



# Update on Tysons Development and Transportation Projects

Tysons Transportation Service District Advisory Board

November 9, 2021

Christina Cain, and Tom Biesiadny, Department of Transportation

Suzianne Battista, Department of Planning and Development

# Presentation Overview

- FY 2022 Service District Rate Update
- Development
  - Construction
  - Growth
- Transportation Projects
  - Major Roadway Projects (Tysons-wide)
  - Table 7B
  - Grid of Streets
  - Tysons Circulator Service
  - Tysons Metrorail System Access Management Projects
  - Neighborhood Intersection Improvements Study

# Recap of FY 2022 Service District Tax Rate Recommendation

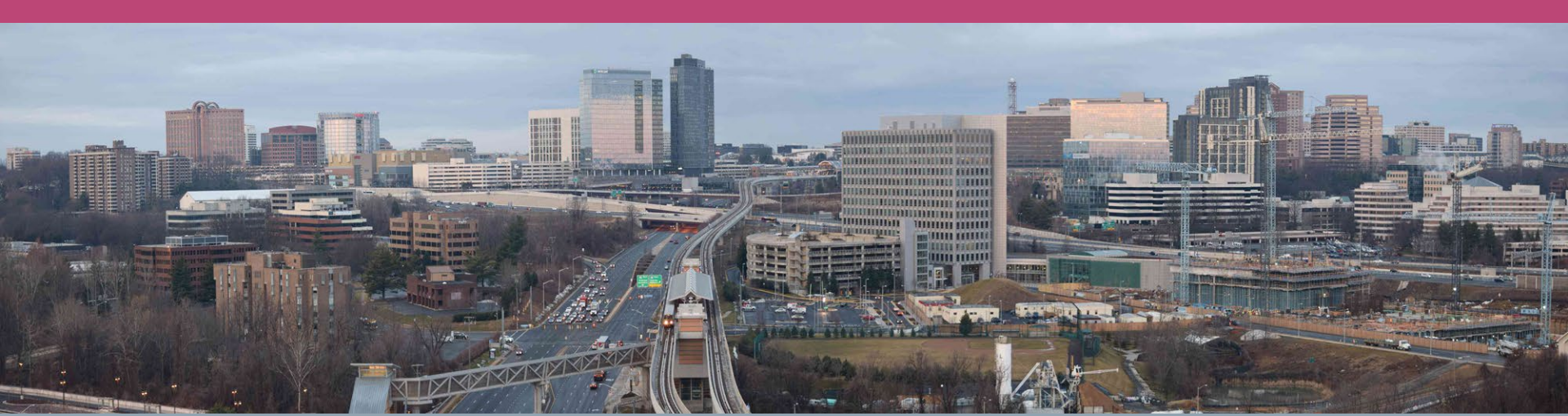
- On April 8, 2021, the advisory board recommended holding service district rate at \$0.05/\$100 of assessed value for FY 2022.
- The Board approved a service district rate of \$0.05 for FY 2022 on May 3, 2021.
- ~\$4.6 million (includes interest) in service district revenues collected in FY 2022 as of October 31, 2021.
- To date, a total of \$13.8 million in service district funds have been spent.

# Service District Allocations to Date

Approved Service District Funds		Expended through October 31, 2021
Route 7 Widening (I-495 to I-66) <sup>2</sup>	\$10,500,000	\$53,043
Tysons/Old Meadow Ped Bridge (over I-495) <sup>1</sup>	\$4,612,586	\$4,612,586
Route 7 Widening (Route 123 to I-495) <sup>2</sup>	\$2,200,000	
Route 123 Widening (Old Courthouse Road to Route 7) <sup>2</sup>	\$2,250,000	
Route 123 Widening (Route 7 to I-495) <sup>2</sup>	\$2,000,000	
Route 7 Widening (DTR to Reston Ave) <sup>1</sup>	\$8,834,530	\$8,834,530
Greensboro Ramp to Dulles Toll Road <sup>2</sup>	\$1,000,000	\$294,568
<b>Total</b>	<b>\$31,397,116</b>	<b>\$13,794,727</b>

<sup>1</sup> Allocated Service District revenues fully expended.

<sup>2</sup> These projects are funded using multiple sources, and other sources may be used first.

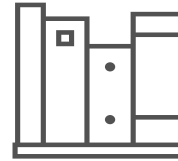


# Development

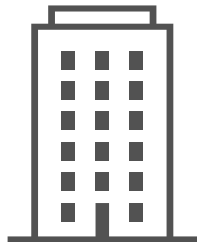
# Plan Implementation Progress from 2010 Plan Adoption to August 2021



73.4M square feet in  
208 new buildings entitled  
within 42 rezonings



Commitments for 10 new  
major public facilities



8.3M square feet delivered  
in 24 new buildings

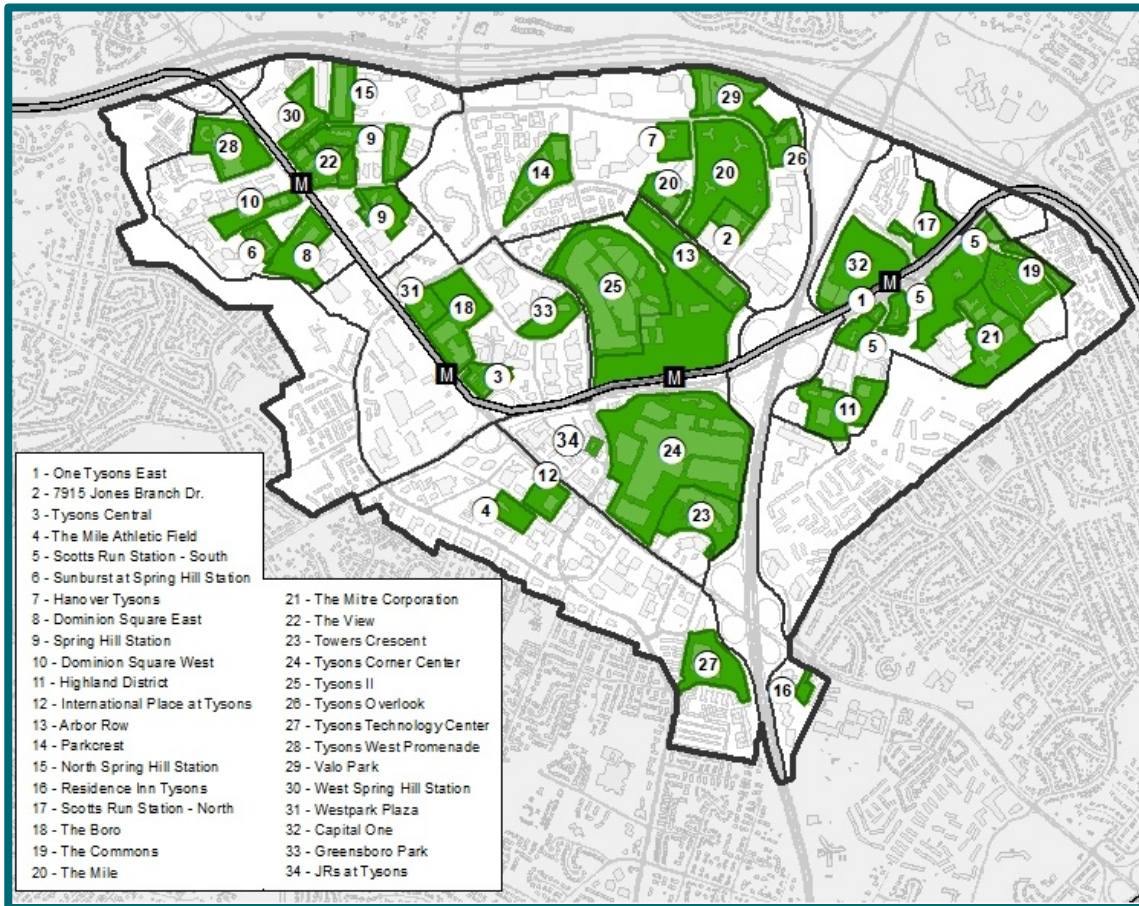


26.4 acres of new public  
parkland delivered

\* Note: Applications, once approved, may require years or decades before development build-out.



# Approved Development



- 42 major rezonings approved since 2010 Plan adoption.
- Development cases listed may have multiple rezoning applications.

# Development Dashboard

*August 2020 through August 2021*



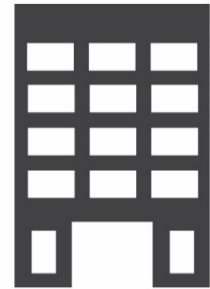
1 public facility &  
1 infrastructure  
project delivered



1.2M square feet  
approved by site  
plan, unbuilt



3.9M square feet  
under  
construction



303,000 square feet  
delivered

Existing Development Level as of January 1, 2011, was 47.17M square feet.



# Delivered Infrastructure & Public Facilities

*August 2020 through February 2021*

## Delivered Infrastructure: Scotts Run Trail



## Delivered Public Facility: Scotts Run Fire Station #44



Image courtesy of Tysons Partnership / Rassi G. Borneo,  
Timeline Media

Image courtesy of Fairfax County Fire and Rescue

# Upcoming Construction Activity

*Approved site plans that have not commenced construction as of August 1, 2021*

Residential: ~720,000 sq. ft. in ~624 units

- Tysons West Promenade Building C (approved) #28
- Park Crest Building 3 (approved) #14

Office: ~500,000 sq. ft.

- Arbor Row Building F (approved) #13
- MITRE 5 (approved) #21

Associated Retail/Service: ~46,000 sq. ft.



Arbor Row Block F

# Current Major Construction Activity

*3.9 million square feet under construction as of August 1, 2021*

- **Arbor Row Building D**
  - Residential: 196,137 sq. ft. (102 units), Retail: 6,026 sq. ft., Map #13
- **Capital One Block A and Block C**
  - Office: 899,980 sq. ft., Retail: 62,056 sq. ft., Hotel: 295,500 sq. ft., Theater: 105,800 sq. ft., Map #32
- **Hanover Tysons**
  - Residential: 431,636 sq. ft (412 units), Map #7
- **Highland District Building A**
  - Residential: 426,888 sq. ft. (390 units), Map #11
- **Scotts Run South Block C and Block K**
  - Residential: 442,875 sq. ft. (410 units), Hotel: 139,313 sq. ft., Retail: 42,691 sq. ft., Map #5
- **The Mile Building A**
  - Residential: 464,651 sq. ft. (411 units) Retail: 2,000 sq ft., Map #20
- **Tysons Central Building A**
  - Office: 360,847 sq. ft., Retail: 25,709 sq. ft., Map #3



Hanover Under Construction  
Image courtesy of Tysons Partnership / Rassi  
G. Borneo, Timeline Media

# Completed Construction

## Capital One Building 5 within Block C

- Retail (Wegmans)
- 107,450 sq. ft.
- 1.5 acres of elevated public park space

## The Bexley at Highland District

- Residential
- 196,250 sq. ft. (140 units)
- 1/3 acre urban park

*August 2020 through August 2021*



# Summary of Development

Residential Population + Units	2010	2021	Under Construction	Total
Residential Population	17,000	29,648	3,019	32,667
Residential Units	8,943	13,841	1,725	15,566

11.7 : 1 in  
2010

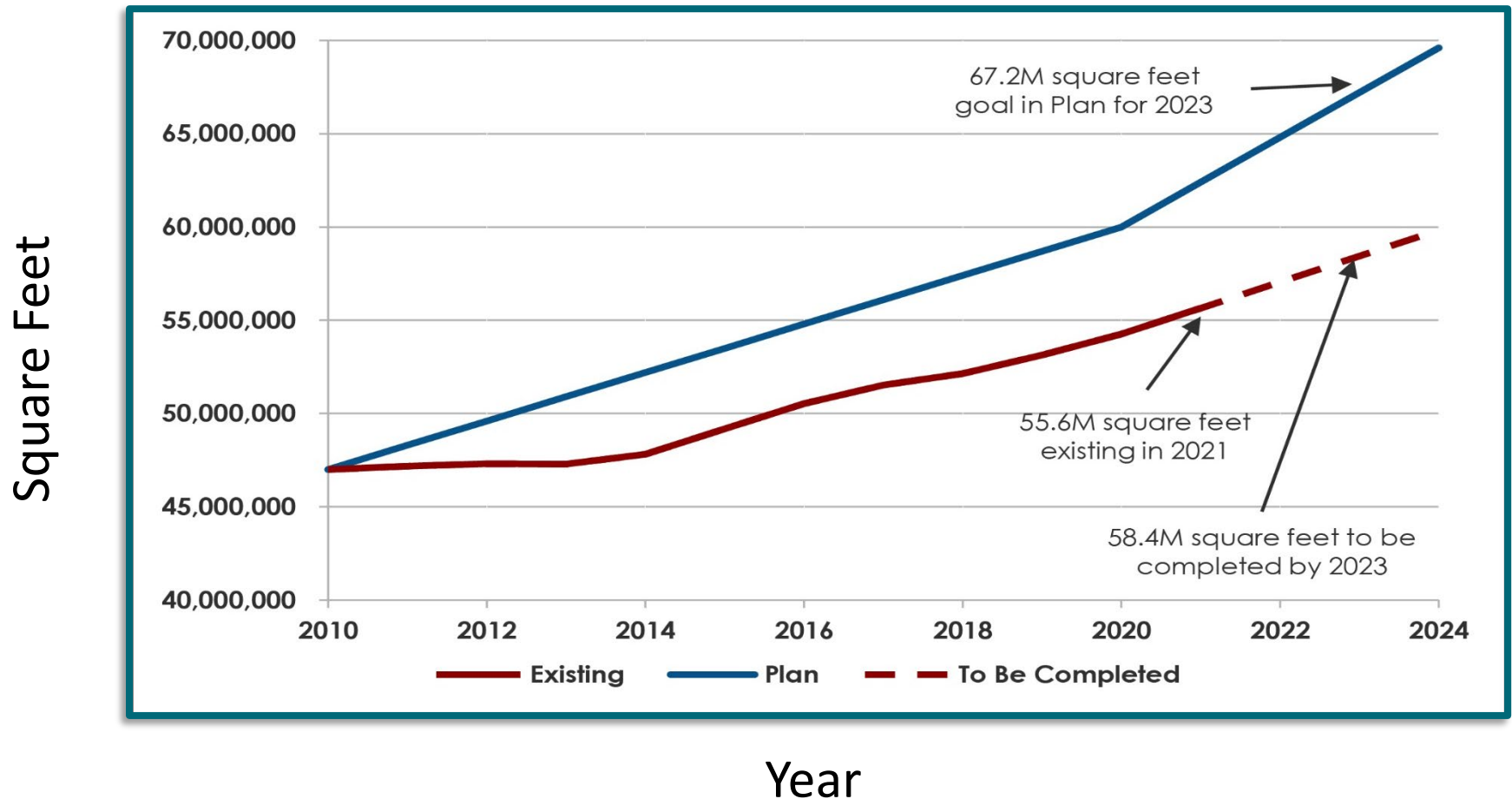
Jobs/Household Balance

6.4 : 1 in  
2021

Conclusion – Meeting the goals set forth in the Tysons Comprehensive Plan *Source: Land Use Section of 2021 Annual Report*



# Development Growth; Planned and Approved





# Tysons Tracker



Available online at: <https://tysons-tracker-fairfaxcountygis.hub.arcgis.com/>

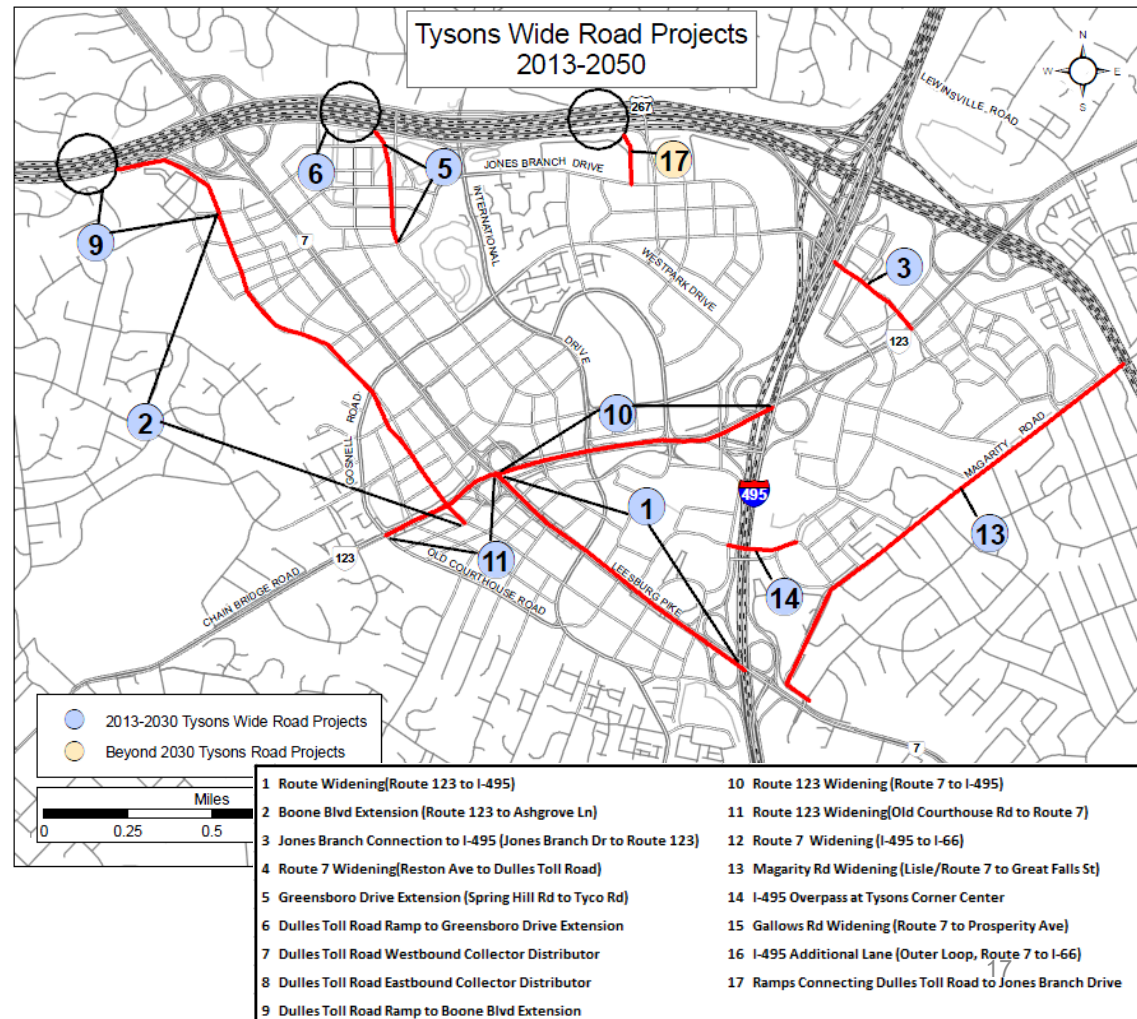


# Transportation Projects

# Major Roadway Projects (Tysons-wide)

## Tysons-wide Improvements:

- The Comp Plan Amendment identified 17 Tysons-wide roadway improvements necessary to support the anticipated growth.
- 1 of the 17 is complete
- 2 of the 17 is under construction
- 8 others in study, preliminary engineering, or design





# Major Roadway Projects (Cont.)

## Route 7 Bridge over Dulles Toll Road





# Major Roadway Projects (Cont.)

Jones Branch Connector – Completed Spring 2020



# Major Roadway Projects (Cont.)

## Route 7 Widening - (Reston Avenue to Dulles Toll Road)

- Widen Route 7 from 4 to 6 lanes from Jarrett Valley Drive to Reston Avenue
  - Intersection improvements
  - Shared use trail on both sides
  - Upgraded bus stops
- Total Project Estimate: \$314 million
  - VDOT is the project manager with County input
- Project Schedule:
  - Contract awarded: August 2018
  - Construction started: Spring 2019
  - Estimated project completion: Summer 2024
  - **Project is 53% completed**
- Current Status:
  - Colvin Run Stream relocated in 2021, including retaining wall
  - Significant noise barrier construction since October 2020
  - By end of 2021, all but 0.5 miles will be in the third of four construction phases.
  - Bridge work will commence in 2022 and last for two years





# Major Roadway Projects (Cont.)

## Route 7 Widening (Route 123 to I-495)

- Include BRT lanes in existing 6 lanes cross-section with pedestrian improvements
- Route 7 widening study is being coordinated with the BRT study
- BRT final recommendations approved by Board of Supervisors in July 2021
- Design will continue including BRT lanes approved alignment
- VDOT currently conducting a project evaluation



# Major Roadway Projects (Cont.)

## I-495 Overpass at Tysons Corner Center

- Tysons-Old Meadow Road Bike/Ped Improvements
  - Shared use trail from the intersection of Route 123 and Old Meadow Road east of I-495
- Total Project Estimate: \$12.3 million
  - \$4.6 million Service District Funds
- Project Schedule:
  - Design approval: November 2018
  - Right of way acquisition: Completed Fall 2020
  - Construction started: August 2021
  - Estimated project completion: Summer 2022



# I-495 Overpass at Tysons Corner Center



# Major Roadway Projects (Cont.)

## Other Projects

### Route 7 Widening (I-495 to I-66) Project #12

- Route 7 BRT alignment was approved by BOS in July 2021
- Planning work is underway including BRT lanes
- \$10.5 million in service district funds approved for design and land acquisition

### Ramp from Greensboro Drive to Dulles Toll Road Project #6

- Study began January 2021, to be completed in early 2022.
- Will include aerial imaging and ground surveys
- \$1 million in service district funds approved for study/engineering

# Tysons Table 7B Projects

## Route 123 Modified Intersection Treatment (I-495 to the Dulles Connector Road)

- Multiple options being considered and evaluated including Super Street Option selected in the previous study, Cleveland Ramp and various roadway improvements

## Route 123 Modified Intersection Treatment (I-495 to International Drive)

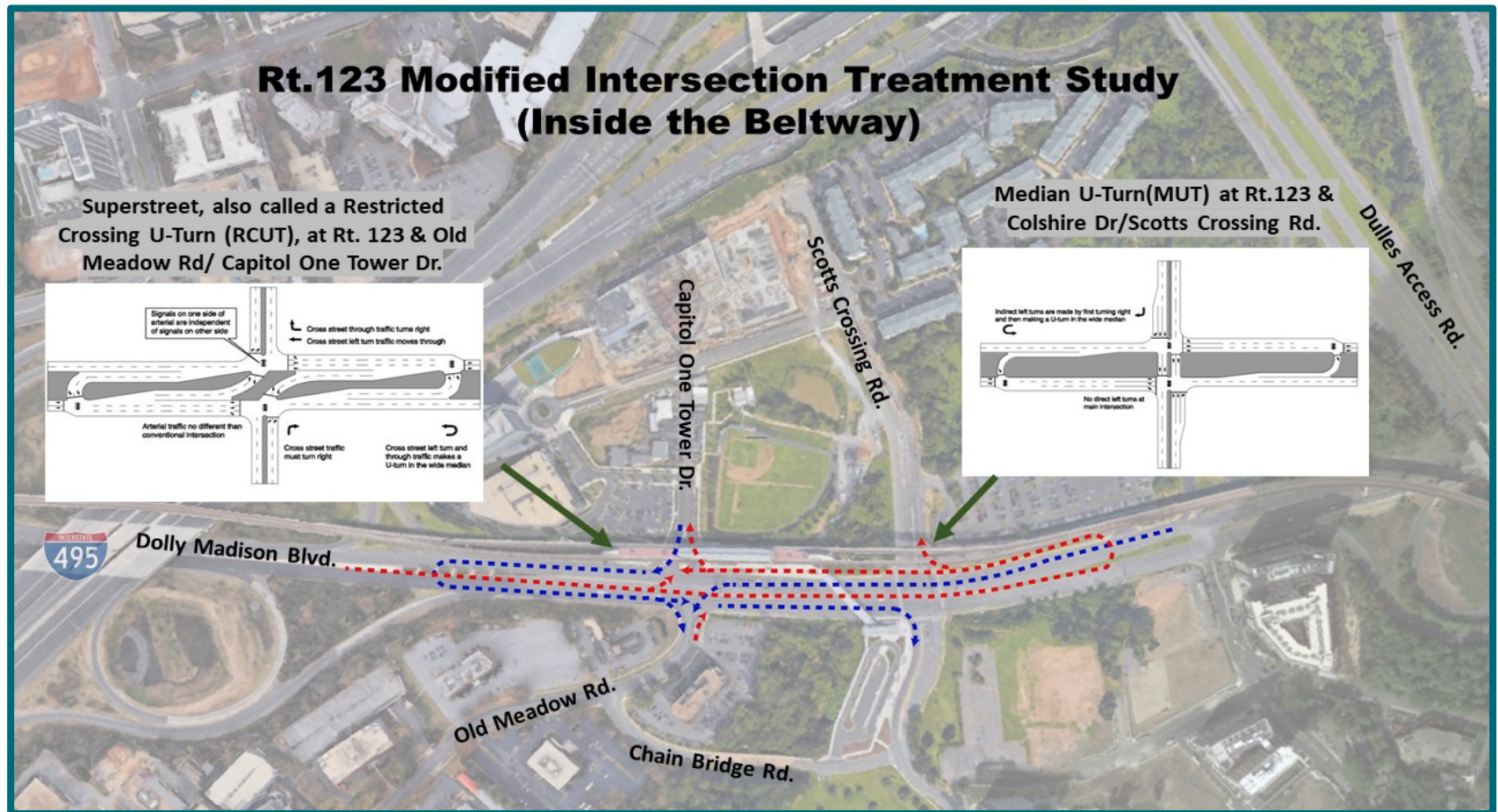
- Multiple options being considered and evaluated including the Comprehensive Plan recommendation and various roadway improvements

## Both Projects

- Analysis of Future Conditions: Completed
- Development and Analysis of Preferred Alternative: Summer 2021
- Additional Mitigation Measures Evaluation: Fall 2021
- Final recommendation and phasing analyses: Winter 2022



# Tysons Table 7B Projects (Cont.)





# Tysons Table 7B Projects (Cont.)

## Cleveland Ramp

- Modification to the eastbound off-ramp from the Dulles Access Road to Route 123
- Two preferred alternatives: Braided Ramp and an Auxiliary Lane concepts from the previous study
- Included in the Route 123 Modified Intersection Treatment Study
- Discussing potential inclusion in I-495 NEXT related work

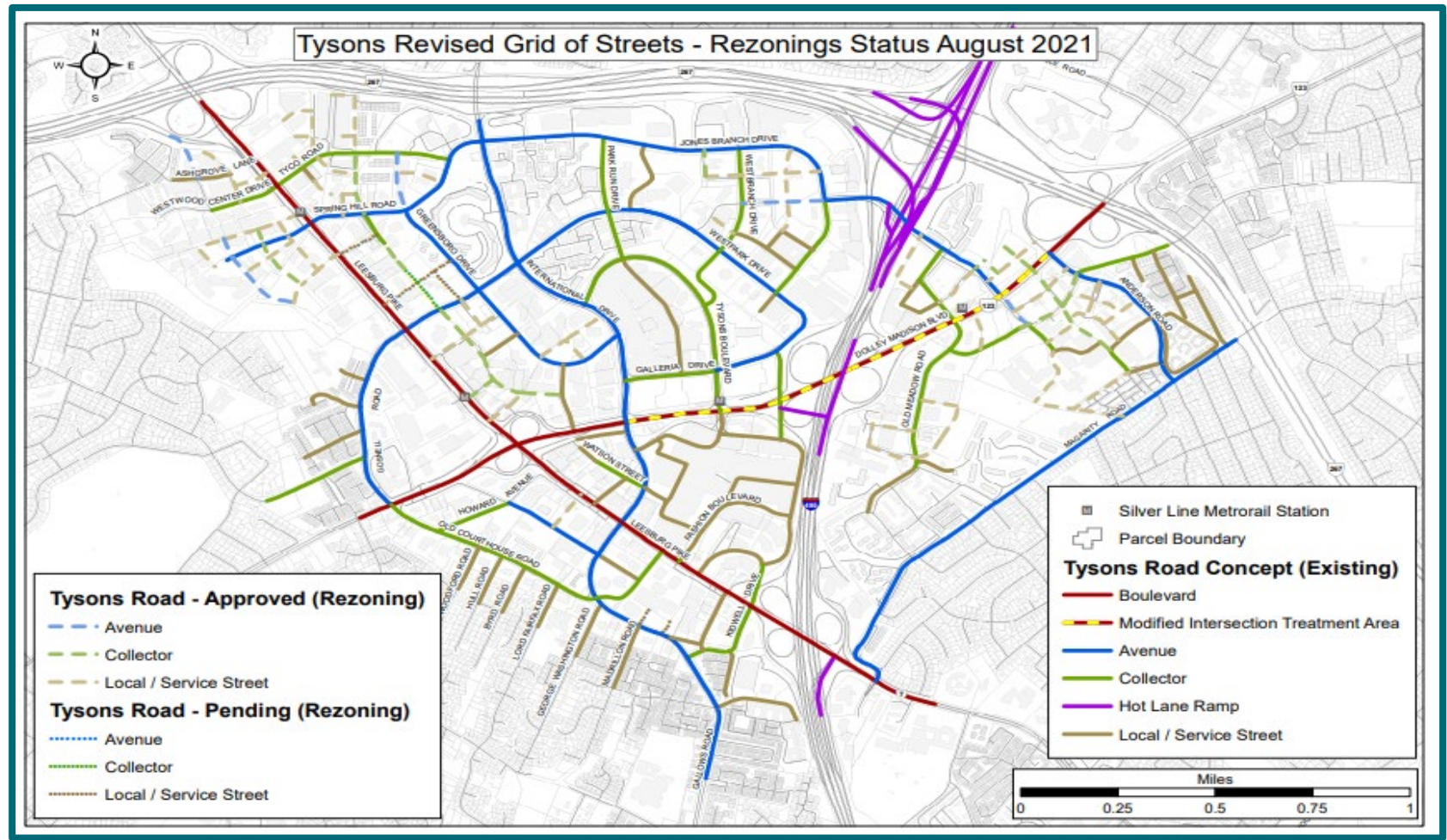
## Route 7/Route 123 Interchange

- Two concepts are being considered
- Evaluation of concepts temporarily on-hold
- Additional options for cost-effective alternative being explored
- Stakeholder meetings planned once evaluation complete

## Gallows Road at Gallows Branch

- To I-495 southbound ramp
- Study to be initiated in the future

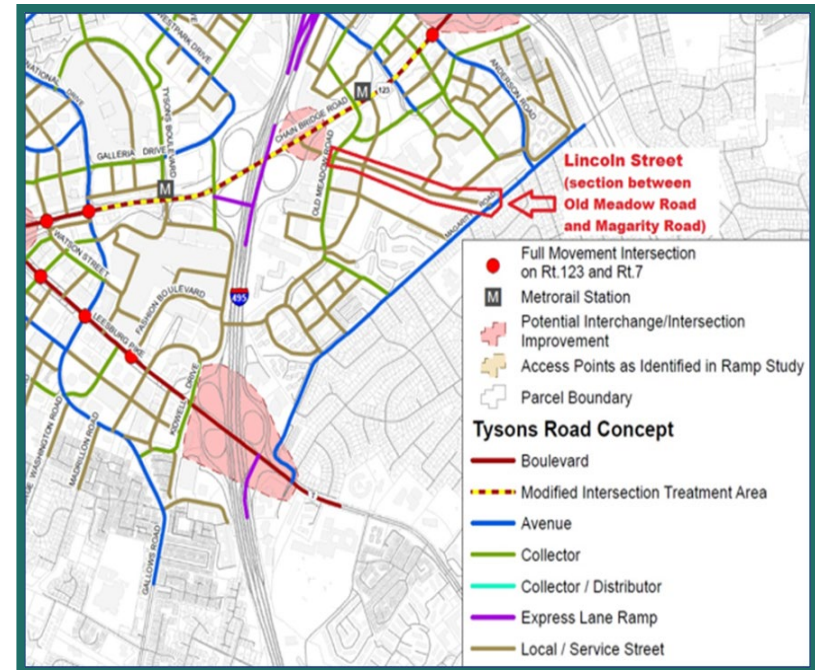
# Tysons Grid of Streets On-going Development



# Tyson's Grid of Streets (Cont.)

## Lincoln Street

- Street to connect Route 123 to Magarity Road.
- Will allow access to existing/approved developments along Old Meadow Road from Magarity Road.
- Additional access to residential units on Old Meadow Road.
- The Board has approved a total of \$19 million for the project.
- Design work underway
  - Feasibility study completed
  - 15% design completed
  - Est. completion: February 2022
- Community meeting will be held in early 2022
- Construction start: Fall 2025
- Estimated project completion: Early 2027





# Tysons Grid of Streets (Cont.)

## Old Meadow Road Realignment

- Part of Dulles Rail Phase I funding
- Design: Completed
- Utility Relocation: Completed
- Construction: Substantially completed.
  - Minor punch list work associated with signalization is being completed Fall 2021.



# Transit Service

## McLean & Tysons

## Transit service in McLean & Tysons

## Fairfax Connector

- |     |                                    |
|-----|------------------------------------|
| 401 | Weekday, Saturday & Sunday Service |
| 402 | Weekday, Saturday & Sunday Service |
| 423 | Weekday, Saturday & Sunday Service |
| 424 | Weekday & Saturday Service         |
| 462 | Weekday Rush Hour Service Only     |
| 463 | Weekday, Saturday & Sunday Service |
| 467 | Weekday, Saturday & Sunday Service |
| 494 | Weekday Service Only               |
| 495 | Weekday Service Only               |
| 574 | Weekday, Saturday & Sunday Service |
| 703 | Weekday & Saturday Service         |
| 715 | Weekday Rush Hour Service Only     |
| 721 | Weekday, Saturday & Sunday Service |
| 722 | Weekday Rush Hour Service Only     |
| 724 | Weekday Rush Hour Service Only     |

## Metrobus

- 23A** Weekday, Saturday & Sunday Service
- 23T** Weekday, Saturday & Sunday Service
- 28A** Weekday, Saturday & Sunday Service

## Metrorail

- SV Silver Line:** Spring Hill, Greensboro  
Tysons Corner, McLean, East Falls Church
- OR Orange Line:** West Falls Church  
East Falls Church





# Transit Service (Cont.)



## Purpose

- Enhance transit service in the Tysons area
- Support transit-oriented development
- Provide transit connections from the Metrorail stations to areas of Tysons not within walking distance

## Implemented Service

- 2009 - Neighborhood routes from McLean and Vienna
- 2013 - I-495 Express Lanes service from Burke Centre, Lorton, and Springfield
- 2014 - Circulator routes serving Tysons' Metrorail Stations
- 2019 - New mid-day and late-night service on route 467 from Vienna neighborhoods to Tysons - enhanced during Cedar Lane Bridge closure
- 2020 - New transit service from McLean to George Bush Center for Intelligence
- 2021 - Metrobus routes 3T and 15k reinstated and converted to Fairfax Connector bus routes 703 and 715



# Transit Service (Cont.)



## Ridership Trends

- Fairfax Connector service was suspended on April 11, 2020, as part of County's COVID-19 pandemic response. Service resumed on August 29, 2020.
- Overall ridership is lower due to the impact of COVID-19 in FY 2021 compared to FY 2019.
- As of September 2021, Fairfax Connector ridership has recovered to more than 61% of pre-COVID levels on weekdays and 97% on weekends.

## Future Improvements

- Tysons Westpark Transit Station Reconstruction as part of Fire Station Project
- Piloting of Alternative Transit Service on Lewinsville Road and Old Courthouse Road (subject to funding)
- Implementation of Tysons area transit service changes as described in the Centreville-Chantilly-Vienna-Tysons Route Optimization Study
- Express bus service between Tysons and Bethesda, Maryland on I-495

# Transit Service (Cont.)

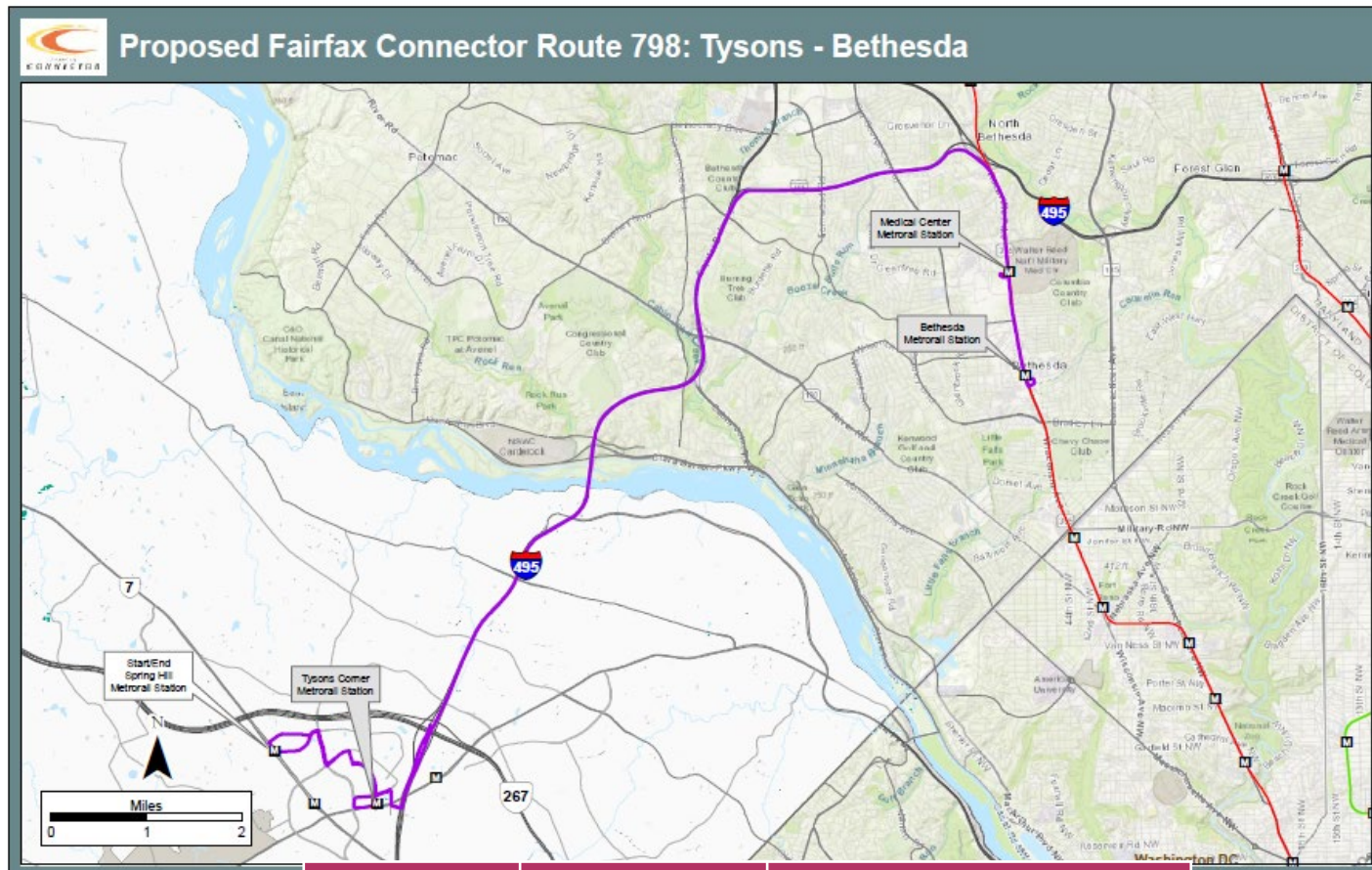


## Route 798 Tysons - Bethesda

- Part of regional response to I-495 American Legion Bridge capacity issues
- Linking Metrorail's Silver and Red lines providing a faster transit connection between Maryland and Fairfax County than is currently possible via Metrorail
- Route will link three major activity Centers: Bethesda, National Institutes of Health (NIH), and Tysons
- Will provide bi-directional peak service during express lanes construction
- With the opening of the planned Express Lanes project, Route 798 will be expanded to 15-minute headways and include off peak service

# Transit Service (Cont.)

## Route 798: Tysons - Bethesda



Service Period	Frequency	Span of Service
Peak	20 min.	5:10 a.m. to 9:10 a.m. 3:10 p.m. to 7:10 p.m.

# Tysons Metrorail Station Access Management Study (TMSAMS)

## Purpose of (TMSAMS)

- To prioritize access improvements to the Metrorail stations in Tysons.
- Study completed in 2011.

## Timeline

- Staff recommendations approved by the Board in May 2012.
- Staff is currently working to complete design and construction of these projects.

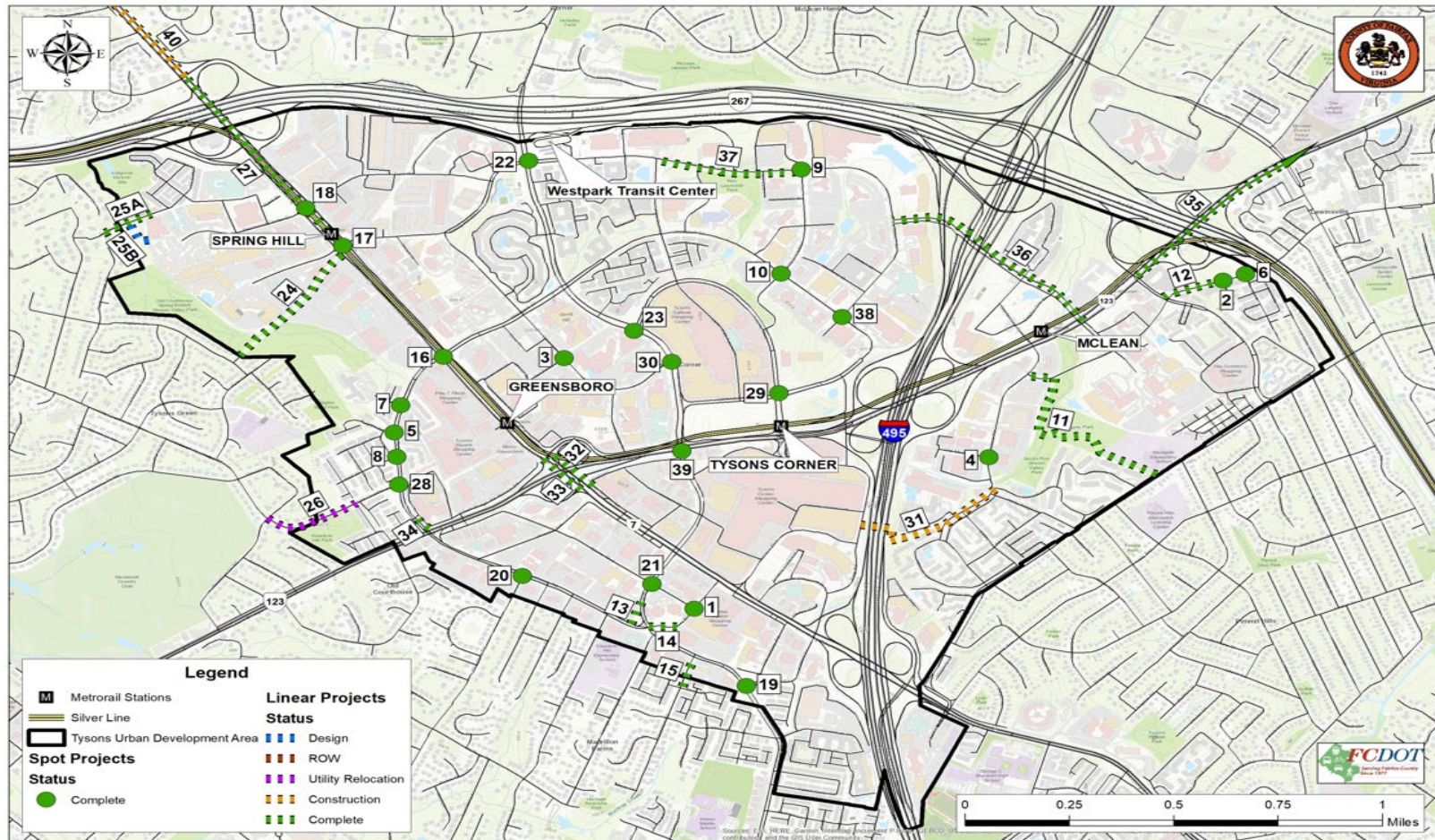
## Progress Update

- 37 of 41 projects completed.
- 3 in Construction/Utility Relocation.
- 1 in Design.



# TMSAMS Project Map

Tyson's Metrorail Station Access Improvement Projects

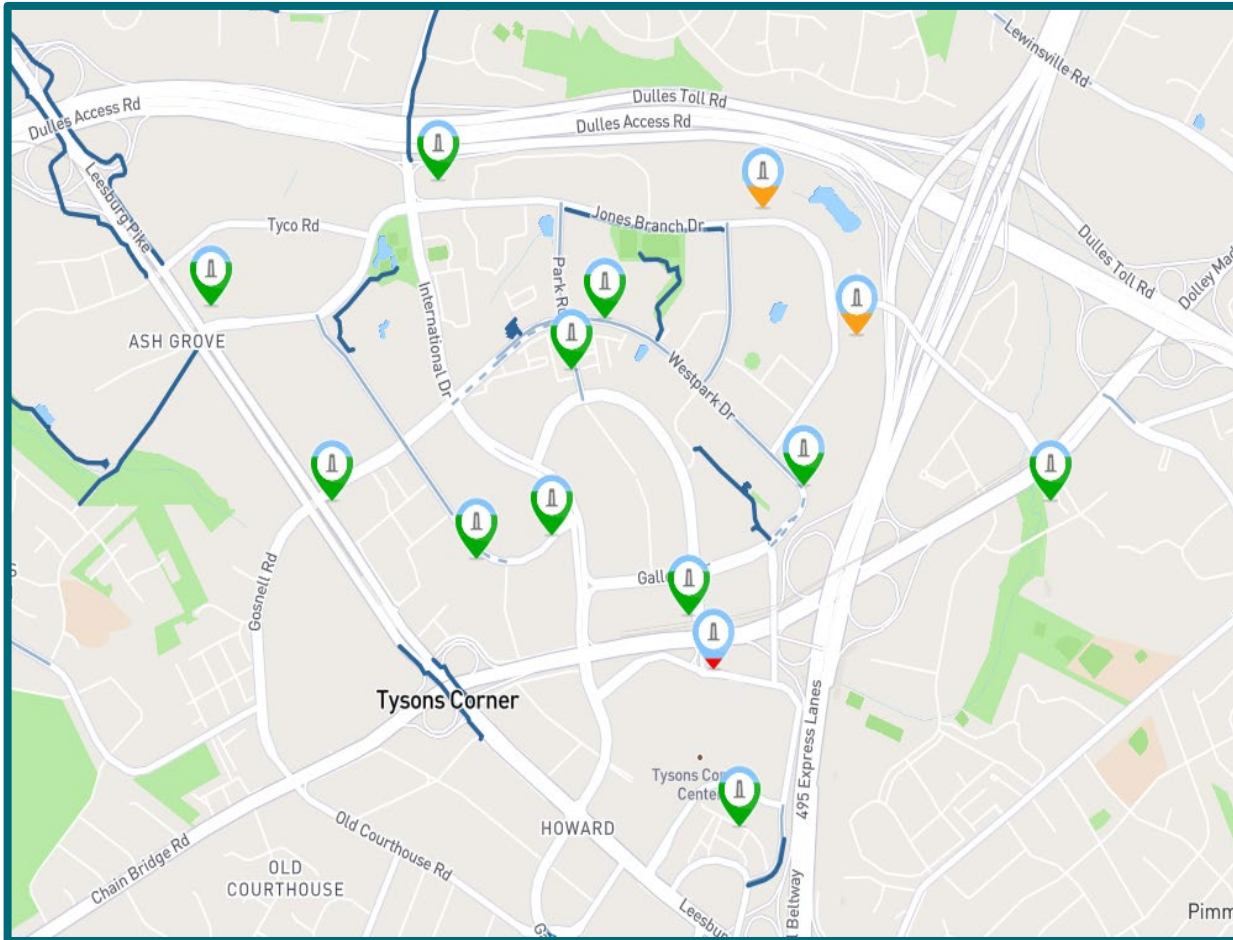


# TMSAMS (Cont.)

## Route 7 Walkway from Dulles Toll Road to Beulah Road

- Portion of work from south of DTR to Jarrett Valley Drive completed in May 2018
- The remaining construction will be included in the Route 7 Widening project from Jarrett Valley to Reston Parkway
- Estimated project completion: July 2024

# Tysons BikeShare



14 of 15 bikeshare stations currently installed

18 Additional stations underway in the Providence District

Nearby Merrifield and City of Falls Church launched in May 2019

Approximately 3,715 trips taken in Tysons in CY2021.



# Tysons Neighborhood Traffic Study

## Purpose

- Evaluate existing (at the time 2008) and future (2030) traffic impacts and potential mitigation measures for 30 intersections in the areas surrounding Tysons
- 13 intersections were shown to have either AM, PM, or both peak hours failing (LOS F is considered failing) under 2008 conditions

## Selection Method

- Intersections were chosen based on input from Dranesville, Providence, and Hunter Mill Supervisors
- Staff evaluated 2030 conditions and potential mitigation measures and decided upon a series of proposed next steps

## Proposed Next Steps

- Annually monitor locations that currently do not fail that are projected to potentially fail by 2030
- Locations in the “Monitor” category will be evaluated regularly, with potential solutions generated for locations with LOS deteriorating towards failure
- Feasibility studies, design, construction activities are underway for specific projects.



# Tysons Neighborhood Traffic Study (Cont.)

## Projects Advancing:

### Lewinsville Road and Spring Hill Road

- Finalizing detailed traffic comparison analysis of Offset T-Intersection and conventional intersection
- Lewinsville Coalition Virtual Meeting to present comparison analysis for both options: Spring 2021
- Estimated completion of study: Late 2021/early 2022

### Lewinsville Road and Leesburg Pike

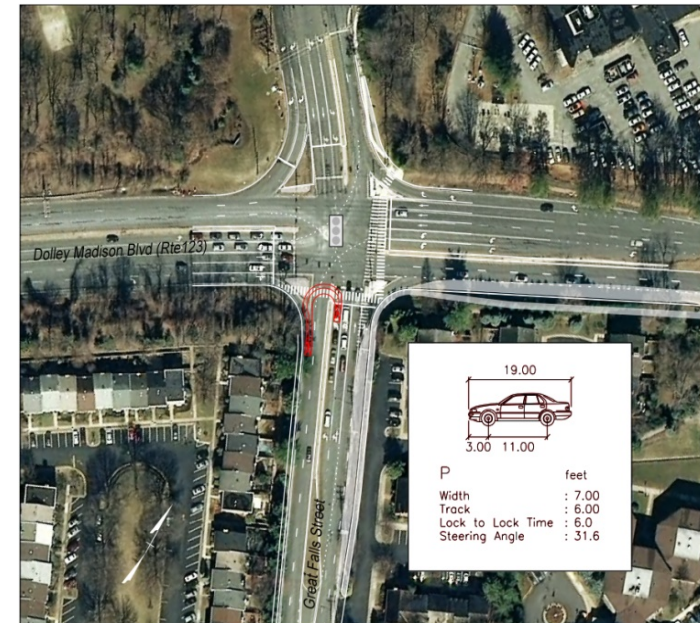
- Part of the VDOT Route 7 Widening Project (Jarrett Valley Drive to Reston Avenue)
- Concept for this intersection is a displaced left turn
- Estimated completion: July 2024

### Balls Hill Road and Old Dominion Drive

- Preferred T-Intersection Improvements Option A.1 to be advance to design
- Advance property acquisition completed in October 2018
- Walkway connection along Balls Hill Rd to Churchill Rd intersection included as part of project improvements.
- Intermediate Design complete. Community Information Meeting planned for December 2021

# Tysons Neighborhood Traffic Study (Cont.)

- Dolley Madison Boulevard Corridor Study
  - Includes the following Neighborhood Study intersections:
    - Dolley Madison Boulevard at Lewinsville Road/ Great Falls Street
    - Dolley Madison Boulevard at Old Dominion Drive
    - Lewinsville Road at Balls Hill Road
    - Great Falls Street and Chain Bridge Road
    - Lewinsville Road and Old Maple Drive
    - Dolley Madison Boulevard and Ingleside Avenue
    - Old Dominion Drive and Ingleside Avenue/Park Avenue
- Analysis of short-term and long-term mitigation measures has been completed
- A community meeting was conducted in June 2019
- A survey concerning mitigation measures was conducted during Summer 2019
- Meetings were held with the District Supervisor in February and December 2020 and October 2021.
- The next Supervisor briefing is anticipated in Winter 2022, followed by a community meeting in Spring 2022



# Silver Line Phase II

## Project Status

- Overall Phase 2 – 99% complete
- Package A (Rail, System & Stations) – 99% complete
- Package B (Rail Yard at Dulles)- 99% complete

## General Activities

- Touch up work and cleanup at stations and guideway, training, testing and commissioning
- Property conveyances and maintenance agreements ongoing
- Punchlist items underway, record deliverables coordination

## Outstanding Items

- Rail Yard Turntable
- Rail Yard Elevator Machine Room Clearance
- Both items being discussed by MWAA and WMATA with resolution expected prior to Operational Readiness



# Silver Line Phase II (Cont.)

## Construction Status

- Civil – Stormwater management ponds constructed, remaining landscaping in Spring planting season, ADA sidewalk ramps, pre-final walks
- Stations – Interior touchups and station clean up continue, Dulles Station Artwork underway
- Systems – Planned outage of Automatic Train Control system at Wiehle-Reston East to complete tie in work between Phases 1 and 2 on Oct 23 - 24
- Rail Yard – Punchlist work underway for all buildings at the yard, software programming, testing, commissioning

## Project Schedule

- Package A (Rail, System & Stations) substantial completion – Fourth Quarter of 2021 (target)
- Package B (Rail Yard at Dulles) completion – Fourth Quarter of 2021 (target)
- WMATA Board to establish Revenue Operations Date – TBD (4 to 6 months after substantial completion)

# Silver Line Phase II (Cont.)

Herndon Station



Reston Town Center Station



# Silver Line Phase II (Cont.)

Innovation Center Station



Dulles Airport Station



Dulles Airport Rail Yard







# FY 2022 Tax Rate

# Service District Revenues to Date

	Total	Taxes Collected	Interest
FY2014-2021	\$54,251,993	\$52,878,800	\$1,373,193
FY2022 <sup>1</sup>	\$4,605,104	\$4,596,932	\$8,171
Total <sup>2</sup>	\$58,899,160	\$57,475,732	\$1,381,365
Currently Allocated to Projects	(\$31,397,116)		
Available Project Funds <sup>3</sup>	\$27,502,044		

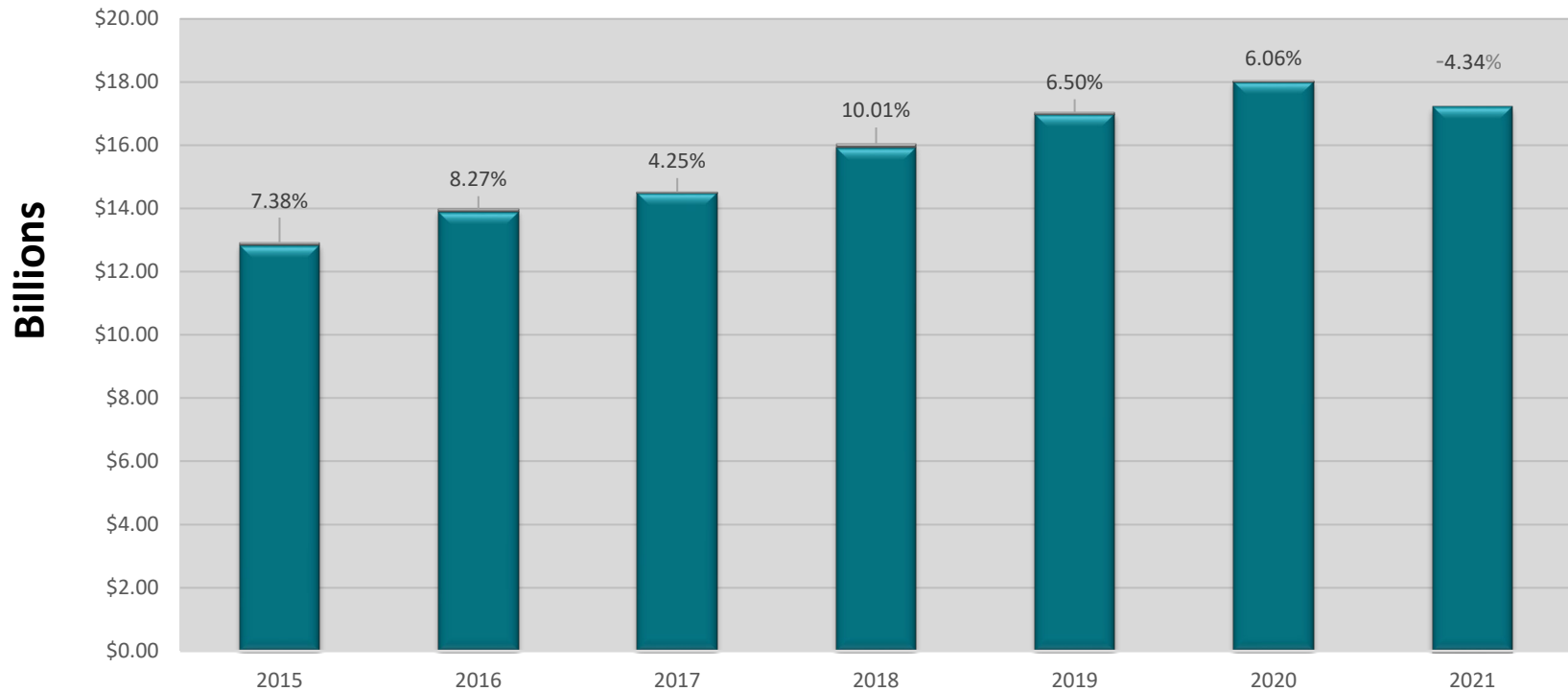
[1] As October 31, 2021.

[2] The total Service District revenue obligation is \$315.9 million (2021 dollars). Approximately 17% has been collected as of October 31, 2021.

[3] Funding available to construct projects currently in preliminary engineering or design.

# Assessed Value History

**Assessed Value History**



# Year to Year Comparisons

	2020	2021
Assessed Value (AV)	\$17,998,634,930 <sup>+</sup>	\$17,215,262,673 <sup>++</sup>
AV Growth over prior year	7.15%	-4.34% <sup>1</sup>
Tyson's District Tax Rate Per \$100 AV	\$0.05	\$0.05 <sup>2</sup>
Dulles Rail Phase I Tax Rate Per \$100 AV	\$0.11	\$0.09
Combined Tax Rate Per \$100 AV	\$0.16	\$0.14

+ - AV as of January 1, 2020.

++ - AV as of January 1, 2021.

[1] Equalization and growth.

[2] Service district rate held flat at \$0.05 and approved by the BOS on May 4, 2021.





Questions?