Update on Tysons Development and Transportation Projects

Tysons Transportation Service District Advisory Board

March 22, 2022

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Presentation Overview

• FY 2022 Service District Rate Update
• Development
  ➢ Tysons Tracker

• Transportation Projects
  ➢ Major Roadway Projects (Tysons-wide)
  ➢ Table 7B
  ➢ Grid of Streets
  ➢ Tysons Transit Service
  ➢ Tysons Metrorail System Access Management Projects
  ➢ Neighborhood Intersection Improvements Study

• FY 2022 Assessed Values
• FY 2023 Rate Recommendation
• FY 2023 Project Allocations
Update on Service District Revenues

• ~$8.6 million (includes interest) in service district revenues collected in FY 2022 as of March 1, 2022

• To date, $31.4 million in service district funds have been allocated to projects and $13.9 million has been spent.
Service District Allocations to Date

<table>
<thead>
<tr>
<th>Approved Service District Funds</th>
<th>Expended through October 31, 2021</th>
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</thead>
<tbody>
<tr>
<td>Route 7 Widening (I-495 to I-66)(^2)</td>
<td>$10,500,000</td>
</tr>
<tr>
<td>Tysons/Old Meadow Ped Bridge (over I-495)(^1)</td>
<td>$4,612,586</td>
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<tr>
<td>Route 7 Widening (Route 123 to I-495)(^2)</td>
<td>$2,200,000</td>
</tr>
<tr>
<td>Route 123 Widening (Old Courthouse Road to Route 7)(^2)</td>
<td>$2,250,000</td>
</tr>
<tr>
<td>Route 123 Widening (Route 7 to I-495)(^2)</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>Route 7 Widening (DTR to Reston Ave)(^1)</td>
<td>$8,834,530</td>
</tr>
<tr>
<td>Greensboro Ramp to Dulles Toll Road(^2)</td>
<td>$1,000,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$31,397,116</strong></td>
</tr>
</tbody>
</table>

\(^1\) Allocated Service District revenues fully expended.

\(^2\) These projects are funded using multiple sources, and other sources may be used first.

3/22/2022
Development
Tysons Tracker

Monitoring Comprehensive Plan Implementation

Available online at: [https://tysons-tracker-fairfaxcountygis.hub.arcgis.com/](https://tysons-tracker-fairfaxcountygis.hub.arcgis.com/)
Transportation Projects
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 59% completed

• Current Status:
  ➢ Colvin Run Stream relocated in 2021, including retaining wall
  ➢ Significant noise barrier construction since October 2020
  ➢ All but 0.5 miles is 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)

- Two new lanes in the median for future BRT while widening roadway to the outside to preserve 6-lane section.
- Route 7 widening study is being coordinated with the BRT study
- BRT final recommendations approved by Board of Supervisors in July 2021
- Staff recommends allocating $7.8 million in service district revenues to fully fund design.
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

3/22/2022
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 Summer 2022.
- Will include aerial imaging and ground surveys
- $1 million in service district funds approved for study/engineering

Tysons Fire Station/Transit Wet Center
- Redevelopment of the fire station on Jones Branch Drive to include a five bay fire station and 7 bay bus transit facility
- Includes new Access to Dulles Roll Road
- Total project estimate is $20,000,000
- Design is underway
| 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: Completed Summer 2021  
• Additional Mitigation Measures Evaluation: Winter 2022  
• Final recommendation and phasing analyses: Spring 2022 |
Tysons Table 7B Projects (Cont.)

Rt. 123 Modified Intersection Treatment Study (Inside the Beltway)

Superstreet, also called a Restricted Crossing U-Turn (RCUT), at Rt. 123 & Old Meadow Rd/ Capitol One Tower Dr.

Median U-Turn (MUT) at Rt. 123 & Colshire Dr/Scotts Crossing Rd.
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 strategies for advancing this project with VDOT

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

Tysons Revised Grid of Streets - Rezonings Status August 2021

Tysons Road - Approved (Rezoning)
- Avenue
- Collector
- Local / Service Street

Tysons Road - Pending (Rezoning)
- Avenue
- Collector
- Local / Service Street

Silver Line Metrorail Station
Parcel Boundary

Tysons Road Concept (Existing)
- Boulevard
- Modified Intersection Treatment Area
- Avenue
- Collector
- Hot Lane Ramp
- Local / Service Street

3/22/2022
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.
- Total Project Estimate: $47.3 million
- Design work underway
  - Feasibility study almost completed
  - 15% design almost completed
  - Est. completion: April 2022
- Community meeting to be held in spring 2022
- Construction start: Fall 2025
- Estimated project completion: Early 2027
Tysons Grid of Streets (Cont.)
Old Meadow Road Realignment (Completed)

• Part of Dulles Rail Phase I funding
• Design: Completed
• Utility Relocation: Completed
• Construction: Completed in November 2020.
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 (Routes 721/722)
- 2021 – Metrobus routes 3T and 15k reinstated and converted to Fairfax Connector bus routes 703 and 715

3/22/2022
• 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 65% of pre-COVID levels on weekdays and 97% on weekends (100% on Sundays).

Ridership Trends

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)
• 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
- Prior to the completion of the Express Lanes Project on I-495, the service will operate during peak periods only with a 20-minute headway. When the planned Express Lanes project is complete, Route 798 will be expanded to 15-minute headways and include off peak service
- Service is funded. A formal agreement is being prepared
Transit Service (Cont.)
Route 798: Tysons - Bethesda

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<tr>
<th>Service Period</th>
<th>Frequency</th>
<th>Span of Service</th>
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<tr>
<td>Peak</td>
<td>20 min.</td>
<td>5:10 a.m. to 9:10 a.m.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3:10 p.m. to 7:10 p.m.</td>
</tr>
</tbody>
</table>

3/22/2022
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
- 1 in Design.

3/22/2022
TMSAMS Project Map

Tysons Metrorail Station Access Improvement Projects
Route 7 Walkway from Dulles Toll Road to Beulah Road

- Portion of work from south of Dulles Toll Road 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 installed

18 Additional stations underway in the Providence District, 10 in/around Tysons

Nearby Merrifield and City of Falls Church launched in May 2019

2019 total trips: 10,079
2020 total trips: 4,093
2021 total trips: 4,084
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.
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: mid 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 Intermediate design submitted in July 2021.
- Final walkway connections throughout the project are being analyzed.
- Design is being refined to reduce right of way needs.
- Preparing information for a Community Information Meeting in spring 2022
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, October 2021, and February 2022.
- The next community meeting is anticipated in Spring 2022
Silver Line Phase II

Project Status
- Overall Phase 2 – Achieved Substantial Completion
- Currently in the Operational Readiness Testing stage

General Activities
- WMATA and MWAA conducting operational service tests
- WMATA hiring and training underway
- Continued work on the punchlist items between MWAA, WMATA, and the contractor.

Outstanding Items
- Resolution of escrow amounts for future maintenance
- Heat tape issue at a few locations was identified during testing
- Resolution of other smaller issues

Project Schedule
- After WMATA declares Operational Readiness there will be approximately 90 days of pre-revenue activities
- WMATA Board to establish Revenue Operations Date – TBD (4 to 6 months after substantial completion)
**Current Activities – Operational Readiness**

<table>
<thead>
<tr>
<th>Activities</th>
<th>Completion/Duration</th>
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<tbody>
<tr>
<td>Operational Readiness Testing</td>
<td>• WMATA conducts operational tests, simulated service, etc.</td>
</tr>
<tr>
<td></td>
<td>• MWAA and contractor continue completion of punchlist.</td>
</tr>
<tr>
<td></td>
<td>• No fixed duration</td>
</tr>
<tr>
<td></td>
<td>• Contingent upon WMATA testing and completed when WMATA declares Operational Readiness.</td>
</tr>
<tr>
<td>Pre-Revenue Activities</td>
<td>• WMATA asset inventory, warranty management, document transfer, staff and first responder familiarization, final documents, policy and procedure updates, final station mobilization, etc.</td>
</tr>
<tr>
<td></td>
<td>• Approximately 90 days</td>
</tr>
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<td></td>
<td>• Ends with the start of revenue service</td>
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<tr>
<td></td>
<td>• Revenue date set by WMATA Board</td>
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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 2023 Tax Rate
## Service District Revenues to Date

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
<th>Taxes Collected</th>
<th>Interest</th>
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<tbody>
<tr>
<td><strong>FY2014-2021</strong></td>
<td>$54,251,993</td>
<td>$52,878,800</td>
<td>$1,373,193</td>
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<tr>
<td><strong>FY2022(^1)</strong></td>
<td>$8,556,944</td>
<td>$8,544,326</td>
<td>$12,617</td>
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<tr>
<td><strong>Total(^2)</strong></td>
<td>$62,08,936</td>
<td>$61,423,126</td>
<td>$1,385.810</td>
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<td>Currently Allocated to</td>
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<tr>
<td>Projects</td>
<td>($31,397,116)</td>
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<tr>
<td>Available Project Funds(^3)</td>
<td>$30,411,820</td>
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</table>

[2] The total Service District revenue obligation is $315.9 million (2021 dollars). Approximately 19.9% has been collected as of March 1, 2022.
[3] Funding available to construct projects currently in preliminary engineering or design.
### Year to Year Comparisons

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<thead>
<tr>
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<th>2021</th>
<th>2022</th>
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<tr>
<td>Assessed Value (AV)</td>
<td>$17,215,262,673⁺⁺</td>
<td>$17,618,468,133⁺⁺⁺⁺</td>
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<tr>
<td>AV Growth over prior year</td>
<td>-4.35%</td>
<td>2.34%¹</td>
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<tr>
<td>Tysons District Tax Rate Per $100 AV</td>
<td>$0.05</td>
<td>$0.05²</td>
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<tr>
<td>Dulles Rail Phase I Tax Rate Per $100 AV</td>
<td>$0.9</td>
<td>$0.09</td>
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<tr>
<td>Combined Tax Rate Per $100 AV</td>
<td>$0.14</td>
<td>$0.14</td>
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</table>

+ - AV as of January 1, 2021.
++ - AV as of January 1, 2022.

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

Voting Items:
- Staff recommends holding the rate flat at $0.05 in FY 2023
- Route 7 Widening (Route 123 to I-495): up to $7.8 million of Service District Funds to be allocated for design

Informational Items:
- Cleveland Ramp: up to $3.5 million of Grid of Street funds to be allocated for land acquisition
- Lincoln Street: up to $2.8 million of Grid of Streets Funds to be allocated for design
- Route 7 Widening (Route 123 to I-495): up to $2 million of Tysons wide Road Funds to be allocated for design
Next Steps

- Action: Vote on rate recommendation to the Board
- Action: Vote to allocate $7.8 million to Route 7 Widening (123 - 495)
- Public Hearings to be held April 12-14, 2022
- Letter of recommendation to the Board of Supervisors by April 12, 2022
- Board adoption of the FY 2023 budget on May 10, 2022
- Staff follow up on requested information
Questions?