

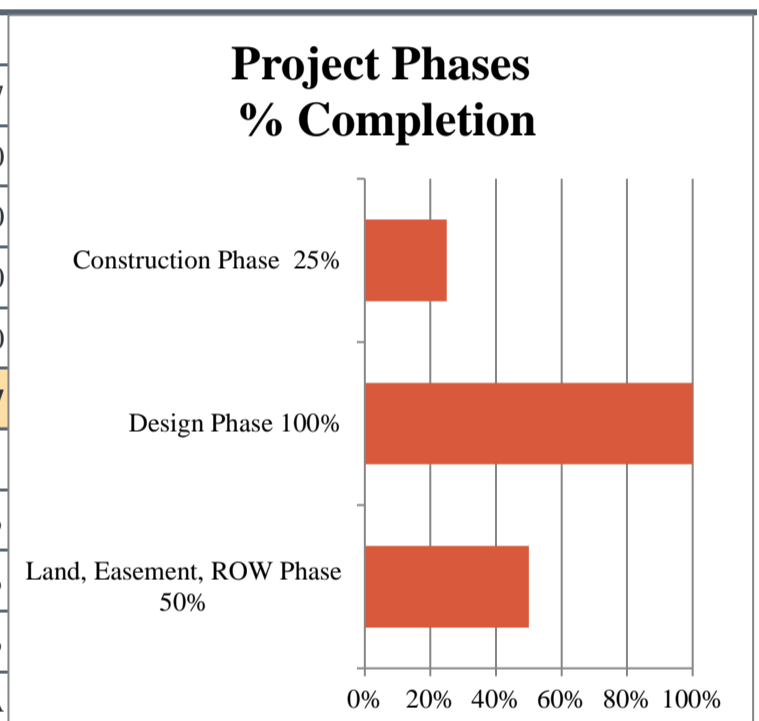


PROJECT INFORMATION

Project Name	ARCOLA BOULEVARD - ROUTE 50 TO ROUTE 606 (Developer Project)
Project Description	The project provides for the planning, design, ROW acquisition, and construction of a 4 lane median divided roadway between Route 50 and Old Ox Road; the project is approximately 1.7 miles in length.
Project Type	Roads & Bridges
Project Phase Funding	Design Phase
Program Department Contact	Jim Zeller, DTCI 571.258.3548 James.Zeller@loudoun.gov
DTCI Contact	Susan Glass, DTCI 703.771.0251 Susan.Glass@loudoun.gov
Election District	Blue Ridge
Supervisor	Buffington

PROJECT BUDGET & SCHEDULE

Budget	
Design	\$5,391,947
Construction	\$9,598,210
FFE	\$0
Land	\$0
Personnel	\$36,570
Total Project Cost:	\$15,026,727
Project Phase Progress:	
Land, Easement, ROW Phase	50%
Design Phase	100%
Construction Phase	25%
FFE Phase	N/A
Construction Phase Completion (Route 50 to Arcola Mills Drive):	Spring 2021
Project Revenue(s)	
Smart Scale	\$0
Local Tax Funding - Roads	\$9,223,901
Proffers	\$5,802,826
Total Revenue	\$15,026,727



Project Status Update:

Developers have proffered the development of the Arcola Boulevard segments. The developer of Arcola Center, Arcola LLC, commenced construction of the Arcola Boulevard segment between Dulles West Boulevard and Arcola Mills Drive (formerly Evergreen Mills Road) in June 2019; the improvements are essentially complete with the exception of a 200' section where a fiber optic line needs to be relocated; the utility work is anticipated to occur in September 2020. Arcola LLC will commence construction of Arcola Boulevard between Route 50 and Dulles West Boulevard once the grading permit is issued. Arcola LLC initiated design for traffic signals at the Arcola Boulevard intersections of Dulles West Boulevard and Arcola Mills Drive. DTCI staff negotiated an agreement with Arcola LLC to accelerate the ROW acquisition and construction of Arcola Boulevard between Arcola Mills Drive and Route 606/Loudoun County Parkway to expedite the completion of that section in advance of the proffer development trigger. The Board approved the agreement at its September 1, 2020, Business Meeting (9-0).

The FY 2021 adopted CIP appropriated an additional \$36,570 of funding to this project.