




Dulles Corridor Metrorail Project

Dulles Area Association of Realtors
Education Day & Expo


October 13, 2016






What is the Silver Line?

- Seamless integration with current 106-mile Metro system
- 23-mile extension that branches off existing Orange Line after East Falls Church Station, providing direct connections to DC without transfers
- 11 new stations
 - 5 in Phase 1
 - 6 in Phase 2
- Phase 1: East Falls Church to Wiehle Avenue in Reston; opened July 2014
- Phase 2: Wiehle Avenue through Dulles Airport to Ashburn; completes in 2020





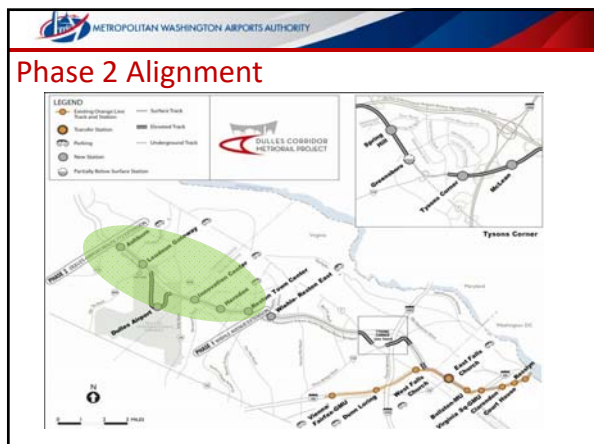
Phases 1 and 2: Rail Project Costs Allocated in Accordance With Funding Agreements

SOURCES OF CAPITAL FUNDS (\$ Million)	PHASE 1	PHASE 2 ⁽¹⁾	RAIL PROJECT BUDGET prior to MWTA Funding		RAIL PROJECT BUDGET after MWTA Funding		
			Total	% of Total	Change	Total	% of Total
Federal	\$ 300	\$ -	\$ 300	33.4%	\$ 300	33.4%	
Commonwealth of Virginia ⁽²⁾	252	829	1,081	39.6%	1,071	39.6%	
Northern Virginia Transportation Authority ⁽³⁾	-	-	-	0.0%	80.2	8.9%	
Fairfax County	400	127	527	18.7%	517	18.6%	
Loudoun County	-	276	276	10.0%	276	10.0%	
MWTA (Station Funds)	236	236	472	16.7%	236	8.6%	
MWTA (Dulles Toll Road)	\$ 1,430	\$ 1,415	\$ 2,845	100.0%	\$ 1,365	15.1%	
TOTAL SOURCES OF FUNDS	\$ 2,628	\$ 2,773	\$ 5,790	100.0%	\$ -	\$ 5,790	100.0%

⁽¹⁾ Phase 2 Stationing Stations are to be funded directly by the Counties and are not included in the Rail Rail Project Budget.
⁽²⁾ Does not include \$100 million of Commonwealth funds that will be used to pay interest on Dulles Toll Road revenue bonds.
⁽³⁾ MWTA grant can only be used to pay or reimburse capital costs for Innovation Center Metrorail Station.
⁽⁴⁾ Phase 2 Costs include \$100 million in unallocated contingency.







Project Scope – Phase 2

PACKAGE A:
Mainline and Stations Design-Build Contractor:
Capital Rail Constructors (CRC)

- Clark Construction Group, LLC
- Kiewit Infrastructure South Co.

6 stations:

- Reston Town Center
- Herndon
- Innovation Center
- Dulles Airport
- Loudoun Gateway
- Ashburn

PACKAGE B:
Rail Yard & Maintenance Facility
Contractor: **Hensel Phelps**

Parking Garages to be developed by Fairfax and Loudoun counties

Phase 2 Station Details

- Reston Town Center Station:**
 - No additional parking
 - Bus drop-off/pickup (both entrances)
 - Kiss & Ride (both entrances)
 - 28 bicycle racks, 6 lockers on north side; 10 racks and five lockers on south side
- Herndon Station:**
 - Bus drop-off/pickup (south side only)
 - Kiss & Ride (existing)
 - Parking for approximately 3,500 cars (total including existing garage of 1,950 spaces)
 - 35 bicycle racks on the north side; five lockers on the south side, 46 racks in garage
- Innovation Center Station:**
 - Bus drop-off/pickup (both entrances)
 - Kiss & Ride (both entrances)
 - Parking for approximately 2,000 cars (south side)
 - Seven bicycle racks and five lockers on the north side; 45 racks in the garage on south side and five lockers
- Loudoun Gateway Station:**
 - 1 station entrance on north side of Dulles Greenway
 - Pedestrian bridge crossing Dulles Greenway to north side
 - Bus drop-off/pickup
 - Kiss & Ride
 - Parking for approximately 2,750 cars (includes existing 750 spaces at existing Dulles North Transit Center)
 - 26 bike racks in the parking structure and five lockers
- Ashburn Station:**
 - Pedestrian bridges and station entrances from both sides of Dulles Greenway
 - Bus drop-off/pickup (both sides) Kiss & Ride (both sides)
 - Parking for approximately 3,000 cars (1,500 on each side)
 - 24 bicycle racks, including 11 in the parking structure and 5 bike lockers on the north side; 27 bicycle racks on the south side

Phase 2 Construction Process

Design and Construction: 32.8%
Construction Status: 17.4%
Design Status: 99.3%

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Station Construction Status & What the Future Holds for Phase 2 Station Areas

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Facilities: Reston Town Center Station



- Enabling Work Feb 2015 – Jan 2016
- Excavations & Foundations Feb 2016 – Aug 2016
- Precast & Steel Aug 2016 – Jan 2017

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The Future: Reston Town Center Station

This Silver Line Station will serve the Reston Town Center.



Reston Town Center Block 4

The Signature, owned by Boston Properties is located on a 4.5-acre surface parking lot at the corner of Reston Parkway and New Dominion Parkway, will total 508 units in a 21-story and 19-story tower and two, six-story low-rise buildings. The site, known as Block 4, is within a half mile of the future Reston Town Center Metro station.

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Facilities: Herndon Station



- Enabling Work Jan 2015 – Sep 2015
- Excavation & Foundations Oct 2015 – Jun 2016
- Precast & Steel June 2016 – Oct 2016

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The Future: Herndon Station

The Herndon Silver Line Station will serve the Herndon-Monroe Park and Ride Garage.

Herndon Downtown Redevelopment Project

THE COMSTOCK TEAM PROPOSAL

- 281 high quality apartment units
- 3 and 4 Stories, 54 feet in height
- 761 car parking garage, 1 1/2 levels below grade
- Art Space 18,000 sf
- Retail 17,600 sf
- 3 Public Plazas and a Paseo
- Arts Walk
- Nestled into existing neighborhood
- Pedestrian/ Bicycle-Friendly
- Integration with existing features of Downtown Herndon



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Facilities: Innovation Center Station



- Enabling Work Nov 2014 – Apr 2015
- Excavation & Foundations May 2015 – Jan 2016
- Precast & Steel Dec 2015 – June 2016

**The Future: Innovation Center Station**
The Innovation Center Silver Line Station will serve the Center for Innovative Technology.

The Hub – Previously Dulles World

- Largest approved development site on the Silver Line thus far
- 85 acre project fronting the Dulles Toll Road and Route 28
- **Estimated \$1 billion in development**
- 5.5 million square feet of development which includes:
 - 400,000 SF of retail
 - 1265 multifamily units
 - 350 hotel rooms
 - 3.5 million SF office space
- Will sit directly across from Dulles Airport and accessible via the Innovation Center Station stop



**Facilities: Dulles Airport Station**



▪ Enabling Work	Nov 2014 – Jul 2015
▪ Excavation & Foundations	Jul 2015 – Aug 2016
▪ Precast & Steel	Sep 2016 – Jun 2017

**A Closer Look: Dulles Airport Station**


Changes coming for Dulles Airport:

- **Future Fifth Runway** – will be an east-west runway approximately 10,500 feet long and 150 feet wide.
- **New Sunoco Fuel Station and Convenience Store** – The new facility will be located on Rudder Road across Ariane Street and will include a larger retail facility and more fueling pumps.
- **Western Lands** – 400-plus acres of the Western Lands will be redeveloped. The Airports Authority has engaged the engineering firm HNTB to commence site design and an environmental assessment.



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Aerial Guideway at Dulles



124 of 179 Caps Complete: 69% complete

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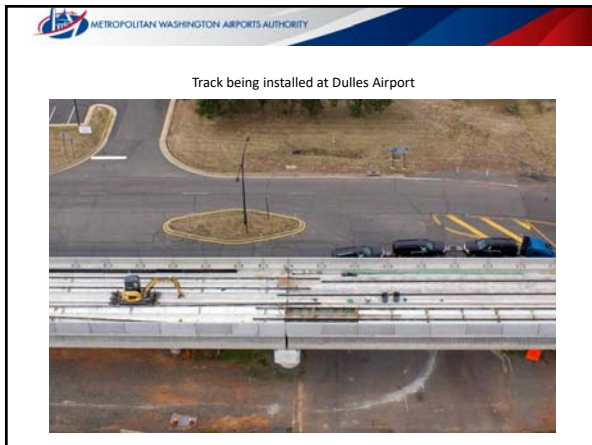
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Aerial Guideway: Straddle Bents



5 of 8 Straddle Bents installed







Facilities: Loudoun Gateway Station

- Enabling Work Jan 2016 – May 2016
- Excavations & Foundations May 2016 – Nov 2016
- Precast & Steel Jan 2017 – May 2017

A Closer Look: Loudoun Gateway Station

The Loudoun Gateway Silver Line Station will serve the Dulles North Transit Center (Park and Ride Lot).

- Because of the station's location with respect to the Dulles Airport's primary runway, Loudoun County generally does not permit residential development in this area.
- Recent news reports indicate that the Washington Redskins are looking at sites near the station for a new stadium.
- The 270-acre "TAB | Associates LLC" parcel comprises most of the undeveloped area north of the station.
- A park-and-ride lot sits to east, with industrial development nearby.
- To the south is airport property.


Facilities: Ashburn Station

- Enabling Work May 2011 – Sep 2016
- Excavations & Foundations Sep 2016 – May 2017
- Precast & Steel Jun 2017 – Oct 2017


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A Closer Look: Ashburn Station


Moorefield, a mixed-use project, and a development known as Loudoun Station development surround Ashburn Station. Broadlands, Brambleton and Ashburn Village are nearby.



Moorefield, below, is a 592-acre mixed-used development approved for nearly 10 million square feet of commercial, retail and civic space as well as about 6,000 homes.




Gramercy District is a mixed-used development planned directly north of Ashburn Station. The property is adjacent to a Comstock development called Loudoun Station/BVVD.



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Rail Yard & Maintenance Facility

- Being built on airport property by Hensel Phelps, a Northern Virginia based company
- Approximately 90 acres – largest in WMATA system
- Expected to complete in the Fall of 2018

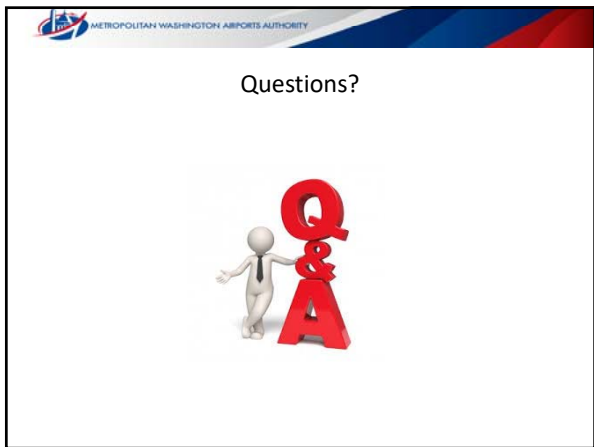



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Rail Yard and Maintenance Facility
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Contact Information


**DULLES CORRIDOR
METRO RAIL PROJECT**

198 Van Buren Street
Suite 300
Herndon, VA 20170

www.dullesmetro.com
www.mwaa.com
