

Museum Enclave TCAMPO Staff Report 11-9-20

The Crater Planning Commission (Crater PDC), the Petersburg Area Tourism Corporation (PART), and TCAMPO have all gone on record supporting the development of the Fort Lee Museum Enclave (Quartermaster Museum, Ordnance Training and Heritage Center, Women's Museum, and the new Transportation Pavilion) using the 19th Street gate as the public access point from Route 36. The development of the Museum Enclave is included in the Crater PDC's 2020 CEDS. The 2020 CEDS states:

"This access would be a big enhancement for the tourism program managed by PART, as visitors could go to the museums without delay."

A formal request for MPO assistance began on August 11, 2020, where Crater PDC staff met with Fort Lee and State VA staff to discuss the Fort's proposed Museum Enclave project. Fort staff requested the MPO find funding up to \$200k for the design of the project, then with the design the Fort will seek funds from various sources for construction. As requested by MPO staff, VDOT in late August agreed to conduct a funding analysis of closeout projects to hopefully identify funding for the design of this project for Fort Lee, VDOT, MPO, and CTB review and action.

Since then, there has been research, communications, and meetings among VDOT, MPO, PDC, FHWA, and Fort Lee staff. Included are the conceptual drawings and estimate and details (**Attachment 3**).

Last week, MPO/PDC staff learned from FHWA and VDOT that two things need to occur in order to start this project ("open to charges"):

1. New projects added to the MPO TIP need to be applied for, scored, and selected under a competitive MPO-approved process in order to meet federal planning requirements and be open to federal charges (i.e., added to the MTIP).
2. There needs to be a commitment to fully fund the entire project (road, paving, fence, etc.) so a "PE only" project is not possible.

Therefore, with this new information and much discussion at TAC on November 5, 2020 about options, the MPO should continue to work with Fort to seek, apply for, and secure funding for the projects. It is expected the MPO will continue to work with VDOT and FHWA on federal and state transportation funding programs (RSTP, DAR, DCIP, etc.)

Due Out Status Museum Enclave



Museum Enclave – Fort Lee, VA

Cost Estimates

Total Estimated Costs: \$1,946,600 (\$1.9M)

1. Fencing and Gates: **Subtotal Estimate: \$1,013,000**
 - a. \$900,000 --- Decorative fence - 3500 Ft
 - b. \$103,000 --- Install vehicle gates:
 - i. 1 @ 30 Ft
 - ii. 6 @ 20 Ft
 - c. \$10,000 --- Pedestrian gates 3 @ 5 Ft wide

2. Roadwork: **Subtotal Estimate: \$395,000**
 - a. \$30,000 --- Widen crossover on Rt 36 with drainage, pipe & roadway etc. - 30 Ft
 - b. \$65,000 --- Construct road over tracks to Railroad Ave from Rt 36 entrance - 30 Ft w x 200 Ft
 - c. \$300,000 --- Replace Railroad Ave (400 Ft) & 22nd St (700 Ft) - 25 Ft wide

3. Parking Lots: **Subtotal Estimate: \$482,500**
 - a. \$480,000 --- Replace parking lot - 45,000 SF
 - b. \$2,500 --- Cut curb from parking lot to delivery road for AWM - 20 Ft

4. Misc Costs: **Subtotal Estimate: \$56,100**
 - a. \$2,100 ---- Install card reader locks on 3 double doors @ Museums
 - b. \$35,000 --- Environmental Permitting & Silt Control
 - c. \$19,000 --- Misc. (Incl. port-a-let, dumpsters, safety fence)

1. Perimeter fencing results in no-access to the enclave from Fort Lee except thru vehicle/personnel gates.
2. All military units utilizing the facilities must enter and exit from the 19th street gate public access point.
3. Increased FPCON measures will require dedicated security for the facilities.
4. Access control requirements for TSF.
5. No Fort Lee funding available for project.
6. Increased protection for Gov't employees at museums.
 - a. May require security guards
7. Security locks/hardware on exterior doors would be required from Museums to Fort Lee area.
 - a. Depending on Fire code, these doors may be required to be unlocked for egress.
 - b. Would require more exit doors if front doors are locked for security.
8. Someone must close and secure gate at 19th and Route 36 when museums close.
9. Arms Magazines (ARMAGS) supporting TSF would be accessible to the public and would require fencing around them. More cost.
10. The Regional Archeological Curation Facility would be accessible to the public and require increased security measures.
11. 19th Gate Area –
 - a. Road needs to be widened.
 - b. Cross needs to be widened w/ another gate into Ft Lee. Existing 19th Gate needs to remain in place for Ft Lee access.
 - c. New road across RXR tracks needs to be installed.
 - d. Railroad Ave needs to be reworked & maybe 22nd St.
12. Use of 19th street gate would change traffic pattern on Route 36. A right turn lane for east-bound traffic would be required so traffic does not back up on Route 36.
13. Women's Museum memorial plaques and pebble shed would need to be relocated inside the enclave. This would be an added cost. Or the fence could be positioned to include the plaques – adding more cost for fencing.
14. Someone would have to appointed to open, close & lock the gate at 19th Gate for the Museums.