



Reston Transportation Service District Advisory Board

2021 Fall Meeting

December 7, 2021

Tom Biesiadny, and Mei Fang –FCDOT
Suzie Battista- DPD



Topics

- Development Activities
- Transportation Project Updates
- Brief review of the Reston Transportation Funding Plan
- Service District, Road Fund Rate Adjustments and Collections to date
- Next Meeting/Questions/Requests for Additional Information



Reston Transit Station Areas

DEVELOPMENT ACTIVITY



Reston Update



- Significant growth continues along Silver Line
- 37 major zoning applications approved since 2014
 - 16.1 million square feet of commercial development
 - 16.6 million square feet of residential development
 - \$27.8 million towards Athletic Fields, proffered
- 6 major zoning applications currently in process (Under Review and Indefinitely Deferred)
 - 123 acres across three Transit Station Areas subject to an in-process application
 - 2.8 million square feet of commercial development
 - 4.7 million square feet of residential development



Photo credit: David Madison Photography



Reston Station - Comstock



Approved Developments 2021

Boston Properties (Reston Gateway)

Reston Town Center TSA
(Town Center Parkway/Sunset Hills Road)
Revision to previous approval for Block D
Overall development approval:
4,843,600 sf

- 1,938,000 sf residential (2,010 dwelling units)
- 2,905,600 sf non-residential



APA Properties, No. 6 LP (Isaac Newton Square)

Wiehle-Reston East TSA
(Sunset Hills Road/Wiehle Avenue)
Final Development Plan for Phase I
infrastructure





Pending Developments*

PRCA-B-846-03

Reston Heights (Reston Heights II, L.L.C. and Reston Heights Residential I, LLC)

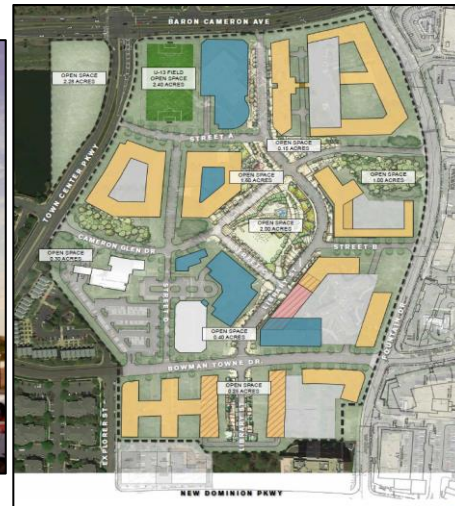
Indefinitely Deferred
Reston Town Center TSA
120,000 sf residential
(113 dwelling units)
8,000 sf non-residential
128,000 sf total



RZ 2017-HM-020

INOVA/BOS (Reston Town Center North)

Reston Town Center TSA
Development Program TBD



RZ 2018-HM-019

Folger Pratt (Association Drive)

Indefinitely Deferred
Wiehle-Reston East TSA
Development Program TBD



PCA 93-H-004-02 /

CDPA 93-H-004 /

FDPA 93-H-004-02-01

1600 American Dream Way
(Fannie Mae)

Under Review
Wiehle-Reston East TSA
232,000 sf residential
(95 dwelling units)
396,074 sf non-residential
628,074 sf total



* Pending development does not include FDPA applications where no new intensity is proposed.



Transportation Updates



Dulles Rail Silver Line Phase 2

Description:

11.2-mile Silver Line extension from Wiehle Ave to Route 772 in Ashburn. Includes six new rail stations: three in Fairfax County, one at Dulles Airport, and two in Loudoun.

Total Project Estimate:

\$2.78 billion

Schedule:

- Overall Phase 2 – 99% complete
- Rail line, system, and stations – 99%
- Rail yard at Dulles – 99%
- Substantial Completion targeted for the 4th Quarter of 2021
- Opening of revenue service established by WMATA Board.



Dulles Rail Silver Line Phase 2

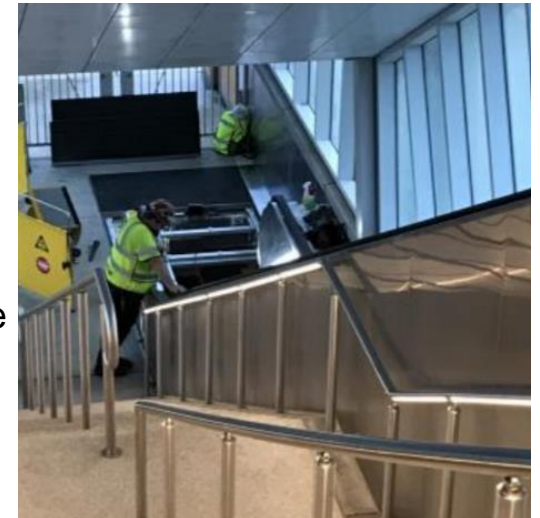
Project Status

- Cleanup at stations, wayside facilities, and guideway
- Code inspections
- Interior station finishes and touchup
- Punchlist activities at the Rail Yard and Stations
- Software programming at the Rail Yard
- Testing

Finalizing
Switch
Alignment



Herndon
escalator
maintenance

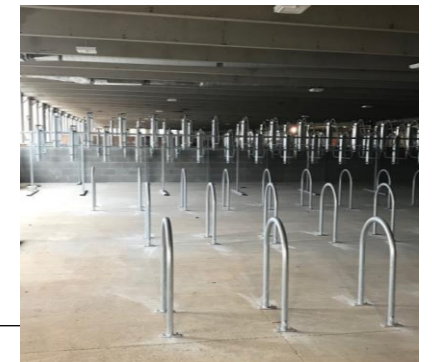
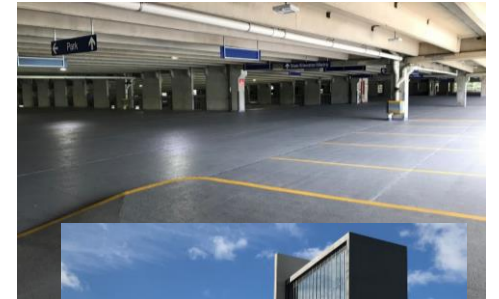




County of Fairfax, Virginia

Fairfax County Parking Garages

- Herndon Station
 - Project Estimate: \$44.5M: Org. TPE \$56.7M
 - New Garage is 100% complete.
 - Existing garage repair work completed
 - Bus loop was repaved and reopened to the public in January 2020.
- Innovation Center Station
 - Project Estimate: \$52M: Org. TPE \$57M
 - Garage is 100% complete.
 - Substantial completion was June 2020.
 - Warranty work is ongoing.





Dulles Rail Phase 2 Stations



Herndon Station



Innovation Station



Reston Town Center Station

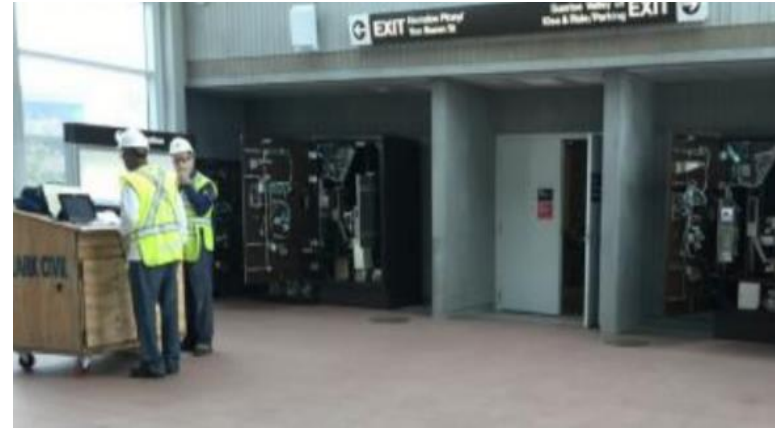


Package A (Rail Line, Systems, Stations) Photos

Station Platform Sealing



Fare Machine Installation



Connecting Phase 1 and Phase 2



Dulles Station Louvered Screen Wall





Package B (Rail Yard) Photos



Rail Yard Train Car Wash



Rail Yard Electrical Testing





Dulles Corridor Metrorail Projects Intersection Improvements

Projects	Status
<p>Reston Parkway at Sunrise Valley Drive: Widen EB approach to create dual lefts, a thru lane, and a thru-right. Extend the NB left turn lane on to Reston Parkway.</p>	Complete
<p>Sunrise Valley Drive at Herndon Station Site/Roark Drive: Widen EB approach to create dual lefts. Add a right-in/right-out entrance for existing Herndon-Monroe garage, with a new right turn lane from Sunrise Valley Drive.</p>	Complete
<p>Sunrise Valley Drive at Edmund Halley Drive: Extend the WB right turn lane and EB left turn lane on Sunrise Valley Drive. Upgrade Edmund Halley Drive, so that it may be accepted into the state system.</p>	Complete. Awaiting secondary street acceptance for Edmund Halley.



Dulles Corridor Metrorail Projects Intersection Improvements (cont)

Projects	Status
<p>Sunset Hills Road at Reston Town Center Station: Add a signal for the new entrance to the Reston Station Kiss and Ride. Add new EB right turn lane into the new entrance.</p>	Complete
<p>Fairfax County Parkway at Sunrise Valley Drive Dulles Rail Phase 2 is planning to extend one of the EB left turn lanes from 240 feet to 400 feet to help improve capacity.</p>	Complete



Soapstone Connector

Description:

Extension of Soapstone Drive from Sunrise Valley Drive over the Dulles Toll Road (DTR) to Sunset Hills Road. Provides additional multimodal capacity on a new north-south alternative.

Total Project Estimate:

~\$235 million

Current Status:

Environmental stage. Currently working on federal requirements to identify and mitigate any potential impacts.

Expected completion of environmental is 2022

Tentative Schedule:

- 2017 – 2025: environmental, engineering, design
- 2024 – 2026: land acquisition
- 2027: CN begins

SOAPSTONE CONNECTOR

Fairfax County Project No. 2G40-078
From: Sunrise Valley Drive
To: Sunset Hills Road
Reston, VA

August 16, 2017

ENVIRONMENTAL ASSESSMENT

In Coordination With
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
and
VIRGINIA DEPARTMENT OF TRANSPORTATION



Soapstone Connector – Funding Progress

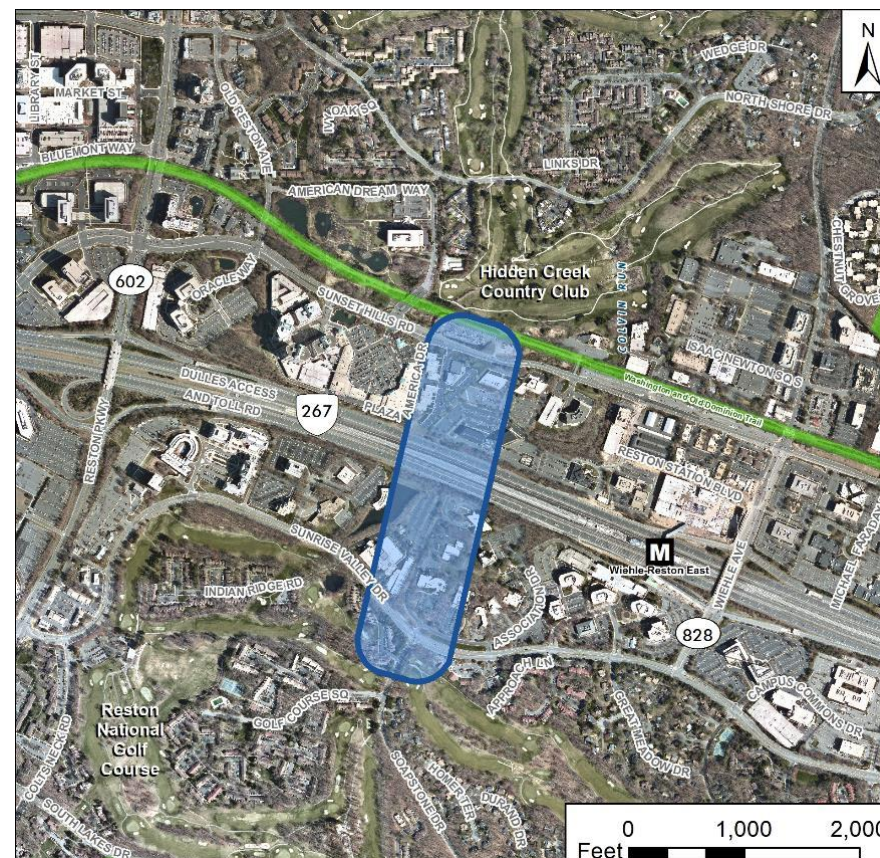
Funding agreement between the County and VDOT for implementation of the project executed December 19, 2017.

Current Funding:

- \$ 161 million available.
- \$ 74 million needed.

Grant Applications Submitted:

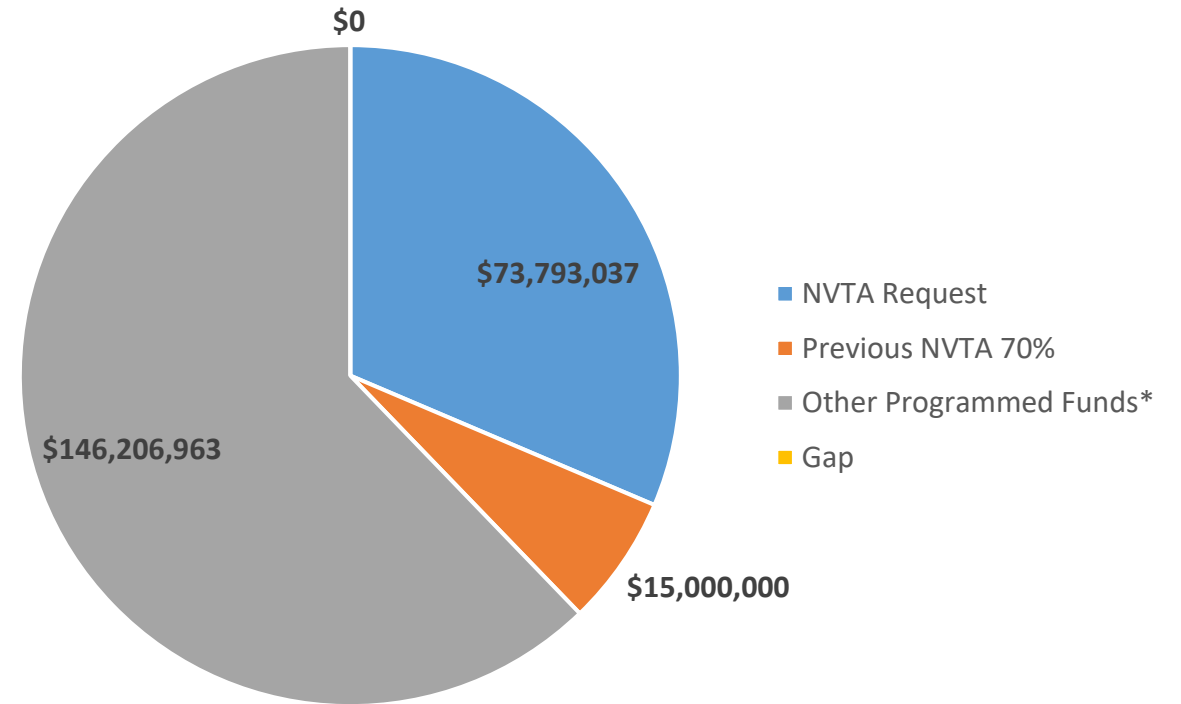
- \$74 million requested NVTA FY22-27 SYIP.
 - NVTA should act in Summer 2022.





Soapstone Connector

Cost Estimate	\$235,000,000
NVTA Request	\$73,793,037
Previous NVTA 70%	\$15,000,000
Other Programmed Funds*	\$146,206,963
Gap	\$0
Total	\$235,000,000



*Other funds may include: Federal (CMAQ, RSTP, BUILD, etc.); State (SMART SCALE, Revenue Sharing, DRPT, etc.); Local; Other



Route 7 Widening (DTR to Reston Avenue)

Description:

Widen Route 7 from 4 to 6 lanes from Jarrett Valley Drive to Reston Avenue. Includes intersection improvements, shared use trails, and upgraded bus stops.

Estimate:

Total Project Estimate \$314 million.



For more information visit
www.connectroute7.org

Status/Schedule:

- Colvin Run Stream relocated in 2021, including retaining wall.
- Significant noise barrier construction in the last year.
- By end of 2021, all by 0.5 miles will be in the 3rd of 4 construction phases.
- Bridge work will commence in 2022 and last for two years.
- ROW acquisition ongoing, mostly complete.
- Construction start was Spring 2019, and estimated completion is Summer 2024.
- Project is 55% complete.



Route 7 Widening (DTR to Reston Avenue)





Intersection Improvements

Projects	Proposed Funding	Status
<p>Fairfax County Parkway at Sunrise Valley Drive Includes modifying lane configurations for WB and NB right turn on Sunrise Valley Drive. Design includes Cycle Track on Sunrise Valley Drive, which is at approximately 15% design. Conceptual design due to be complete in May 2021 Total estimated cost: \$2.0 million</p>	Service District	Traffic Analysis Report completed. New lane assignments on the Parkway approved by VDOT
<p>Reston Parkway at Baron Cameron Avenue Modify intersection to include a second left turn lane from WB Baron Cameron Avenue to SB Reston Parkway. Total estimated cost: \$2.5 million</p>	Service District	Evaluating additional build alternative of dual left turns on all approaches. Conceptual design scheduled to be complete in December 2021.



Wiehle Avenue At W&OD Trail

Project Status:

- Currently in land acquisition phase. Public Hearing is scheduled on November 9, 2021, to acquire land rights for the three remaining properties (Pupatella Pizza, McDonald's and Taco Bell).

- Relocation of Dominion Energy Virginia (DEV) transmission line was completed in August 2021.

Schedule:

- Final Design:
 - Completed in December 2020
 - VDOT Permit submission in December 2021
- Land Acquisition:
 - Completion by December 2021
- VDOT Construction Advertisement Authorization:
 - Submission in January 2022
- Other Utility Relocation:
 - Relocation design is ongoing
 - All relocations completion by Spring 2022
- Construction:
 - Begin in October 2022
 - Completion by October 2023

Stakeholders:

- NOVA Parks
- Dominion Energy Virginia
- Reston Fire Station
- Fairfax Water Authority
- APA Properties
- VDOT

Current/Ongoing Underground Utility

Coordination:

Electric, Communication Lines, Dominion Energy Virginia, NOVA Parks

Project Website:

<https://www.fairfaxcounty.gov/transportation/projects/wiehle-wod-trail>



Wiehle Avenue At W&OD Trail



Elevation of Proposed Pedestrian Bridge Over Wiehle Avenue North View



Active Transportation (RMAG)

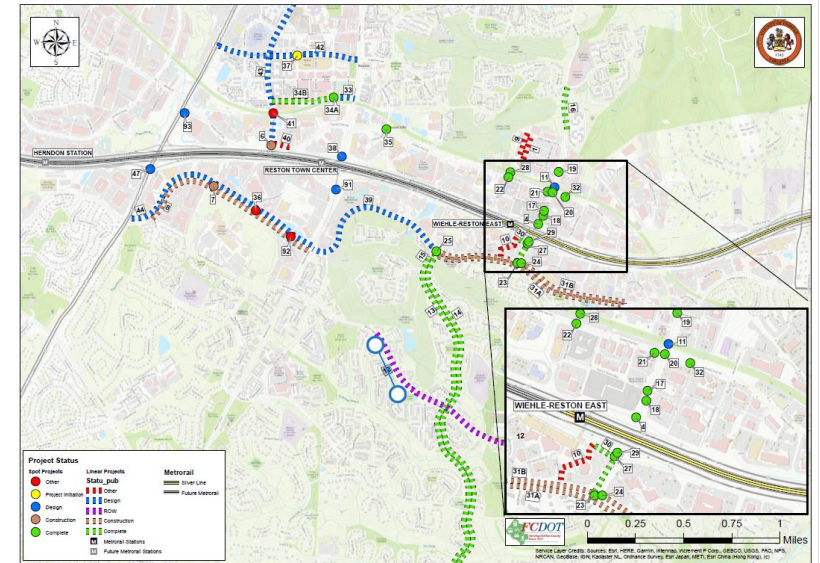
- 28 Complete
- 14 Underway
 - 2-5 projects scheduled for completion in the next year (the 3 in question are Explorer Street/New Dominion Parkway Signal Install, Sunrise Valley Drive/Reston Association Entrance crosswalk, and Sunset Hills Road northside sidewalk from Town Center Parkway to Reston Town Center Station Entrance)

RMAG Improvement Projects:

<https://www.fairfaxcounty.gov/transportation/projects/silver-line/restonimp>

Bike Share Updates: FCDOT aiming to install **19** new stations as part of a federal grant, installation was in Summer 2021.

Please refer to the Hunter Mill District Project Report (February 2021) status updates for active transportation projects. These have been included in the agenda packet immediately after the presentation.



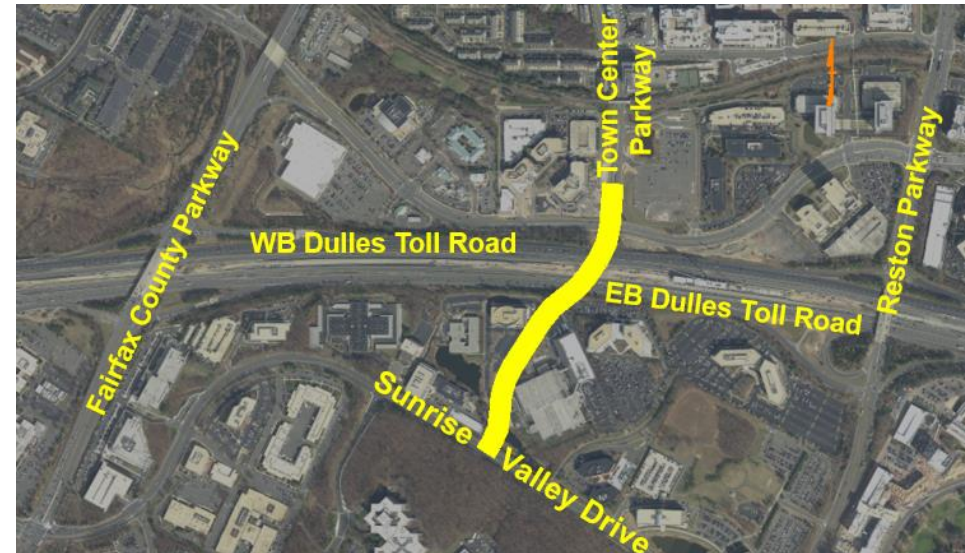


Town Center Parkway Underpass Study

- Extension of Town Center Parkway from Sunset Hills Road to Sunrise Valley Drive. It is Part of the Fairfax County Comprehensive Plan to **Achieve the vision of Reston, Enhance connectivity through the Transit Station Areas**

- Estimated Project Cost (2021 dollars):

Preliminary Engineering	\$16M
Right of Way / Utility	\$49M
Construction	\$103M
Total Project Cost:	\$168M



- Study completed in July 2021
- Virtual Public Information Meeting held on April 7, 2021



Reston Transportation Data

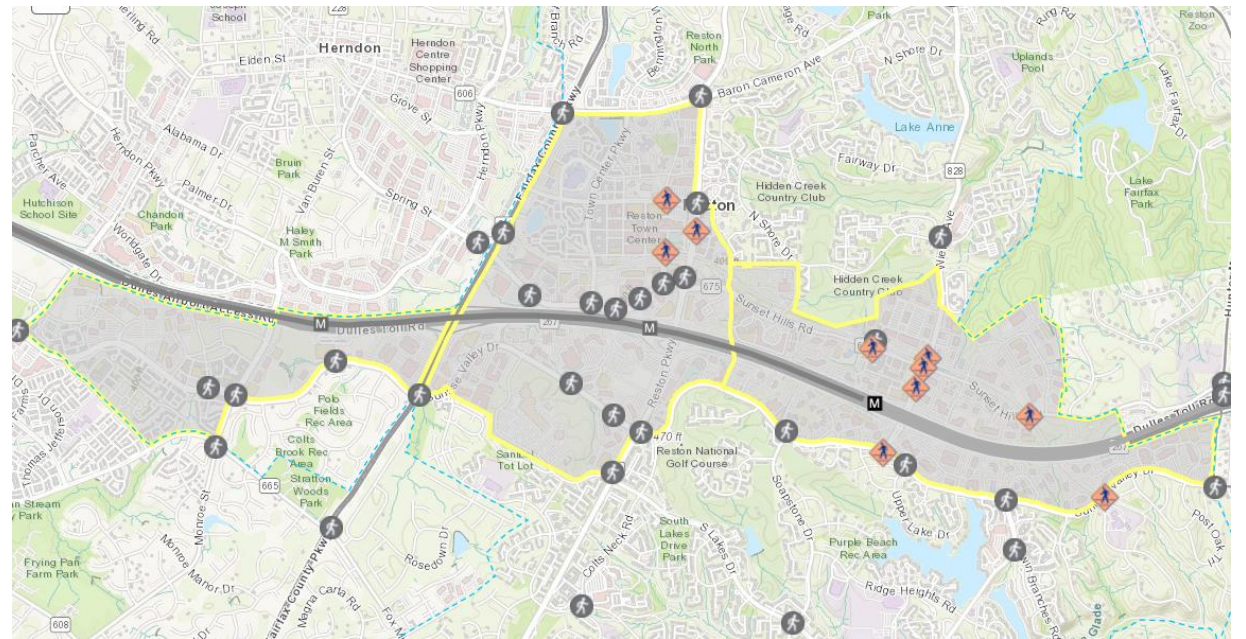
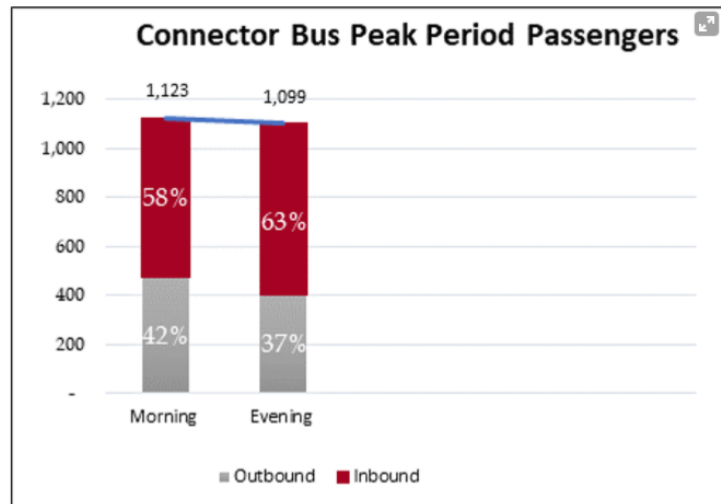
Reston Data Visualization

Reston Transportation Data Hub

Introduction | Travel Monitoring | Transit Monitoring | Pedestrian and Bike Monitoring | Infrastructure Improvements | Transportation Projects Costs

Transit Monitoring
(Fairfax Connector)

Figure 3: Bus Peak Period Passengers (Fall 2019)



[Reston Transportation Data Hub | Reston Data Visualization \(arcgis.com\)](#)



Reston Service District and Road Fund Rate Adjustments and Collections

FY 2022 Rate Recap



Road Fund and Service District Collections

Source	Fiscal Year	Estimate	Actuals	Estimated Plan Total (40 Years, in 2017 \$)	% of Plan Amount Received
Road Fund	2017	N/A	\$91,960		
Road Fund	2018	N/A	\$104,812		
Road Fund	2019	N/A	\$131,724		
Road Fund	2020	N/A	\$1,498,138		
Road Fund	2021	N/A	\$3,223,026		
Road Fund	2022 (YTD)	N/A	\$12,883,385		
Total Road Fund Collections			\$17,933,045	\$211,000,000	8.5%
Service District	2018	\$910,727	\$910,414		
Service District	2019	\$1,984,998	\$2,027,159		
Service District	2020	\$2,042,485	\$2,242,683		
Service District	2021	\$2,308,810	\$2,320,594		
Service District	2022 (YTD)	\$2,397,229	\$1,428,933		
Total Service District Collections (includes interest)			\$8,929,783	\$139,895,725	6.4%
Total Received FY 2022 YTD			\$26,862,828	\$350,895,725	7.7%
Approved Projects	Fiscal Year	Total Project Estimate	Approved Amount	Funding Source	
Fairfax County Parkway and Sunrise Valley Drive Interim Improvement	2019	\$2,000,000	\$500,000	Service District	
Reston Parkway at Baron Cameron Avenue – Intersection Improvement	2019	\$2,500,000	\$500,000	Service District	
Total Approved Projects			\$1,000,000		
Balance of Road Fund and Service District Collections			\$25,862,828		



Road Fund Rates and Adjustments

- **County Road Fund rates are adjusted annually by the annual rate of inflation**, as calculated by referring to the Consumer Price Index for all urban consumers (CPI-U), 1982-1984=100 (not seasonally adjusted) as reported by the United States Department of Labor, or Bureau of Labor Statistics.
- The Rate Adjustment was **1.4%** based on the CPI-U increase over the last 12 months for the month ended January 2021.
- The Board has adopted the proposed rates on March 23, 2021 and effective on April 1, 2021.
- Staff will return to the advisory board for Spring 2022 proposed rate change.

Road Fund Area	Type	2021 Rate
Tysons	non-residential	\$4.84
	residential	\$1073.93
Tysons-Wide	non-residential	\$6.53
	residential	\$1157.59
Tysons-Grid of Streets	non-residential	\$7.45
	residential	\$1157.59
Fairfax Center	non-residential	\$6.58
	residential	\$1457.32
Centreville	non-residential	\$7.07
	residential	\$2792.84
Reston	non-residential	\$10.38
	residential	\$2268.59



Assessed Value History



- Although actual AV growth has been greater than projected, continued growth at that magnitude is not guaranteed.



Questions/Next Meeting/Requests for Info

Questions or items for inclusion next Spring meeting
(February/March, 2022)?



County of Fairfax, Virginia

Thank You

Reston Transportation Service District Advisory Board