



Reston Transportation Service District Advisory Board

2020 Fall Meeting

October 27, 2020

Ray Johnson, Tom Biesiadny, and Mei Fang –FCDOT
Chris Caperton - DPD



Topics

- Development Activities
- Transportation Project Updates
- Info Recap on the Reston Comprehensive Plan Task Force
- Brief review of the Reston Transportation Funding Plan
- Service District and 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
- 40 major zoning applications approved since 2014
 - 14.1 million square feet of commercial development
 - 13.8 million square feet of residential development
 - \$145 million towards Reston Road Fund, Athletic Fields, and Schools proffered
- 11 major zoning applications currently in process
 - 158 acres across three Transit Station Areas
 - 4.6 million square feet of commercial development
 - 9.5 million square feet of residential development



Photo credit: David Madison Photography



Reston Station - Comstock



Approved Developments Summer-Fall 2020

RZ 2018-HM-002
Reston Crossing, L.P.
 Reston Town Center TSA
 (Reston Parkway/Sunrise Valley Drive)
 1,075,000 sf residential
 (1,194 dwelling units)
 890,000 sf non-residential
 2,015,000 sf total



PCA 78-C-098-04
AP Reston Campus, LLC
 Reston Town Center TSA
 (Old Reston Avenue)
 145,486 sf non-residential
 145,486 sf total



RZ 2017-HM-018
1900-02 Campus Commons, LLC
 Wiehle-Reston East TSA
 (Wiehle Avenue/Sunrise Valley Drive)
 802,694 sf residential
 (655 dwelling units)
 551,030 sf non-residential
 1,353,724 sf total



RZ 2018-HM-020
APA Properties, No. 6 LP
 (Isaac Newton Square)
 Wiehle-Reston East TSA
 (Sunset Hills Road/Wiehle Avenue)
 2,500,000 sf residential
 (2,100 dwelling units)
 478,884 sf non-residential
 2,828,884 sf total



RZ 2016-HM-016
Golf Course Overlook
 Reston Town Center TSA
 (Sunset Hills Road)
 296,379 sf
 (300 dwelling units)
 3,400 sf non-residential



Note: PRC 86-C-121-6, NS Reston, was denied by the Board of Supervisors



Approved Developments 2020

CRS Sunset Hills, LC

(Reston Station Promenade)

January 28, 2020 – BOS PH

Wiehle-Reston East TSA

(Wiehle Ave/Reston Station Blvd)

435,000 sf residential

(340 dwelling units)

916,000 sf non-residential

1,351,000 sf total



Note: PRC 86-C-121-6, NS Reston, was denied by the Board of Supervisors



Pending Developments*

PRCA-B-846-03 (Reston Heights II, L.L.C. and Reston Heights Residential I, LLC)

Wiehle-Reston East TSA
March 2020 - PC
Revision to building type and height from 15 stories to 6 stories
120,000 sf residential (113 dwelling units)
8,000 sf non-residential
128,000 sf total



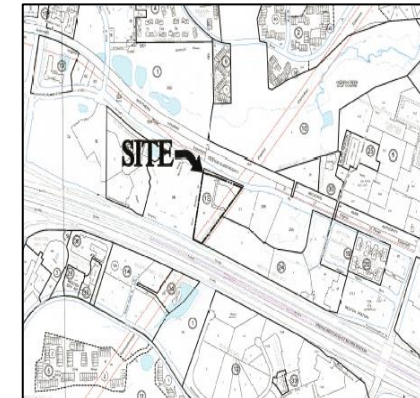
INOVA/BOS (Reston Town Center North) Reston Town Center TSA Development Program TBD



RZ 2018-HM-019 Folger Pratt (Association Drive) Indefinitely Deferred Wiehle-Reston East TSA Development Program TBD



RZ 2016-HM-004 Linden Development Partners Indefinitely Deferred Wiehle-Reston East TSA (Sunset Hills Road/Soapstone Crossing) Development Program TBD



* Pending development does not include FDPA or CSP(A) 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 – 98% complete
- Rail line, system, and stations – 98%
- Rail yard at Dulles – 98%
- Substantial Completion targeted for Early 2021
- Opening of revenue service established by WMATA Board.



Dulles Rail Silver Line Phase 2

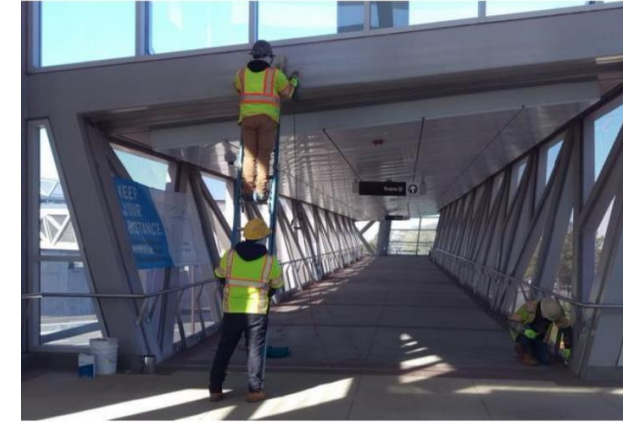
Touch-ups on
Pedestrian Bridge
In Reston

Project Status

- Interior station finishes
- Elevator and escalator testing
- Site inspections
- Final paving and roadway striping
- Final alignment of track and switches
- Testing, building punch lists, and software programming

Concerns Identified w/ Ongoing Remediation

- Concrete Panel Deficiencies
- Fouled Ballast at Dulles Rail Yard
- Concrete Ties/Cross-Level Deficiencies



Train Wash
Testing



Project Status (Cont.)

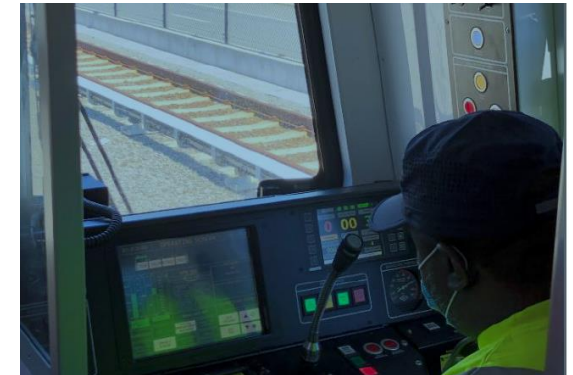
- **Construction Status**

- Utilities relocation completed; paving operations, stormwater work is ongoing
- Track clean-up along the guideway is ongoing
- Various systems activities are ongoing: ~~Traction Power Substations (TPSS) and station equipment testing, communications cabling installation and testing, testing of train control systems, preparing track for dynamic testing, tie in of Phase 1 track and control systems with Phase 2, and running test trains for safe braking and dynamic testing on various section of the track ongoing~~
- Ongoing rail yard activities include: punchlist work for all building at the yard, track work, and install of hoist equipment ongoing

- **Schedule discussed in previous slide.**



Thermite Welding Replacement Insulated Joint 'Plug' in Place



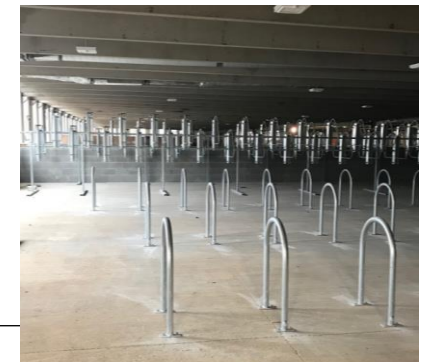
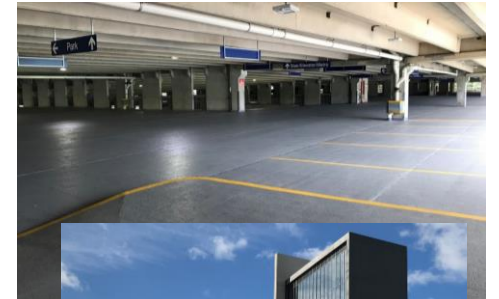
Testing During Outage with WMATA Trains on Phases 1 and 2



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 over a year ago, and reopening expected before Silver Line Phase 2 service opens.
 - Bus loop was repaved and reopened to the public in January 2020.
- Innovation Center Station
 - Project Estimate: \$52M: Org. TPE \$57M
 - Garage is 98% complete.
 - Substantial completion was June 2020.
 - Punch list is ongoing





Dulles Rail Phase 2 Stations



Herndon Station



Innovation Station



Reston Town Center Station



Package A (Rail Line, Systems, Stations) Photos

Placing River Rock at **Herndon North Pavilion**



Apply sealant on Precast at **Innovation Center Station Stair Tower**



Finishing Trim on **Reston N Ped Bridge**



Tie Breaker Station (TBS) #16
Exterior Enclosure



Electricians Sealing Conduits at **Traction Power Substation (TPSS) #14**





Package B (Rail Yard) Photos



Hoist Installation in **Service and Inspection Building (SIB)**



Inspecting **Fuel Dispensing Point**





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>	Construction complete. Working on permit closeout.



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:

~\$216 million

Current Status:

Environmental stage. Currently working on federal requirements to identify historical resources and develop avoidance alternatives in early 2021.

Expected completion of environmental is early 2021

Tentative Schedule:

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

- \$ 154.55 million available.
- \$ 61.50 million needed and requested through Smart Scale.

Grant Applications Submitted:

- \$69.00 million requested from NVTa FY20-25 regional SYP.
 - NVTa awarded \$15.00 million in Summer 2020.
- \$61.50 million requested Smart Scale FY22-27 SYIP.
 - CTB should act in Summer 2021.



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:

- CTB awarded NTP in July 2018.
- Design plans complete.
- Third left turn lane from WB Route 7 to Baron Cameron complete.
- ROW underway.
- Construction start was spring 2019, and estimated completion is Fall 2024.
- Noise analysis completed in December 2019.
- Project is 36% complete.



Intersection Improvements

Projects	Proposed Funding	Status
<p>Fairfax County Parkway at Sunrise Valley Drive Currently initiating analysis of intersection improvements. Includes modifying lane configurations for WB and NB right turn on Sunrise Valley Drive.</p>	Service District	Initial stage
<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. 2020</p>	Service District	Initial stage



W&OD Trail over Wiehle Avenue

Schedule Start Dates

Land Acq – Summer 2020

Final Design – Fall 2020

Utility Relocation – Summer 2020

Construction – Summer 2022

Stakeholders

NOVA Parks

Dominion VA Power

VDOT

Current/Ongoing Underground Utility

Coordination

Water, Gas, Electric, Sanitary, and Communication Lines

~~Adjacent Developer Plans – Reston Fire Station #25 and 1808 Michael Faraday Drive~~



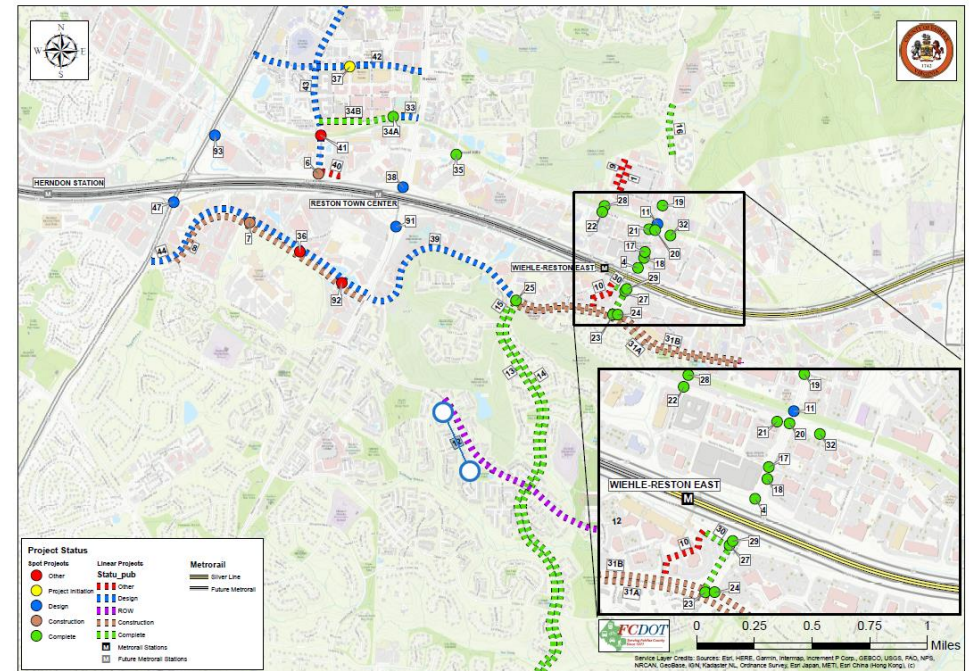
Active Transportation (RMAG)

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

- 22 projects completed
- 16 projects underway
- 9 scheduled for completion in the next year

Please refer to the following for status updates for active transportation projects. These have been included in the agenda packet immediately after the presentation.

- Hunter Mill District Project Report for August 2020
- Reston Area Metrorail Station Access Improvement Projects
- Reston Area Metrorail Access Improvement Projects Map



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



Recap of Info from Hunter Mill Task Force September 14, 2020 Meeting



Reston Master Plan, Phase I (2010-2014)

- Land use change reduced commercial (primarily office) and increased housing
- Existing pattern of low to medium density office parks
 - Suburban Center was redefined as three separate but contiguous Transit Station Areas (TSAs)
- Transportation Recommendations
 - Balance land use and transportation
 - Pedestrian mobility throughout the TSAs
 - Fairfax Connector service to support rail
 - Transportation Demand Management (TDM) program in the TSAs
 - Multimodal street grid network and connectivity
 - Specific infrastructure projects



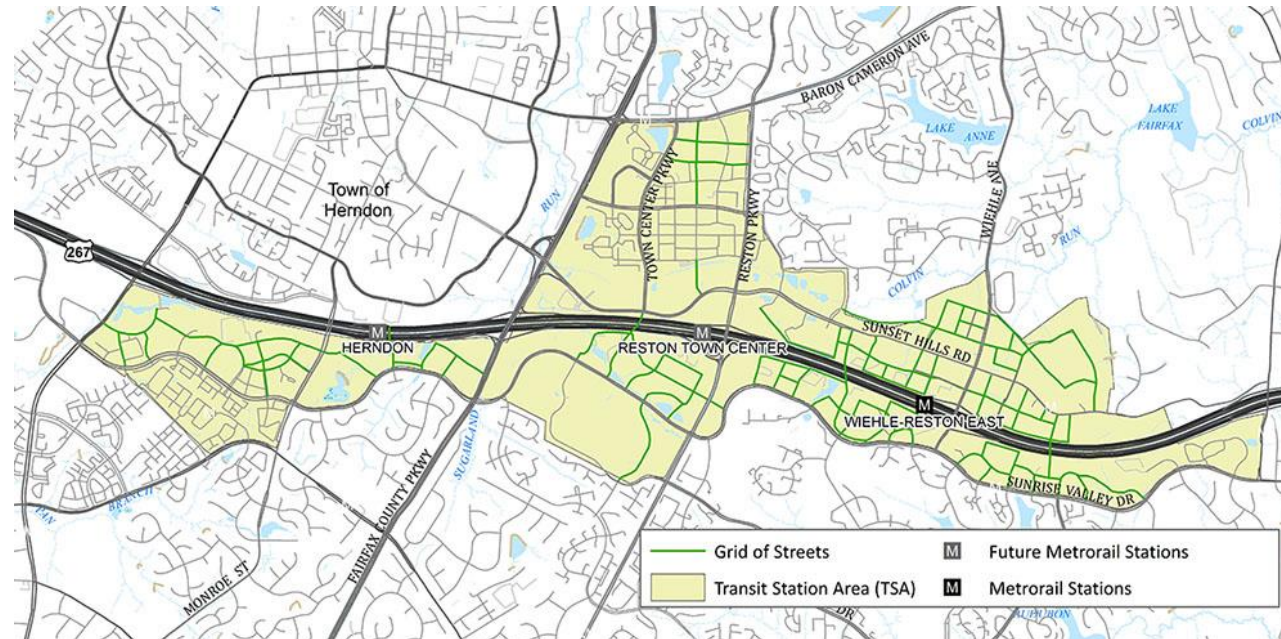


Reston Master Plan, Phase I





Reston Network Analysis (2016-2018)



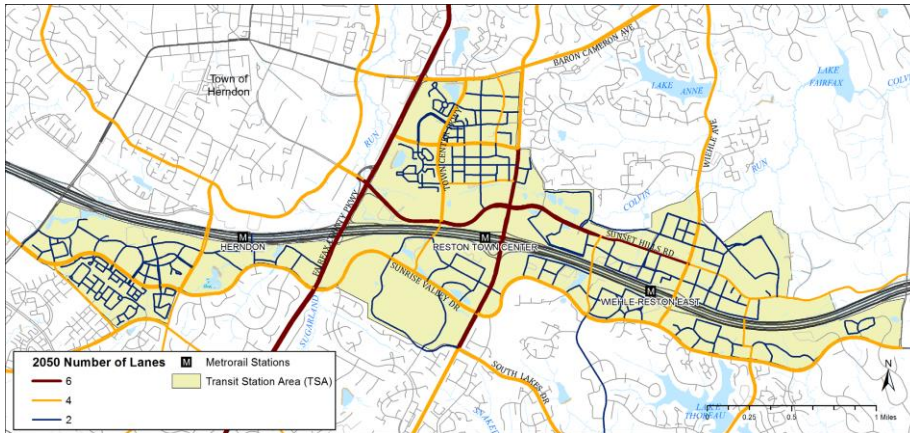
- Evaluated the conceptual grids of streets and road elements

Reston Network Analysis Website: <https://www.fairfaxcounty.gov/transportation/study/reston-network-analysis>



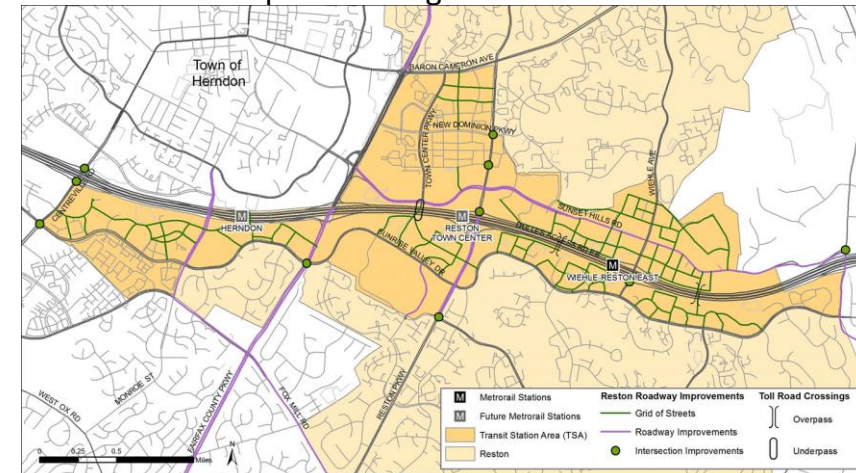
Reston Network Analysis

- **Included in the results are**
 - General priorities for transportation projects
 - Cross sections for streets within the grid
 - Intersection improvements for problem locations
 - Cost estimates



- Most grid streets can remain two lanes
- Prioritization of improvements
- Estimated costs of improvements

- **A network of streets in the station areas that are**
 - Cost effective
 - Require minimum right-of-way
 - Minimize negative impacts to adjacent properties and to the environment
 - Facilitate placemaking

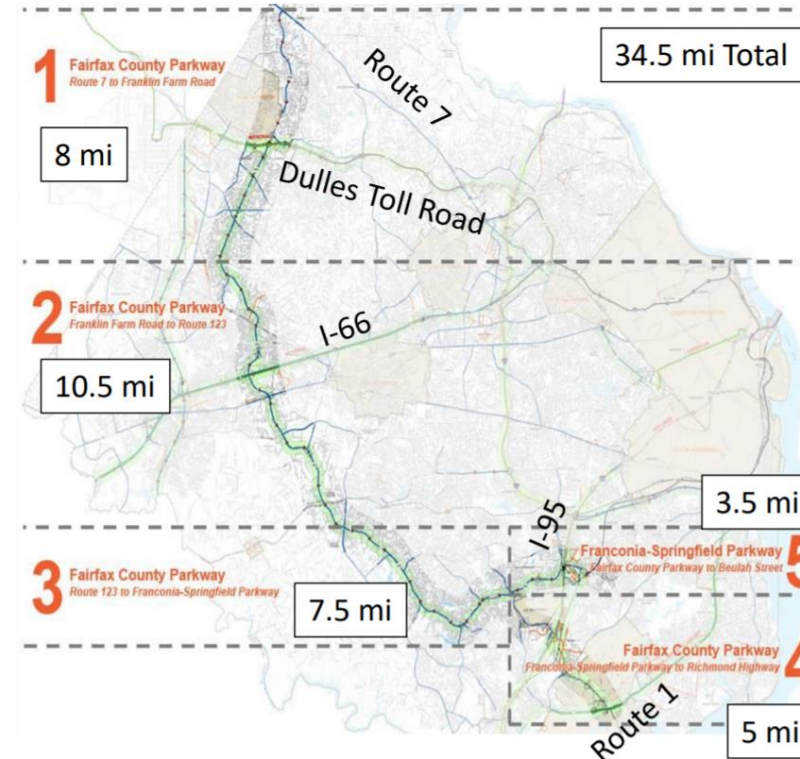


- **Priority Roadway Projects**
 - Soapstone Connector
 - Town Center Underpass
 - Improving Reston Parkway
 - Improving Fairfax County Parkway
 - Including improving FCP and Sunrise Valley Drive



Parkways Planning Study

- Evaluating and potentially modifying existing Comp Plan recommendations for 30+ miles, from Route 7 to Route 1



Parkways Planning Study Website: <https://www.fairfaxcounty.gov/transportation/study/fairfax-county-parkway>



Wiehle Avenue Crossing at Dulles Toll Road

- Pedestrian crossing of Wiehle Avenue near the Wiehle-Reston East Metrorail Station





ActiveFairfax Transportation Plan

- Fairfax County Bicycle Master Plan and Countywide Trails Plan Update





Reston Monitoring

Reston Study A Story Map

[Introduction](#) [Travel Monitoring](#) [Transit Monitoring](#) [Pedestrian and Bike Monitoring](#) [Transportation Projects - Funding Plan](#)

A Story Map

Entering/Exiting TSA Zones

Traffic Level-of-Service Analysis

Traffic level-of-service (LOS) for intersections is a measure of average vehicle delay (seconds per vehicle) and is used to determine transportation system performance. LOS measures how well traffic moves along a roadway or how much delay (s/vehicle) exists at an intersection during the peak hours. LOS E is the Comprehensive Plan acceptable LOS standard during the peak hours.

LOS scores are measured from LOS A (0-10 seconds of delay/vehicle) to LOS F (greater than 80 seconds of delay/vehicle). LOS E (55-80 seconds of delay/vehicle) is the standard for adequate vehicle travel conditions

- Data collection began in Fall of 2019
- Initial reporting to begin in 2020 and to be updated regularly



Reston Funding Plan Review



County of Fairfax, Virginia

Reston Funding Plan Review

Current Funding Plan Improvements:

The funding plan is monitored and reviewed annually to respond to areas of growth and change within the Reston TSAs.

Major Roadway Improvements

\$1.200 billion

Intersection Improvements

\$0.048 billion

Grid of Streets Network

\$1.021 billion

Total Planning Level Project Estimates

\$2.269 billion

*These projects were added to the funding plan in FY 2019.

Projects	Project Estimate	Project Category
Reston Roadway Projects		
Soapstone Road Extension (DTR Overpass)	\$170,000,000	Roadway
Town Center Parkway Extension (DTR Underpass)	\$170,000,000	Roadway
Reston Parkway Widening (South Lakes Drive to DTR)	\$25,000,000	Roadway
Fairfax County Parkway HOV (DTR to West Ox Widening)	\$80,000,000	Roadway
Fairfax County Parkway at Sunrise Valley Dr Interchange	\$400,000,000	Roadway
South Lakes Drive Extension (DTR Overpass)	\$90,000,000	Roadway
Fox Mill Road Widening (Reston Parkway to Monroe Street)	\$60,000,000	Roadway
West Ox Rd Widening (Lawyers Road to Centreville Road)	\$100,000,000	Roadway
Monroe Sreet Widening (West Ox Road to Town of Herndon)	\$80,000,000	Roadway
Pinecrest Road Extension (South Lakes Drive to Sunrise Valley Drive)	\$25,000,000	Roadway
Total Reston Roadway Projects	\$1,200,000,000	Roadway
Reston Intersection Improvements		
Fairfax County Parkway at Sunrise Valley Drive (Interim)*	\$500,000	Intersection
Reston Parkway/ Baron Cameron Avenue*	\$2,500,000	Intersection
Reston Parkway/ Sunrise Valley Drive	\$15,000,000	Intersection
Reston Parkway/ DTR WB on/off ramps	\$5,000,000	Intersection
Reston Parkway/ Bluemont Way	\$4,000,000	Intersection
Reston Parkway/ New Dominion Parkway	\$5,000,000	Intersection
Centreville Road at Sunrise Valley Drive	\$10,000,000	Intersection
Centreville Road/ DTR EB on/off ramps	\$1,500,000	Intersection
Wiehle Avenue/ DTR EB on/off ramps	\$600,000	Intersection
Hunter Mill Road/ Sunset Hills Road	\$3,500,000.00	Intersection
Sunset Hills Road Realignment*	TBD	Intersection
Total Intersection Improvements	\$47,600,000	Intersection
Total Grid of Streets	\$1,021,000,000	Grid
Total Intersection + Grid	\$1,068,600,000	Intersection + Grid
Grand Total Projects (Roadway + Intersection + Grid)	\$2,268,600,000	



Reston Funding Plan Review

Summary of Projects, Revenue Sources, and Allocations

Funding Plan Projects	Revenue Source	Public or Private Source	Amount	Percent of Plan
Major Roadway Improvements	Fed/State/Regional/Local Funds	Public	\$1,201,704,275	53.00%
Grid of Streets	Developer Construction	Private	\$716,000,000	31.60%
Grid of Streets	Reston Road Fund	Private	\$211,000,000	9.30%
Intersections/Grid of Streets	Service District	Private	\$139,895,725	6.10%
Total			\$2,268,600,000	100%



Reston Service District and Road Fund Rate Adjustments and Collections Recap



Road Fund and Service District Collections

Source	Fiscal Year	Estimate	Actuals	Estimated Plan Total (40 Years)	% 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 (YTD)	N/A	\$40,270		
Total Road Fund Collections			\$1,866,904	\$211,000,000	0.77%
Service District	2018	\$910,727	\$910,414		
Service District	2019	\$1,984,998	\$2,027,159		
Service District	2020	\$2,042,485	\$2,242,682		
Service District	2021(YTD)	\$2,308,810	\$1,177,933		
Total Service District Collections			\$6, 358,188	\$139,895,725	3.7%
Total Received through February 14, 2020			\$6,783,488	\$350,895,725	1.93%
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			\$5,783,488		



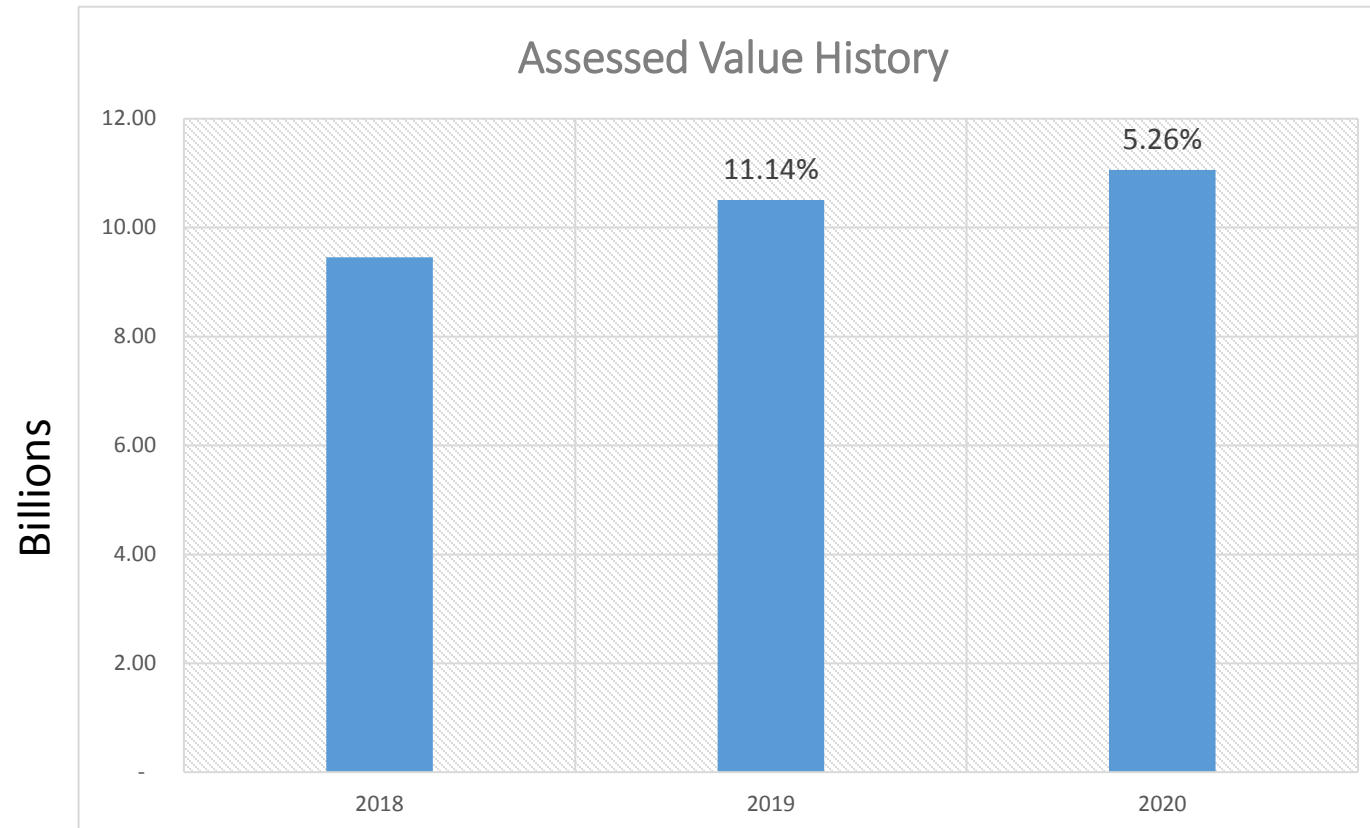
Road Fund Rates and Adjustments

- **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.
- Proposed Rate Adjustment is **2.5%** based on the CPI-U increase over the last 12 months for the month ended January 2020.
- New road fund rates were approved by the Board on March 24, 2020, and effective on April 1, 2020.

Road Fund Area	Type	Current Rate (2020)
Tysons	non-residential	\$4.77
	residential	\$1,059.10
Tysons-Wide	non-residential	\$6.44
	residential	\$1,141.61
Tysons-Grid of Streets	non-residential	\$7.35
	residential	\$1,141.61
Fairfax Center	non-residential	\$6.49
	residential	\$1,437.20
Centreville	non-residential	\$6.97
	residential	\$2,754.28
Reston	non-residential	\$10.24
	residential	\$2,237.27



Assessed Value History



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



Service District Rate Recommendation

- The Reston Transportation Service District tax rate has been set at \$0.021/\$100 AV in the FY 2021 Advertised Budget.
- Once the Board approves an Advertised tax rate, the rate can only be adjusted down, or left set at the Advertised rate.
- **Staff recommends holding the rate flat at \$0.021 in FY 2021.**



Questions/Next Meeting/Requests for Info

Questions or items for inclusion next Spring meeting
(February/March, 2021)?



Thank You

Reston Transportation Service District Advisory Board