



Reston Transit Station Areas Development and Transportation Projects

Reston Transportation Service District Advisory Board

November 19, 2019

Mike Lake, Fairfax County Department of Transportation

Chris Caperton, Department of Planning and Development



Presentation Topics

Reston Transit Station Areas - Development Activity

- Construction
- Approved/Pending Zoning Applications

Reston - Transportation Projects

- Dulles Rail Phase 2
- Reston Funding Plan Projects

Next Meeting/Questions



Reston Transit Station Areas

DEVELOPMENT ACTIVITY



Reston Update



- Significant growth continues along Silver Line
- 39 major zoning applications approved since 2014
 - 14.1 million square feet of commercial development
 - 13.4 million square feet of residential development
 - \$145 million towards Reston Road Fund, Athletic Fields, and Schools proffered
- 12 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



Recently Approved Developments (Summer-Fall 2019)

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



Pending Developments*

CRS Sunset Hills, LC (Reston Station Promenade)

January 14, 2019 – 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



INOVA/BOS (Reston Town Center North)

Summer/Fall 2020 – PH
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.



Reston Funding Plan

TRANSPORTATION PROJECTS



Dulles Rail Silver Line Phase 2

Description:

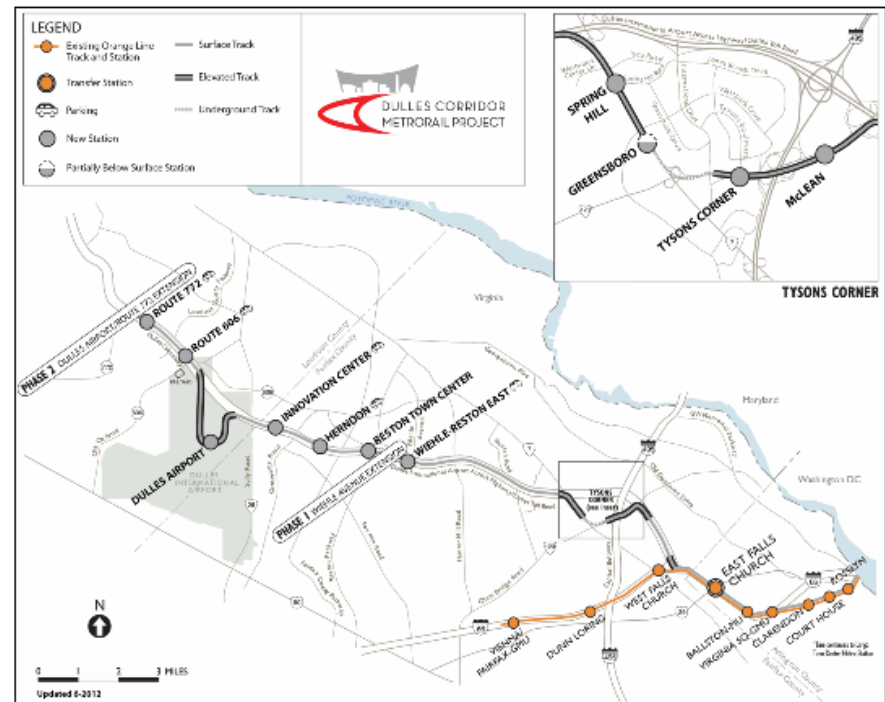
Extend Metrorail Silver Line 11.2 miles from Wiehle-Reston East to Route 772 in Ashburn. This rail extension will include the construction of six new rail stations: three in Fairfax County, one at Washington Dulles International Airport, and two in Loudoun County.

Total Project Estimate:

\$2.78 billion

Schedule:

- Overall Phase 2 – 97% complete
- Package A
 - Rail line, system, and stations – 97%
- Package B
 - Rail yard at Dulles – 97%
- Contractual Substantial Completion – April 2020
 - WMATA Board to establish Revenue Operations Date





Dulles Rail Silver Line Phase 2

Station Construction

- Reston Town Center Station – Installing speakers in ceiling panels. Excavating for utility relocation near Reston Pkwy.
- Herndon Station – Installing monitoring equip. in kiosk. Installing pavers at Herndon North Pavilion.
- Innovation Station – Installing ceiling panels, completing touch up paint and general cleanup.





Dulles Rail Silver Line Phase 2

Parking Garages

- **Herndon Metrorail Station:**
 - Total project estimate - \$44.5 million
 - Construction progress - 100% complete
 - Occupancy permit received – April 2019
 - Approximately 3,670 parking spaces
 - Includes bike room
 - Original garage has been renovated
 - Replacing the existing bus loop with concrete
- **Innovation Center Metrorail Station:**
 - Total project estimate - \$52 million
 - Construction progress - 83%
 - Project Completion – January 2020
 - Approximately 2,100 parking spaces
 - Includes bike room



Dulles Rail Silver Line Phase 2

Herndon Metrorail Station Parking Garage





Dulles Rail Silver Line Phase 2

Innovation Center Metrorail Station Parking Garage





Dulles Corridor Metrorail Projects

Projects	Status
<p>Reston Parkway and Sunrise Valley Drive: Widen eastbound approach to create dual lefts, a thru lane, and a thru-right. Lengthen the northbound left turn lane on to Reston Parkway.</p>	Construction complete. Working on permit closeout.
<p>Sunrise Valley Drive and Herndon Station Site/Roark Drive: Widen eastbound approach to create dual lefts. Add a right-in/right-out entrance for the existing Herndon-Monroe garage assisted by a new right turn lane from Sunrise Valley Drive.</p>	Construction complete. Working on permit closeout.
<p>Sunrise Valley Drive and Edmund Halley Drive: Lengthen the westbound right turn lane and eastbound left turn lane on Sunrise Valley Drive. Upgrade Edmund Halley Drive to VDOT standards, so that it may be accepted into the state system upon completion of Phase 2</p>	Construction complete. Working on permit closeout.



Dulles Corridor Metrorail Projects (Continued)

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



Soapstone Connector

Description:

Extend Soapstone Drive from Sunrise Valley Drive over the Dulles Toll Road (DTR) to Sunset Hills Road. Provide additional multimodal capacity on a new north-south alternative to mitigate congestion on Wiehle Avenue and Reston Parkway.

Total Project Estimate: ~\$214 million

Current Status:

Environmental (NEPA) stage, specifically working on Section 106 and Section 4(f) requirements to identify historical resources and develop avoidance alternatives.

Schedule:

- 2017 – 2025: environmental, engineering, design
- 2025 – 2027: right-of-way, land acquisition
- 2027: construction begins

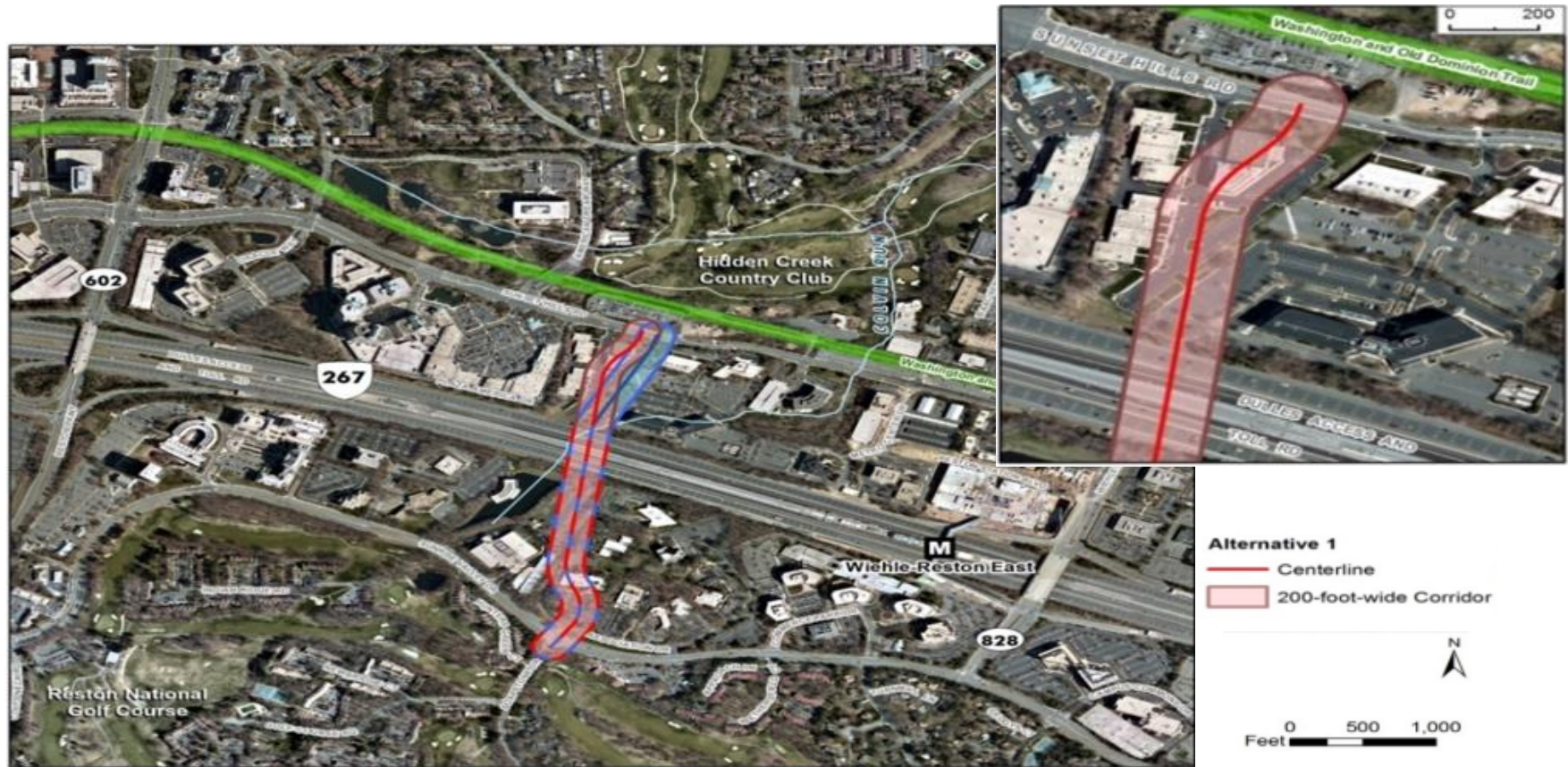


Soapstone Connector Project Status

- Funding agreement between VDOT and Fairfax County for the implementation of the project executed December 19, 2017.
- Current Funding:
 - \$ 15.5 million in federal RSTP funds.
 - \$ 6.54 million in state Revenue Sharing funds.
 - \$ 122.96 million in local funds
- Grant Applications Submitted:
 - \$69 million requested from NVTa FY20-25 regional SYP. Application submitted September 27, 2019. NVTa is expected to approve final allocations in Spring-Summer 2020.



Soapstone Connector Preferred Improvement Option





Town Center Parkway DTR Underpass

Description:

Extend Town Center Parkway from Sunrise Valley Drive west of Edmund Haley Drive under the DTR to Sunset Hills Road. The facility will also include bike and pedestrian facilities linking the mixed-use areas north and south of the DTR.

Total Project Estimate:

~\$170 million

Schedule:

- VDOT selected consultant for feasibility study –
 - Kick off meeting held September 2019
- Environmental, engineering, design: (~) four years
- Right-of-way, land acquisition: (~) two years
- Construction: (~) three years
- Estimated completion by 2032, subject to complete funding



Route 7 Widening (DTR to Reston Avenue)

Description:

Widen Route 7 from 4 to 6 lanes from Jarrett Valley Drive to Reston Avenue, with intersection improvements, shared use trail on both sides of road, and upgraded bus stops.

Total Project Estimate:

\$314 million

Status/Schedule:

- CTB award and NTP to the design-build contractor in July 2018
- 100% design plans complete.
- Third left turn lane from WB Route 7 to Baron Cameron complete.
- ROW Phase in progress.
- Construction start: Spring 2019, and estimated completion: Fall 2024



For more information visit
www.connectroute7.org



Hunter Mill Road and Sunset Hills Road Realignment

Description:

Realign Sunset Hills Road to intersect with Crowell Road, and improve Hunter Mill Road from Dulles Toll Road to Crowell Road, with roundabouts as the intersection control.

Status:

- Study completed
- Comprehensive plan amendment changes have been adopted by the board on March 6, 2018
- Plan Amendment (PA) 2017-III-T1

Total Project Estimate and Schedule:

TBD

UP5 - RESTON COMMUNITY PLANNING SECTOR
ROAD ALIGNMENT



ENHANCED PUBLIC TRANSPORTATION CORRIDOR
(SEE AREA PLAN OVERVIEW TEXT)

TRANSPORTATION RECOMMENDATIONS LEGEND

ARTERIAL	COLLECTOR LOCAL		
			WIDEN OR IMPROVE EXISTING ROADWAY
			CONSTRUCT ROADWAY ON NEW LOCATION
			TOTAL NUMBER OF LANES, INCLUDING HOV LANES (COLLECTOR/ LOCAL CROSS SECTIONS TO BE FINALIZED DURING PROCESS OF REVIEWING PLANS FOR PROPOSED DEVELOPMENT)
			HIGH OCCUPANCY VEHICLE LANES
			FULL INTERCHANGE IMPROVEMENT (STUDY REQUIRED)



Fairfax County Parkway at Sunrise Valley Drive Interim Improvement

Description:

The purpose of this project is to improve the capacity of the intersection. The intersection currently operates at or near capacity and volumes are forecasted to grow significantly in the future. These improvements include converting the westbound through-left lane to an exclusive through lane, adding an additional westbound turn lane, and converting the northbound right lane to a shared through-right lane, and bike/pedestrian facility enhancements.

Total Project Estimate:

- ~\$12 million
- The Reston Service District Advisory Board and County Board of Supervisors have approved \$500,000 for the project

Status:

- Project is currently in the preliminary engineering phase
- Estimated preliminary engineering completion March 2020



Fairfax County Parkway at Sunrise Valley Drive Interim Improvement (Fairfax County)



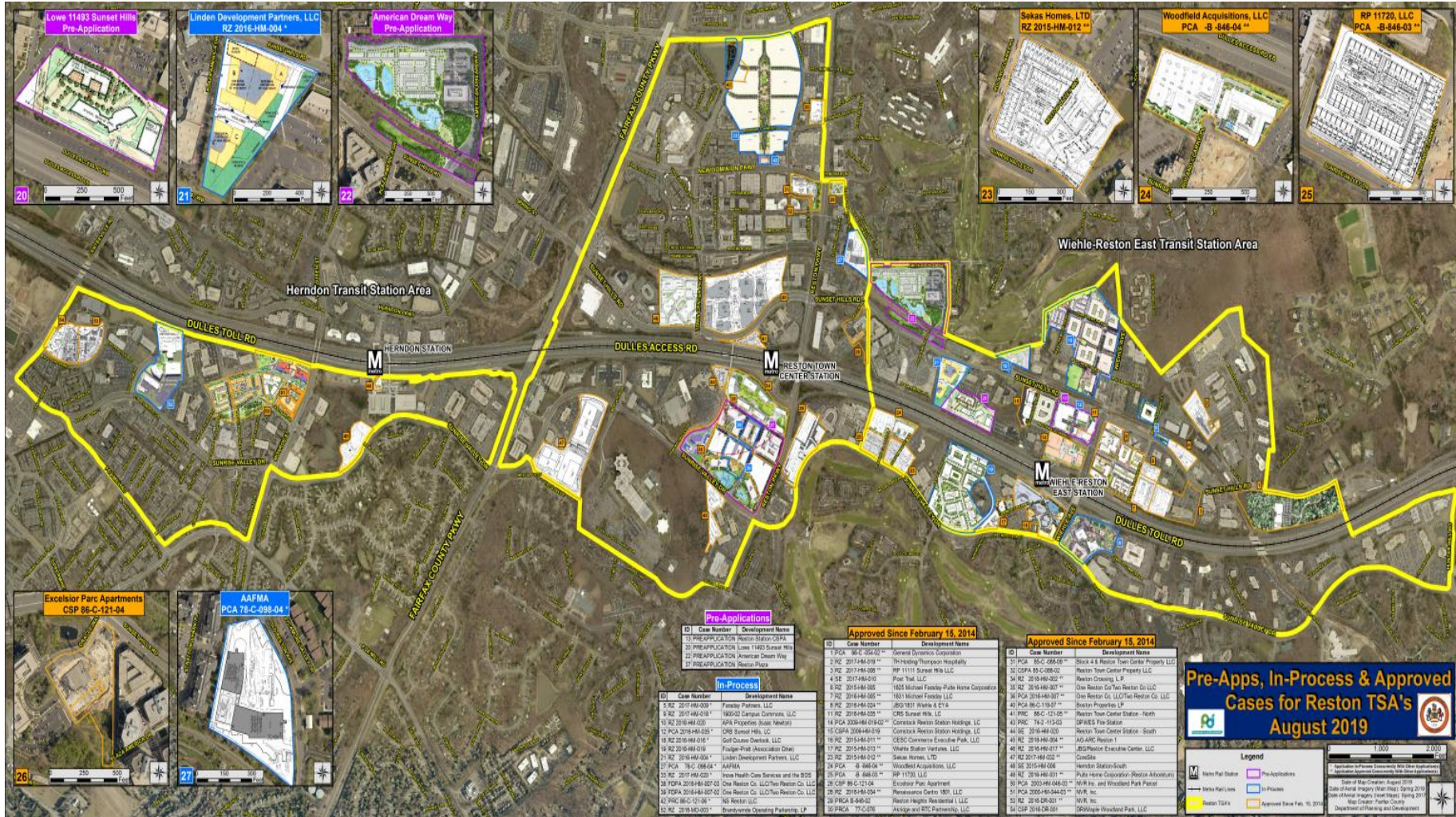


Intersection Improvements

Projects	Proposed Funding	Status
Reston Parkway at Sunrise Valley Drive Improve congestion on the westbound approach on Sunrise Valley Drive. Project is contingent on Dulles Rail Phase 2 and developer improvements. Substantial completion of Silver Line developer projects (anticipated Summer 2019).	Service District	Project initiation stage
Reston Parkway at Baron Cameron Avenue Improve congestion on the westbound approach on Baron Cameron Avenue. \$500,000 already approved by the Board based on Service District recommendation.	Service District	Project initiation stage



County of Fairfax, Virginia





Reston Multimodal Transportation Advisory Committee and Traffic Monitoring

- County staff met with MTAC twice in 2019
- Received a list of intersections outside TSAs for monitoring. Some were already on County staff's list
- Developing a monitoring plan
- Funding requested in FY 2020 Budget
- County staff provided some information on project priorities
- Waiting for additional information to be provided by Thanksgiving
- Staff will include MTAC recommendations at the spring service district advisory board meeting



March 2019 Meeting Follow Up

- Board adopted an FY 2020 service district tax rate of \$0.021/\$100 validation.
- Car registration data requested
 - Hand outs included with presentation
- RMAG details requested. Project details can be found at the links provided below.
 - <https://www.fairfaxcounty.gov/transportation/study/wiehle-sam>
- Intersection improvement details requested. See Reston Network Analysis report completed in March 2018.
 - <https://www.fairfaxcounty.gov/transportation/study/reston-network-analysis>



March 2020 Meeting

- Spring meetings in 2020 to discuss service district FY 2021 rate recommendation for the Board of Supervisors.
- Questions or items for inclusion on the March 2020 (tentative date) agenda?



NEXT MEETING/QUESTIONS