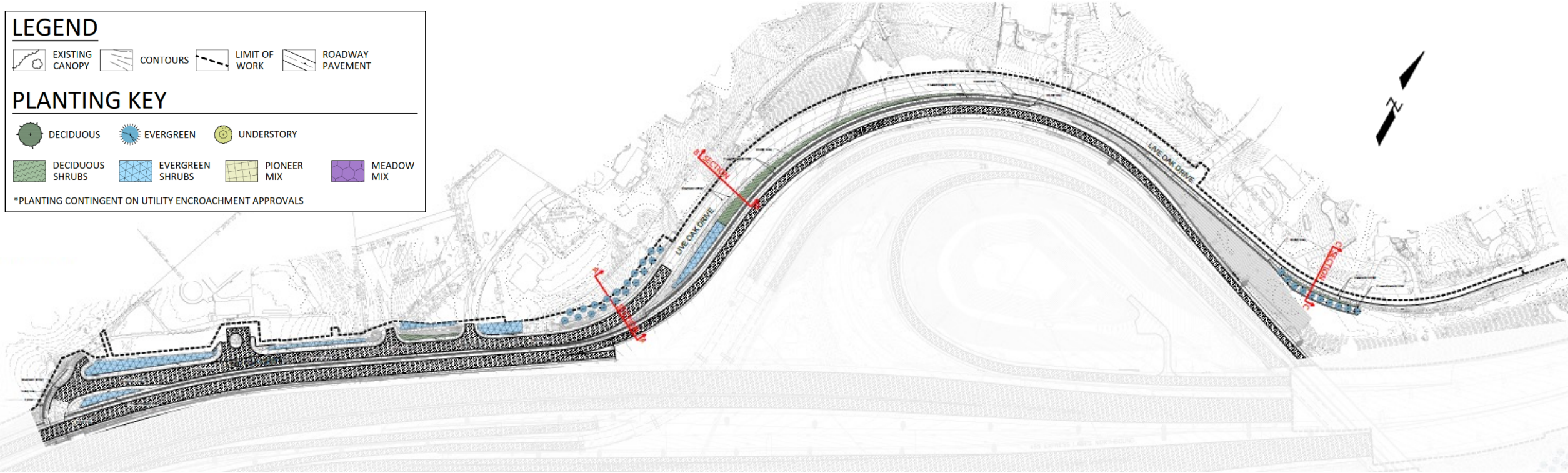
EXISTING CANOPY    CONTOURS    LIMIT OF WORK    ROADWAY PAVEMENT

**PLANTING KEY**

DECIDUOUS    EVERGREEN    UNDERSTORY

DECIDUOUS SHRUBS    EVERGREEN SHRUBS    PIONEER MIX    MEADOW MIX

\*PLANTING CONTINGENT ON UTILITY ENCROACHMENT APPROVALS





# 495 NEXT Revegetation Design Factors

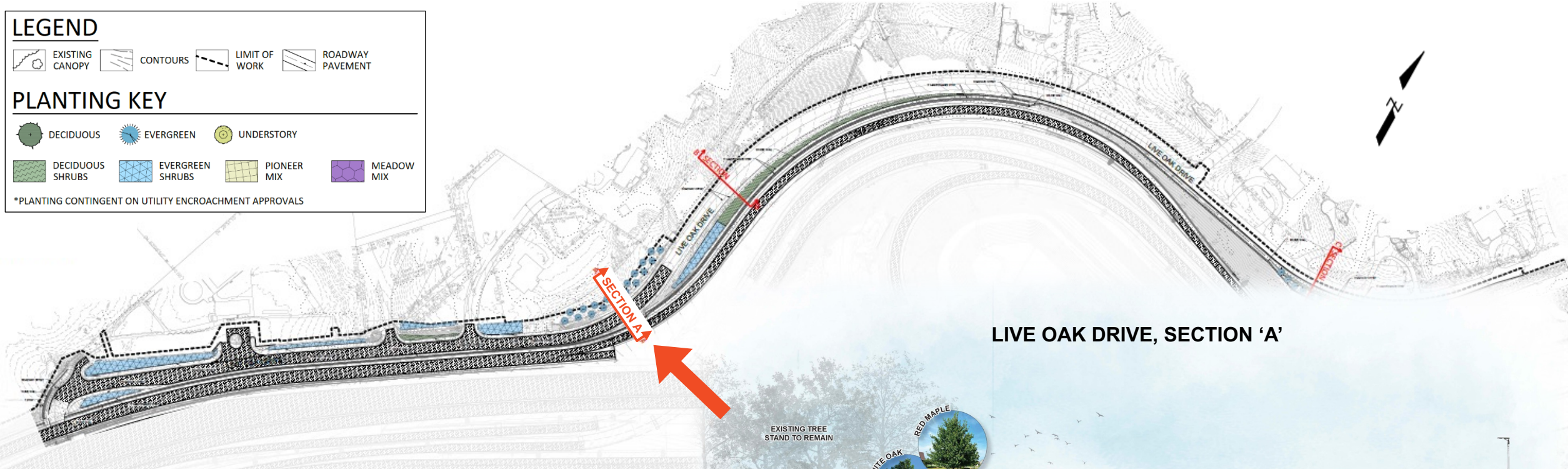
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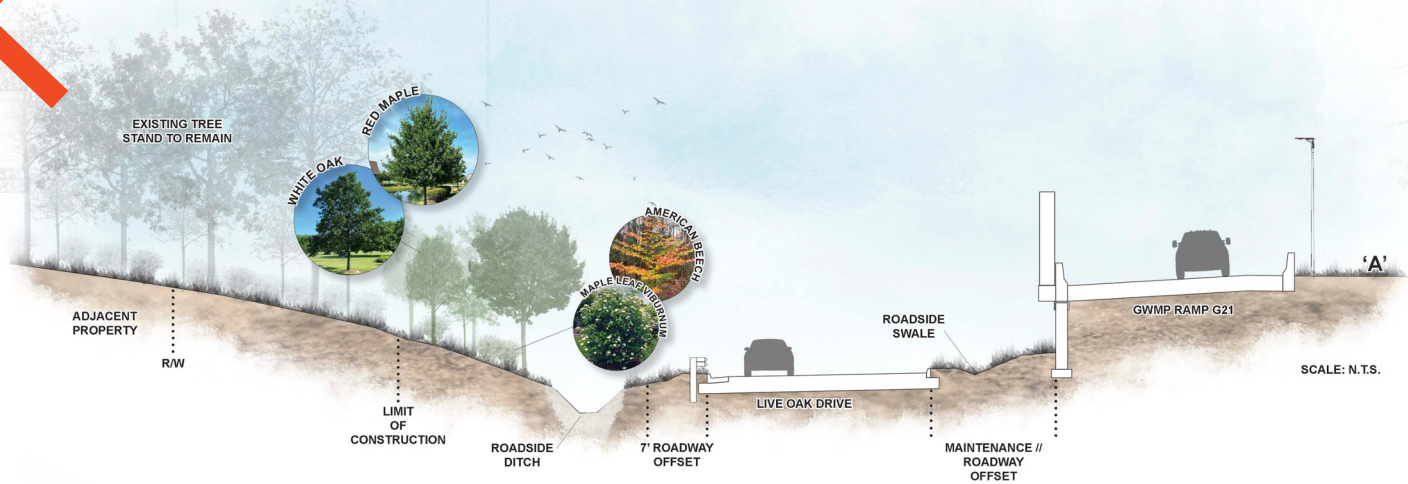
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LIVE OAK DRIVE, SECTION 'A'





# 495 NEXT Revegetation Design Factors

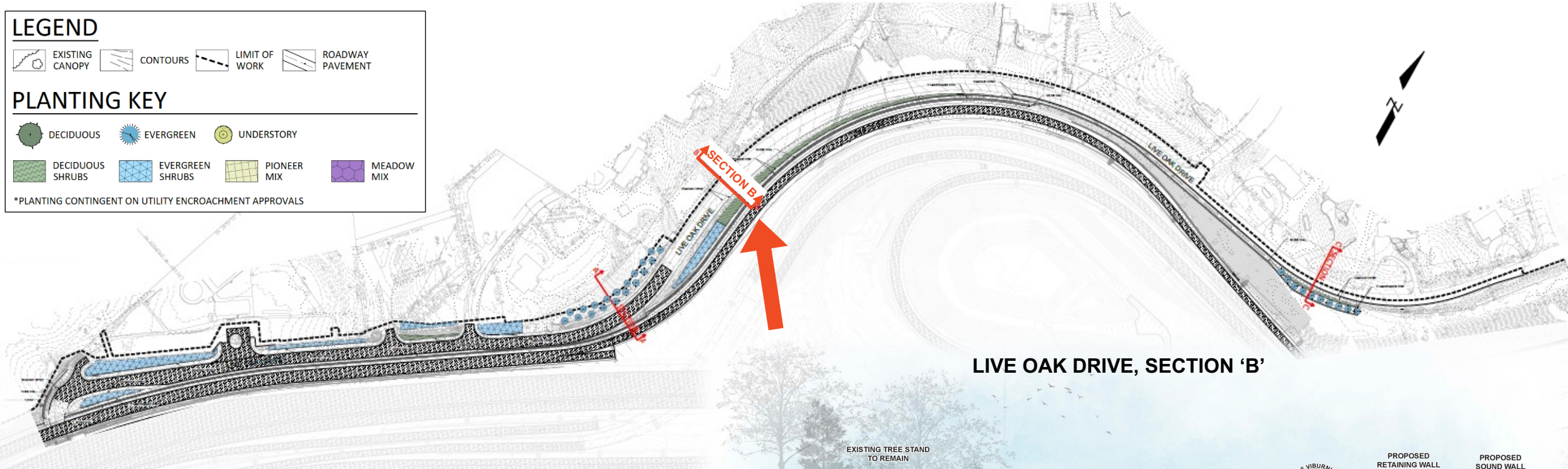
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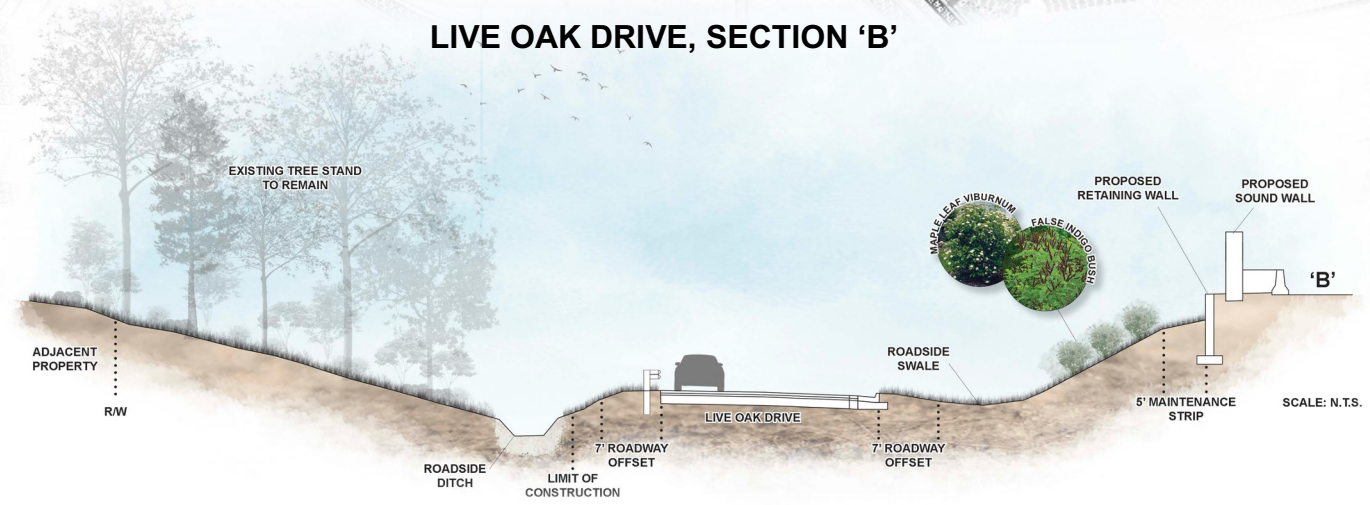
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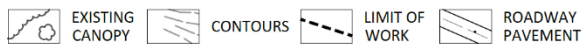


LIVE OAK DRIVE, SECTION 'B'

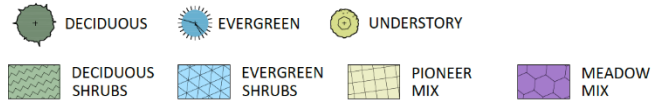


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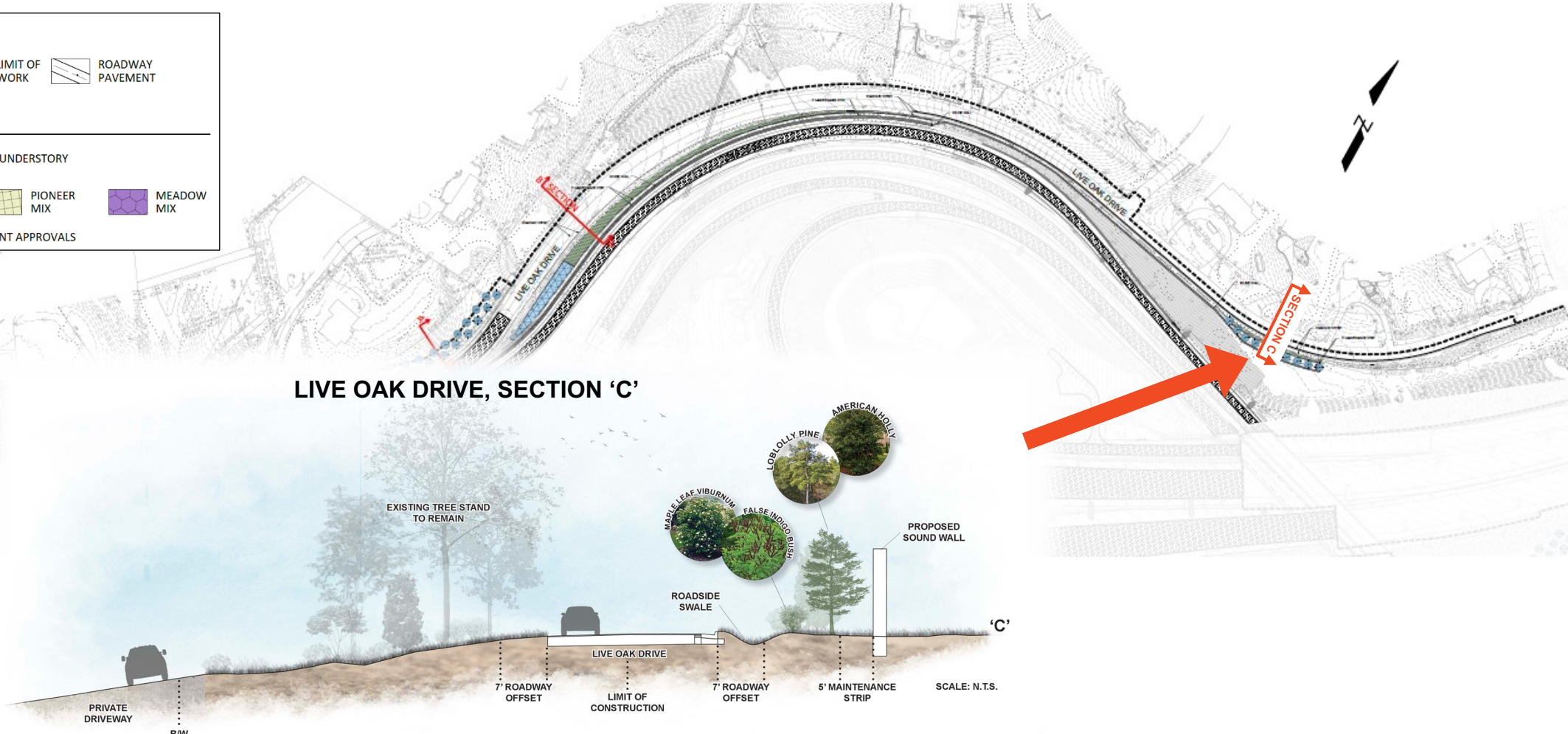
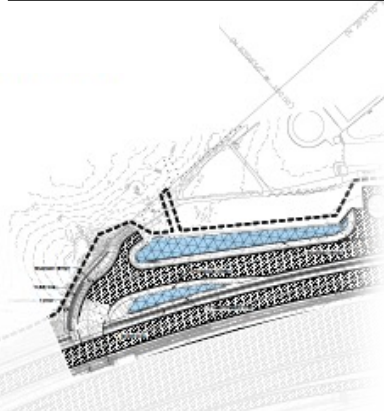
## LEGEND



## PLANTING KEY



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# Sample Plant Materials

## CANOPY



## EVERGREEN



## UNDERSTORY



## DECIDUOUS SHRUBS



## EVERGREEN SHRUBS



## MEADOW MIX



## PIONEER MIX





# Revegetation Growth Progression



**Installation**



**Establishment**



**3-Year Maturity**

# 495 NEXT Revegetation Plan Next Steps

## Community Engagement

- Work with local officials to conduct more focused discussions with interested community members on the conceptual revegetation plan

## Finalize Revegetation Plan

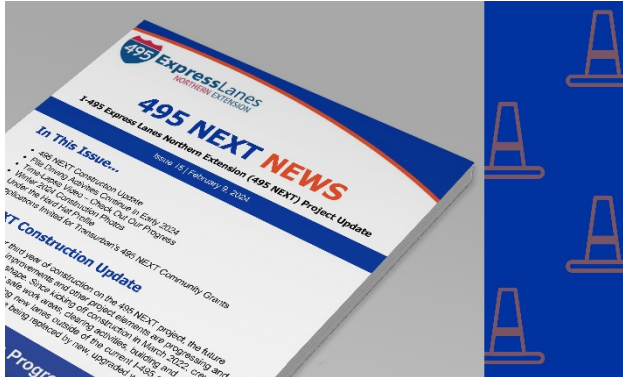
- Post final revegetation plan on the project website

## Implement Revegetation Plan

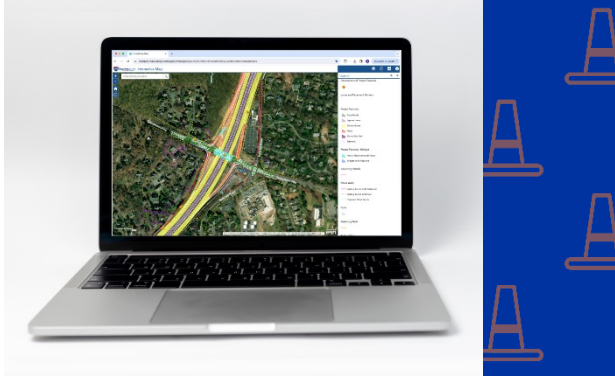
- Factors affecting planting installation include, but are not limited to:
  - Completion of construction activities and final grading
  - Appropriate time of year
  - Weather conditions
  - Availability of plantings



# Staying Informed



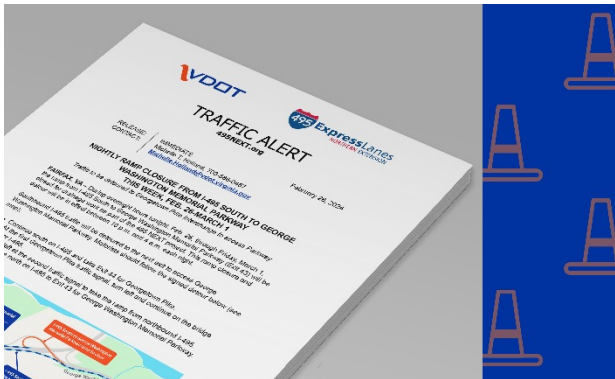
**Newsletters & Weekly Lane Closure Reports**



**Interactive Map Showing Project Design**



**Community and Neighborhood Outreach**



**News Releases & Media Outreach**

## Resources and Contacts:

- **Website:** [495NEXT.vdot.virginia.gov](https://495NEXT.vdot.virginia.gov)
- **Email:** [495NorthernExtension@VDOT.Virginia.gov](mailto:495NorthernExtension@VDOT.Virginia.gov)
- **Construction Information Line:** 703-592-6430 (monitored daily)
- **VDOT:** Michelle Holland, 703-586-0487
- **Transurban:** Amanda Allen, 571-249-8784
- **Lane:** John Undeland, 703-785-3461



Subscribe to project update emails here



