

Tysons Cost Estimate - Grid of Streets by 2030

Cost Estimate:

Street Type (by 2030)	Grid Miles* (by 2030)	Total Estimated Project Cost** (Bldg to Bldg ROW)***
Local	13.87	\$ 357,051,704
Collector	6.78	\$ 215,436,392
Avenues	5.96	\$ 162,140,336
Totals:	26.61	\$ 734,628,432

* Total mileage for each road type based upon GIS analysis of the Tysons Corner Urban Center Comprehensive Plan Map 7: Conceptual Functional Classification for the Tysons Road Network.

Grid miles do not include Tysons-wide Road Improvements as identified in Table 7.

Grid miles shown for all projects based on assumption that 60% of the total grid will be constructed by 2030.

Grid miles and estimates include construction of new streets and improving existing streets to new street standards as shown in Plan Figures 1-8.

** Construction cost were calculated using VDOT's NOVA Planning Level Cost Estimate Document, using the high cost values as follows; U3 Urban Typical for Local streets, U6D for Collector, and U8D for Avenues. For existing street upgrades construction costs were estimated at a lower rate.

***Right-of-way (ROW) acquisition costs used values obtained by the Fairfax County, Land Acquisition Division for the Tysons Area.

ROW costs include area for sidewalks and landscape amenity panel (as depicted in Plan Figures 9-11) and minimum circulator ROW for applicable areas.

Additional information on cost estimates available upon request.

2030 Grid of Streets - \$443,000,000 (under 100% Developer borne proposal)

In evaluating 2030 Grid of Streets it was estimated that 80% of the 2030 Grid of Streets would be developed in conjunction with redevelopment projects. The remaining 20% is estimated to be constructed outside of redevelopment projects.

The total 2030 Grid of Streets cost was estimated at \$735,000,000 (\$734,628,432), made up of three components;

- Right-of-Way cost - \$291,000,000 [Total ROW Cost * 80%]
- Road Construction cost - **\$296,000,000** [Total Construction Cost * 80%]
- Cost of ROW and Construction for Missing Links - **\$147,000,000** [Total Grid Cost * 20%]

For evaluating developer contribution, no value was provided to the development community for on-site ROW used for the grid of streets as developers can be compensated through density credits for those areas.

The other two costs were credited as developer contributions to the overall Tysons transportation infrastructure.