



Loudoun County



VIRGINIA

WHERE TRADITION MEETS INNOVATION

Dulles District Transportation Project Updates

Supervisor Matt Letourneau

Dulles Direct Town Hall

June 8, 2022

Dulles District transportation capital projects that are under construction or starting soon:

Projects Administered By Loudoun County:

- Northstar Blvd: Tall Cedars Pkwy. to Route 50
- Northstar Blvd: Route 50 to Evergreen Mills Rd.
- Tall Cedars and Elk Lick Intersection
- Braddock Road: Supreme/Summerall Dr.

Developer Projects:

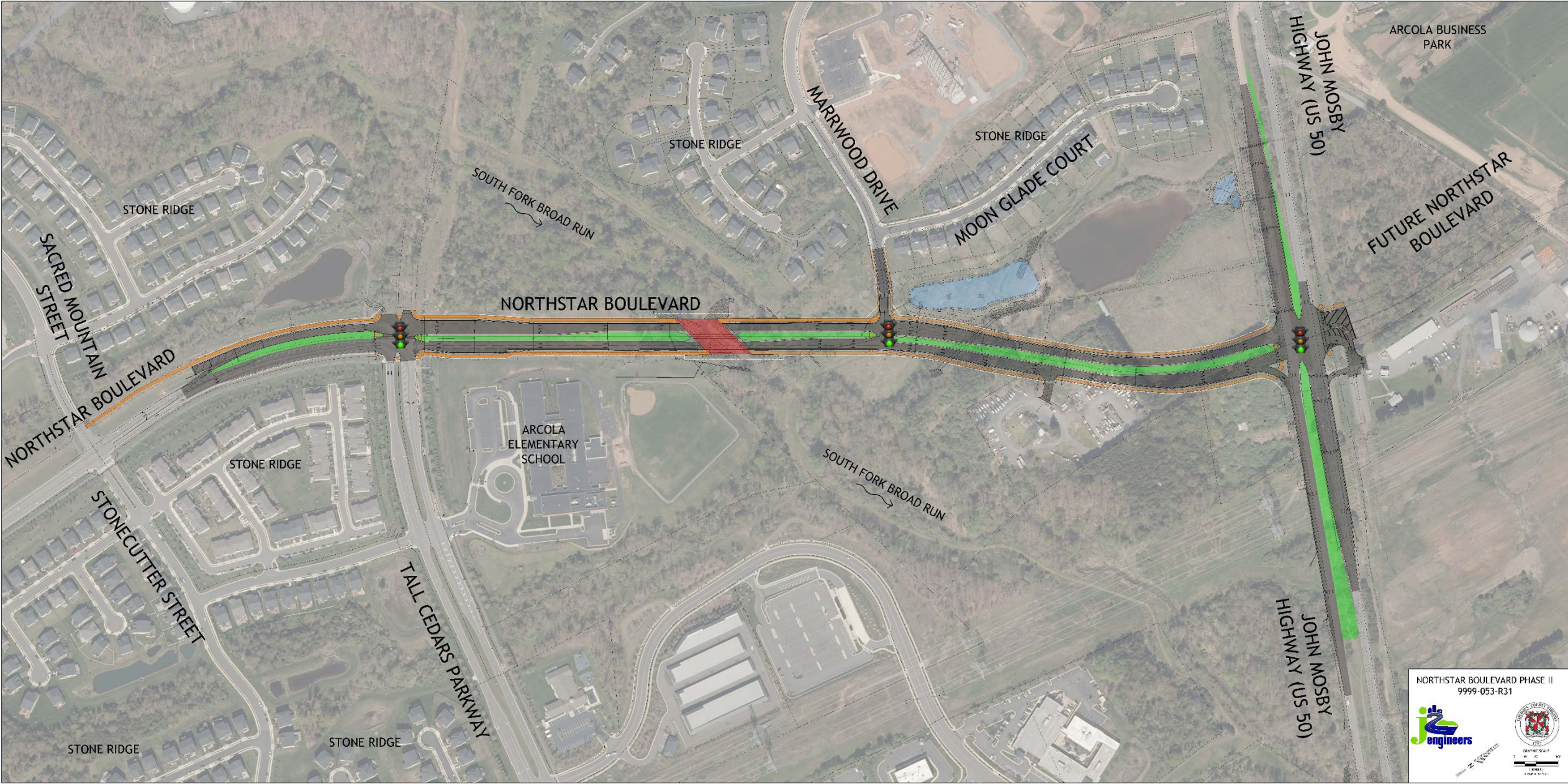
- Braddock Road: Royal Hunter to Gum Spring Rd.
- Arcola and Dulles West Boulevards
- Loudoun County Parkway: Ryan Road to Shellhorn Road

Northstar Blvd.: Tall Cedars Pkwy. to Route 50

Project Overview:

- This project involves the construction of four lane median divided roadway, with turn lanes at Route 50, Marrwood Drive, and Tall Cedars Parkway. The project also includes shared use paths and traffic signals.
- When completed, this segment, which is one of two segments of Northstar Boulevard, will provide an additional north/south connection to Route 50.

Northstar Blvd.: Tall Cedars Pkwy. to Route 50 Cont.



NORTHSTAR BOULEVARD PHASE II
9999-053-R31



Northstar Blvd.: Tall Cedars Pkwy. to Route 50 Cont.

Current Status: Construction

- Concrete foundations for the bridge have been poured and a box culvert, used to maintain the flow of water underneath the roadway, has been installed. Preparations for additional structural concrete pours at the bridge are underway.



Northstar Blvd.: Tall Cedars Pkwy. to Route 50 Cont.

Current Status Cont.

- Work to install stormwater pond #1 and construction modifications in the median at the intersection of Northstar Boulevard and Route 50 have begun.
- Ongoing work includes the installation of stormwater pipe, dry utilities and earthwork throughout the project area.



Northstar Blvd.: Tall Cedars Pkwy. to Route 50 Cont.

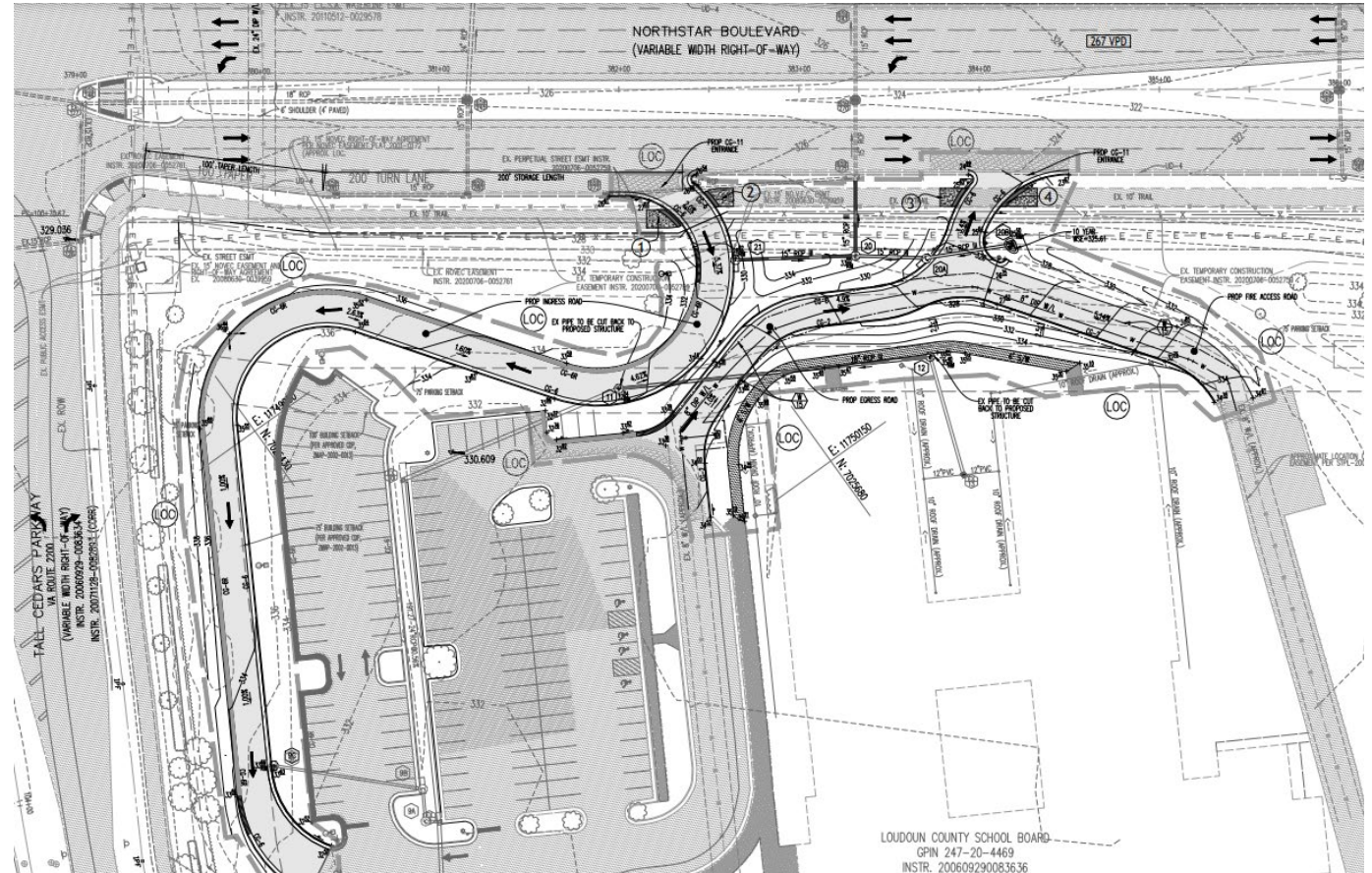
Project Timeline

Milestone	Estimated Timeline
Start Construction	October 2021
Route 50 Widening Improvements	December 2021 – December 2022
Signal Construction	June 2022 – Summer 2023
Bridge Construction Over South Fork of Broad Run Stream	January 2022 – Summer 2023
Roadway Construction	February 2022 – Summer 2023
Northstar Boulevard Phase II Opening	Fall 2023

Northstar Blvd.: Tall Cedars Pkwy. to Route 50 Cont.

LCPS Project:

- Work already started on expanded parking at Arcola Elementary.
- Access to/from newly constructed northbound Northstar Boulevard is planned to be completed at the same time as planned opening of Northstar in late 2023.



Northstar Blvd.: Route 50 to Evergreen Mills Rd.

Project Overview

- This project will construct a new four-lane, median divided segment of Northstar Boulevard from Evergreen Mills Road (formerly Shreveport Drive) to Route 50. The project includes a 10-foot-wide shared use path on both sides of the roadway, a traffic signal at Route 50 and a new bridge over North Fork Broad Run.
- Once constructed, the new segment of Northstar Boulevard will serve as an alternative access from Route 50 to Evergreen Mills Road and the Brambleton/Ashburn areas.

Northstar Blvd.: Route 50 to Evergreen Mills Rd. Cont.

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Northstar Boulevard Design-Build Project



Project Location

North Arrow & Scale

Contact Information

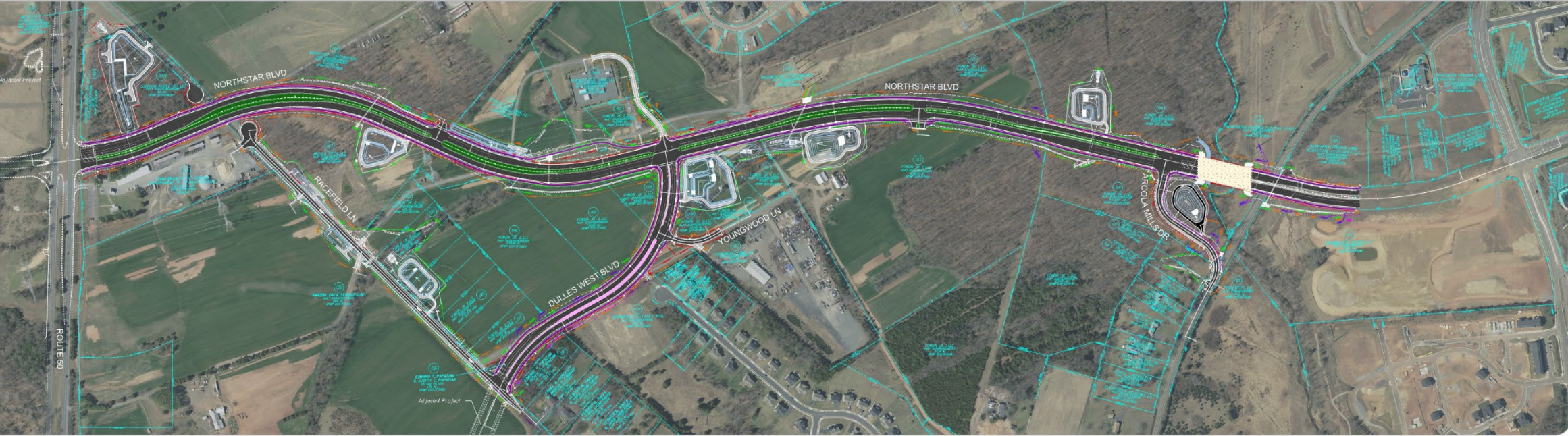
Lead Contact:
Loudoun County
Department of Transportation & Capital Construction
131 Old Lee Hwy, Suite 102
Leesburg, VA 20176
Phone: 703.255.1111
Email: h.kennedy@loudoun.gov

Project Information

Northstar Boulevard Design-Build Project
Loudoun County, VA
2025-2026
This plan view shows the proposed design-build project for the Northstar Boulevard Design-Build Project. The project includes the construction of a new 4-lane divided highway with a median, shoulders, and stormwater management facilities. The project also includes the construction of a new 4-lane divided highway with a median, shoulders, and stormwater management facilities. The project also includes the construction of a new 4-lane divided highway with a median, shoulders, and stormwater management facilities.

Planview Legend

Proposed Travel Lanes	Proposed Right-of-Way & Shoulder Lanes
Proposed Grass Median	Proposed Drainage Line
Proposed Concrete Median	Proposed Permanent Easement
Proposed Bridge	Proposed Temporary Construction Easement
Proposed Storm Water Management Facility	Proposed Water Easement
Proposed Shared Use Path	Proposed F&E Easement
Proposed Easement for Road	Existing Type of Road & Property Lines



Northstar Blvd.: Route 50 to Evergreen Mills Rd. Cont.

Current Status: Final Design/Land Acquisition

- Loudoun County is addressing comments from the Release for Construction (RFC) plans that were submitted to VDOT and Loudoun County Building and Development.
- Right of way activities are underway such as plat development and appraisals.
- Utility coordination is ongoing.
- Appraisals have come in much higher than budgeted as land values continue to increase. Additional funding will likely be required to keep the project on schedule to begin construction by the end of this year.

Tall Cedars and Elk Lick Intersection

Project Overview

- Conversion of interim flex post traffic controls to permanent constructed channelized turn lanes from Tall Cedars onto Elk Lick.
- Construction set to begin June 15th and take approximately 120 days to complete.



Braddock Rd.: Supreme/Summerall Dr.

Project Overview

- This project provides for the installation of a traffic signal and turn lanes at the intersection of Braddock Road and Supreme Drive and Summerall Drive. In addition, the two-lane section of Braddock Road between Kilkeen Way and Foley Headwaters St will be widened to four lanes.



Braddock Rd.: Supreme/Summerall Dr. Cont.

Current Status: Utility Relocation

- Project plans were approved in January 2021.
- Property plats were approved in March 2021.
- Right-of-way acquisition was completed in mid-May 2022.
- Utility Relocation activities are scheduled to be complete by fall 2022.
- Construction is currently estimated to begin in spring 2023 and take about one year to complete.

Braddock Road: Royal Hunter Drive to Gum Spring Rd.

Project Overview

- This developer proffered project provides for the planning, design, right-of-way acquisition, and widening of Braddock Road to four lanes between Royal Hunter Drive and Gum Spring Road.



Braddock Road: Royal Hunter to Gum Spring Rd. Cont.

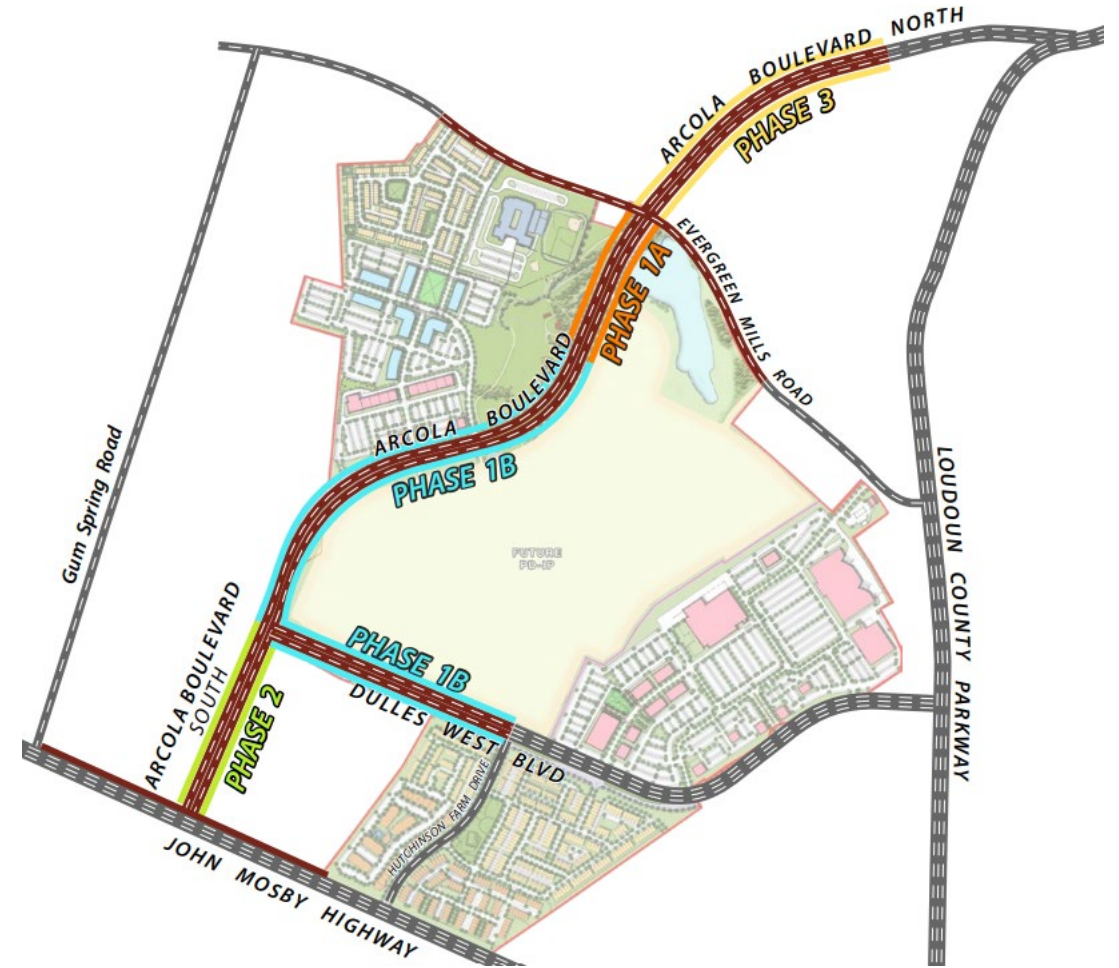
Current Status: Right-of-Way Acquisition

- The utility designs are complete, and the roadway construction plan is ready for final submission.
- The right of way and easement process has begun for 5 properties.
- Construction will follow the completion of design, ROW, and utility coordination, estimated for late 2023 or early 2024.
- Van Metre is obtaining cost estimates to construct the adjacent section of the Braddock Road: Summerall/Supreme Drive project which may result in the County entering into an agreement with Van Metre to construct it (in furtherance of the Hogan Kent Greene proffers).

Arcola and Dulles West Boulevards

Project Overview

- The developer of Arcola Center proffered to construct Arcola Blvd between Route 50 and Loudoun County Pkwy, and Dulles West Blvd to Dulles Landing in phases:
 - Phase 1A/1B: Arcola Mills Dr to Dulles West Blvd, Dulles West Blvd to Dulles Landing
 - Phase 2: Route 50 to Dulles West Blvd
 - Phase 3: Arcola Mills Dr to Route 606/Loudoun County Pkwy



Arcola and Dulles West Boulevards Cont.

Current Status: Construction

- Arcola Blvd:
 - Arcola Blvd is paved between Arcola Mills Dr and Dulles West Blvd. Construction is in progress between Dulles West Blvd and Route 50, estimated completion July 2022.
- Intersections and Signals:
 - Signal work at Route 50 is complete, VDOT inspection needed.
 - Signal work at Arcola Mills Drive is pending completion of construction of the intersection and right of way acquisition. Delays due to uncooperative property owner.



Arcola Boulevard - Phase 2 at Route 50

Arcola and Dulles West Boulevards Cont.

- Current Status: Construction

Dulles West Blvd is paved to Dulles Landing Dr.

- Intersections and Signals:
 - Signal work at Dulles West Boulevard is complete. VDOT inspection needed.
- Opening of the southern portion of Arcola Boulevard and Dulles West Boulevard ahead of northern portion being evaluated to ensure safety at unsignalized intersections.

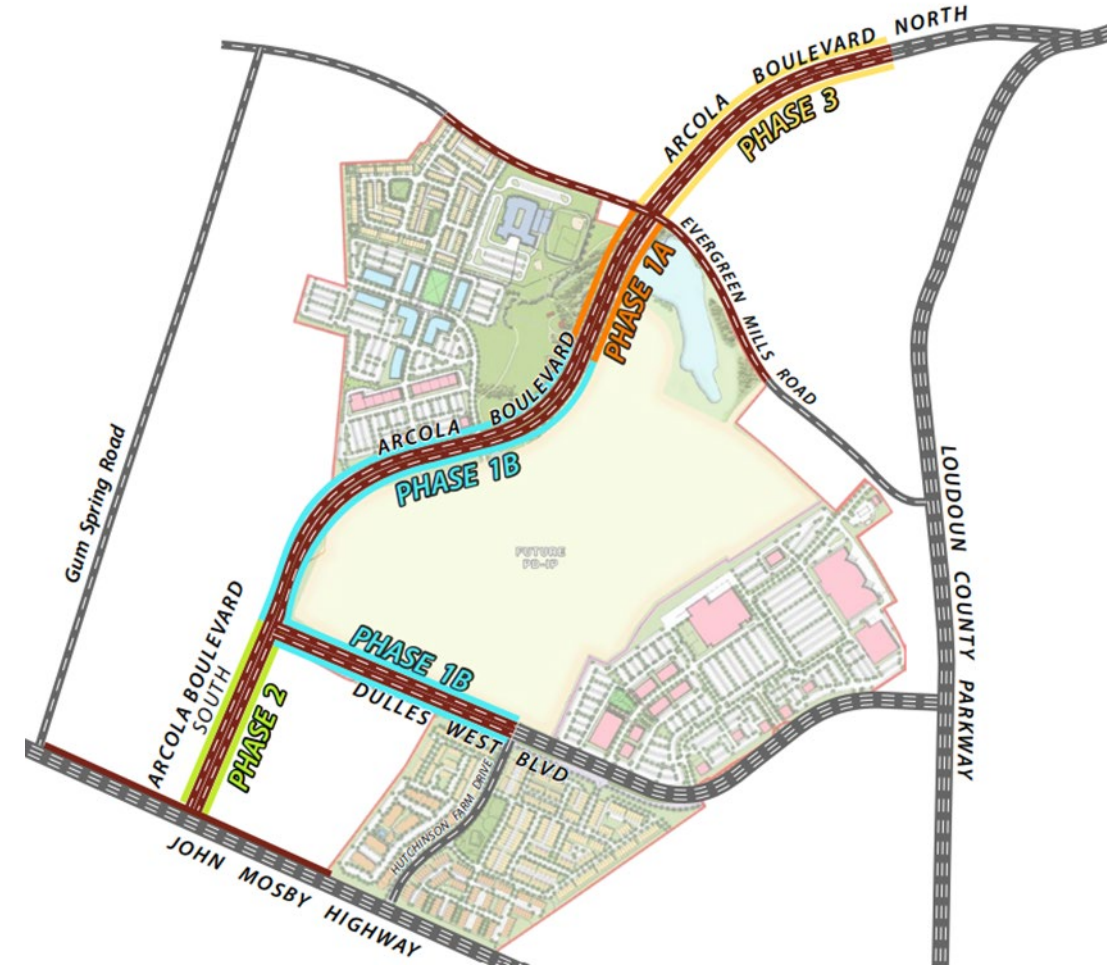


Dulles West Boulevard – looking from west to east.

Arcola and Dulles West Boulevards

Arcola Blvd Phase 3:

- This phase is still not triggered, Board of Supervisors executed an agreement to expedite construction.
- Design is underway while the County works to assist in acquiring needed right of way from uncooperative property owner (same as Arcola Mills intersection).
- Expected to take a year to complete once construction begins.



Loudoun County Parkway: Ryan Rd. to Shellhorn Rd.

Project Overview

- Silver District West developer proffer to widen Loudoun County Parkway to six lanes between Ryan Road and Shellhorn Road.
- Lanes will be added within the median and a new signal installed at Westwind Drive.
- Stormwater work has begun with project completion expected in late 2023.

Thank You

For more information:



loudoun.gov/capitalprojects, Transportation Projects and Programs

- Braddock Rd.: Summerall/Supreme Dr. – loudoun.gov/braddockintersection
- Northstar Blvd.: Route 50 to Evergreen Mills Rd. – loudoun.gov/northstarphase1
- Northstar Blvd.: Tall Cedars Pkwy. to Route 50 – loudoun.gov/northstarphase2



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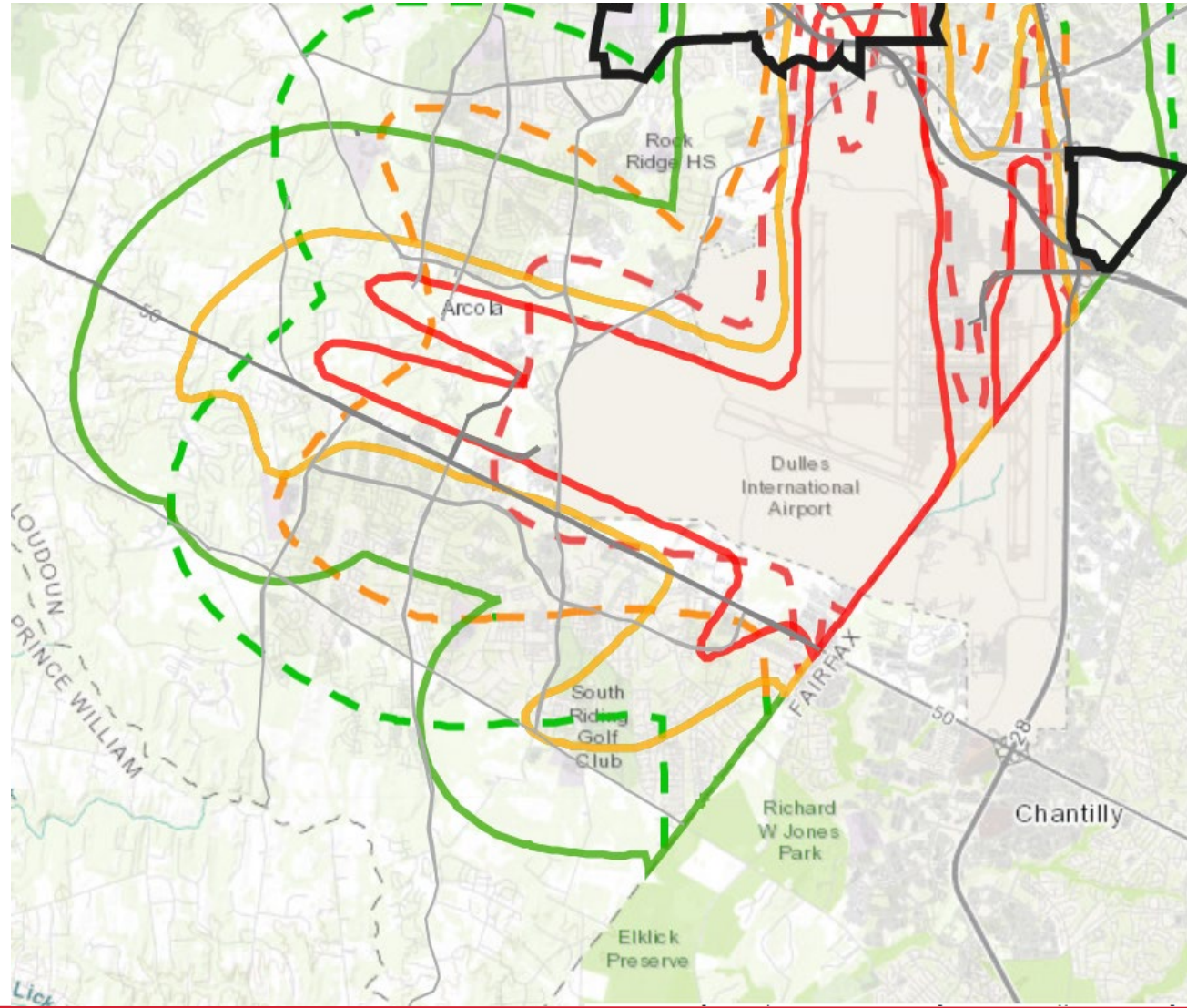
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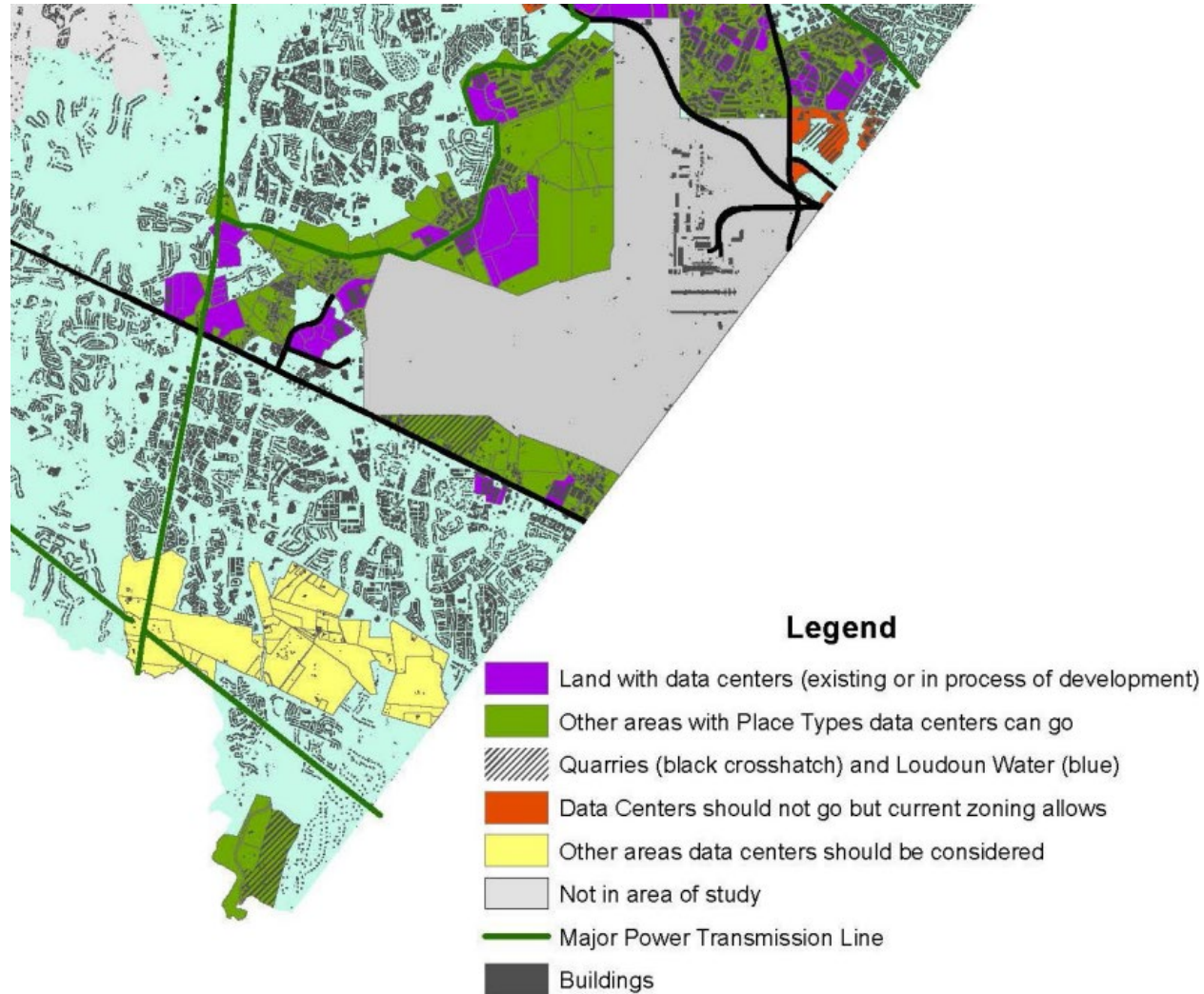
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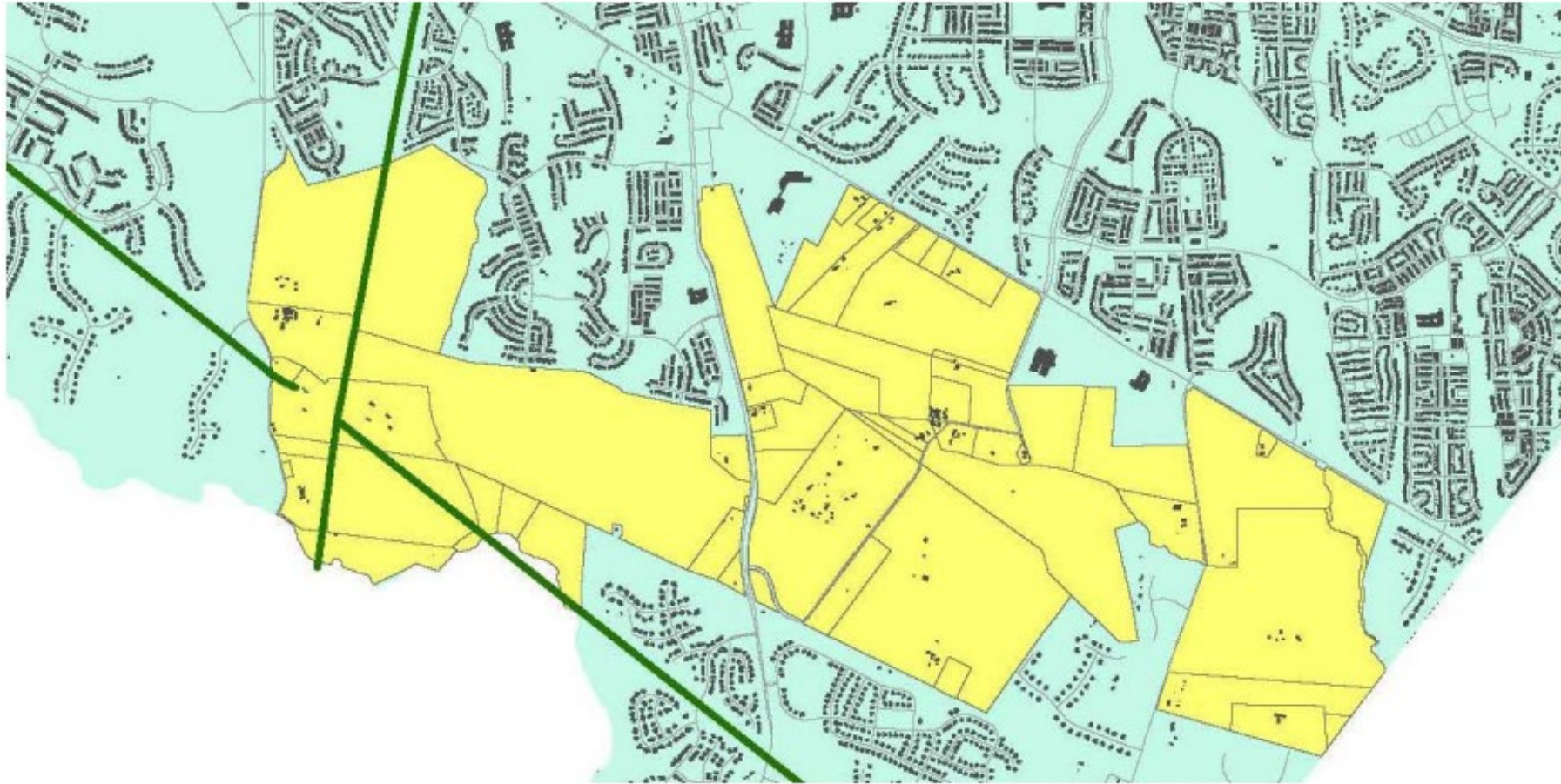
Airport Impact Overlay District



Dulles Cloud South



Dulles Cloud South





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