

# Route 234 and Sudley Manor Drive Interchange Project Public Information Meeting

October 7, 2026

6:00 p.m. to 8:00 p.m.

Presentation at 6:30 p.m.



State Project # 1566-076-381  
VDOT UPC: 128139

Tom Gordy  
Brentsville District Supervisor

Presenters: Prince William County DTCC  
Design Build Team:  
Wagman Heavey Civil, Inc. &  
Rinker Design Associates

# Agenda

- Project Team Introductions
- Project Information
- Project Overview
- Environmental Compliance
- Roadway Renaming Process
- Anticipated Project Schedule
- Public Participation
- Q&A

# Project Team Introductions

- Rick Canizales – Director of Department of Transportation and Capital Construction



- Mary Ankers – Assistant Director of Capital Transportation Projects



- Elnour Adam – Engineering Manager of Parks and Special Projects Unit



- Gary Li— Project Manager



- Anthony Bednarik – Design Build Project Manager



- Rick Delong – Design Build Design Manager



- Mark Gunn – Design Build Project Executive



# Meeting Purpose

- Provide an update on the Route 234 and Sudley Manor Drive Interchange project to the community.
- Offer an opportunity for the community to ask questions and offer input on the project in general.





## Project Goals

- Improve traffic flow and safety along Prince William Parkway
- Alleviate congestion along Prince William Parkway and surrounding road network
- Enhance pedestrian and bicycle connectivity



## Funding

- Full programmed project budget of \$115M for design, engineering, environmental, right-of-way, and construction phases will come from NVTa.



## Design Build

- This project will be delivered as a design-build project.
- Design-Build projects combine engineering design services and construction services into a single contract, allowing faster project delivery.

# Project Overview – Major Project Features

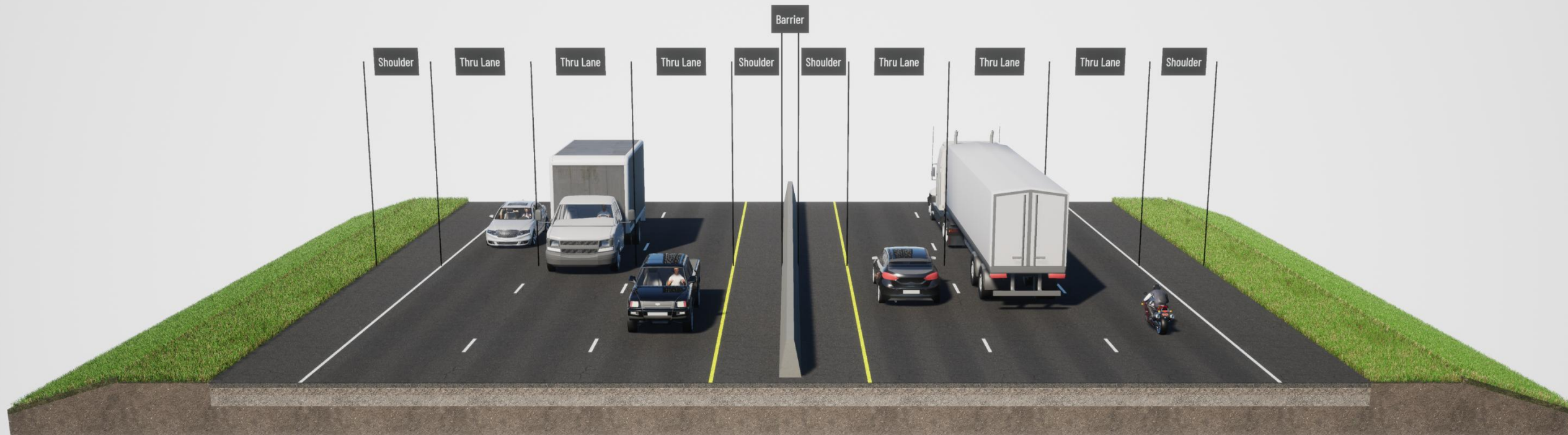
- Elimination of traffic signals along PW Parkway at Sudley Manor Drive & Wellington Road
- Construction of a grade-separated crossing (overpass) of Prince William Parkway
- Widening of PW Parkway to 6 lanes (with acceleration/deceleration lanes at side road connections)
- Construction of bicycle & pedestrian facilities (shared use paths and sidewalks) including along the overpass roadway with connections to existing facilities
- Drainage & Stormwater Management Improvements
- Utility Relocations & Improvements

# Project Overview



# Typical Section – Route 234

PRINCE WILLIAM  
COUNTY



Typical Section  
Route 234 – 6-Lane Widening

# Project Overview – Grade Separation (Overpass of PW Parkway)

PRINCE WILLIAM  
COUNTY

East-West traffic on new Roadway 1, will cross over PW Parkway via a new bridge overpass located between existing Sudley Manor Drive and Wellington Road

- New east-west roadway 1 will be a 4-lane divided roadway and will include a Shared Use Path along the south side and sidewalk along the north side
- Bridge location accommodates future planned Shared Use Path along PW Parkway



# Typical Section – Roadway 1

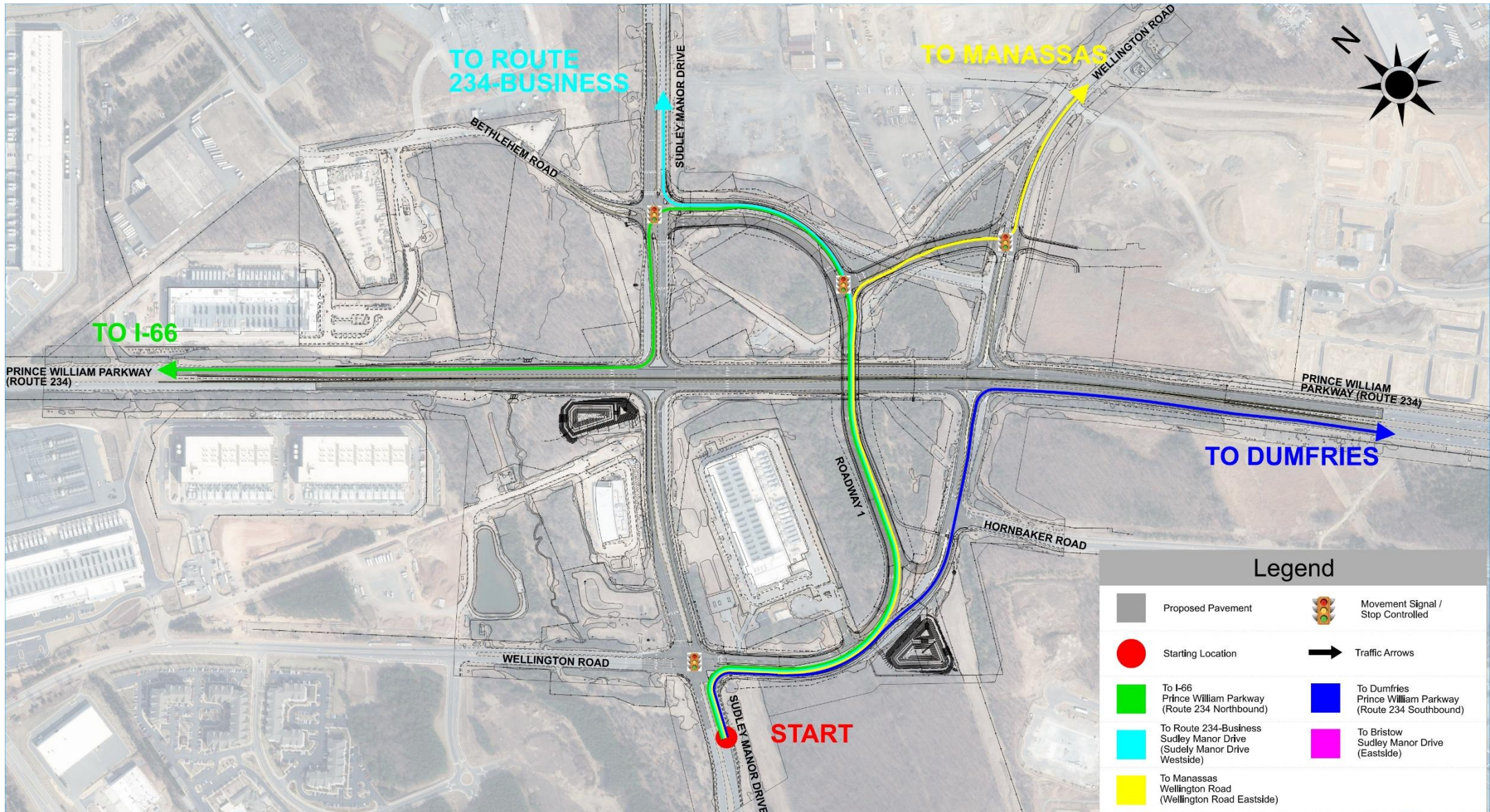
PRINCE WILLIAM  
COUNTY



# Travel Path Maps

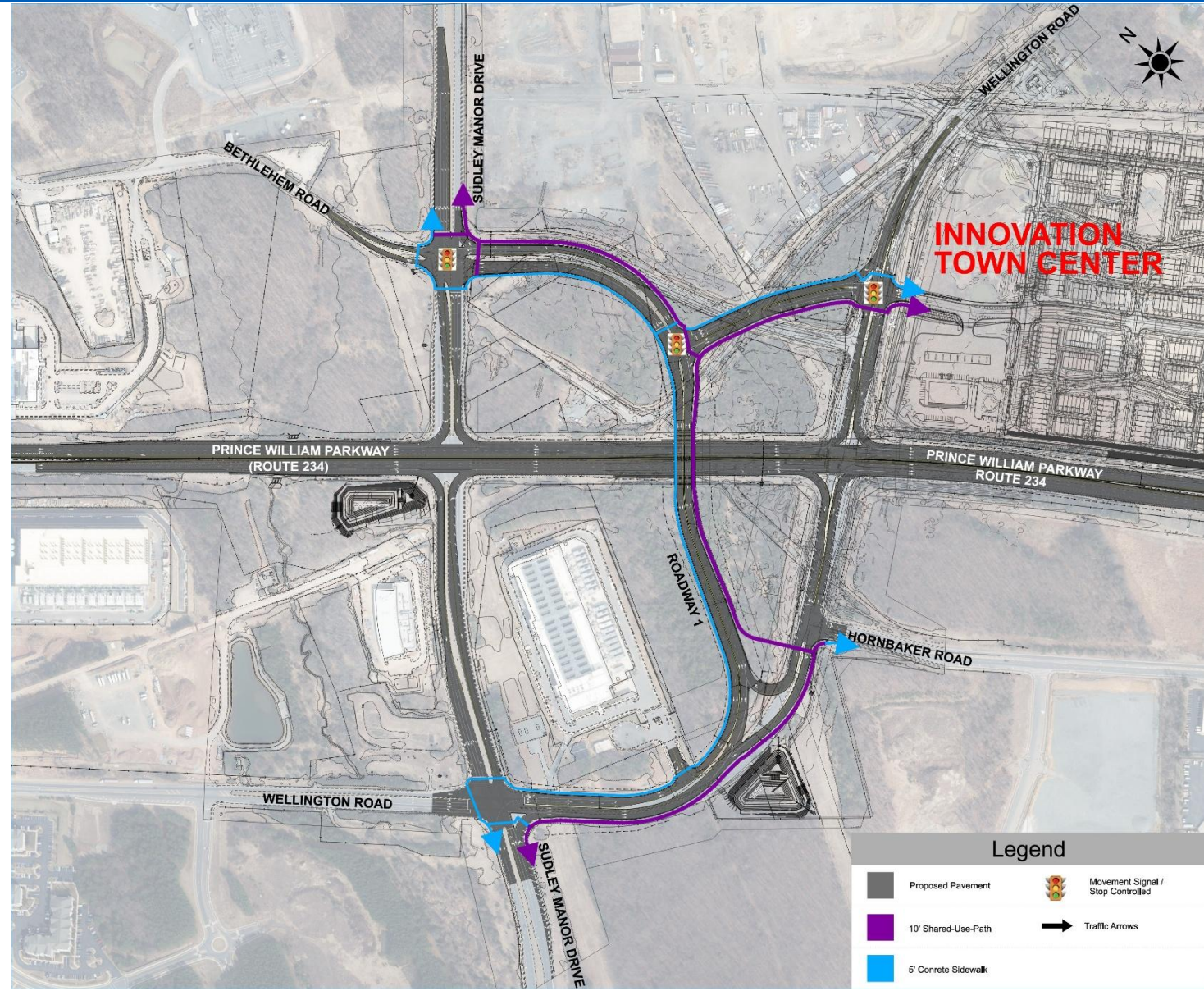
From Bristow – Heading Eastbound on Sudley Manor Drive

PRINCE WILLIAM  
COUNTY



# Bicycle & Pedestrian Connectivity

- Construction of bicycle & pedestrian facilities (shared use paths and sidewalks) including along the overpass roadway with connections to existing facilities
  - Provides connectivity to Innovation Town Center and to existing facilities along Sudley Manor Drive and Hornbaker Road
  - Accommodates future planned County bicycle & pedestrian facility projects



# Environmental Compliance

Design and construction will comply with applicable federal, state, and County environmental requirements, including required permits and approvals.

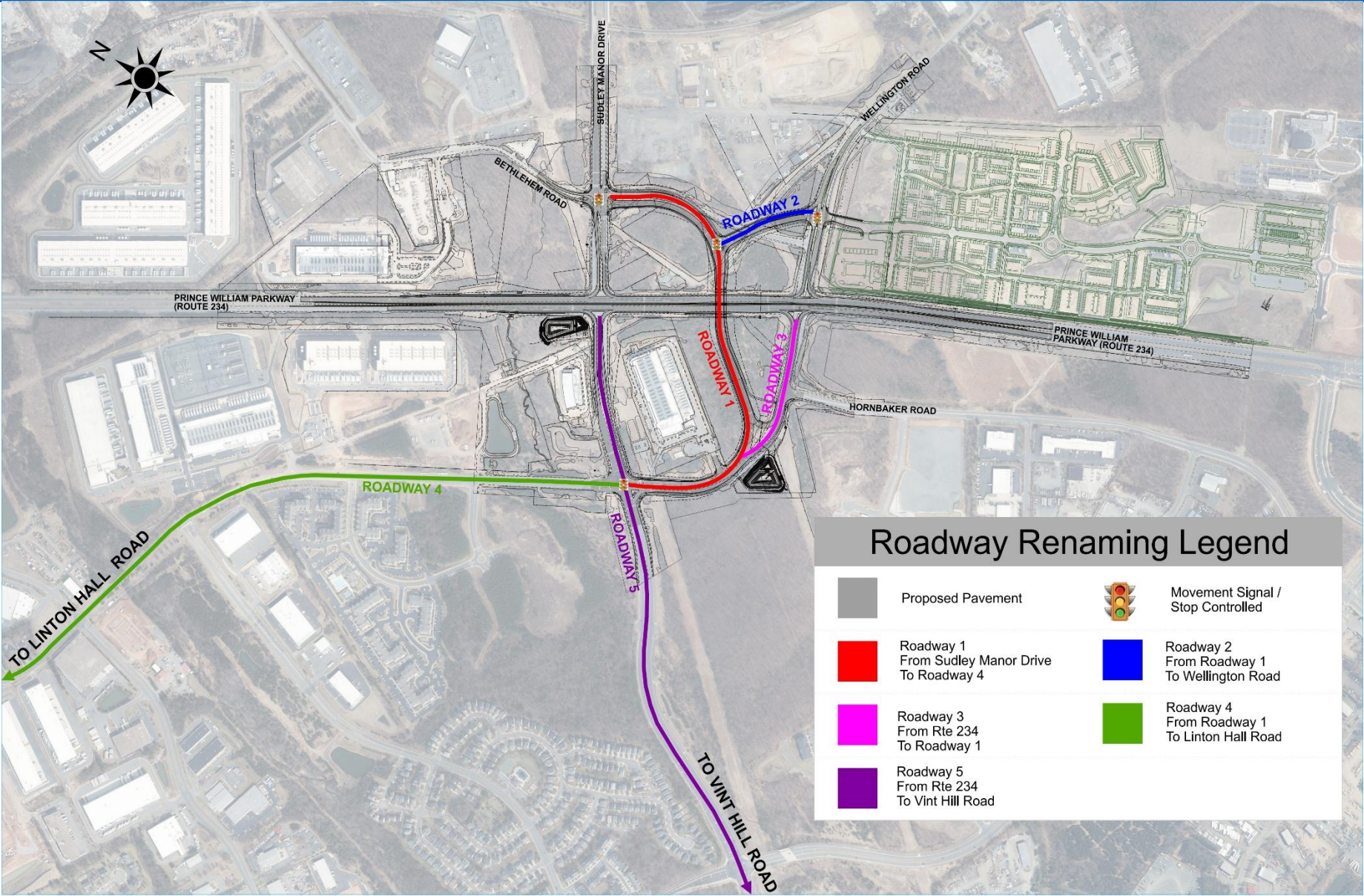
- Water Quality Permitting (Wetlands/Streams) & Mitigation
- Threatened & Endangered Species Studies
- Cultural Resources Studies
  - Gaskins Cemetery location survey and avoidance confirmation
- Environmental Compliance Monitoring During Construction



# Roadway Renaming Process

- **Geospatial Technology Services (GTS) is the Addressing Authority for Prince William County.**
  - GTS assigns and maintains the official addresses of record.
  - Addresses are assigned using internal guidelines, the Design and Construction Standards Manual, and Prince William County Code of Ordinances.
  - GTS notifies property owners of address changes. Tenants will be provided with a courtesy notification.
  - GTS will notify many external agencies (e.g. USPS and utility companies) through the PWC Alerts system.
- **Street Renaming**
  - This new interchange design will require various streets to be renamed for public safety and wayfinding purposes.
  - GTS will manage the street renaming process.
  - The renaming process begins with impacted owners voting on a new name.
  - Once proposed new names have been approved by GTS, the proposed names will be presented to the Board of County Supervisors (BOCS) through the official meeting process.
  - Assuming the names are approved by the BOCS, GTS will send notifications regarding the address change, including the effective date.

# Roadway Renaming Process Limits



- **Your Role (Now):**
  - Start preparing! Keep a list of everyone you'll need to inform and changes you'll need to make after the address change.
- **Your Role (Later):**
  - Check your mail. If you are impacted by a name change, a street name voting form will be mailed to you at the mailing address on record with Real Estate Assessments. You can return this form to GTS by mail or via email.
  - Once the street name change and address reassignment have been finalized, you'll receive another notification from GTS. You must notify tenants, leaseholders, personal correspondents, and agencies who do not receive PWC Alerts of the change.
  - Following the effective date of change, you may need to update other documents such as business or personal licenses, stationary, websites, business cards, banking checks, etc.

# Anticipated Project Schedule

- **June 23, 2026:** Board of County Supervisors Award Approval
- **July 16, 2026:** Notice to Proceed
- ★ • **October 7, 2026:** Public Information Meeting
- **Spring 2027:** Formal Design Public Hearing
- **Fall 2027:** Design Completion & Construction Start
- **Winter 2029:** Substantial Construction Completion  
(Newly constructed bridge is open to public and both Wellington Rd. and Sudley Manor Dr. signals are removed from Route 234.)
- **Summer 2030:** Project Construction Completion

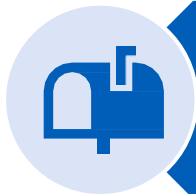
# Questions, Comments, Concerns

Staff from Prince William County Department of Transportation and Capital Construction and the Design Team are available to discuss the project and answer questions.

Written comments can be submitted to Prince William County's  
Project Manager: **Mr. Gary Li**



**Email:** [GLi@pwcgov.org](mailto:GLi@pwcgov.org)  
(Reference: "Sudley Manor Drive Interchange Project" in the heading)



**Mail:** [Prince William County DTCC](#)  
5 County Complex Court, Suite 290  
Prince William County, VA 22192



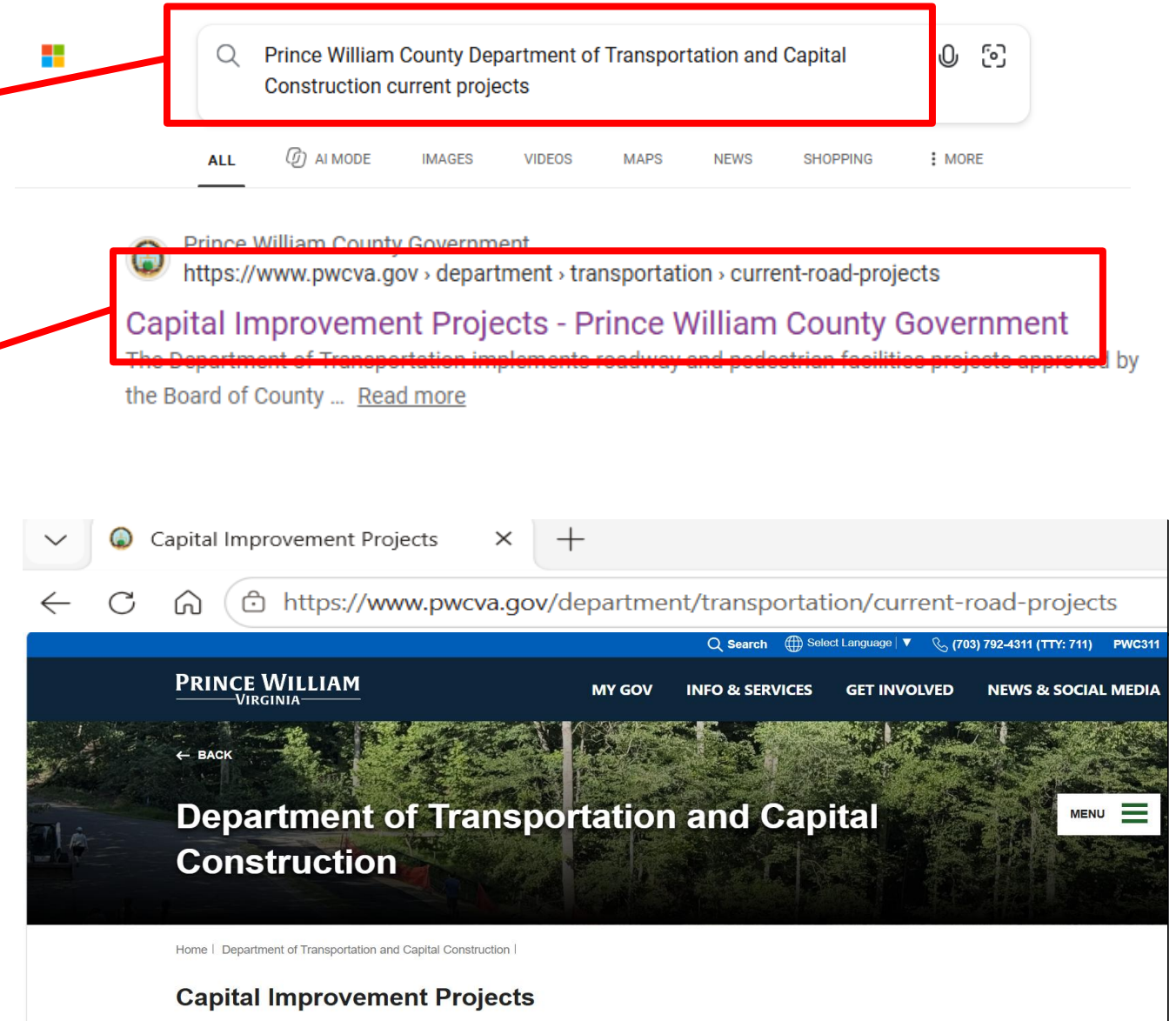
**Website:**  
<https://pwcworks.pwcva.gov/234-sudley-manor-interchange>



**We kindly request  
you to post your  
comments by  
October 22, 2026.**

# Project Information and Updates Available Online

- Google search “**Prince William County Department of Transportation and Capital Construction current projects**”
  - Click on Capital Improvement Projects – Prince William County Government
  - Scroll down to Sudley Manor Drive Interchange
- Or visit:  
<https://www.pwcva.gov/departme nt/transportation/current-road-projects>





**Thank you!**