November 4, 2026

Re: UPC 128139 Route 234 – Sudley Manor Drive Interchange
Public Comments and Preliminary Responses

The Project Team has reviewed the seven emails, two comment sheets and associated exhibits (accompanied with comments) provided for the Route 234 and Sudley Manor Drive Interchange project. The comments are summarized (and combined when related) by the comment emails/sheets received. Please find below generalized comment summaries in italics, followed by recommended responses in blue for the County to assess and utilize as appropriate.

- ***Comment Set 1***
  - *The proposed interchange should provide a simpler, more continuous travel path. Alternatives preserving through travel on Wellington Road or Sudley Manor Drive are suggested, with a preference for maintaining the Sudley Manor connection.*
    Response: The design concept presented at the Public Information Meeting meets all project goals, objectives and traffic operational requirements. The design concept is currently being validated through VDOT's Interchange Access Report (traffic analysis) process and may be refined or revised based on the traffic analysis findings. Additional information will be available at the project's formal public hearing in spring 2027.

- ***Comment Set 2***
  - *Suggests the project may improve Parkway traffic while making local trips less convenient. Requests clearer information is requested on local benefits and mitigation.*
    Response: The design concept presented at the Public Information Meeting meets all project goals, objectives and traffic operational requirements. The design concept is currently being validated through VDOT's Interchange Access Report (traffic analysis) process and may be refined or revised based on the traffic analysis findings. Additional information will be available at the project's formal public hearing in spring 2027.
  - *Requests the traffic study should adequately cover surrounding roads and industrial traffic. Congestion, queues and turning conditions at nearby intersections may worsen as travel patterns change.*
    Response: The design concept presented at the Public Information Meeting meets all project goals, objectives and traffic operational requirements. The design concept is currently being validated through VDOT's Interchange Access Report (traffic analysis) process and may be refined or revised based on the traffic analysis findings. Additional information will be available at the project's formal public hearing in spring 2027. The scope of the Interchange Access Report, including limits of study including adjacent intersection, has been coordinated with VDOT to ensure that an adequate study area is evaluated.
  - *Expressed construction disruption remains a concern. The extent of any dependence on other roadway projects and the associated schedules should be explained.*
    Response: Acknowledged. Additional information will be available at the project's formal public hearing in spring 2027.

- ***Comment Set 3***
  - *Suggests the layout may be difficult to navigate. Clearer signing and coordinated signals are requested to support straightforward travel and avoid unnecessary delays.*
    Response: Signing and signal coordination will be evaluated together to support clear route guidance, appropriate lane selection and effective intersection operations.

- *Commenter suggested refinements include additional roadway capacity, simpler connections and consideration of a roundabout. The explanation of utility constraints is acknowledged, and continued discussion of design options is requested.*
  Response: The design concept presented at the Public Information Meeting meets all project goals, objectives and traffic operational requirements. The design concept is currently being validated through VDOT's Interchange Access Report (traffic analysis) process and may be refined or revised based on the traffic analysis findings. Potential refinements will be evaluated based on traffic demand, available space, utilities and access requirements.

- ***Comment Set 4***
  - *Suggested traffic may divert onto Bethlehem Road during construction and after completion. The extent of additional traffic on surrounding road segments should be evaluated.*
    Response: The design concept presented at the Public Information Meeting meets all project goals, objectives and traffic operational requirements. The design concept is currently being validated through VDOT's Interchange Access Report (traffic analysis) process and may be refined or revised based on the traffic analysis findings. Additional information will be available at the project's formal public hearing in spring 2027. Potential construction impacts will be evaluated as part of the construction sequence design, and appropriate mitigation measures will be incorporated.
  - *Commenter expressed concerns about existing roadway conditions, truck traffic and crash history raise concerns about the safety effects of additional traffic on Bethlehem Road. Potential mitigation should be considered.*
    Response: Improvements to Bethlehem Road are not included in the current project scope. Potential construction impacts will be evaluated during design, and appropriate mitigation measures will be incorporated.
  - *The potential use of Bethlehem Road for construction vehicles or detours should be clarified, including traffic controls and working hours.*
    Response: No detours are currently planned on Bethlehem Road between Balls Ford Road and Sudley Manor Drive as part of this project.

- ***Comment Set 5***
  - *The concept is considered overly complicated and potentially disruptive to local travel. Diversion onto surrounding roads and effects on school access are concerns.*
    Response: The design concept presented at the Public Information Meeting meets all project goals, objectives and traffic operational requirements. The design concept is currently being validated through VDOT's Interchange Access Report (traffic analysis) process and may be refined or revised based on the traffic analysis findings. Additional information will be available at the project's formal public hearing in spring 2027. The analysis will address local travel patterns and potential diversion to surrounding roads.
  - *A simpler interchange alternative with supporting road improvements is suggested. Alternatives and improved signal coordination should be evaluated to demonstrate value and avoid worsening existing conditions.*
    Response: The design concept presented at the Public Information Meeting meets all project goals, objectives and traffic operational requirements. The design concept is currently being validated through VDOT's Interchange Access Report (traffic analysis) process and may be refined or revised based on the traffic analysis findings. Additional information will be available at the project's formal public hearing in spring 2027.

- *Clearer project goals, constraints and design explanations are requested. Accessible maps, explanations of rejected alternatives and easier public feedback would improve understanding.*
  Response: At the formal public hearing in spring 2027, the County and project team will provide additional materials explaining the design constraints and reasons for the selected approach.

- ***Comment Set 6***
  - *Simpler alternatives preserving continuous travel on Wellington Road or Sudley Manor Drive are suggested, with a preference for the Wellington overpass.*
    Response: The design concept presented at the Public Information Meeting meets all project goals, objectives and traffic operational requirements. The design concept is currently being validated through VDOT's Interchange Access Report (traffic analysis) process and may be refined or revised based on the traffic analysis findings. Additional information will be available at the project's formal public hearing in spring 2027.
  - *Questions on issuing notice to proceed before public input is complete raises concerns about the opportunity for design changes and potential additional project costs.*
    Response: The public has had several opportunities to provide input on this project through the Board's public comment period. In addition, at least three Board actions related to the project were advertised in advance, providing further opportunities for public awareness and input.

    The public will have another opportunity to provide feedback at the Location and Design Public Hearing, anticipated to take place in Spring 2027. To stay informed and receive project updates, the public is encouraged to sign up for notifications through PWC Works.

- ***Comment Set 7***
  - *Expressed that improvements are needed, but the current concept is opposed because of effects on direct Sudley Manor travel. Simpler alternatives preserving through travel should be considered, even at a higher cost. Concerns include signal coordination, lane capacity, difficult lane changes, downstream congestion and conditions at the Hornbaker Road intersection.*
  - **Response:** The design concept presented at the Public Information Meeting meets all project goals, objectives and traffic operational requirements. The design concept is currently being validated through VDOT's Interchange Access Report (traffic analysis) process and may be refined or revised based on the traffic analysis findings. Additional information will be available at the project's formal public hearing in spring 2027.
  - *Traffic information and comparisons of alternatives should be available for public review. The consideration of input from regular corridor users should be explained.*
    Response: The design concept presented at the Public Information Meeting meets all project goals, objectives and traffic operational requirements. The design concept is currently being validated through VDOT's Interchange Access Report (traffic analysis) process and may be refined or revised based on the traffic analysis findings. Upon completion, the analysis will be made available for public review. The analysis will address local travel patterns, input from regular corridor users and potential diversion to surrounding roads.

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- ***Comment Set 8***
  - *Requests that the effects of utilities, available land and other constraints on the selected design should be explained.*
    Response: The current design avoids impacts to most major utilities in the project area, including the existing major gas pipelines. The design also minimizes costly right of way acquisitions by locating most of the project on land already owned by the state or County.
  - *Requests clarification the next steps for the project, including possible changes to the project or consideration of another alternative.*
    Response: The design concept presented at the Public Information Meeting meets all project goals, objectives and traffic operational requirements. The design concept is currently being validated through VDOT's Interchange Access Report (traffic analysis) process and may be refined or revised based on the traffic analysis findings.
  - *The traffic analysis should consider surrounding industrial and residential uses.*
    Response: Acknowledged.

- ***Comment Set 9***
  - *The project is generally supported. The cemetery must be protected throughout design and construction.*
    Response: Acknowledged.
  - *Access into and out of the cemetery must be addressed.*
    Response: The County is actively exploring options to provide access to the cemetery. If access cannot be accommodated as part of this project, the County will pursue alternative means to ensure access is provided.

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