To: Chairman Nohe and the VRE Operations Board

From: Doug Allen

Date: July 20, 2018

Re: Endorsement of the Preferred Concept for the Broad Run Expansion Project Near-Term Improvements

Recommendation:

The VRE Operations Board is asked to endorse the site located north of the Broad Run Station and Norfolk Southern Railway (NS) tracks as the preferred location for expanded station parking, at an estimated cost of $25 million. Prince William County will provide up to $10 million in County funds towards the cost of this parking and is seeking a federal BUILD grant that would increase their contribution to $25 million.

If agreement is reached with Prince William County that reflects these commitments, staff is directed to bring back said agreement for consideration by the VRE Operations Board.

Summary:

VRE has initiated the design of near-term (2022) improvements for the Broad Run Expansion Project. The purpose of this item is to endorse a preferred location for expanded station parking and reach consensus on Prince William County’s proposal to contribute additional funds towards the cost of the parking improvements.
**Broad Run Expansion Project Background:**

The Broad Run Expansion continues the operation of Manassas Line service out of a larger Broad Run Station and expands the capacity of the existing Broad Run Maintenance and Storage Facility (MSF). Proposed improvements include:

- Additional railcars and expansion of the existing Broad Run MSF to accommodate more and longer trains;
- Additional parking spaces at Broad Run Station;
- A new third mainline track between Manassas and Broad Run within the existing NS right-of-way, subject to NS review and approval; and
- Adjustments to the Broad Run platform to accommodate the above changes.

Design objectives include: accommodating near-term growth and a long-term focus consistent with proposed System Plan 2040 service expansion; improving vehicular, pedestrian and bicycle access to the station; and mitigating current and future traffic impacts on Route 28 and the surrounding road network. The design process resulted in two concepts for the Broad Run station and MSF expansion:

- “North/South” concept expands the MSF within and adjacent to existing facilities and locates additional station parking north of the Broad Run complex and the NS railroad right-of-way.
- “South” concept expands the Broad Run complex within and adjacent to the existing station and MSF footprint, on land already owned by PRTC or Prince William County.

Selection of a preferred development concept for the Broad Run complex, including the specific location for parking expansion, is needed before more detailed preliminary engineering (PE) plans can be initiated and environmental review completed. The North/South concept, which expands parking north of the NS tracks, provides significant opportunity for improved station access and minimizes traffic impacts on Route 28, Piper Lane, Observation Rd. and adjacent roadways.

Preliminary cost estimates have been developed for both concepts and are summarized below. The estimated cost to build parking north of the NS tracks, including land acquisition, is about $25 million and exceeds committed funding. The existing, committed funding includes an allocation from the Commonwealth’s I-66 Outside the Beltway (OTB) Express Lanes concessionaire payment and Federal CMAQ and RSTP funds.
<table>
<thead>
<tr>
<th>Project Element</th>
<th>North/South Sites</th>
<th>South Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Lot</td>
<td>$18,360,000</td>
<td>$19,100,000</td>
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<tr>
<td>Land Acquisition</td>
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<tr>
<td>Total Parking</td>
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<td>Pedestrian Tunnel</td>
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<td>Platform Modifications</td>
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<tr>
<td>MSF Expansion</td>
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<tr>
<td>Total All Project Elements</td>
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<tr>
<td>Total Committed Funding</td>
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<td>$57,816,000</td>
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</table>

In May 2018, Prince William County indicated its preference to locate the additional Broad Run parking north of the NS tracks and offered to partner with VRE and identify the additional funds to move forward with parking at that location. Prince William County has committed to provide up to $10 million in County funds towards the $25 million cost for the parking lot. Prince William County will also submit a Federal BUILD grant application for the parking lot to the US Department of Transportation on July 19, 2018, which would increase their contribution to the project to $25 million.

**Fiscal Impact:**

The Commonwealth’s I-66 OTB concessionaire payment will provide $44.1 million for the project, along with $13.7 million in Federal CMAQ/RSTP funds that have been committed to improvements at Broad Run. Prince William County’s BUILD grant application, if successful, would provide the balance of funds needed to construct parking at the preferred location. Should the project not be selected for the BUILD grant, alternative sources would need to be identified to fund the parking expansion, including Federal, state or local discretionary funding programs and/or additional County or VRE funding sources.
Virginia Railway Express
Operations Board

Resolution
8C-07-2018

Endorsement of the Preferred Concept for the Broad Run Expansion
Project Near-Term Improvements

WHEREAS, VRE has initiated planning and engineering studies to evaluate the optimal near-
and long-term plans to expand the Broad Run Station and Maintenance and Storage Facility
complex as part of the Broad Run Expansion project; and,

WHEREAS, alternative development concepts for expanding the Broad Run Station and
MSF have been identified and evaluated relative the established design objectives for the
project, preliminary cost estimates, and an expected implementation schedule; and,

WHEREAS, the timely selection of a preferred development concept is necessary for the
BRX project to advance on schedule and budget; and,

WHEREAS, the evaluation identified significant benefits attributable to constructing near
and long-term parking entirely on the north side of the Norfolk Southern Railway tracks in
terms of traffic relief, customer convenience, and Prince William County initiatives to
improve Route 28 and develop the Innovation economic development site; and

WHEREAS, the evaluation concluded that constructing near-term parking on the north side
would exceed the VRE funding presently committed to near-term improvements; and

WHEREAS, in consideration of the mutual benefits to Prince William County and VRE,
County staff has proposed the possibility of the County providing additional funding to
construct the near-term parking on the north side of the Norfolk Southern Railway tracks; and
NOW, THEREFORE, BE IT RESOLVED THAT, the VRE Operations Board does hereby endorse the site located north of the Broad Run Station and Norfolk Southern Railway right-of-way as the preferred location for expanded station parking with other improvements at the Broad Run Station and Maintenance and Storage Facility located south of the tracks, subject to Norfolk Southern Railway’s review and approval; endorse Prince William County’s proposal to contribute additional funds towards the cost of the parking improvements, in addition to existing committed funding; and, if agreement is reached with Prince William County that reflects this commitment, directs staff to bring back said agreement with Prince William County for consideration by the VRE Operations Board.

Approved this 20th day of July 2018

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Martin Nohe
Chairman

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Maureen Caddigan
Secretary