### INFRASTRUCTURE DSP CONCEPT II PLAN PRGS REDEVELOPMENT

ALEXANDRIA, VIRGINIA

VICINITY MAP
SCALE 1"= 350'

### NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE NORTH BY SLATERS LANE; TO THE SOUTH BY CITY OF ALEXANDRIA PROPERTY; TO THE EAST BY POTOMAC RIVER; AND TO THE WEST BY NORFOLK SOUTHERN CORPORATION. THE SITE IS CURRENTLY ZONED COORDINATED DEVELOPMENT DISTRICT (CDD #30).

#### THE EXISTING SITE IS FORMER POTOMAC RIVER GENERATING STATION.

THIS INFRASTRUCTURE PLAN PROVIDES THE PROPOSED STREET NETWORK AND SUPPORTING UTILITIES FOR THE ULTIMATE DEVELOPMENT. THE ROADS PROPOSED WITH THIS PROJECT INCLUDE NORTH FAIRFAX STREET (PRIVATE), PROPOSED ROAD A (PUBLIC), PROPOSED ROAD B (PRIVATE), PROPOSED ROAD C (PRIVATE) AND PROPOSED ROAD D (PRIVATE). THE PROPOSED UTILITIES INCLUDE STORM, WATER AND SANITARY. SOME OF THE EXISTING UTILITIES WILL REMAIN, AS SHOWN ON THIS PLAN. THE ULTIMATE SIDEWALKS AND STREETSCAPES WILL BE PROPOSED AND BUILT WITH THE DSUPS OF THE CORRESPONDING BLOCK THAT THE SIDEWALK FRONTS. THE EXISTING PUMP HOUSE AND GATE HOUSE WILL REMAIN. THE CONNECTION OF SLATERS LANE WITH PROPOSED ROAD A WILL BE RE-DESIGNED WITH THIS PLAN TO ALLOW FOR VEHICLES TO TURN RIGHT FROM SLATERS LANE TO PROPOSED ROAD A AND FOR VEHICLES TO TURN LEFT FROM PROPOSED ROAD A TO SLATERS LANE. A PEDESTRIAN CROSSING WILL ALSO BE PROVIDED AT THIS CONNECTION.

THE ULTIMATE BUILD OUT OF THIS SITE WILL INCLUDE MIXED-USE BUILDINGS (RETAIL, OFFICE, HOTEL, ARTS AND MULTIFAMILY). BLOCKS A, B AND C WILL BE IN ONE DSUP, BLOCK D IN A SEPARATE AND BLOCK E AND F WILL BE ONE DSUP AS WELL FOR THE DESIGN AND APPROVAL ASSOCIATED WITH THAT PORTION OF THE SITE.

ACCESS TO THE SITE WILL BE FROM FAIRFAX STREET.

### **IDSP APPLICATION**

DEVELOPMENT SITE PLAN WITH PRELIMINARY SITE PLAN.
 SUB APPLICATION WITH PRELIMINARY SUBDIVISION PLAT.



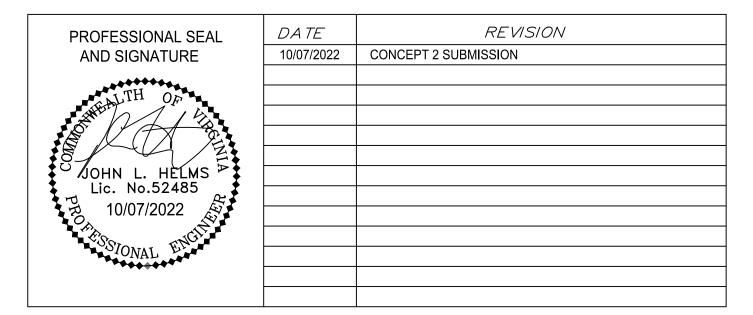
#### SHEET INDEX

C000 COVER SHEET
C100 NOTES AND TABULATIONS
C200 OVERALL EXISTING CONDITIONS PLAN
C200A TREE SCHEDULE
C201-C204 EXISTING CONDITIONS PLAN
C300 OVERALL SITE PLAN - OPTION I
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C305 OVERALL SITE PLAN - OPTION II
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C312-C314 PRELIMINARY PAVEMENT MARKING AND SIGNAGE PLAN
C400-C403 GRADING PLAN

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C700-C701 STREET CROSS-SECTIONS
C800-C812 MANEUVERING STUDIES
A300 OPEN SPACE & CIRCULATION PLAN

A900 ROADWAY AND OPEN SPACE SPECIFIC PHASING PLAN A901-1 INFRASTRUCTURE CONDITIONS

A901-1 INFRASTRUCTURE CONDITIONS
A901-2 INFRASTRUCTURE CONDITIONS
L001 COMPREHENSIVE OPEN SPACE PLAN
L002 OPEN SPACE PRECEDENTS



### APPLICANT

HRF

POTOMAC, LLC 1199 N FAIRFAX ST. SUITE 808

ALEXANDRIA, VA 22314 312 796-6564

### **CIVIL ENGINEER**

christopher consultants,ltd.

4035 RIDGE TOP RD SUITE 601 FAIRFAX, VIRGINIA 22030 703 273-6820

### LANDSCAPE ARCHITECT

ARCHITECT

**GENSLER** 

2020 K STREET NW

WASHINGTON, D.C. 20006

202 721-5200

### OJB LANDSCAPE ARCHITECTURE

ONE BOWDOIN SQUARE, SUITE 801 BOSTON, MASSACHUSETTS 02114 857 233-5171

### TRAFFIC ENGINEER

### GOROVE SLADE 225 REINEKERS LANE

SUITE 750 ALEXANDRIA, VIRGINIA 22314 703 721-3044

ATTORNEY

WIRE GILL
700 N FAIRFAX ST
Suite 600
ALEXANDRIA, VA 22314
703 836-5757

# SUSTAINABILITY CONSULTANT SUSTAINABLE BUILDING PARTNERS

2701 PROSPERITY AVENUE SUITE 100 FAIRFAX, VIRGINIA 22031 703 970-2890

DEVELOPMENT SITE PLAN NO.	CDSP #2022 - 0
DEPARTMENT OF PLANNING & ZC	DNING
DIRECTOR	DATE
DEPT. OF TRANSPORTATION & ENVI	RONMENTAL SERVICES
SITE PLAN No.	
DIRECTOR	DATE
DIRECTOR CHAIRMAN, PLANNING COMMISSIOI	
CHAIRMAN, PLANNING COMMISSIOI	

SHEET: C000

ZONING TABULATIONS

TAX MAP NUMBERS:

045.01-01-05 (1300 N ROYAL ST.) SITE ADDRESSES &

**EXISTING ZONE:** CDD-30 CDD-30 PROPOSED ZONE: SMALL AREA PLAN DISTRICT: OLD TOWN NORTH

821,848 S.F. OR 18.86704 AC. (AFTER SUBDIVISION) **EXISTING SITE AREA:** 

**EXISTING USE:** FORMER POTOMAC RIVER GENERATING STATION PROPOSED USE: RETAIL, OFFICE, HOTEL, ARTS AND MULTIFAMILY

PROPOSED 821,848 S.F. OR 18.86704 AC.

APPROXIMATE TOTAL

SITE AREA:

AREA DISTURBED:

OPEN SPACE PROVIDED: +/- 5.77 AC. OR 251,341 SF (REFER TO SHEET A3 FOR LOCATION OF OPEN SPACE)

821,848 S.F. OR 18.86704 AC. (AFTER SUBDIVISION)

(GROUND LEVEL) PARKING REQUIRED:

PROPOSED DAILY AVG. TRIPS:

PARKING PROVIDED: EXISTING DAILY AVG. TRIPS:

Trip Generation Analysis – Proposed (without Mode Split Reductions)

Use	ITE Land Use Code	Amount	Units	AM Peak Hour	PM Peak Hour	ADT
General Office Building	710	865,235	Gross Floor Area	727	753	10,031
Multifamily Housing (High-Rise)	222	1,106	Dwelling Units	299	354	5,021
Supermarket	850	20,000	Gross Floor Area	57	179	1,877
Shopping Center	820	67,755	Gross Floor Area	64	258	2,558
Hotel	310	296	Rooms	136	175	2,365
Museum (Arts Space)	580	19,900	Gross Floor Area	6	4	70
			Total	1,289	1,723	21,922

TRIP GENERATION IS BASED ON A CONSERVATIVE DEVELOPMENT PROGRAM CONTAINED IN THE MULTIMODAL TRANSPORTATION STUDY, AND IS SUBJECT TO CHANGE AS BLOCK PLANS ARE FURTHER DEVELOPED

**UTILITY CONTACTS:** 

WASHINGTON GAS

MR. PAT ESTRADA-PALMA MR. STEVE H PURYEAR, SUPERVISOR-ENGINEERING 6801 INDUSTRIAL ROAD 2980 FAIRVIEW PARK DRIVE, 6TH FLOOR

SPRINGFIELD, VA 22151 FALLS CHURCH, VA 22042 (703) 750-4289

(703) 204-5072

DOMINION VIRGINIA POWER VIRGINIA AMERICAN WATER COMPANY

MR. KEN HOLMES STEVEN CHEN 907 WEST GLEBE ROAD. 2225 DUKE STREET ALEXANDRIA, VA 22305 ALEXANDRIA, VA 22314 (703) 838-2478 (703) 706-3863

COMCAST CABLE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

MR. GUSTAVO CATELLON 2707 WILSON BLVD. 301 KING STREET, ROOM 4100

ARLINGTON, VA 22201 ALEXANDRIA, VA 22314 (703) 926-0534 (703) 746-4025

### **ABBREVIATIONS**

APPROXIMATE

BEST MANAGEMENT PRACTICE

CONIFEROUS TREE

D.B. DEED BOOK **DECIDUOUS TREE** 

EX. **EXISTING** 

ESMT EASEMENT

FIRE HYDRANT

HIGH POINT LOC. LOCATION

LOW POINT

MANHOLE

PG. PAGE PROP. PROPOSED

SAN SANITARY SD STORM DRAIN

STM/STRM STORM

SWM STORMWATER MANAGEMENT

TBR TO BE REMOVED

TO BE SAVED TYP TYPICAL

TBS

WATER LINE

SANITARY OUTFALL NARRATIVE:

PER MEMO TO INDUSTRY 06-14, THE OUTFALL ANALYSIS SHALL ANALYZE THE SEWER SYSTEM UNTIL THE SEWER TIES TO A 24" OR LARGER PIPE. THE PRGS SITE WILL TIE INTO THE EXISTING 18" SEWER MAIN RUNNING NORTH TO SOUTH ALONG FAIRFAX STREET. FROM THE INTERSECTION OF FAIRFAX STREET AND FIRST STREET, THE SEWER GOES EAST THEN TURNS TO MT VERNON TRAIL AND FOLLOWS MT VERNON TRAIL UNTIL IT CONNECTS TO THE 27" SEWER.

### GREEN BUILDING NARRATIVE

- THE APPLICANT IS SUBMITTING A COORDINATED SUSTAINABILITY STRATEGY TO IMPLEMENT
- THE GREEN BUILDING REQUIREMENTS OF THE CDD.

#### GENERAL NOTES

- THE BOUNDARY SURVEY WAS PREPARED BY christopher consultants, Ltd. BETWEEN THE DATES OF JUNE 26 AND JULY 3, 2019.
- 2. THE TOPOGRAPHIC SURVEY WAS OBTAINED FROM christopher consultants, Ltd. BETWEEN THE DATES OF JUNE 26 AND AUGUST 21, 2019 AND UPDATED ON MAY 20, 2020 AND BETWEEN THE DATES OF JUNE 16 AND JUNE 18, 2020 AND ON JANUARY 27, 2021 AND BETWEEN THE DATES OF SEPTEMBER 14 AND NOVEMBER 17, 2021.
- 3. THE SITE IS CURRENTLY DEVELOPED AS POTOMAC RIVER GENERATING STATION. THERE ARE NO NATURAL FEATURES ON THE SITE THAT NEED TO BE PRESERVED OR PROTECTED. THERE IS A RESOURCE PROTECTION AREA (RPA) BUFFER ON SITE. MODIFICATIONS TO THIS AREA WILL BE IN ACCORDANCE WITH CURRENT CITY OF ALEXANDRIA REQUIREMENTS FOR REDEVELOPMENT WITHIN THE RPA. THERE IS A WETLAND OF MINIMAL ECOLOGICAL VALUE ON THE PROPERTY AND ANY PERMITS REQUIRED FROM THE COE WILL BE OBTAINED.

3" BITUMINOUS BINDER

BM 25.0

PAVEMENT SECTION - INTERIM CONDITIONS

NOT TO SCALE

1. ALL STREETS AND SIDEWALKS PROVIDED WITH THIS PLAN WILL BE BUILT IN AN

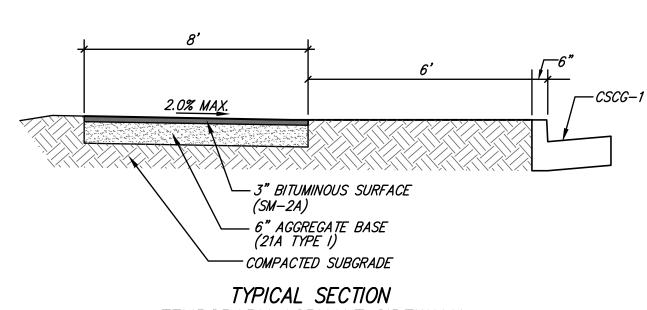
3. PAVEMENT SECTION SHOWN IS PER THE STANDARD DETAILS PROVIDED IN THE CITY

2. TOP COAT WILL NOT BE PROVIDED IN THE INTERIM CONDITION.

OF ALEXANDRIA'S MEMO TO INDUSTRY #02-09.

INTERIM CONDITION AS NOTED IN THE PAVEMENT SECTION AND SIDEWALK DETAILS.

- 4. ANY POTENTIAL NEGATIVE IMPACT ON ADJOINING PROPERTIES BY THIS PROPOSED PROJECT WILL BE MITIGATED BY PROVIDING ADEQUATE PUBLIC INFRASTRUCTURE, MINIMIZING TRAFFIC IMPACTS AND PRESERVING THE RESOURCE
- 5. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE.
- TO THE BEST OF OUR KNOWLEDGE CONTAMINATED SOIL MAY BE ON SITE.
- SITE IS NOT WITHIN A COMBINED SEWER.



LEGEND

\_\_\_\_\_\_

:PROP. PARKING SPACES

:PROP. RIGHT-OF-WAY

:PROP. BUILDING

:PROP. CURB

:PROP. ROAD CENTERLINE

:PROP. CURBLESS CURB

:PROP. EDGE OF PAVEMENT

:PROP. WATER LINE :PROP. SANITARY

:PROP. STORM

: EX. CONTOUR

: EX. TREE LINE

— ×— ×— ×— : EX. FENCE

———е————— : EX. ELECTRIC

— — — — — — — : EX. WATERLINE

— T — T — : EX. TELECOM

== == == : EX. STORM SEWER

FM——FM—— : EX. SANITARY FORCE MAIN

--- : EX. SANITARY SEWER

---- ☆ : EX. LIGHT

:EX. PROPERTY LINE

: EX. STORM MANHOLE

: EX. SANITARY MANHOLE

TEMPORARY ASPHALT SIDEWALK

NOT TO SCALE

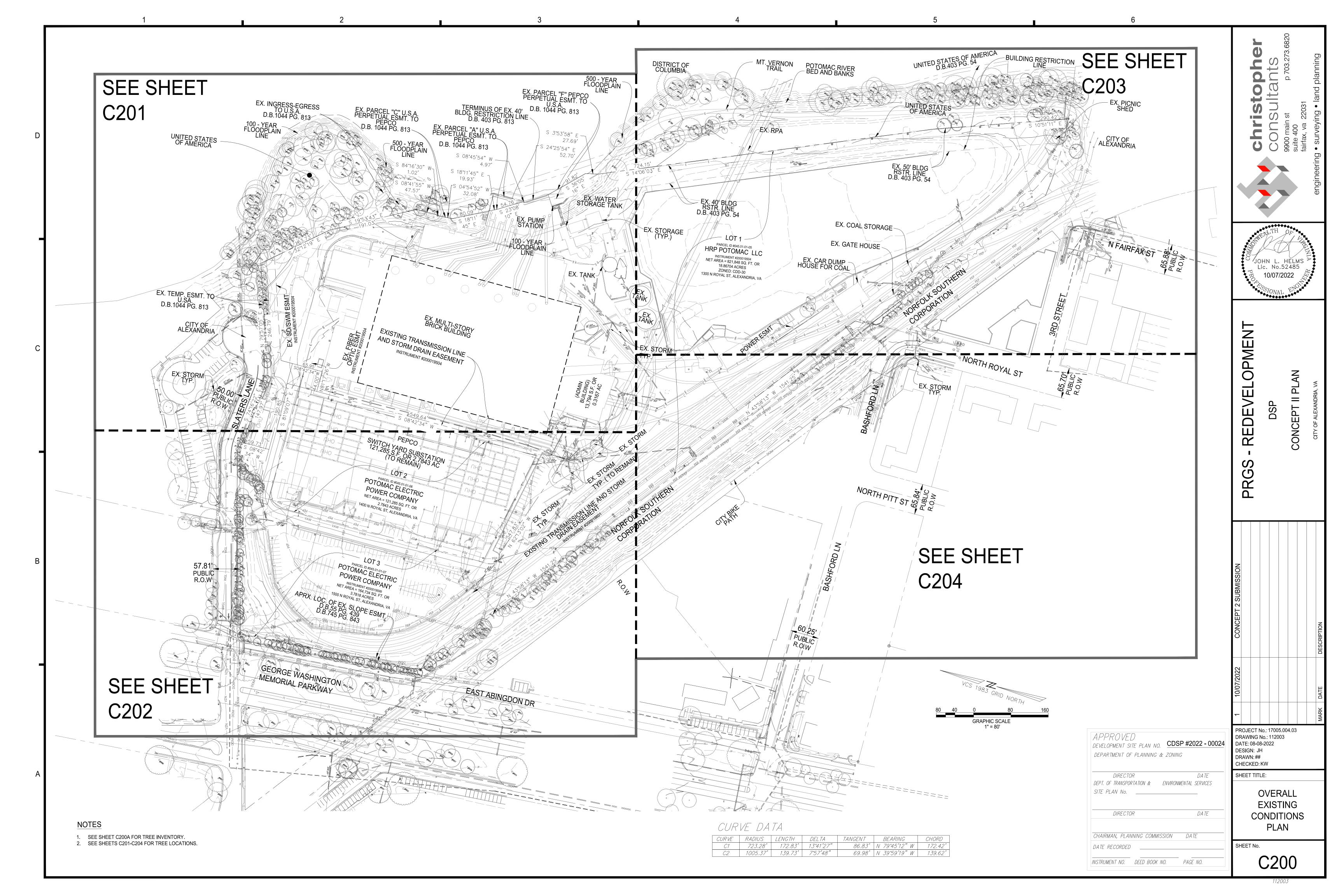
*APPROVED* DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024 DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES SITE PLAN No. \_\_\_\_\_ DIRECTOR DATE CHAIRMAN, PLANNING COMMISSION DATE DATE RECORDED INSTRUMENT NO. DEED BOOK NO. PAGE NO.

Lic. No.52485 PRG

PROJECT No.: 17005.004.03 DRAWING No.: 112003 DATE: 08-08-2022 DESIGN: JH DRAWN:## CHECKED: KW

SHEET TITLE: **NOTES AND TABULATIONS** 

SHEET No.



SCHEDULE OF TREES

Tree Tag 5907	# Tree Description DT SZ16/36	Tree Tag # 7510	# Tree Description CT SZ8/11
6456	DT SZ14/14	7511	CT SZ15/27/MULTIP
6477	DT 5Z9/12	7512	DT SZ18/13
6869	DT SZ17/20 TRIPLE SPLIT	7513	DT SZ18/12
7327	DT SZ18/11	7514	DT SZ10/6
7328	DT SZ13/12	7516	DT SZ15/24/MULTIP
7329 7330	DT SZ15/10 DT SZ20/28	7517 7520	DT SZ12/12 DT SZ10/9
7330 7331	DT SZ25/24	7521	DT SZ48/24
7332	DT SZ15/22/TWIN	7522	DT SZ10/12
7333	DT SZ10/7	7524	DT SZ12/11
7334	DT SZ10/12	7525	DT SZ10/13
7335	CT SZ8/48/MULTIPLE	7526	DT SZ10/9
7336 7337	CT SZ8/40/MULTIPLE CT SZ8/24/MULTIPLE	7527 7528	CT SZ2/9 CT SZ10/12
7338	CT SZ8/24/MULTIPLE	7529	DT SZ20/14
7339	CT SZ8/14/MULTIPLE	7530	DT SZ18/39
7340	DT SZ12/15	7531	DT SZ10/10
7341	CT SZ8/34/MULTIPLE	7532	DT SZ10/6
7342	DT SZ12/42	7533	DT SZ10/31
7343 7344	DT \$Z25/19	7534	DT SZ10/36
7344 7345	DT SZ25/12 DT SZ15/36	7535 7536	DT SZ22/20 DT SZ8/9
7346	DT SZ15/30	7537	DT SZ20/14
7347	DT SZ12/13	7538	DT SZ12/7
7348	DT SZ12/12	7539	DT SZ15/13
7349	DT SZ20/11	7540	DT SZ12/34
7350	DT SZ12/12	7541	DT SZ15/39/MULTIP
7351 7352	DT SZ12/30/MULTIPLE DT SZ12/36/MULTIPLE	7542 7543	DT SZ12/14 DT SZ12/22
7353 7353	DT SZ12/36/MOETIPLE DT SZ12/9	7544	DT SZ12/22
7354	DT SZ12/6	7545	DT SZ12/14
7355	DT SZ8/26/MULTIPLE	7546	DT SZ20/55/TWIN
7356	CT SZ15/16	7547	DT SZ8/11
7357	CT SZ10/12	7548	DT SZ12/11
7358	DT 5Z6/9	7549	DT SZ8/6
7359 7360	DT SZ8/6 DT SZ10/7	7550 7551	DT SZ15/13 DT SZ15/19
7361	DT SZ25/12	7552	DT SZ10/13
7362	DT SZ30/60	7553	DT SZ15/9
7363	DT SZ12/30/MULTIPLE	7554	DT SZ20/25
7364	DT SZ12/12	7555	DT SZ15/25
7365 7366	DT SZ20/18 DT SZ8/8	7556 7557	DT SZ8/11 DT SZ15/13
7367	CT SZ15/30/TWIN	7558	DT SZ12/11
7368	CT SZ12/26	7559	DT SZ22/19
7369	DT SZ12/74/MULTIPLE	7560	DT SZ15/22
7370	CT SZ15/36	7561	DT SZ10/30
7371	DT SZ12/78	7562	DT SZ15/17
7372 7373	DT SZ22/22 DT SZ9/7	7563 7564	DT SZ8/10 DT SZ30/21
7373 7374	DT SZ6/40/MULTIPLE	7565	DT SZ10/21
7375	DT SZ5/12/MULTIPLE	7566	DT SZ15/30
7376	DT SZ15/13	7567	DT SZ8/27
7377	DT SZ4/6	7568	DT SZ12/14
7378	DT SZ16/15	7569	CT SZ10/11
7379 7380	DT SZ10/12 DT SZ8/9	7570 7571	DT SZ12/14 DT SZ12/7
7381	DT SZ8/9	7572	DT SZ6/9
7382	DT SZ15/19	7573	DT SZ6/17
7383	DT SZ10/6	7574	DT SZ10/16/TWIN
7384	DT SZ10/9	7575	DT SZ25/9
7385	DT SZ25/24	7576	DT SZ12/21
7386	DT SZ25/19	7577	DT SZ8/19 DT SZ10/14
7387 7388	DT SZ22/21 DT SZ10/15	7578 7579	DT SZ10/14 DT SZ10/7
7389	DT SZ5/12	7580	DT SZ8/10
7390	DT SZ8/10	7581	DT SZ12/12
7391	DT SZ15/9	7582	DT SZ25/26
7392	DT SZ15/12	7583	DT SZ12/16
7393	DT SZ12/9	7584	DT SZ14/36
7394 7395	DT SZ15/24/TWIN DT SZ8/11	7585 7586	DT SZ12/16 DT SZ15/18
7395 7396	DT 5Z8/11 DT 5Z15/20	7586	DT SZ15/18
7397	DT SZ22/51	7588	CT SZ8/19
7398	CT SZ10/20/TWIN	7589	DT SZ6/11
7399	DT SZ10/8	7590	DT SZ12/19
7400	CT SZ10/16	7591	DT SZ8/15
		7592	DT SZ6/9

Tree Tag 7593	DT SZ12/14	Tree Tag # 7828	Tree Description CT SZ12/10	Tree Tag # 8422	DT SZ10/7	Tree Tag # 8850	Tree Description CT SZ6/8
7594 7597	DT SZ1/12 DT SZ10/11	7829 7830	DT SZ12/24 DT SZ15/10	8424 8425	DT SZ16/10 DT SZ30/22 TRIPLE SPLIT	8851 8852	CT SZ8/8 CT SZ8/8
7598	DT SZ1/19	7831	DT SZ14/15	8426	DT SZ16/26 TRIPLE SPLIT	8853	CT SZ8/7
7599 7600	DT SZ12/10 DT SZ8/11	7832 7833	DT SZ1/2 DT SZ15/27	8427 8428	DT SZ25/26 TRIPLE SPLIT DT SZ22/16 TRIPLE SPLIT	8854 8855	CT SZ8/8 CT SZ8/6
7702 7703	DT SZ8/12 DT SZ6/7	7834 7835	DT SZ15/18 DT SZ8/27/MULTIPLE	8429 8430	DT SZ14/8 DT SZ19/11	8856 8857	CT SZ10/10 CT SZ8/7
7704	DT SZ4/6	7836	DT SZ8/7	8431	DT SZ18/30 5 SPLIT	8858	CT SZ6/9
7705 7706	DT SZ8/9 CT SZ4/18	7837 7838	CT SZ10/14 DT SZ10/24/TWIN	8432 8433	DT SZ12/8 SPLIT DT SZ10/22	8859 8860	CT SZ8/8 CT SZ8/10
7707	DT SZ10/7	7839	DT SZ12/7	8434	DT SZ14/8	8861	CT SZ10/8
7708 7709	DT SZ8/14 DT SZ25/33	7840 7841	DT SZ10/15 DT SZ10/8	8435 8436	DT SZ15/11 DT SZ9/7	8862 8863	CT SZ10/10 CT SZ8/9
7710	DT SZ20/24	7842 7843	DT SZ10/13	8437 8438	DT SZ10/6	8864	CT 5Z10/9
7711 7712	DT SZ20/40/TWIN DT SZ22/12	7844 7844	DT SZ25/34 DT SZ12/11	8439	DT SZ16/35 MANY SPLIT DT SZ12/9	8865 8866	CT SZ6/10 CT SZ6/7
7713 7714	DT SZ35/82 DT SZ20/7	7845 7846	DT SZ4/48/TWIN DT SZ8/15	8440 8441	DT SZ20/6 DT SZ40/30/SPLIT	8867 8868	CT SZ8/9 CT SZ10/7
7715	DT SZ28/33	7847	DT SZ6/6	8442	DT SZ30/16	8869	CT \$27/6
7718 7719	CT SZ10/21/MULTIPLE DT SZ15/24/TWIN	7848 7849	DT SZ15/17 DT SZ12/26	8443 8444	DT SZ20/12 DT SZ15/22 MANY SPLIT	8870 8871	CT SZ10/11 CT SZ8/11
7720	DT SZ20/11	7850	DT SZ8/11	8445	DT SZ14/10 SPLIT	8872	CT SZ6/6
7721 7722	DT SZ10/26 DT SZ15/12	7851 7852	DT SZ12/13 DT SZ8/10	8446 8447	DT SZ9/10 SPLIT DT SZ15/30 SPLIT	8873 8874	CT SZ8/10 CT SZ6/1
7723 7724	DT SZ15/9	7853 7854	DT SZ20/50/TWIN DT SZ12/15	8448 8449	DT SZ11/7	8875	CT SZ8/8
7725	DT SZ20/19 DT SZ6/7	7855	DT SZ12/13	8450	DT SZ14/12 DT SZ13/14	8876 8877	CT SZ7/8 CT SZ8/10
7726 7727	DT SZ15/9 DT SZ12/12	7856 7857	DT SZ15/9 DT SZ10/12	8451 8452	DT SZ10/8 DT SZ18/20	8878 8880	CT SZ10/15 DT SZ21/18
728	DT SZ25/15	7858	DT SZ10/10	8453	DT SZ16/18	8881	DT SZ23/20
7729 7730	DT SZ18/10 CT SZ8/10	7859 7860	DT SZ10/9 DT SZ10/11	8454 8455	DT SZ11/13 DT SZ17/15	8882 8883	DT SZ19/25 SPLIT CT SZ12/8
731	DT SZ22/17	7861	DT SZ12/38/MULTIPLE	8456	DT SZ14/9	8884	CT 5Z14/8
732 733	CT SZ8/12 CT SZ7/9	7862 7863	DT SZ12/33MULTIPLE DT SZ10/32/MULTIPLE	8457 8458	DT SZ8/9 DT SZ5/9	8885 8886	DT SZ26/25 DT SZ30/25
7734	CT SZ5/14	7864	DT SZ10/29/MULTIPLE	8459	DT SZ26/12	8887	DT SZ28/27
7735 7736	CT SZ10/11 CT SZ8/17	7865 7866	DT SZ10/33/MULTIPLE DT SZ12/14	8460 8461	DT SZ28/19 DT SZ21/16	8888 8890	DT SZ21/18 DT SZ23/14
7737 7738	CT SZ10/10 CT SZ8/16	7867 7868	DT SZ12/12 DT SZ10/10	8462 8463	DT SZ13/10 DT SZ24/13	8891 8892	DT SZ16/14 DT SZ40/32
7739	CT SZ9/12	7869	DT SZ15/48	8464	DT \$Z22/14 LAYING DOWN ALIVE	8893	DT SZ24/18
7740 7741	CT SZ10/10 DT SZ5/6	7870 8237	DT SZ15/15 DT SZ21/9	8465 8466	DT SZ24/12 LAYING DOWN ALIVE DT SZ11/9	8894 8895	DT SZ20/15 DT SZ8/7
742	CT SZ10/9	8238	DT SZ17/10	8467	DT SZ18/40 SPLIT	8896	DT SZ15/15 SPUT
7743 7744	CT SZ10/9 CT SZ10/12	8239 8240	DT SZ10/6 DT SZ23/9	8468 8469	DT SZ22/14 DT SZ19/15 SPLIT	8897 8898	DT SZ14/12 CT SZ20/25 SPLIT
7745 7746	CT SZ10/10 CT SZ12/31	8241 8242	DT SZ14/7 DT SZ8/9	8470 8471	DT SZ19/12 DT SZ9/9	8899 8900	DT SZ13/14 DT SZ19/14
774 <del>0</del> 7747	CT SZ12/31 CT SZ10/10	8242 8243	DT SZ12/11	8472	DT SZ13/8	8901	DT SZ25/23
7748 7749	CT SZ10/15 CT SZ10/12	8244 8245	DT SZ19/11 DT SZ15/22 SPLIT	8473 8474	DT SZ23/20 SPLIT DT SZ20/18	8902 8903	DT SZ34/29 DT SZ25/20
7750	CT SZ8/7	8246	DT SZ20/12	8475	DT SZ15/30 SPLIT	8904	DT SZ17/21
7751 7752	CT SZ12/30/TWIN CT SZ10/15	8247 8248	DT SZ12/7 DT SZ11/9	8476 8477	DT SZ24/22 DT SZ21/17	8905 8906	DT SZ10/12 DT SZ15/15
7753	CT SZ10/19	8249	DT SZ30/21	8478	DT SZ30/15	8907	DT SZ19/18
7755 7756	CT SZ12/11 CT SZ8/16/TWIN	8250 8251	DT SZ18/14 DT SZ17/8	8479 8480	DT SZ15/14 DT SZ7/16	8908 8910	DT SZ15/18 DT SZ32/27
7757	CT SZ6/21/MULTIPLE	8252	DT SZ20/9	8481	DT SZ24/19	8911	DT SZ11/9
7758 7759	CT SZ6/30/MULTIPLE DT SZ8/34/MULTIPLE	8253 8254	DT SZ10/8 DT SZ22/11	8482 8483	DT SZ6/12 DT SZ14/13	8912 8913	DT SZ16/8 DT SZ14/10
7760 7761	CT SZ8/9 CT SZ6/7	8255 8256	DT SZ25/20 SLPIT DT SZ12/7	8484 8485	DT S28/10 DT S211/9	8914 8915	DT SZ9/12 DT SZ19/21
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7763 7764	CT SZ6/9 CT SZ8/6	8258 8259	DT SZ10/6 DT SZ19/8	8487 8488	DT SZ14/13 DT SZ10/15	8917 8918	DT SZ10/7 DT SZ9/7
7765	CT SZ6/6	8260	DT SZ28/25 4 WAY SPLIT	8489	DT SZ20/18	8919	DT SZ18/12
7766 7767	CT SZ6/7 CT SZ6/6	8261 8262	DT SZ12/14 SPLIT DT SZ13/16	8490 8491	DT SZ11/12 DT SZ9/14	8920 8921	DT SZ11/19 SPLIT DT SZ11/19 MULTI SPLIT
7768 7769	CT SZ6/7 CT SZ6/6	8263 8264	DT SZ14/16 SPLIT DT SZ14/11	8492 8493	DT SZ19/18 DT SZ19/14	8922 8923	CT SZ10/10 CT SZ13/16 SPLIT
7770	CT SZ6/7	8265	DT SZ8/6	8494	DT SZ14/18	8924	CT SZ9/15
777 <u>1</u> 7772	CT SZ6/7 CT SZ6/7	8266 8267	DT SZ23/16 DT SZ11/7	8495 8496	DT SZ10/20 DT SZ22/21 SPLIT	8925 8926	CT SZ11/18 DT SZ8/12
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7774 7775	CT SZ8/13/MULTIPLE CT SZ8/7	8269 8270	DT SZ20/12 DT SZ17/11	8498 8499	DT SZ13/12 DT SZ11/17	8928 8929	DT SZ14/11 DT SZ13/12
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7779	DT SZ12/55/MULTIPLE	8274	DT SZ7/9	8803	DT SZ18/12	8933	DT SZ9/14
7780 7781	DT SZ10/47/MULTIPLE DT SZ10/48/MULTIPLE	8275 8276	DT SZ16/15	8804 8805	DT SZ14/12 DT SZ13/12	8934 8935	DT SZ18/8 DT SZ12/8
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7785 7786	DT SZ10/42/MULTIPLE DT SZ10/39/MULTIPLE	8280 8281	DT SZ9/8 DT SZ8/6	8809 8810	CT SZ8/18 SPLIT CT SZ8/14 SPLIT	8940 8942	DT SZ19/10 DT SZ32/38
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7810 7811 7812 7813 7814 7815 7816 7817 7818 7819 7820 7821 7822 7823 7824 7825	CT SZ10/12 CT SZ10/9 CT SZ15/14 DT SZ25/18 DT SZ20/15 DT SZ12/10 DT SZ12/21 DT SZ10/19/MULTIPLE DT SZ15/39/MULTIPLE	8409 8410 8411 8412 8413 8414 8415 8416	DT SZ17/11 DT SZ24/22 TRIPLE SPLIT DT SZ21/19 DT SZ20/10 TRIPLE SPLIT DT SZ14/9 DT SZ13/9 DT SZ18/13	8839 8840 8841 8842 8843 8844	CT SZ11/8  CT SZ11/10  CT SZ10/6  CT SZ12/10  CT SZ10/9  CT SZ11/9	8972 8973 8974 8975	DT SZ15/11 DT SZ14/12 DT SZ19/16 DT SZ14/30 MULTSPLIT

TREE LEGEND • } DECIDUOUS TREE \*\* ALUMINUM TREE TAG NUMBER DT DECIDUOUS TREE CT SZ 15/7 — TRUNK SIZE (DIAMETER IN INCHES)

TREE COVER (RADIUS IN FEET)

- REDEVELOPMENT

PROJECT No.: 17005.004.03 DRAWING No.: 112003 DATE: 08-08-2022 DESIGN: DRAWN: MG

CHECKED: JH SHEET TITLE:

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024

DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No.

CHAIRMAN, PLANNING COMMISSION DATE

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DATE RECORDED \_\_\_\_\_

DATE

DA TE

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DIRECTOR

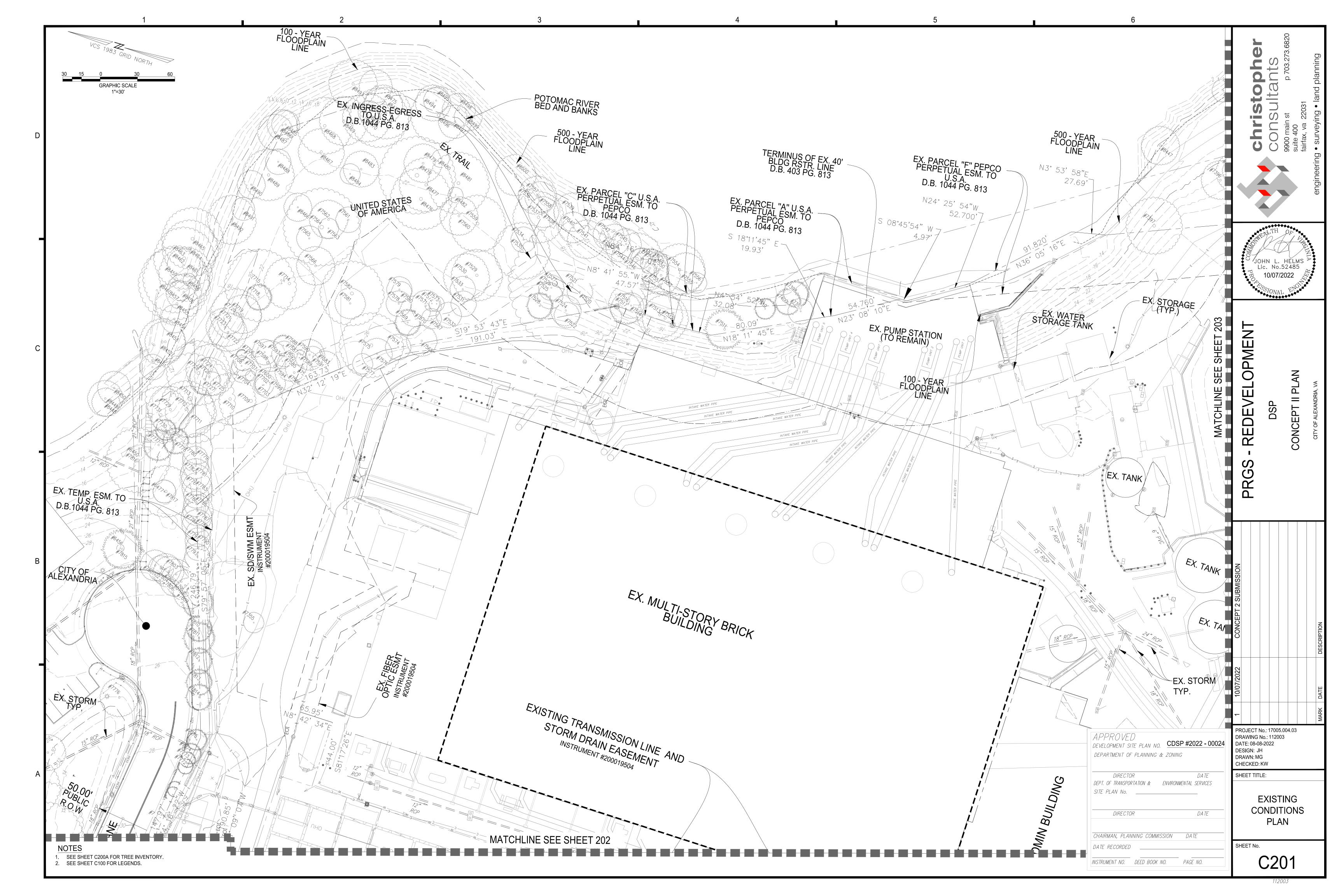
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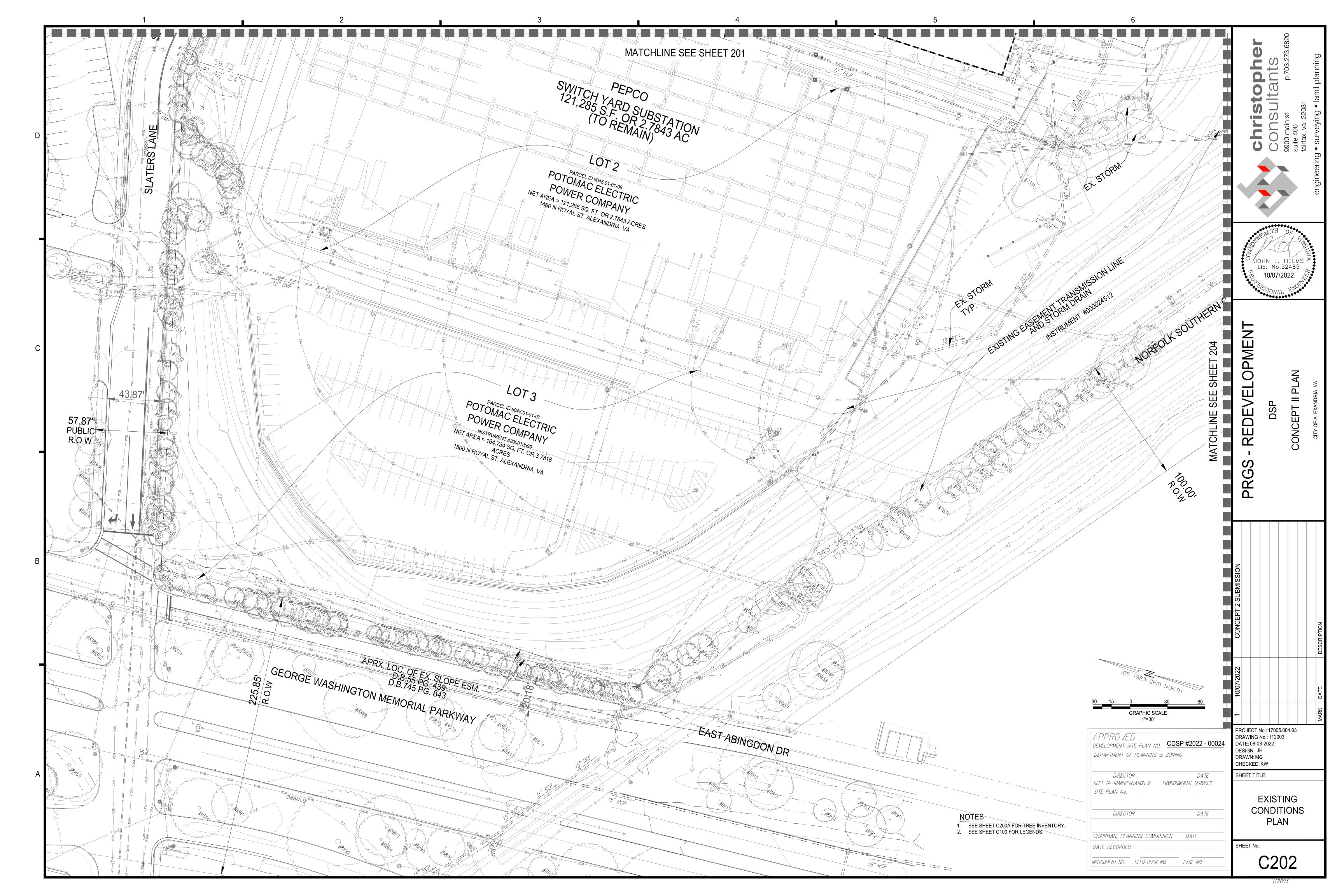
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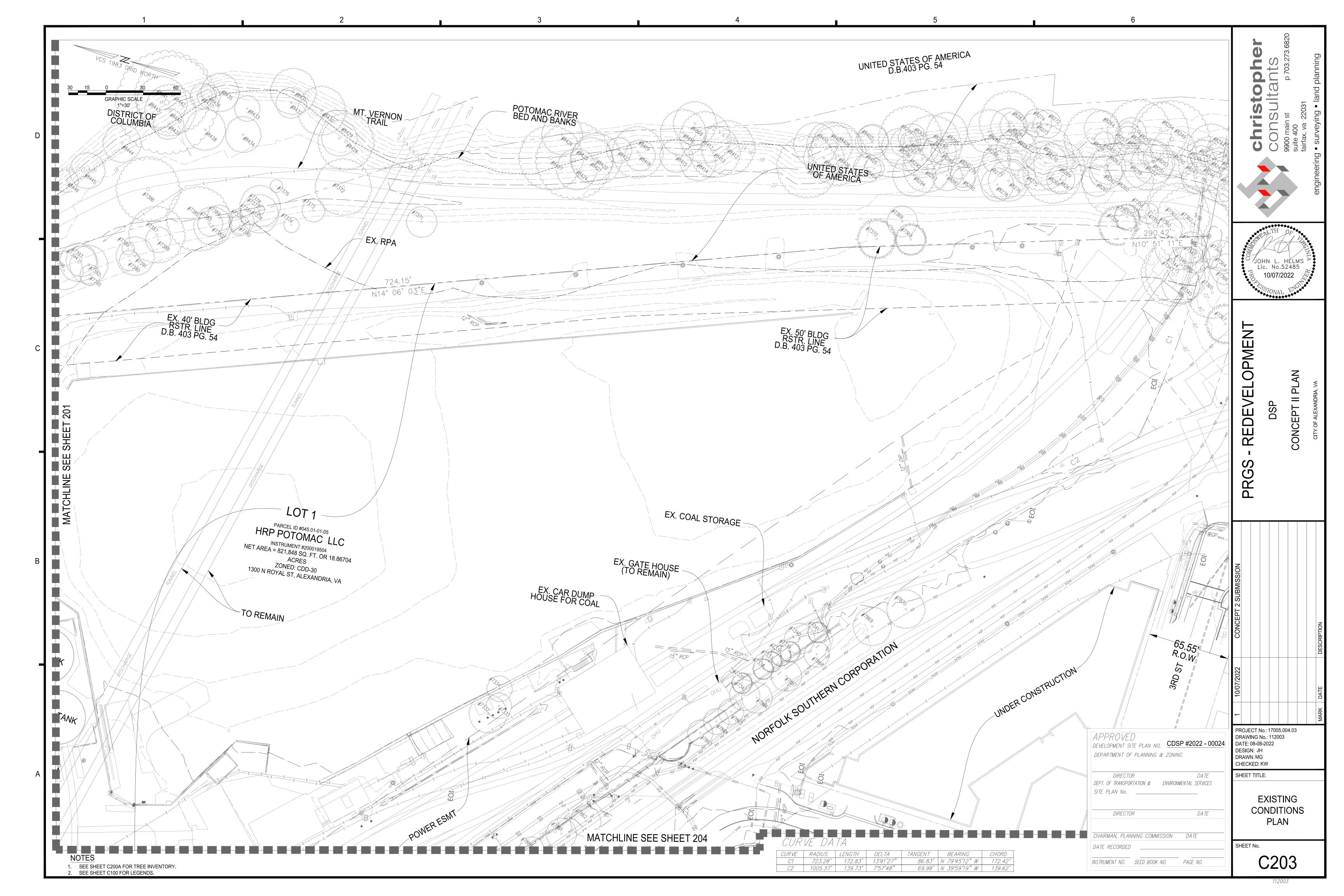
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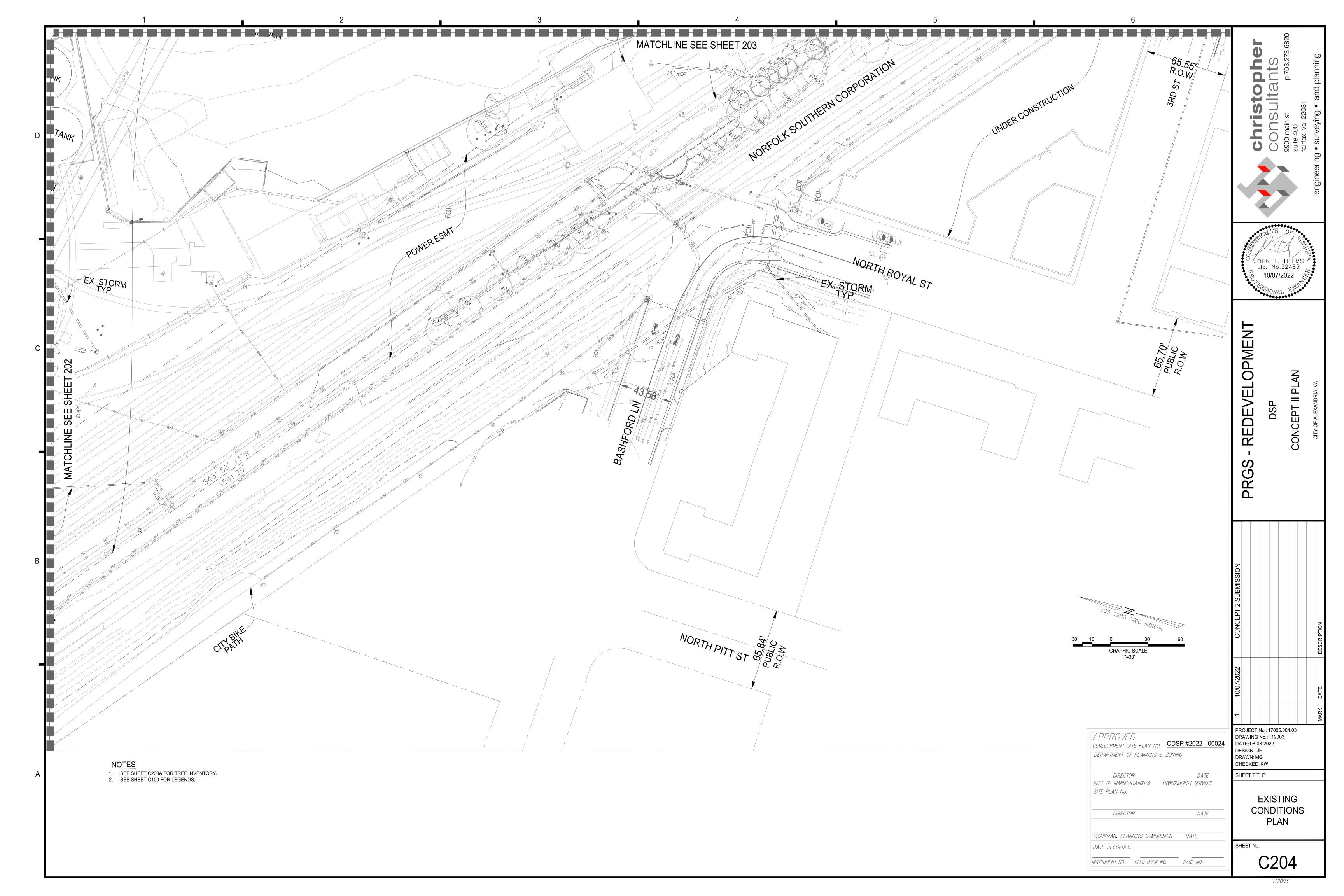
1. SEE SHEETS C201-C204 FOR TREE LOCATIONS.

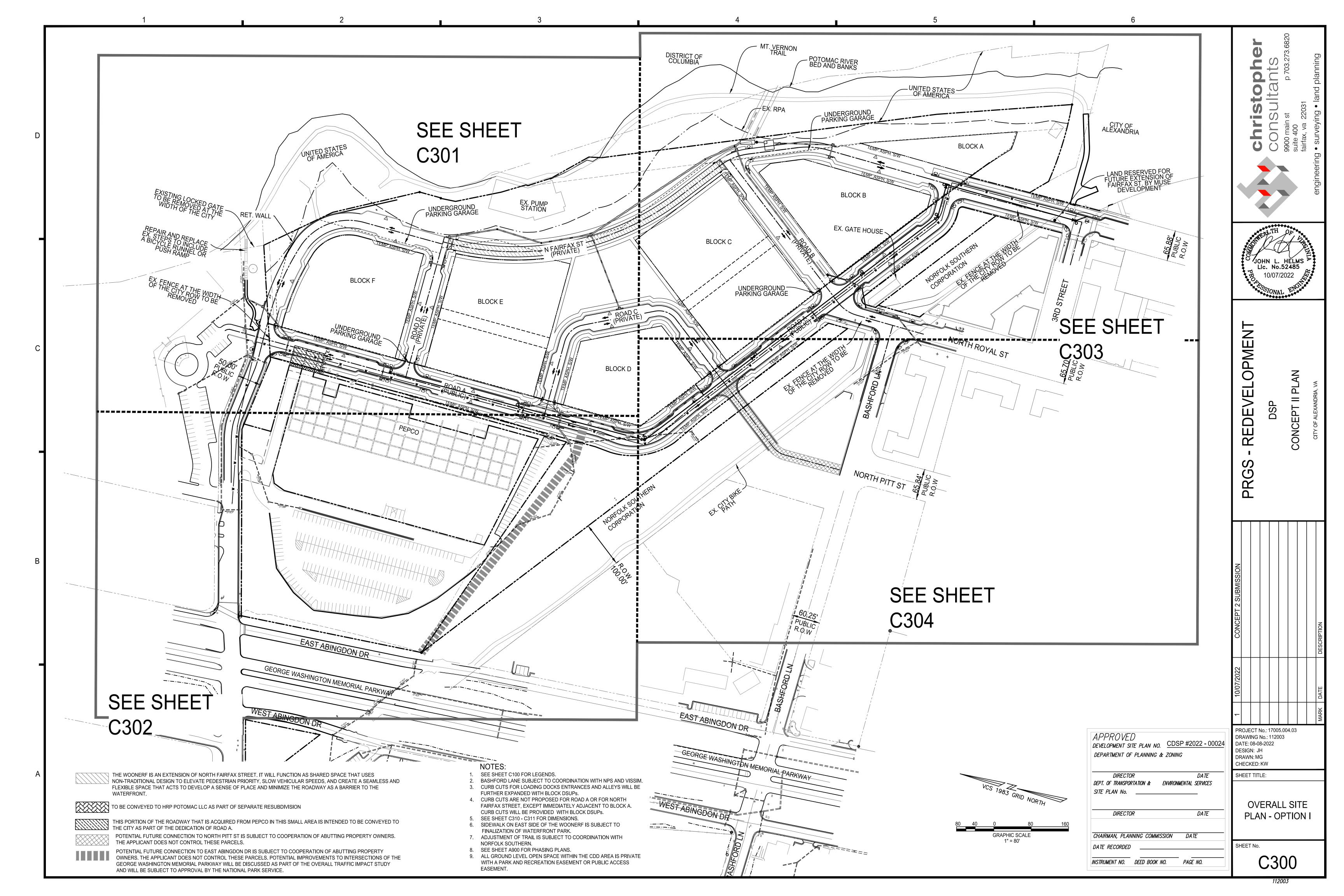
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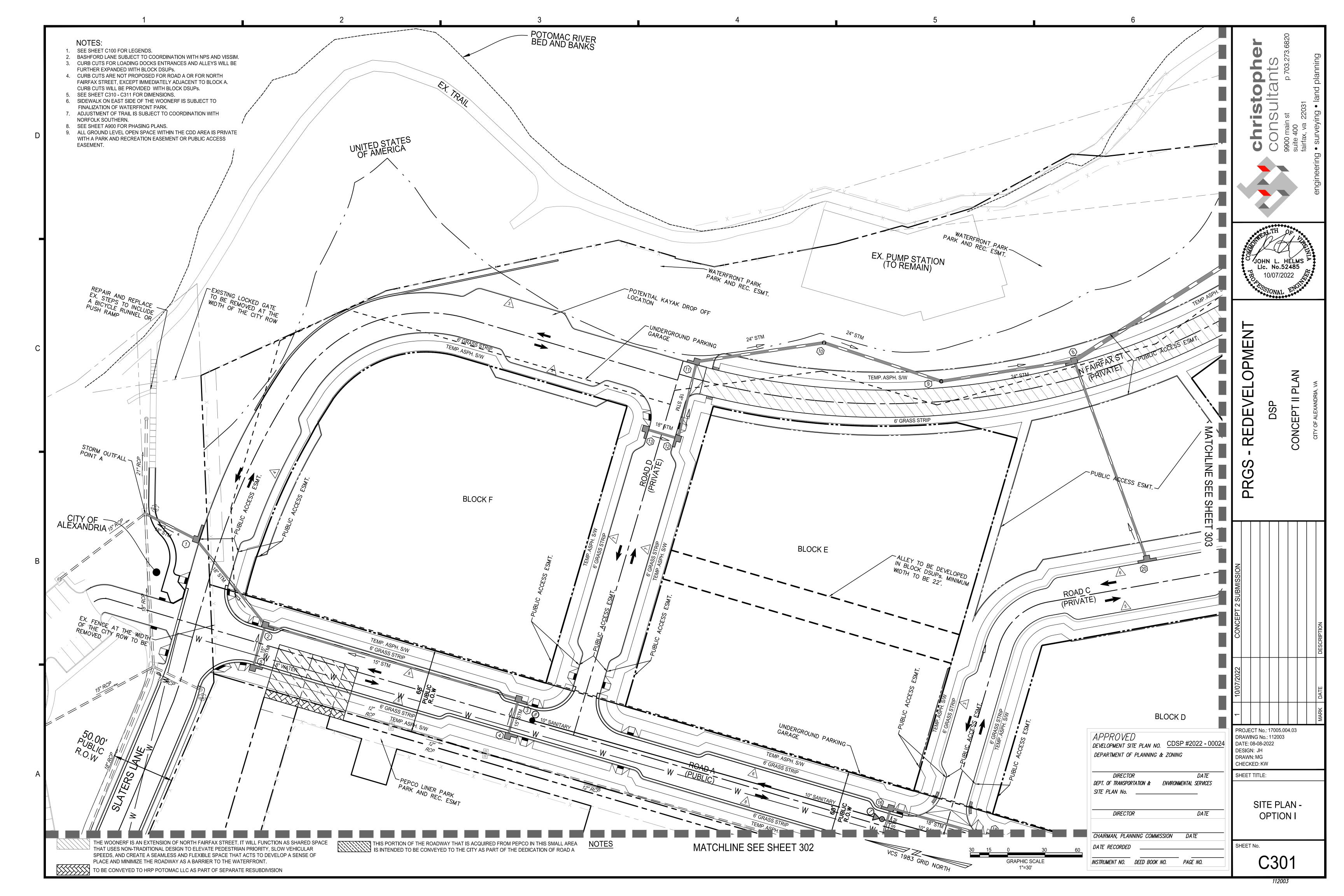


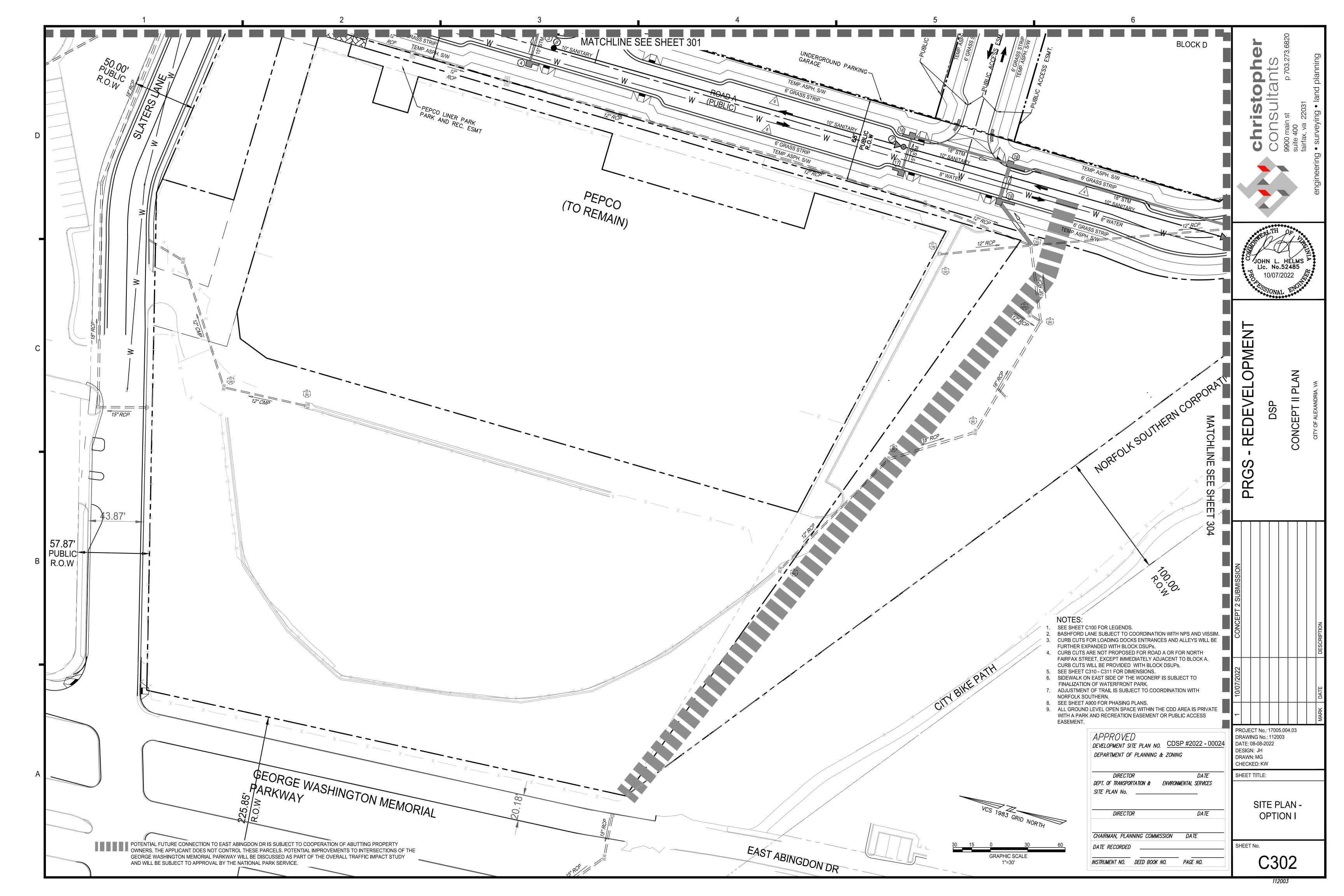


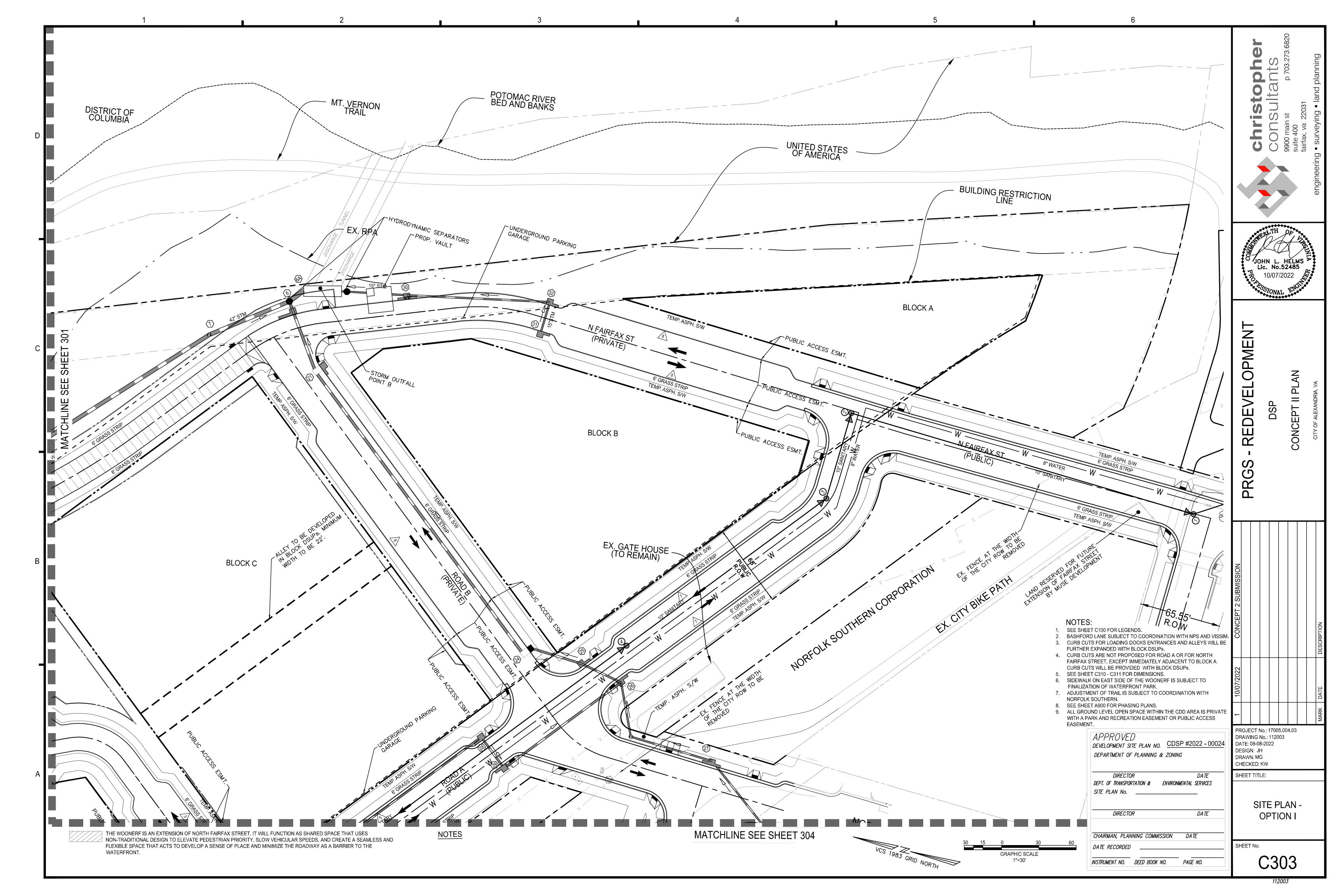


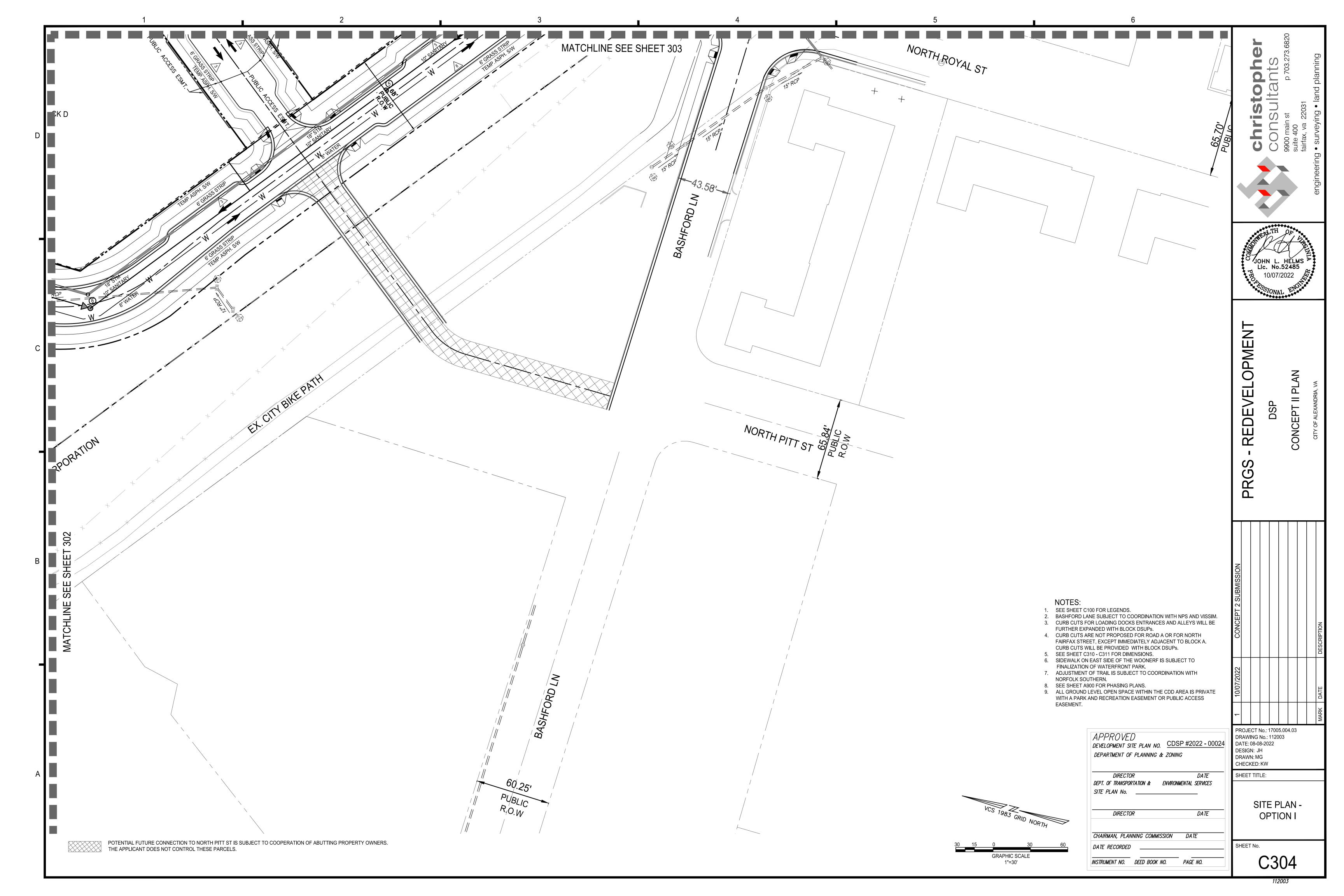


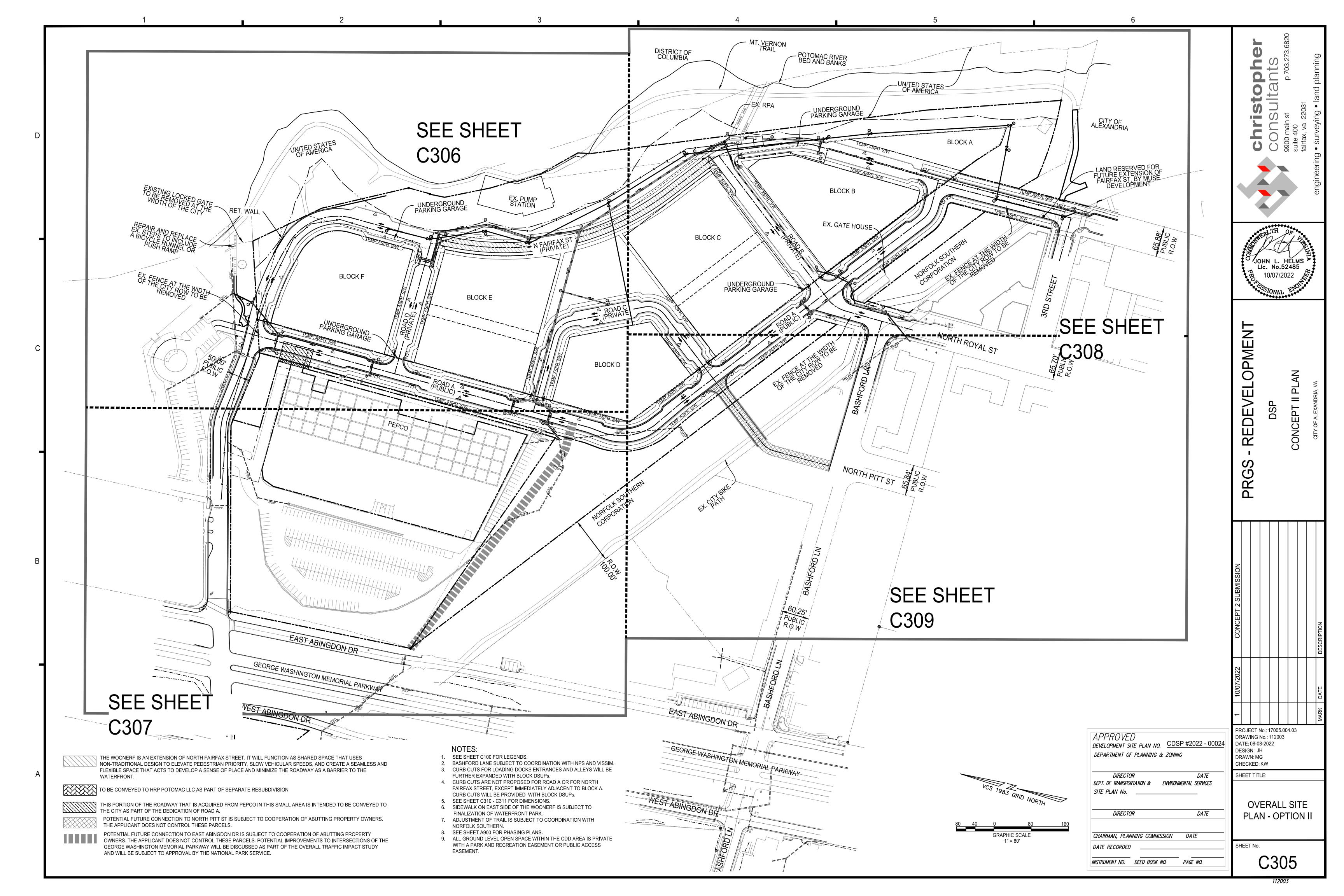


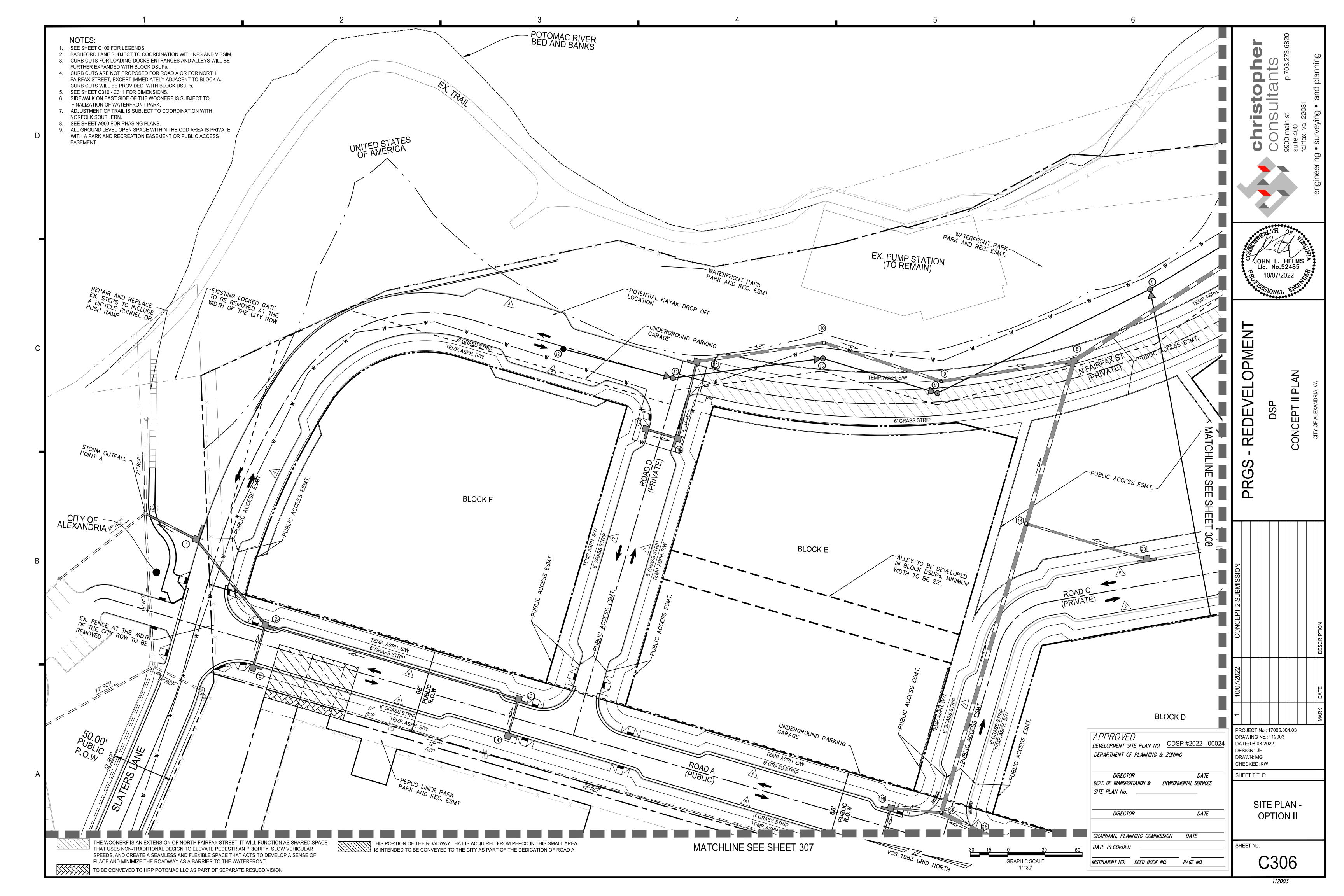


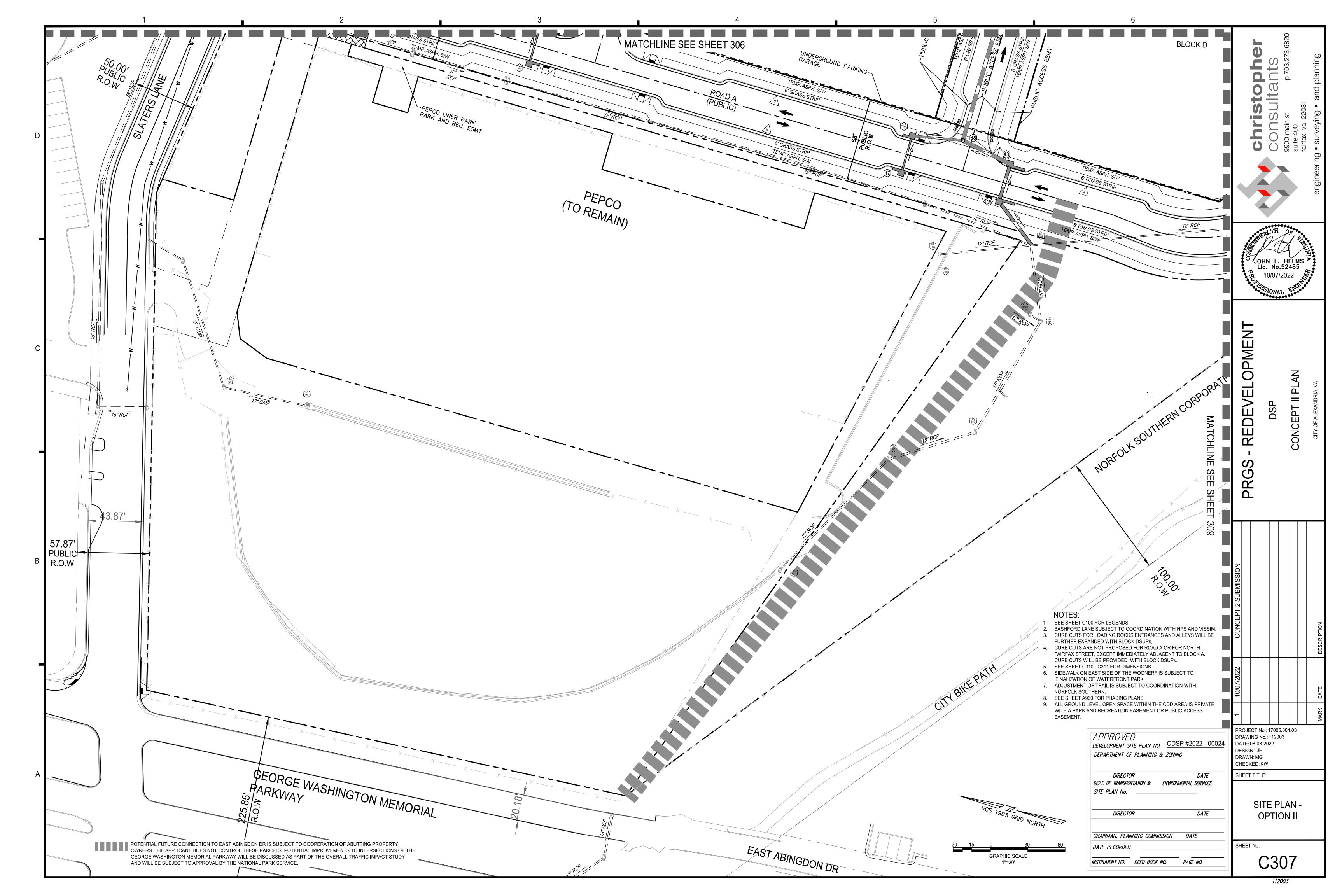


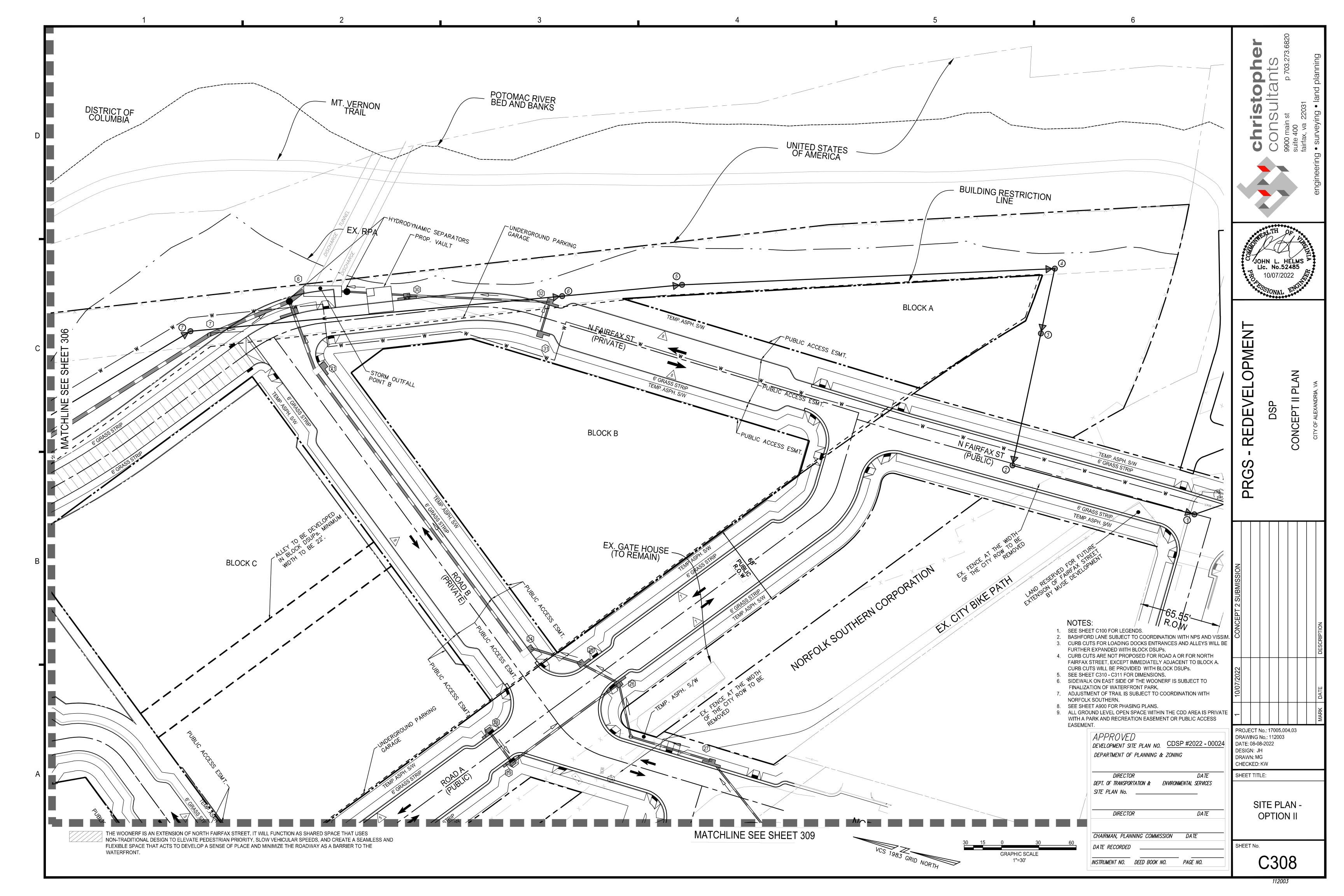


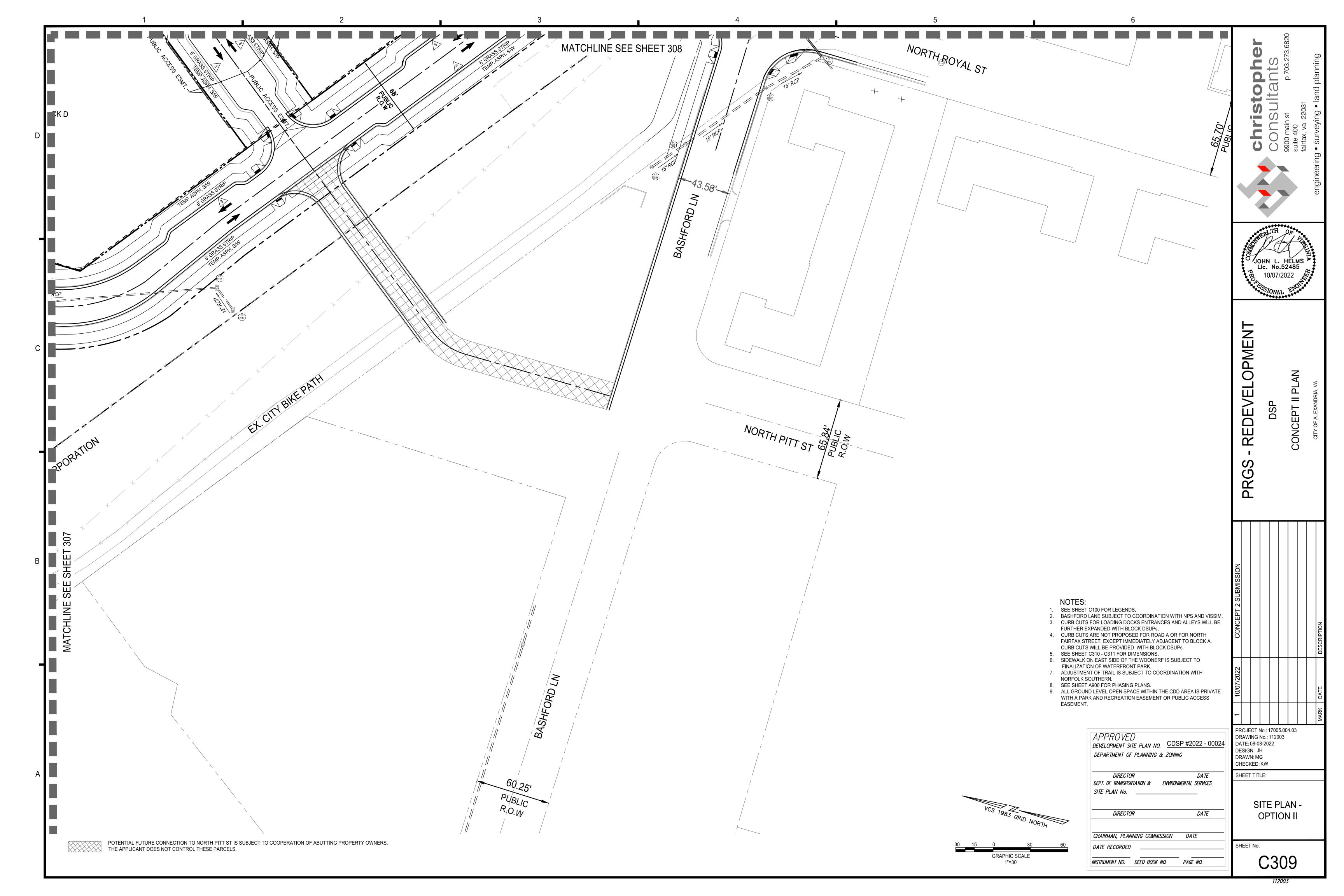


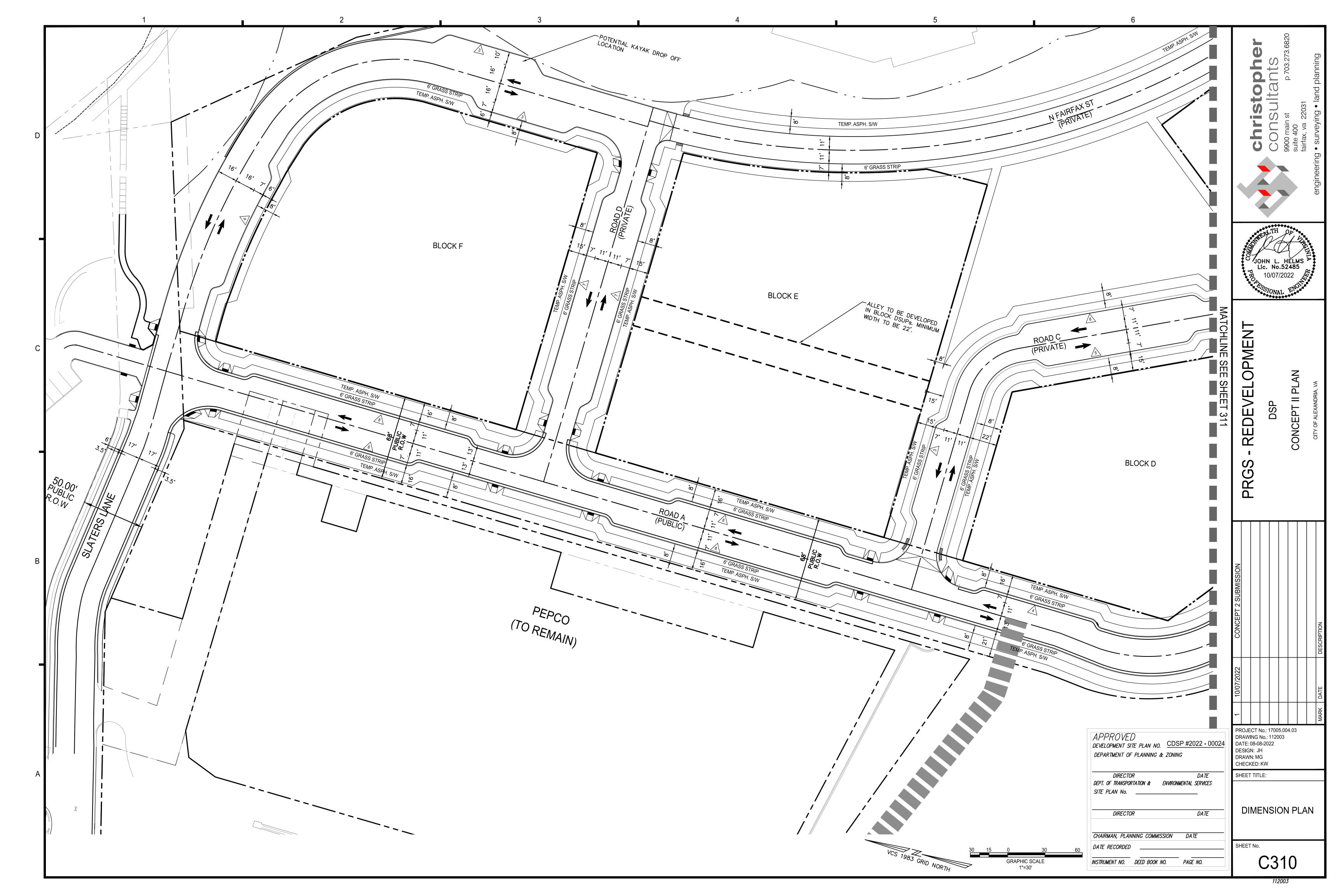


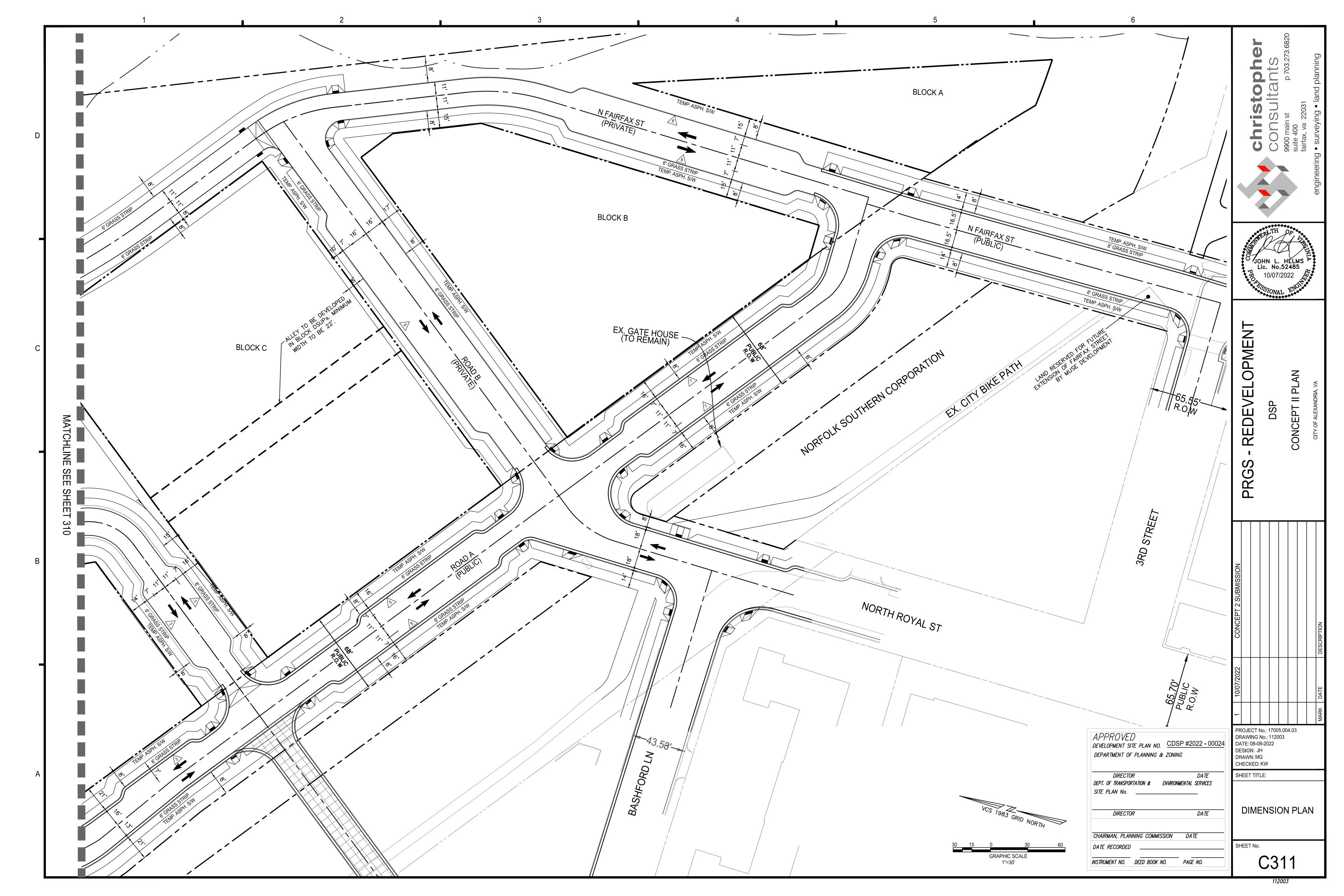




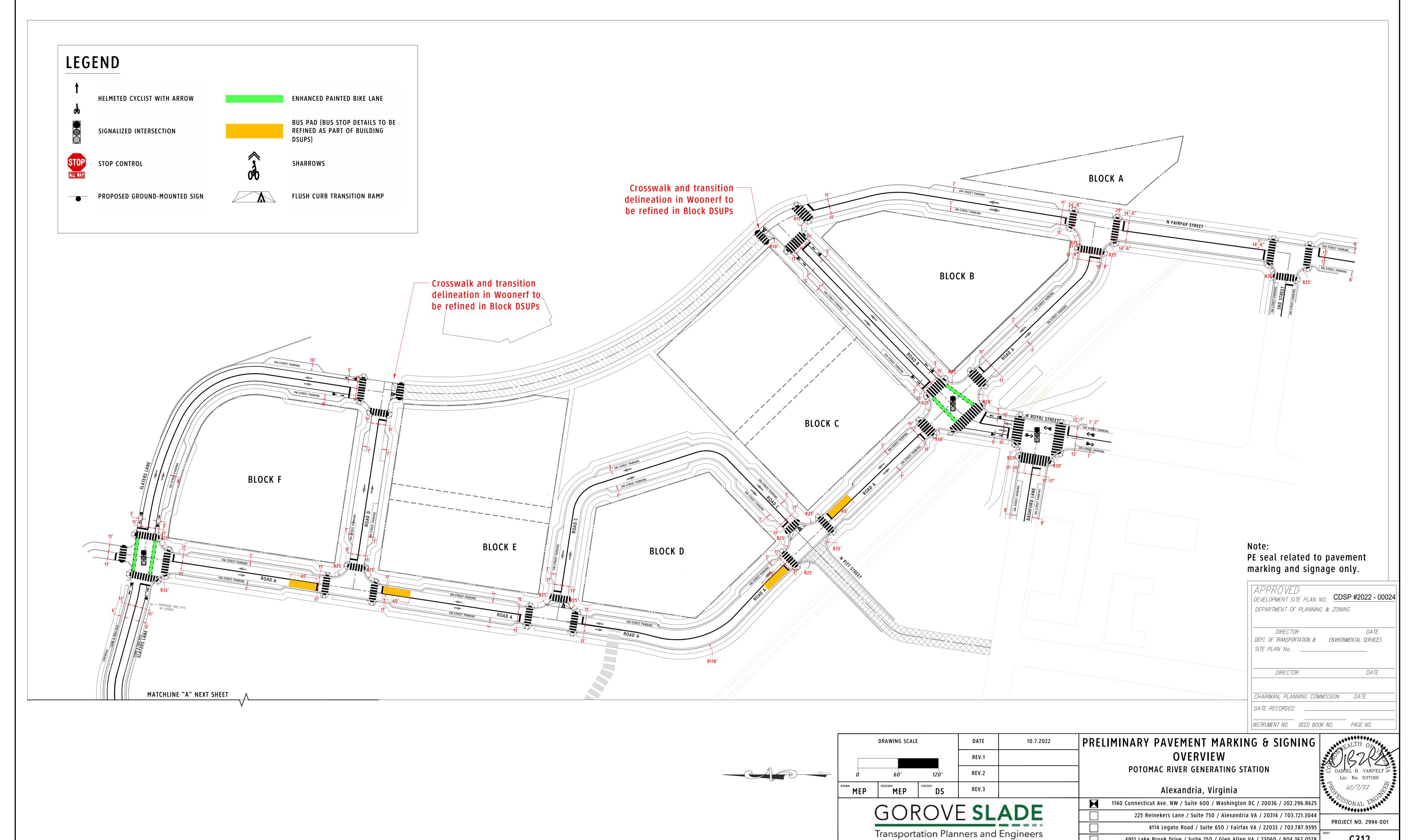








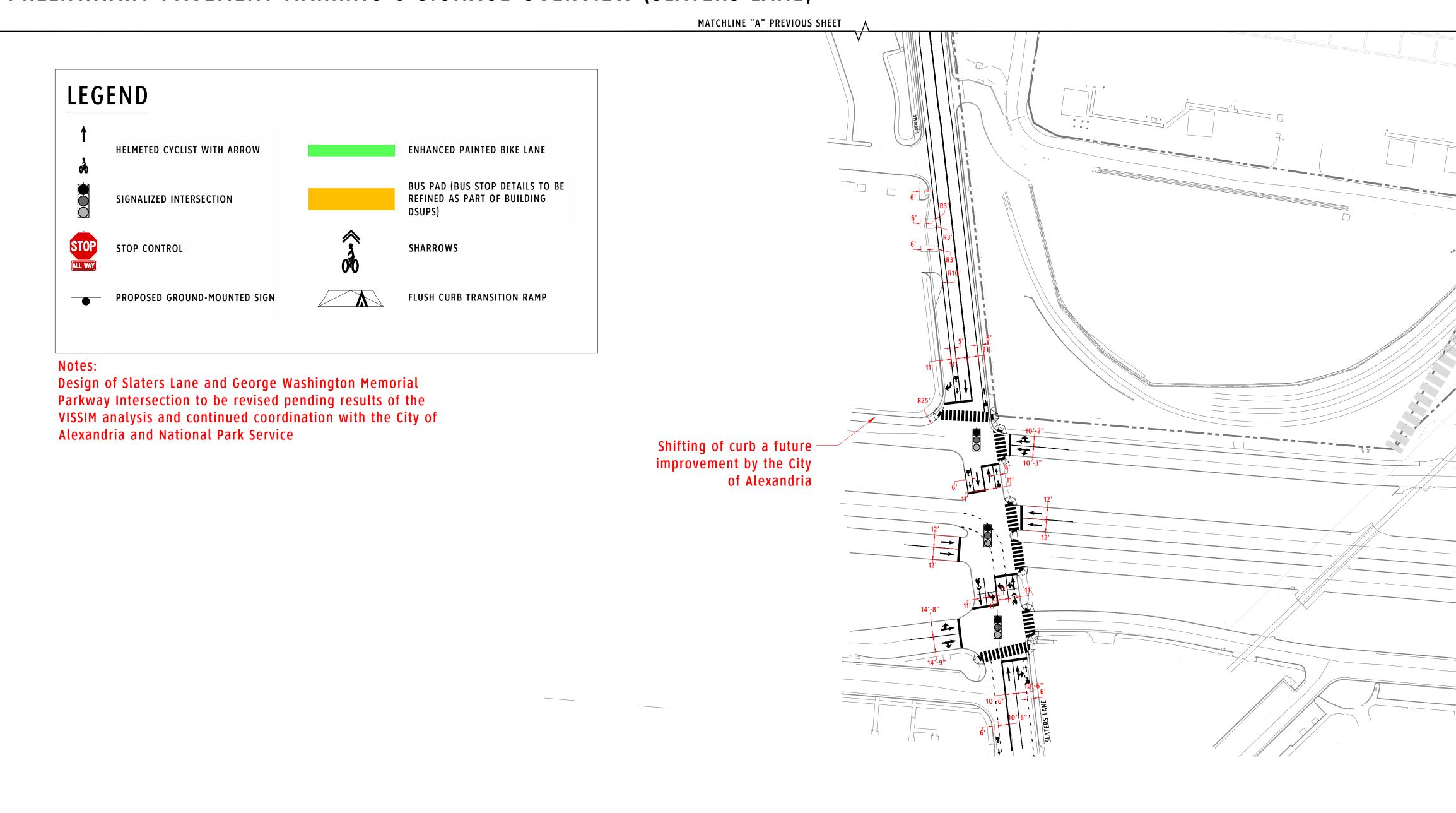
### POTOMAC RIVER GENERATING STATION PRELIMINARY PAVEMENT MARKING & SIGNAGE OVERVIEW



C312

4951 Lake Brook Drive / Suite 250 / Glen Allen VA / 23060 / 804.362.0578

## POTOMAC RIVER GENERATING STATION PRELIMINARY PAVEMENT MARKING & SIGNAGE OVERVIEW (SLATERS LANE)



## Note: PE seal related to pavement marking and signage only.

APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024

DEPARTMENT OF PLANNING & ZONING

DIRECTOR
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No.

DIRECTOR
DATE

CHAIRMAN, PLANNING COMMISSION
DATE

DATE

DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.



		DRAWING SCALE		DATE	10.7.2022	Р
				REV.1		
) VA	0	60'	120'	REV.2		
	MEP	DESIGNED MEP	DS DS	REV.3		

GOROVE **SLADE** 

Transportation Planners and Engineers

## PRELIMINARY PAVEMENT MARKING & SIGNING OVERVIEW POTOMAC RIVER GENERATING STATION

Alexandria, Virginia

1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625

225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044

PROJECT NO. 2994-001

4114 Legato Road / Suite 650 / Fairfax VA / 22033 / 703.787.9595

4951 Lake Brook Drive / Suite 250 / Glen Allen VA / 23060 / 804.362.0578

C313

## POTOMAC RIVER GENERATING STATION PRELIMINARY PAVEMENT MARKING & SIGNAGE OVERVIEW (BASHFORD LANE)



Alexandria, Virginia

GOROVE **SLADE** 

Transportation Planners and Engineers

1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625

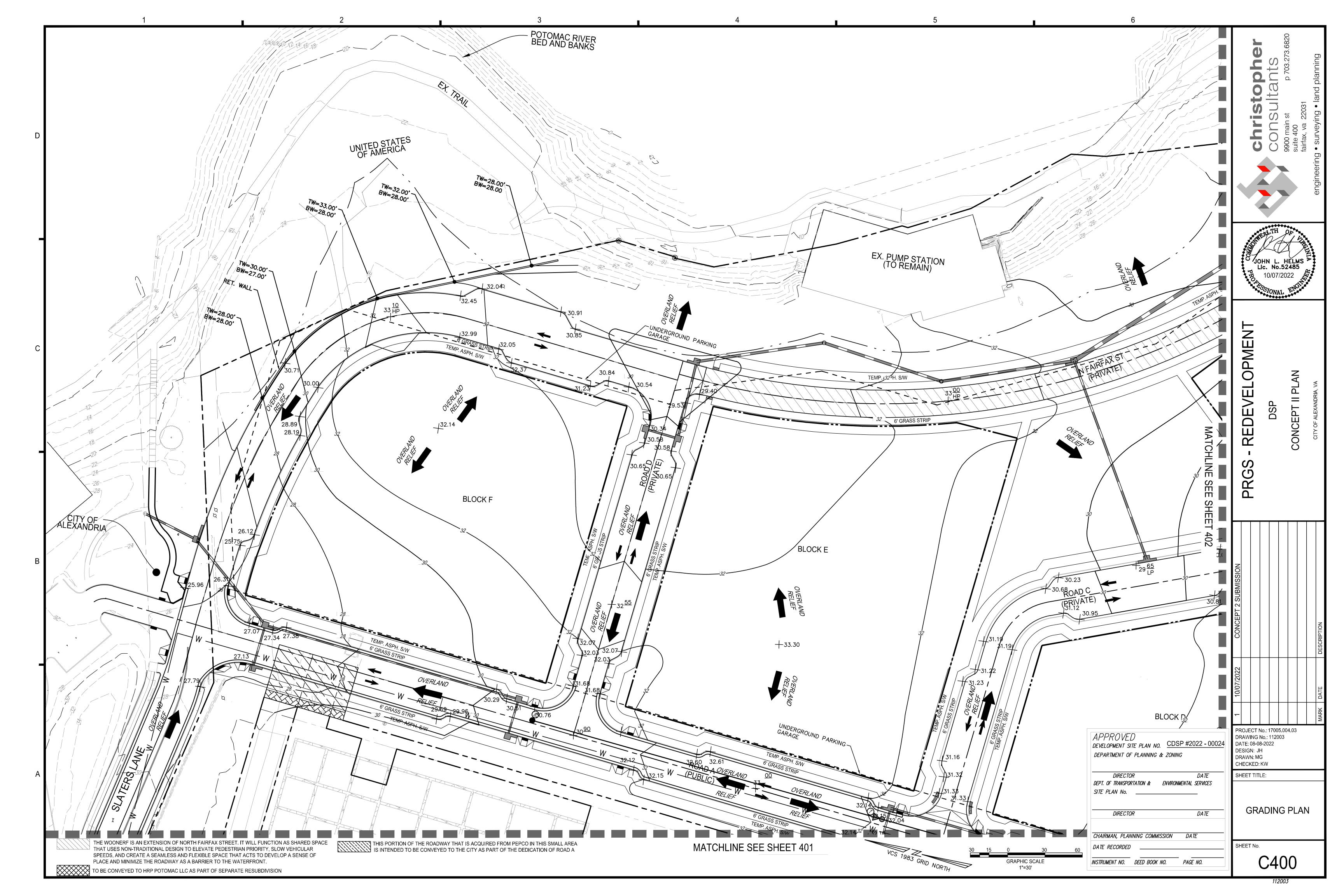
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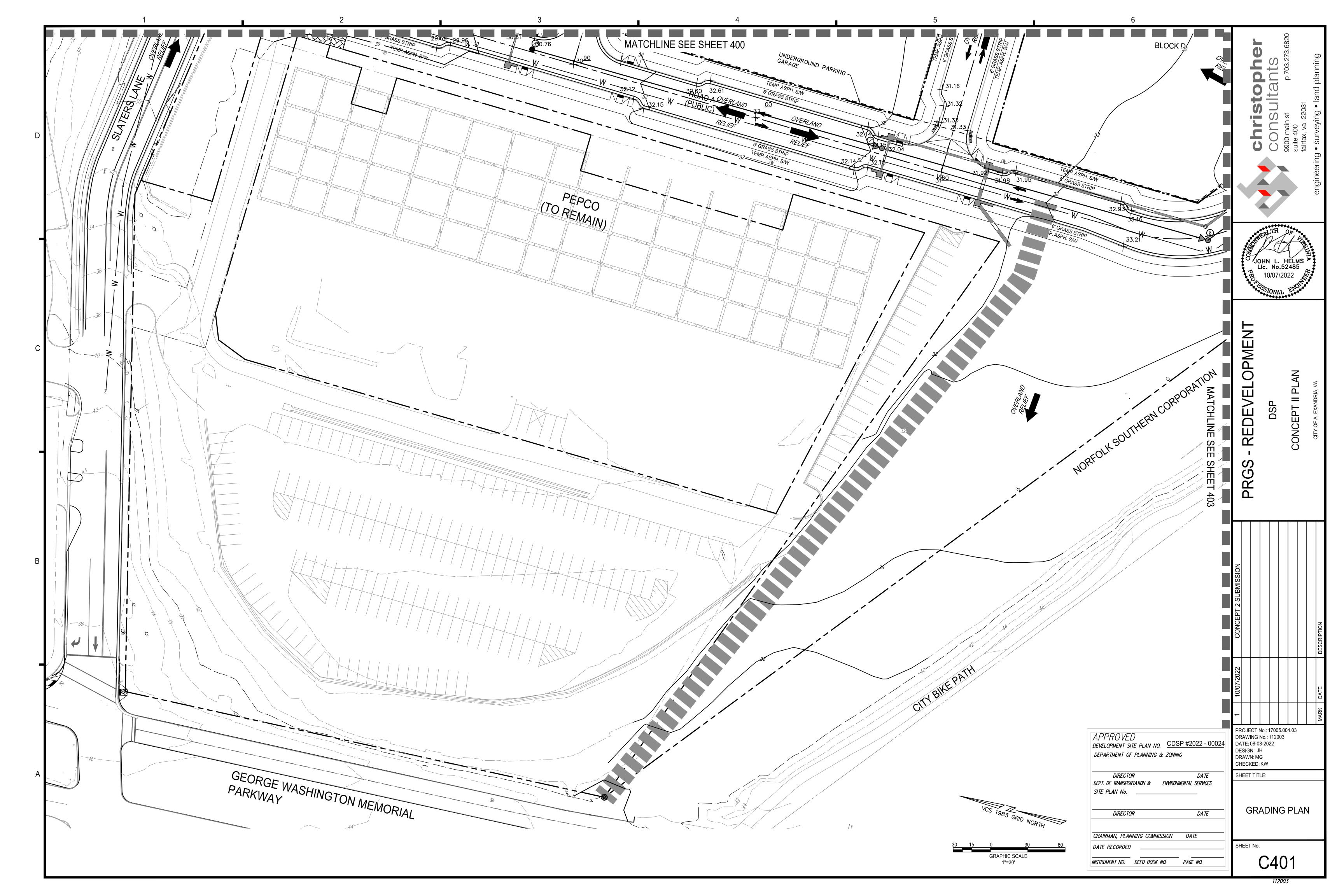
4951 Lake Brook Drive / Suite 250 / Glen Allen VA / 23060 / 804.362.0578

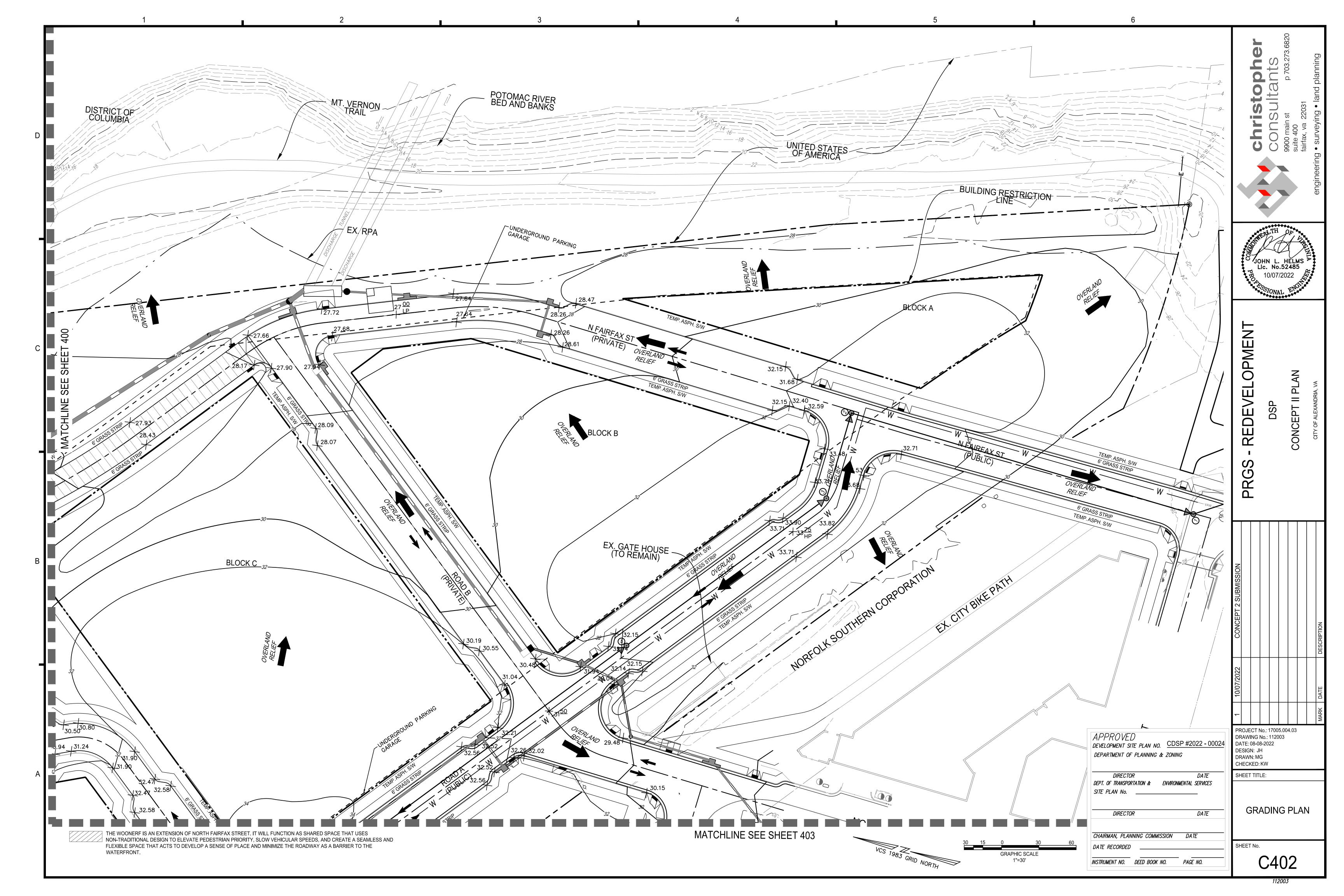
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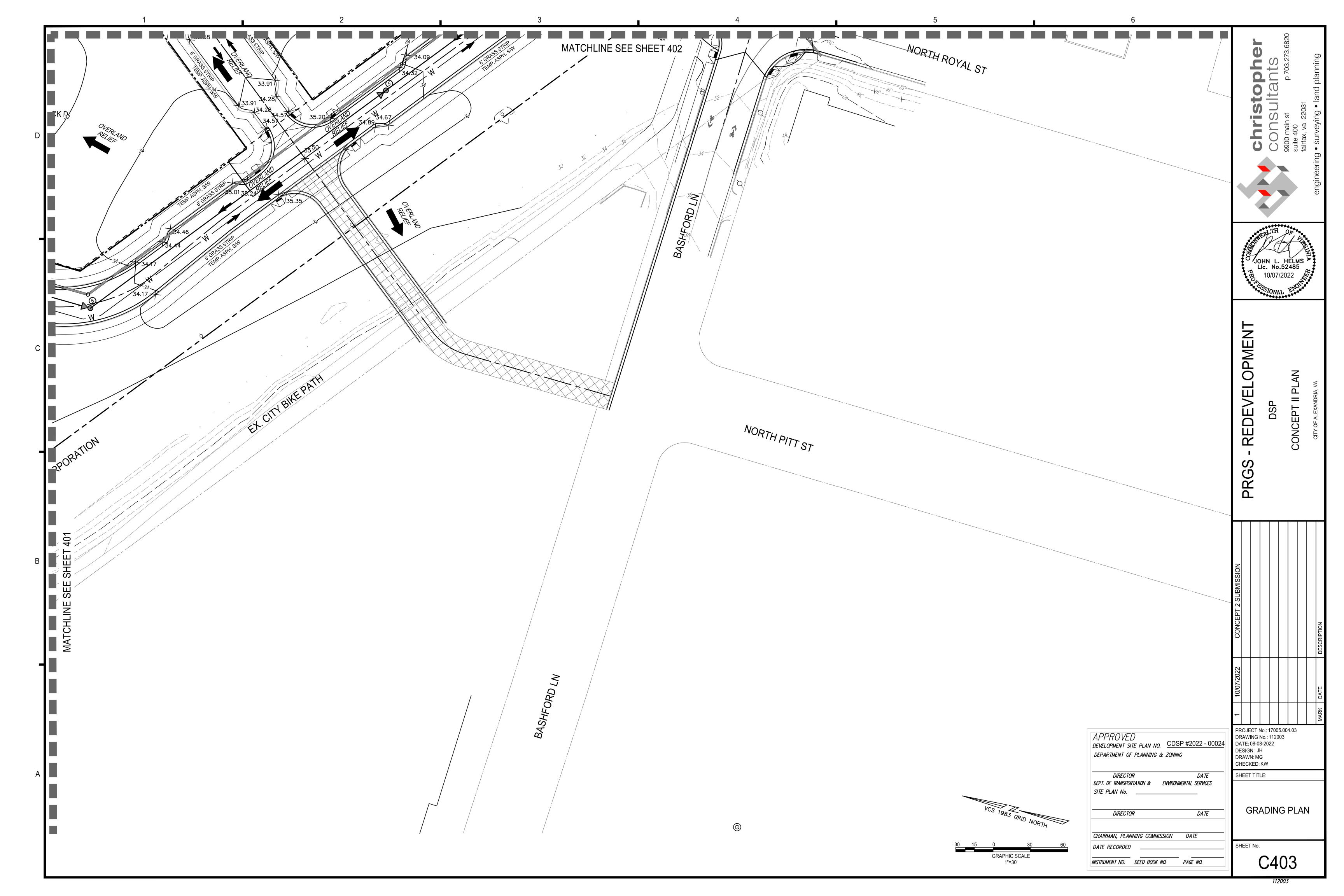
PROJECT NO. 2994-001

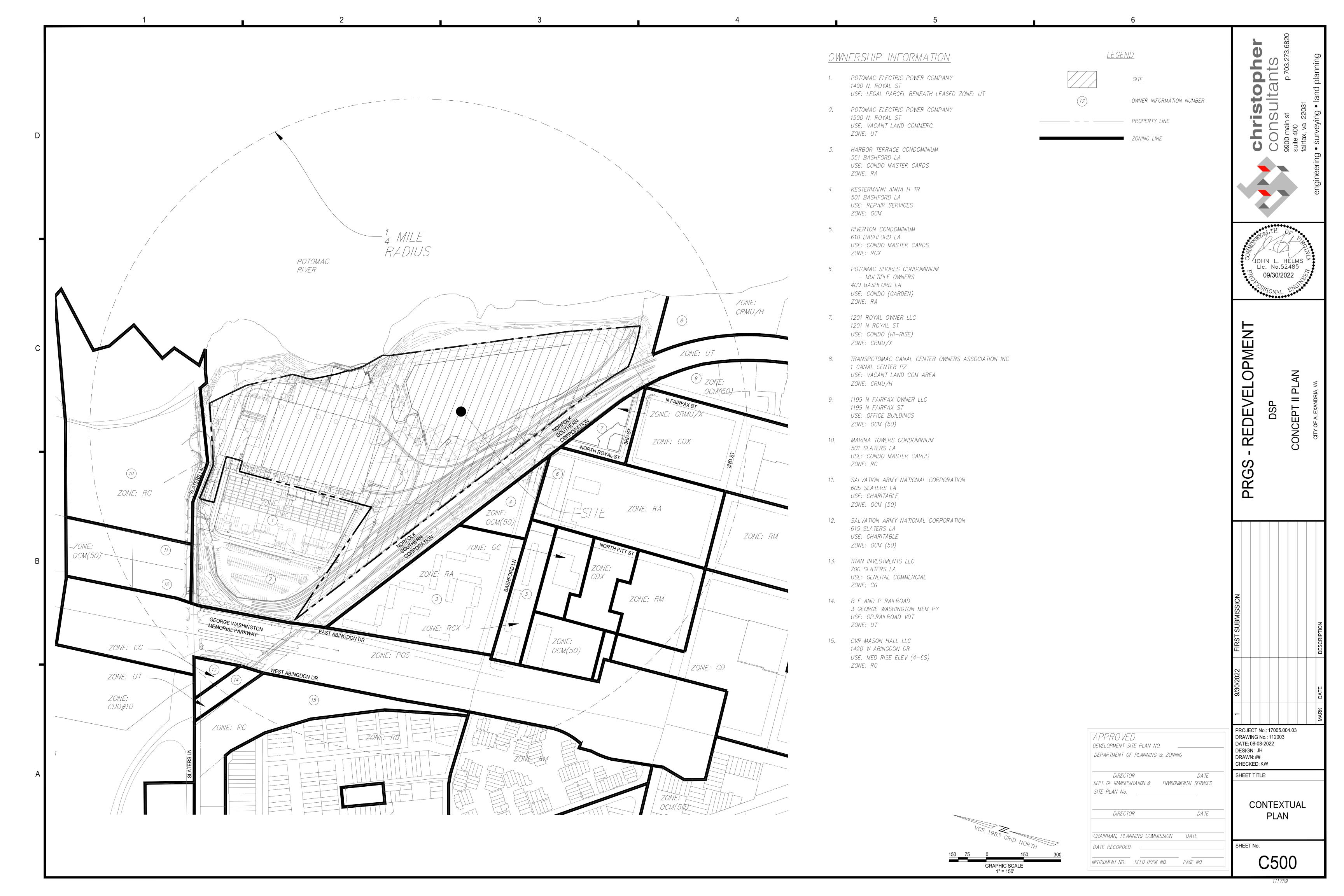
C314

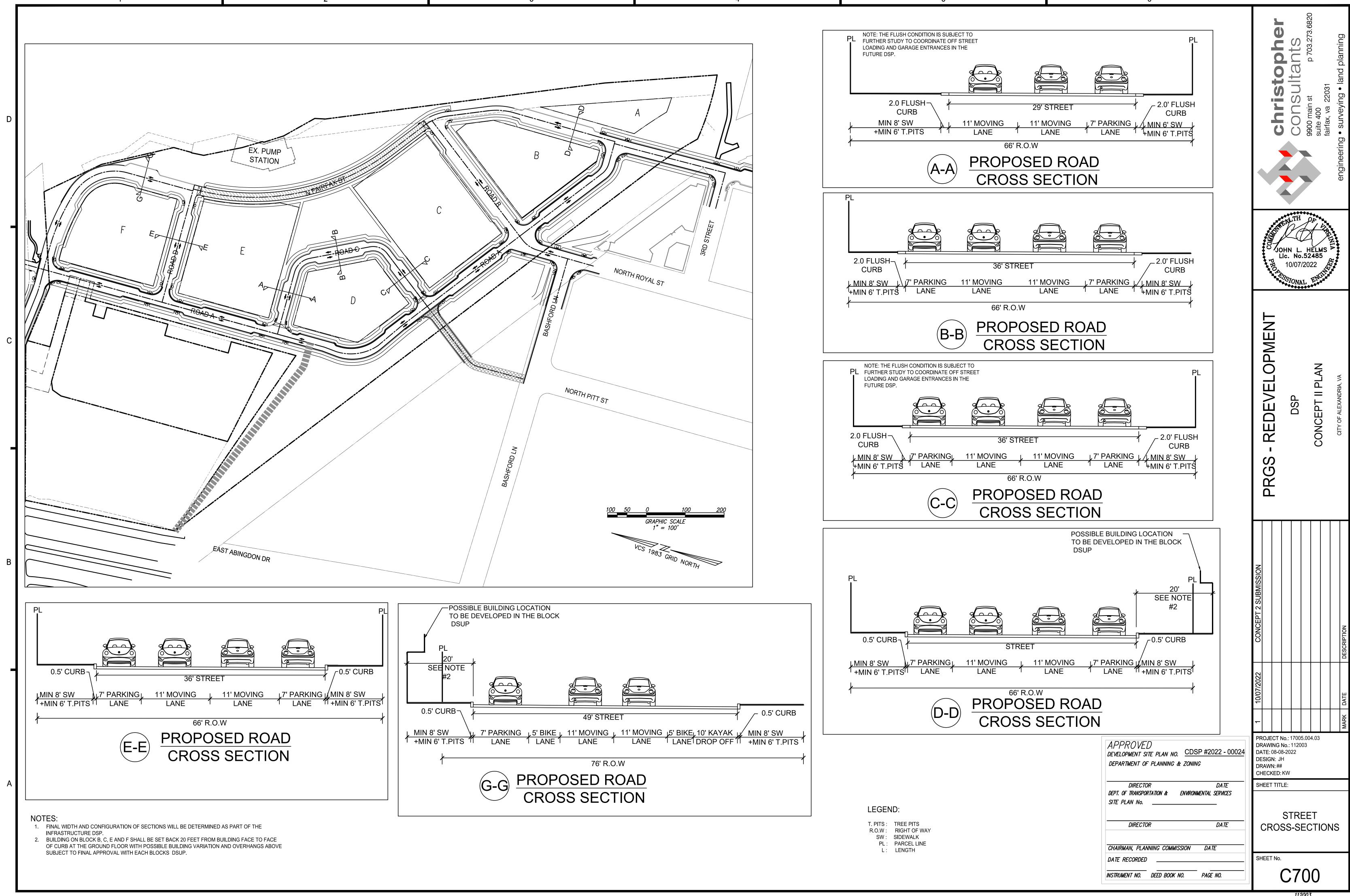


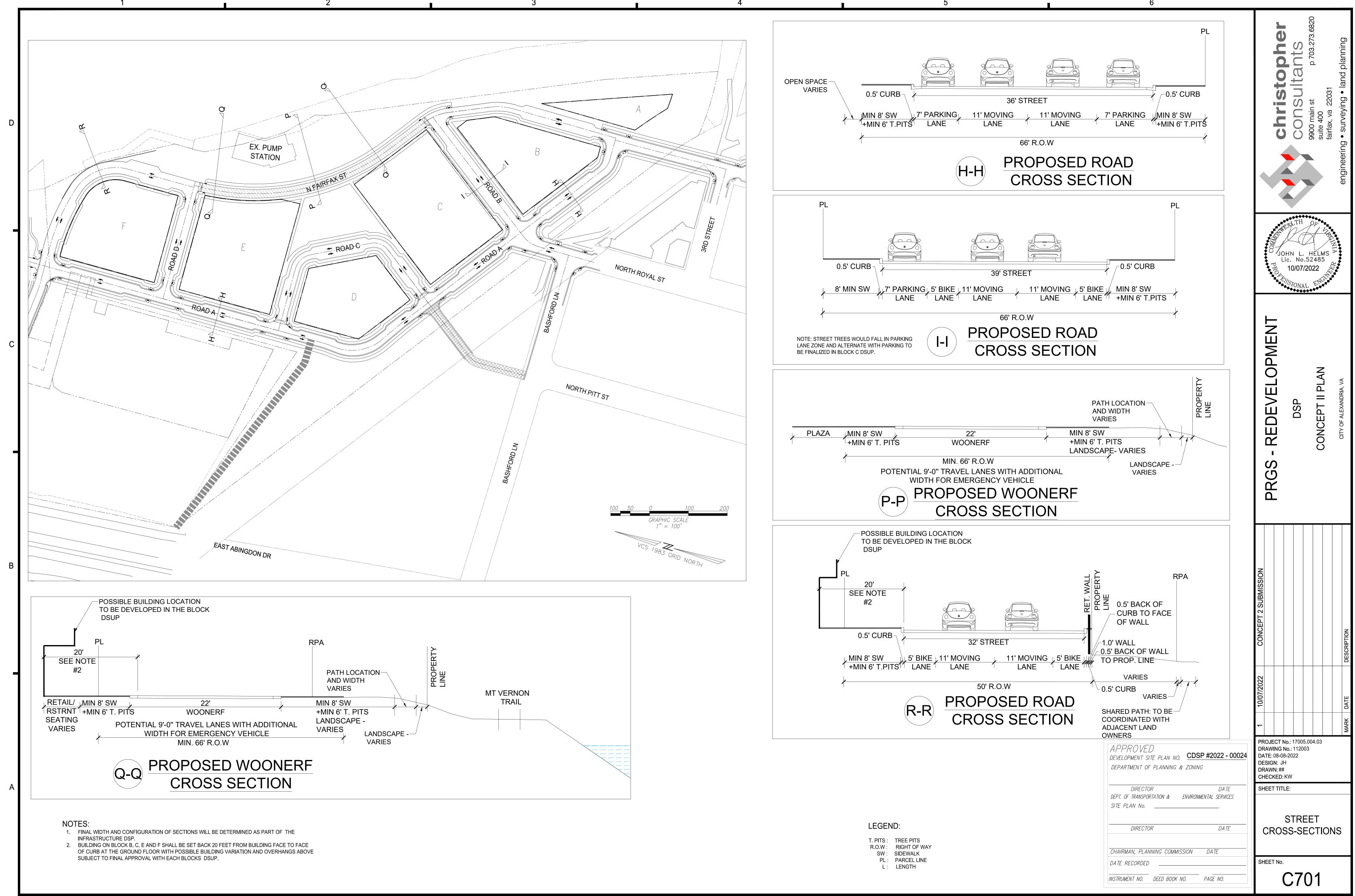


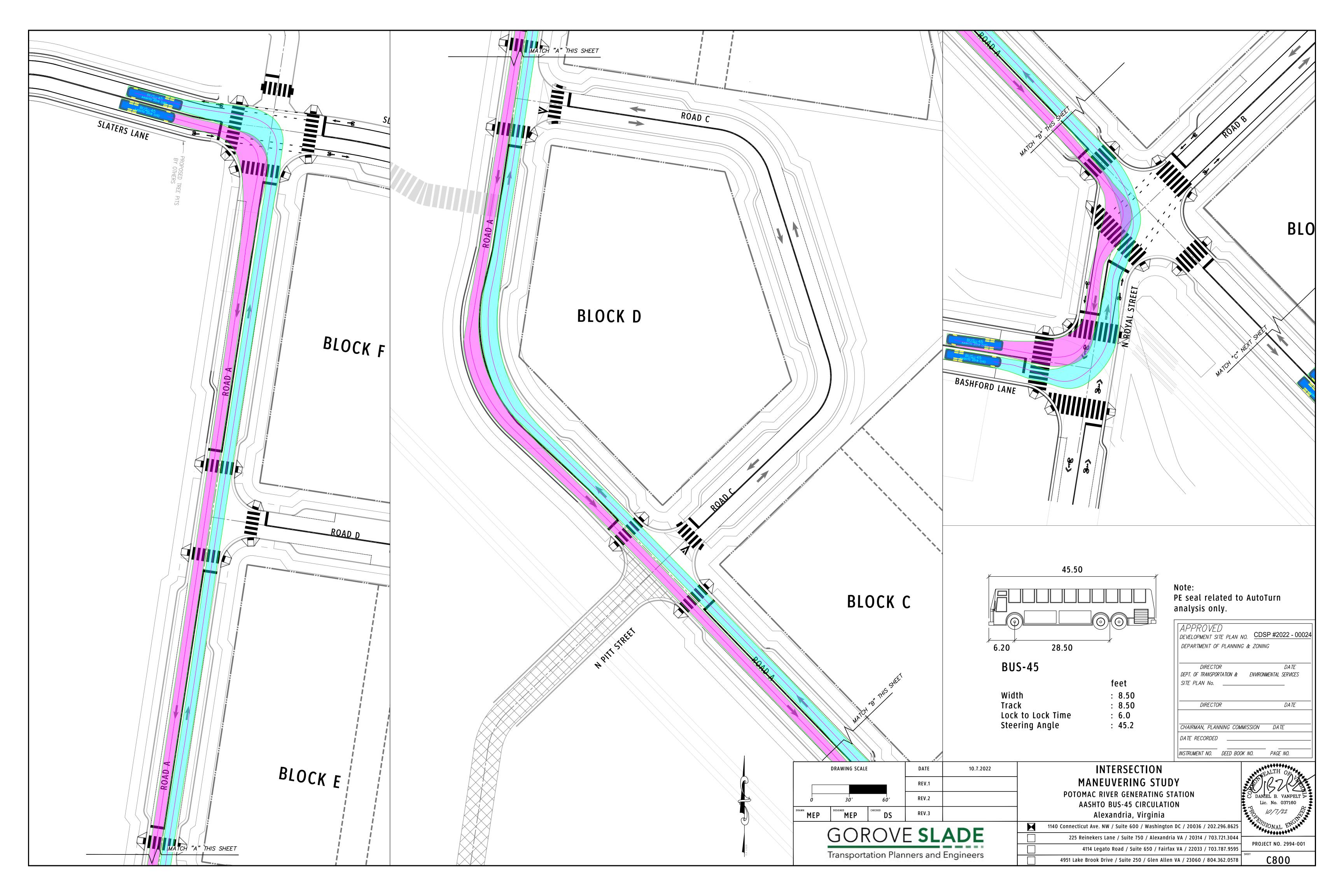


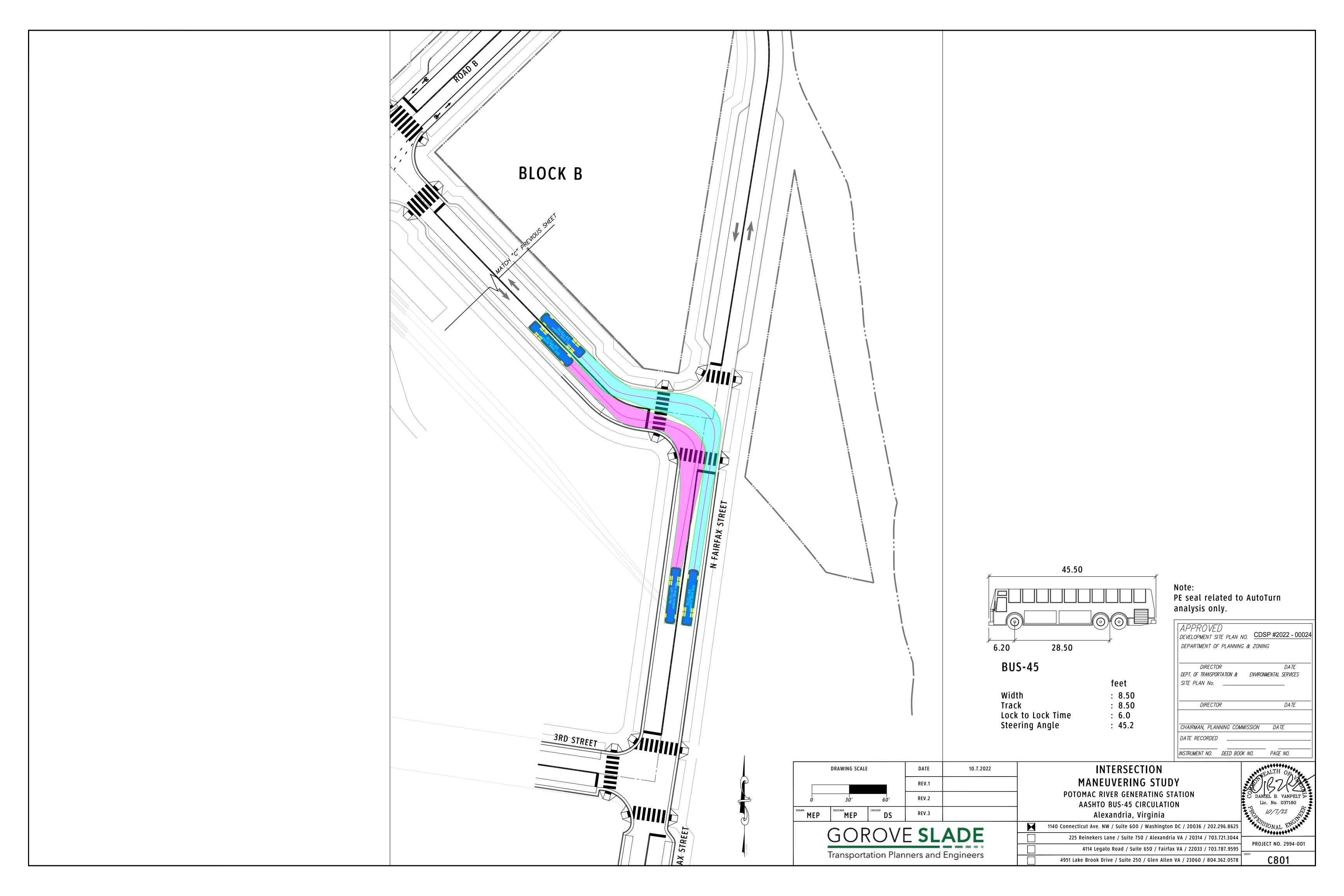






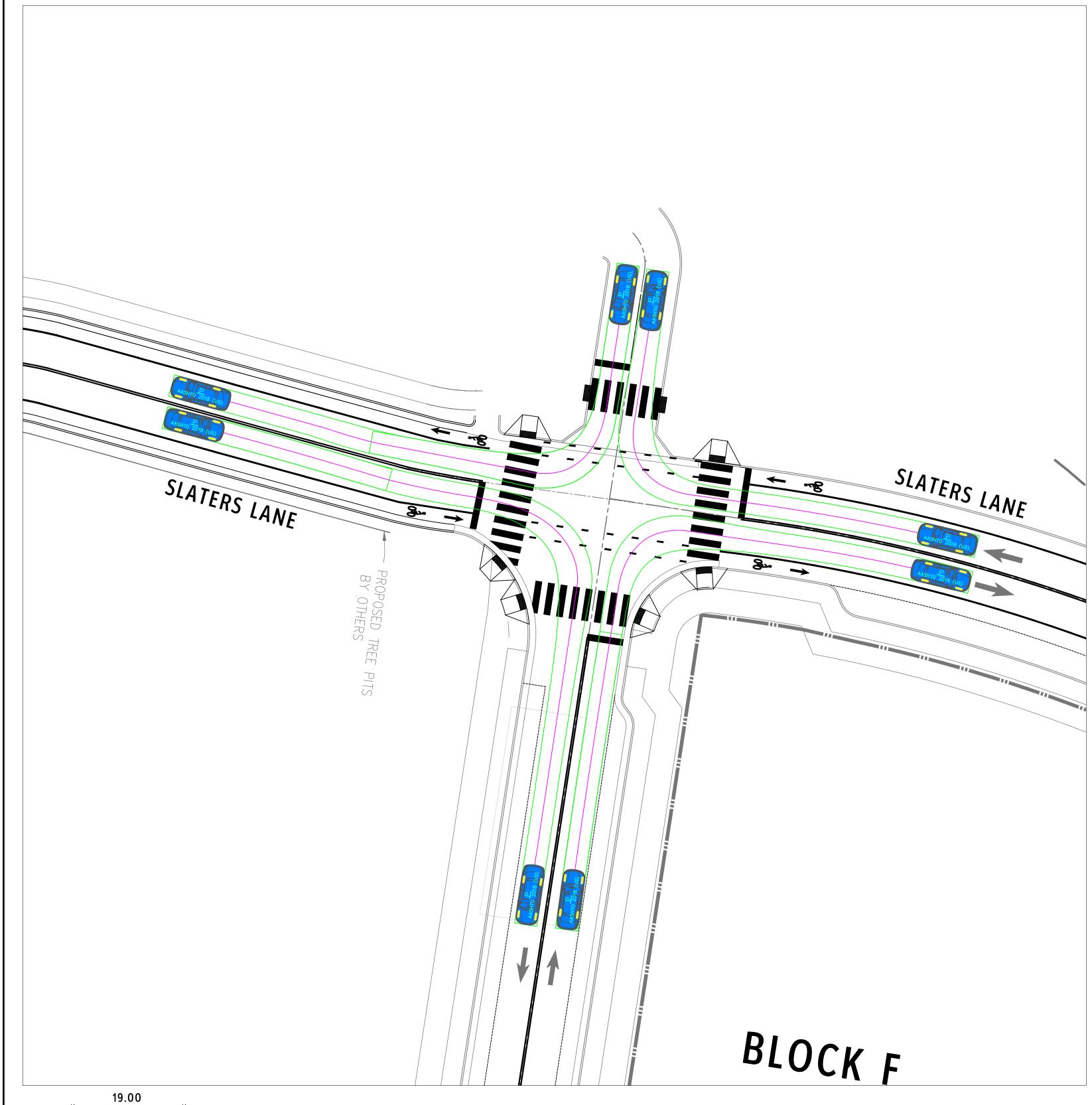


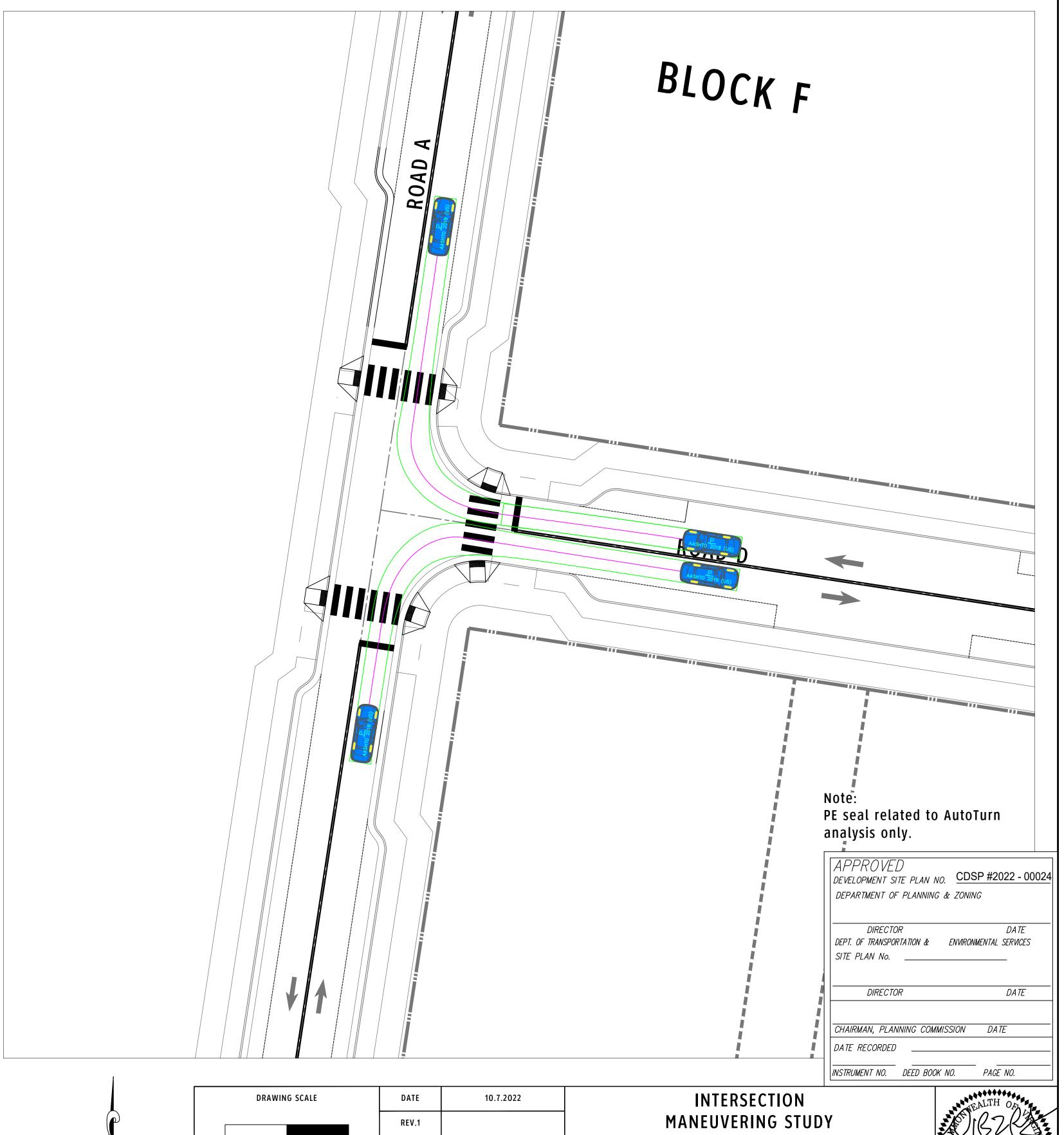


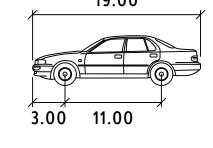


SLATERS LANE INTERSECTION MANEUVERING DETAIL DESIGN VEHICLE: AASHTO P VEHICLE



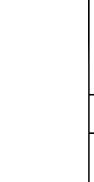


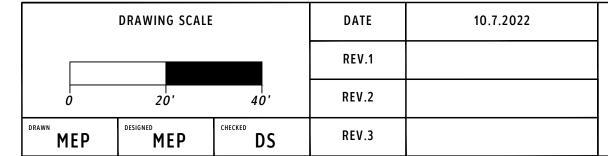




Lock to Lock Time

feet : 7.00 : 6.00 : 6.0 Steering Angle : 31.6





GOROVE **SLADE** Transportation Planners and Engineers

POTOMAC RIVER GENERATING STATION

Alexandria, Virginia

1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625 225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044

PROJECT NO. 2994-001 4114 Legato Road / Suite 650 / Fairfax VA / 22033 / 703.787.9595 C802

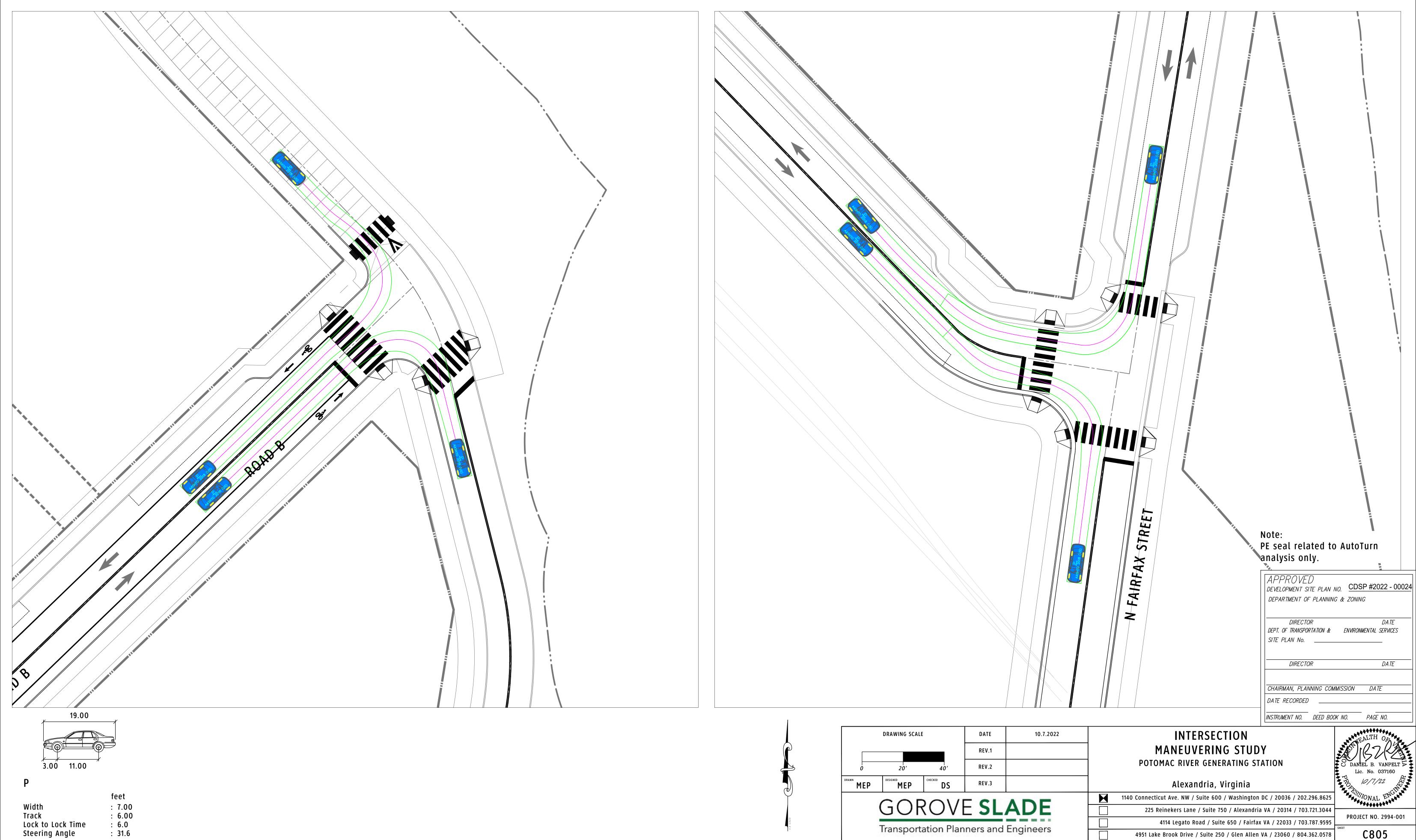
4951 Lake Brook Drive / Suite 250 / Glen Allen VA / 23060 / 804.362.0578

INTERNAL INTERSECTION INTERNAL INTERSECTION MANEUVERING DETAIL MANEUVERING DETAIL DESIGN VEHICLE: AASHTO P VEHICLE DESIGN VEHICLE: AASHTO P VEHICLE BLOCK F BLOCK E ROAD ROAD D **PE** seal related to AutoTurn analysis only. DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024 DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES BLOCK D DIRECTOR CHAIRMAN, PLANNING COMMISSION DATE 19.00 INSTRUMENT NO. DEED BOOK NO. PAGE NO. INTERSECTION DRAWING SCALE 10.7.2022 MANEUVERING STUDY POTOMAC RIVER GENERATING STATION Alexandria, Virginia feet 1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625 GOROVE **SLADE** : 7.00 225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044 PROJECT NO. 2994-001 Lock to Lock Time 4114 Legato Road / Suite 650 / Fairfax VA / 22033 / 703.787.9595 Transportation Planners and Engineers Steering Angle C803 4951 Lake Brook Drive / Suite 250 / Glen Allen VA / 23060 / 804.362.0578

N PITT STREET INTERSECTION N ROYAL STREET INTERSECTION MANEUVERING DETAIL MANEUVERING DETAIL DESIGN VEHICLE: AASHTO P VEHICLE DESIGN VEHICLE: AASHTO P VEHICLE BLOCK D BLOCK B **PE** seal related to AutoTurn **BLOCK** analysis only. APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024 DEPARTMENT OF PLANNING & ZONING DIRECTOR BASHFORD LANE DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES DIRECTOR CHAIRMAN, PLANNING COMMISSION DATE 19.00 INSTRUMENT NO. DEED BOOK NO. PAGE NO. INTERSECTION DRAWING SCALE 10.7.2022 MANEUVERING STUDY POTOMAC RIVER GENERATING STATION Alexandria, Virginia feet 1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625 GOROVE **SLADE** : 7.00 : 6.00 225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044 PROJECT NO. 2994-001 Lock to Lock Time Steering Angle 4114 Legato Road / Suite 650 / Fairfax VA / 22033 / 703.787.9595 : 6.0 : 31.6 Transportation Planners and Engineers C804 4951 Lake Brook Drive / Suite 250 / Glen Allen VA / 23060 / 804.362.0578

INTERNAL INTERSECTION
MANEUVERING DETAIL
DESIGN VEHICLE: AASHTO P VEHICLE

N FAIRFAX STREET INTERSECTION MANEUVERING DETAIL DESIGN VEHICLE: AASHTO P VEHICLE



# N ROYAL STREET & BASHFORD LANE INTERSECTION MANEUVERING DETAIL DESIGN VEHICLE: AASHTO P VEHICLE

feet

: 7.00

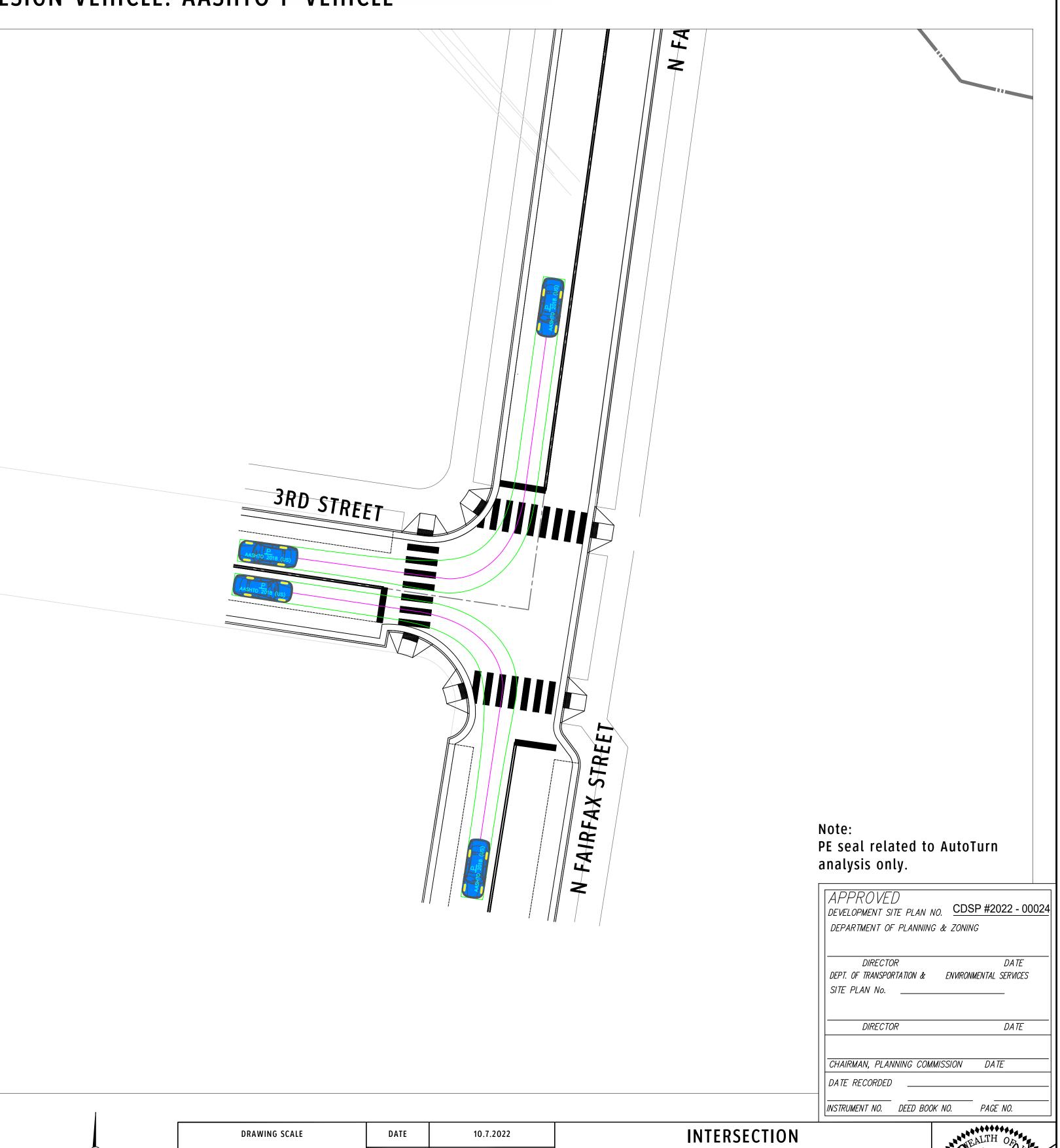
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Lock to Lock Time

Steering Angle



# N FAIRFAX STREET & 3RD STREET INTERSECTION INTERSECTION MANEUVERING DETAIL DESIGN VEHICLE: AASHTO P VEHICLE



GOROVE **SLADE** 

Transportation Planners and Engineers

MANEUVERING STUDY

POTOMAC RIVER GENERATING STATION

Alexandria, Virginia

1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625

225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044

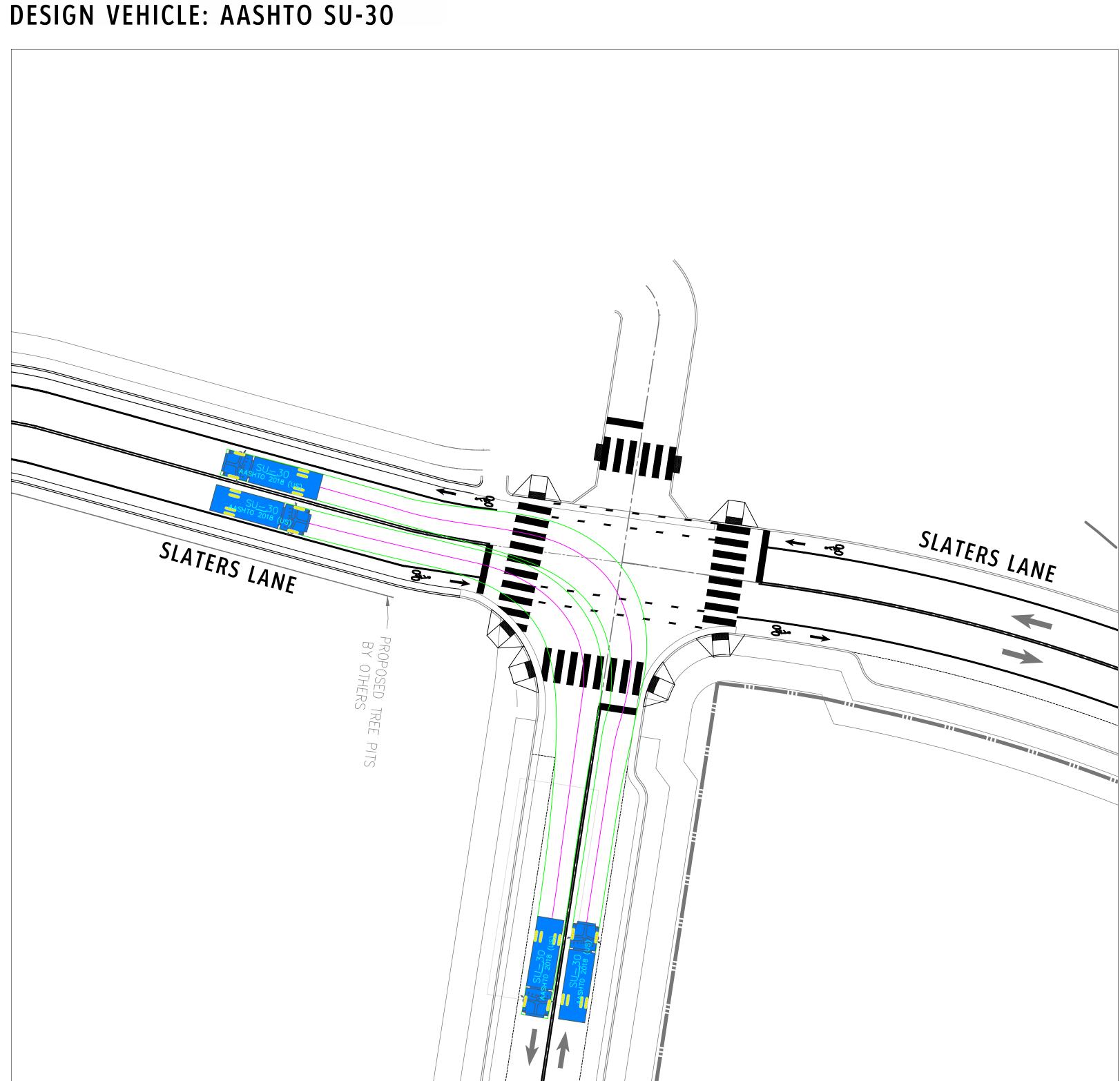
4951 Lake Brook Drive / Suite 250 / Glen Allen VA / 23060 / 804.362.0578

4114 Legato Road / Suite 650 / Fairfax VA / 22033 / 703.787.9595

PROJECT NO. 2994-001

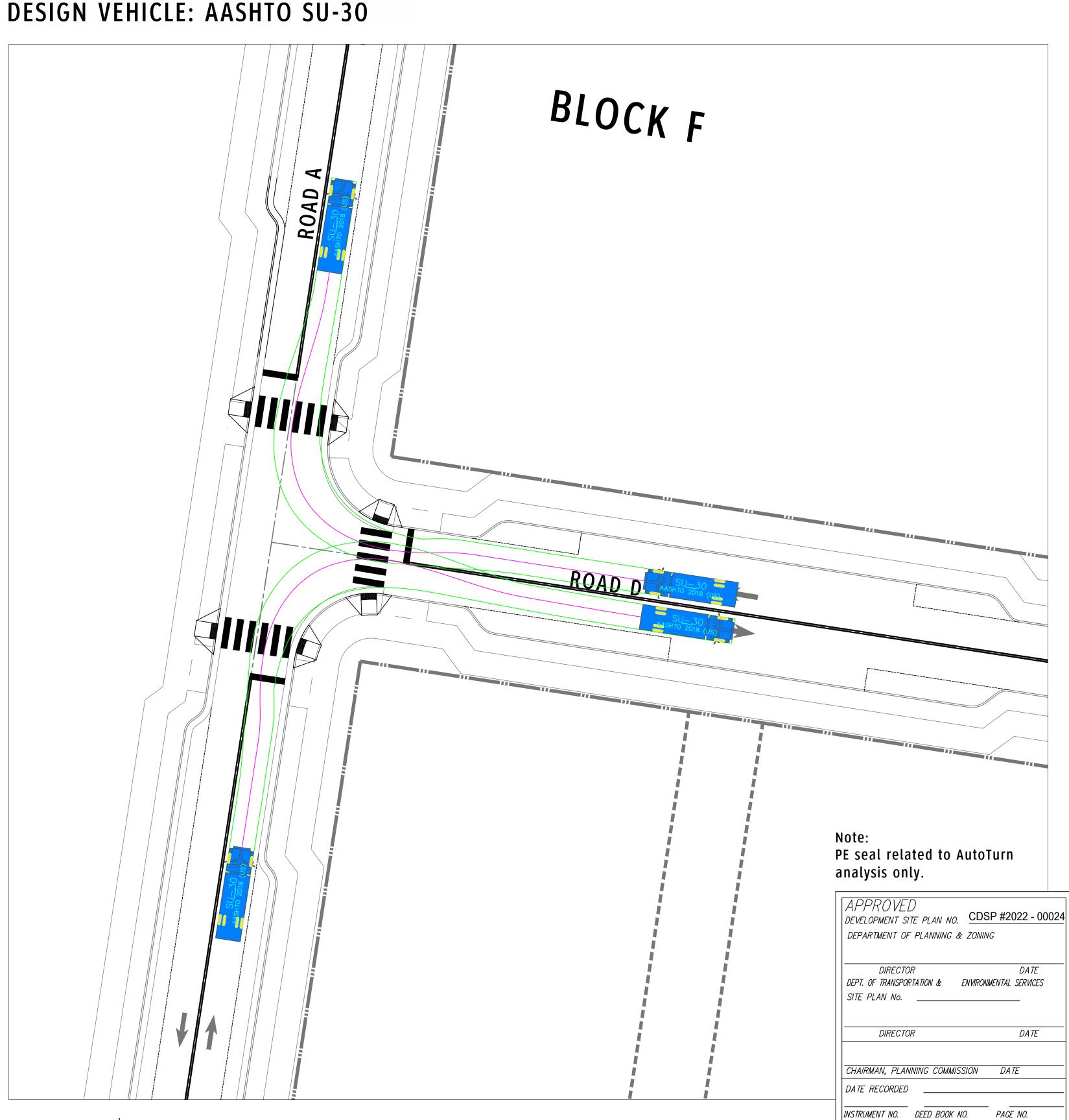
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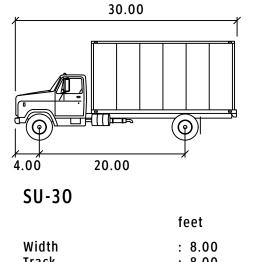
SLATERS LANE INTERSECTION MANEUVERING DETAIL



BLOCK F

INTERNAL INTERSECTION MANEUVERING DETAIL





: 8.00 : 8.00 : 6.0 : 31.8 Track Lock to Lock Time Steering Angle

DRAWING SCALE 10.7.2022

GOROVE **SLADE** Transportation Planners and Engineers

INTERSECTION MANEUVERING STUDY POTOMAC RIVER GENERATING STATION

Alexandria, Virginia

1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625 225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044

> 4114 Legato Road / Suite 650 / Fairfax VA / 22033 / 703.787.9595 4951 Lake Brook Drive / Suite 250 / Glen Allen VA / 23060 / 804.362.0578

PROJECT NO. 2994-001

C807

INTERNAL INTERSECTION N PITT STREET INTERSECTION MANEUVERING DETAIL MANEUVERING DETAIL DESIGN VEHICLE: AASHTO SU-30 DESIGN VEHICLE: AASHTO SU-30 LOCK D ROAD A BLOCK E ROAD C BLOCK C Note: PE seal related to AutoTurn analysis only. APPROVED
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024 ROAD DEPARTMENT OF PLANNING & ZONING DIRECTOR DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES DIRECTOR CHAIRMAN, PLANNING COMMISSION DATE INSTRUMENT NO. DEED BOOK NO. PAGE NO. INTERSECTION DRAWING SCALE 10.7.2022 MANEUVERING STUDY POTOMAC RIVER GENERATING STATION Alexandria, Virginia 1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625 GOROVE **SLADE** 225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044 : 8.00 : 8.00 : 6.0 : 31.8 PROJECT NO. 2994-001 4114 Legato Road / Suite 650 / Fairfax VA / 22033 / 703.787.9595 Lock to Lock Time Steering Angle Transportation Planners and Engineers C808 4951 Lake Brook Drive / Suite 250 / Glen Allen VA / 23060 / 804.362.0578

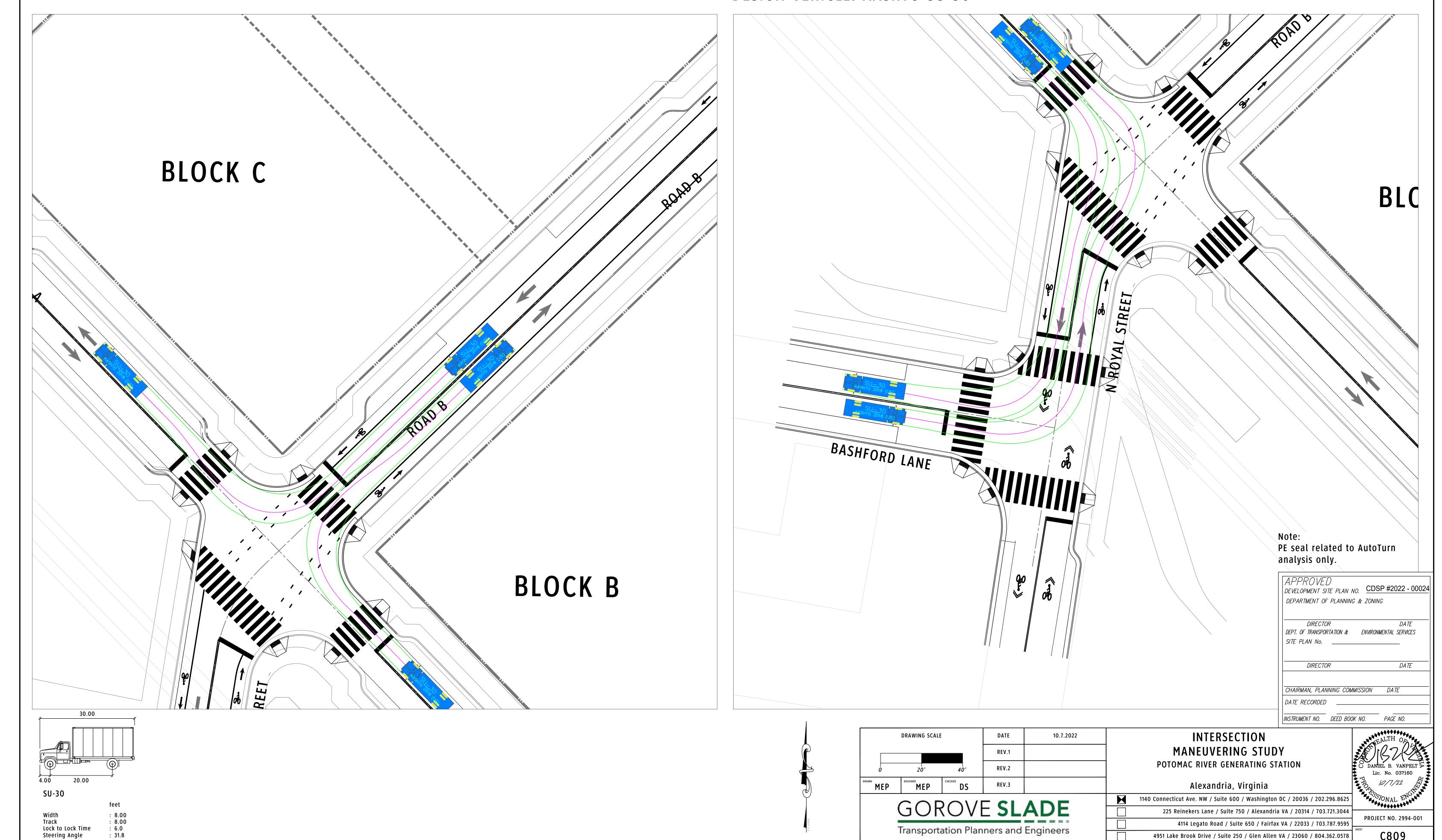
N ROYAL STREET INTERSECTION MANEUVERING DETAIL DESIGN VEHICLE: AASHTO SU-30

Steering Angle

N ROYAL STREET & BASHFORD LANE INTERSECTION MANEUVERING DETAIL DESIGN VEHICLE: AASHTO SU-30

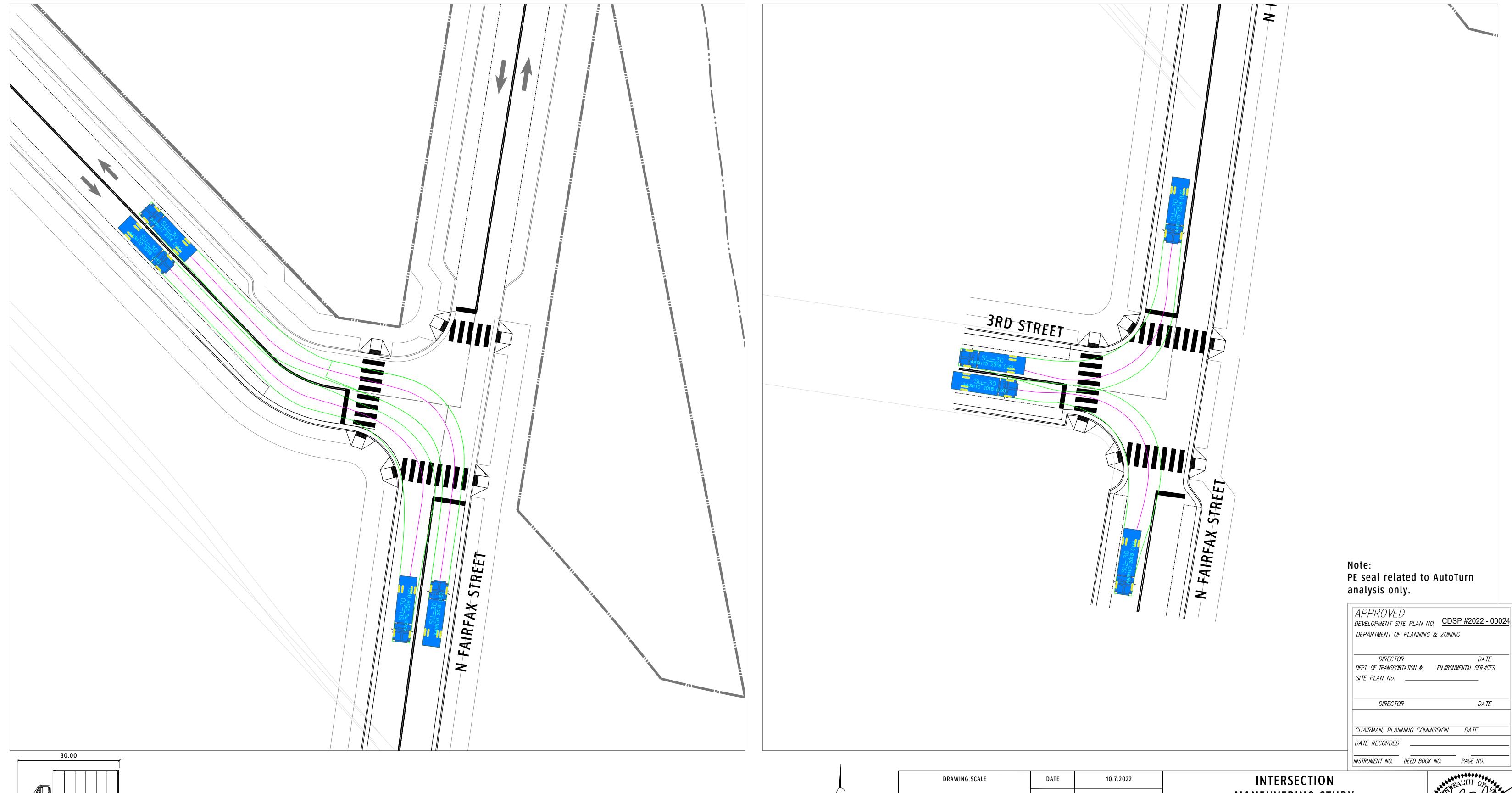
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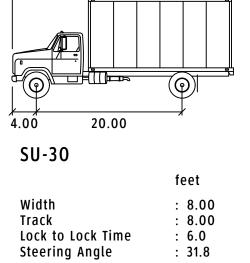
4951 Lake Brook Drive / Suite 250 / Glen Allen VA / 23060 / 804.362.0578



N FAIRFAX STREET INTERSECTION MANEUVERING DETAIL DESIGN VEHICLE: AASHTO SU-30

N FAIRFAX STREET & 3RD STREET INTERSECTION MANEUVERING DETAIL DESIGN VEHICLE: AASHTO SU-30





Lock to Lock Time

Steering Angle

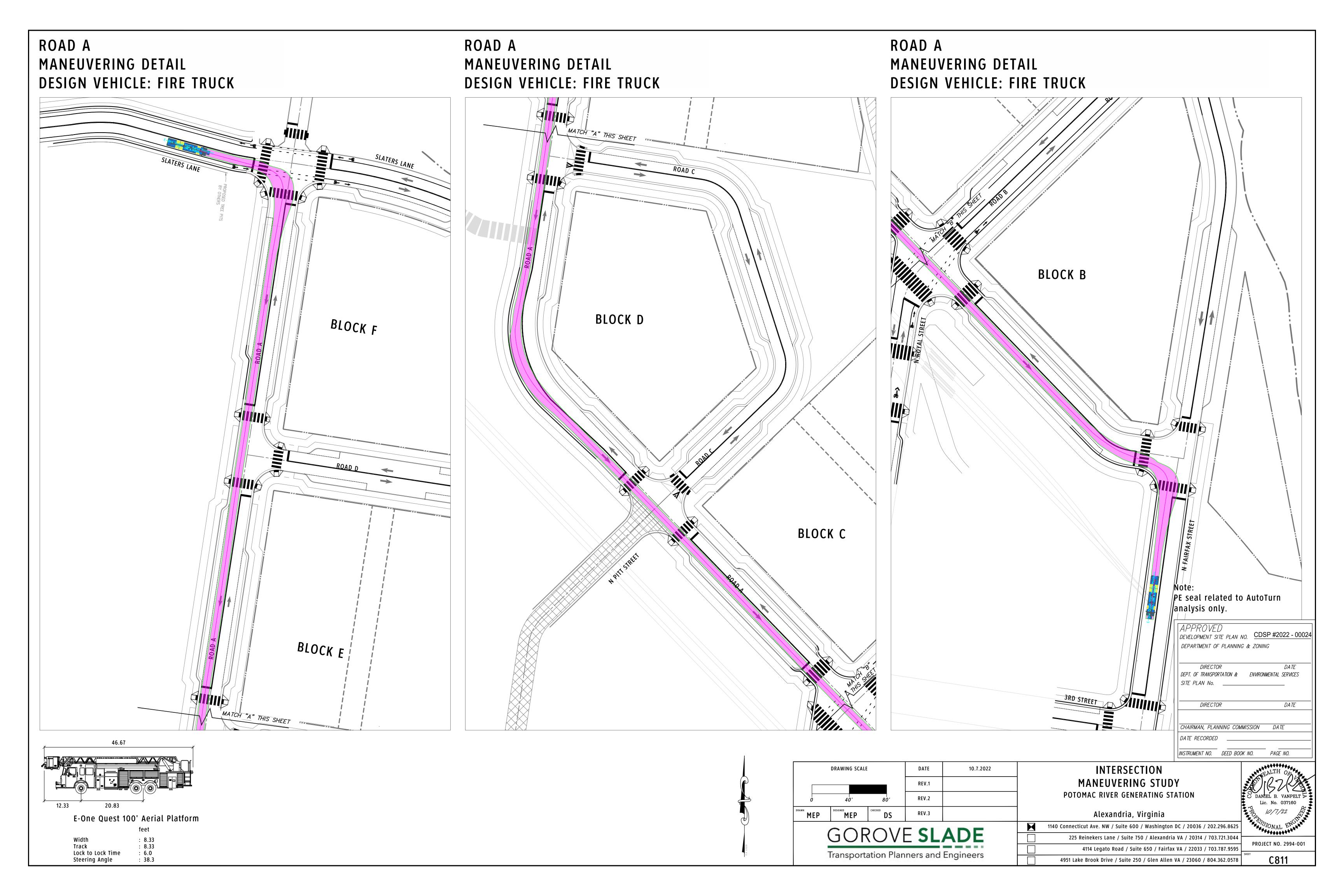
GOROVE **SLADE** Transportation Planners and Engineers

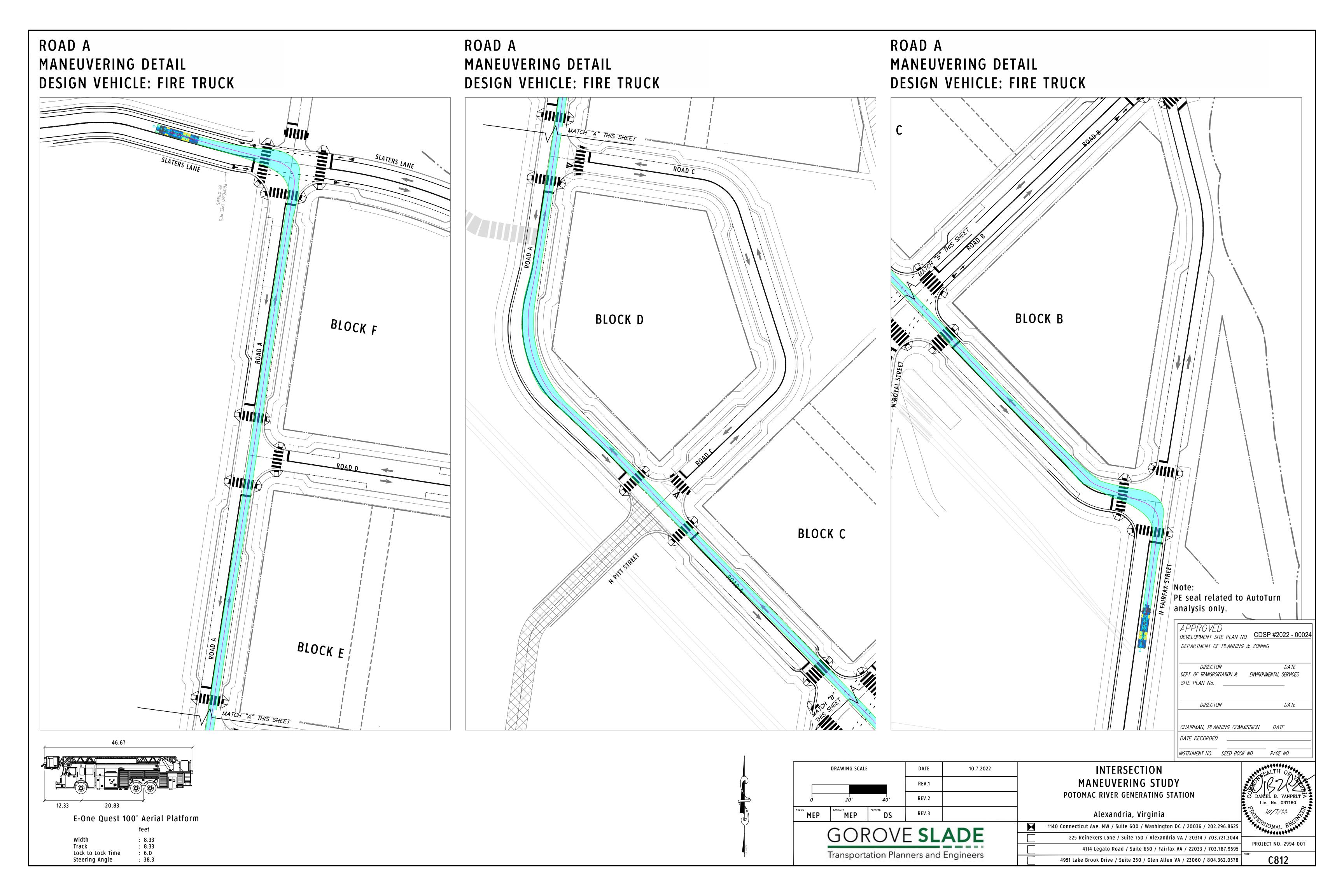
#### MANEUVERING STUDY POTOMAC RIVER GENERATING STATION

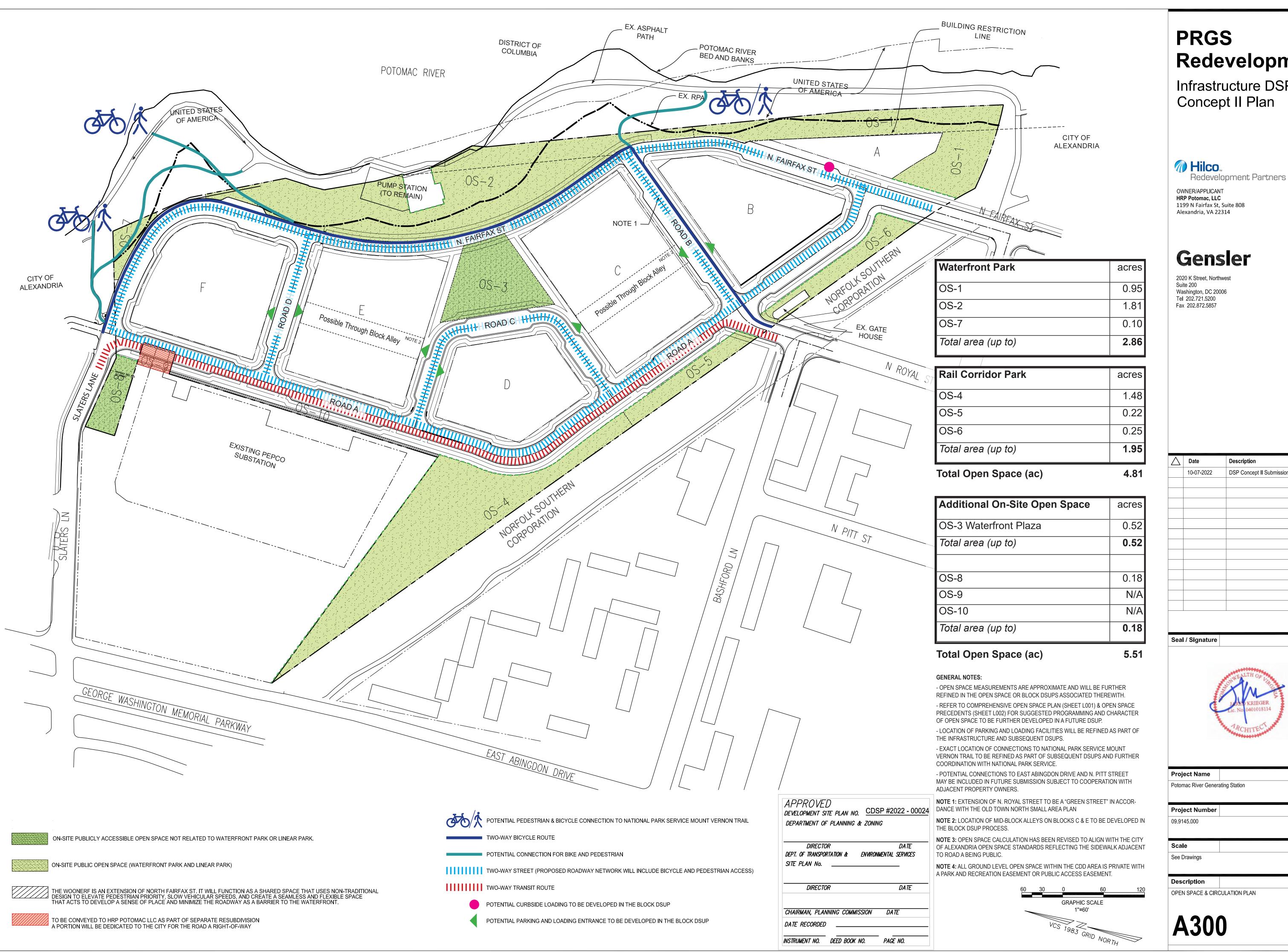
Alexandria, Virginia 1140 Connecticut Ave. NW / Suite 600 / Washington DC / 20036 / 202.296.8625

225 Reinekers Lane / Suite 750 / Alexandria VA / 20314 / 703.721.3044 PROJECT NO. 2994-001 4114 Legato Road / Suite 650 / Fairfax VA / 22033 / 703.787.9595 4951 Lake Brook Drive / Suite 250 / Glen Allen VA / 23060 / 804.362.0578

C810







# Redevelopment

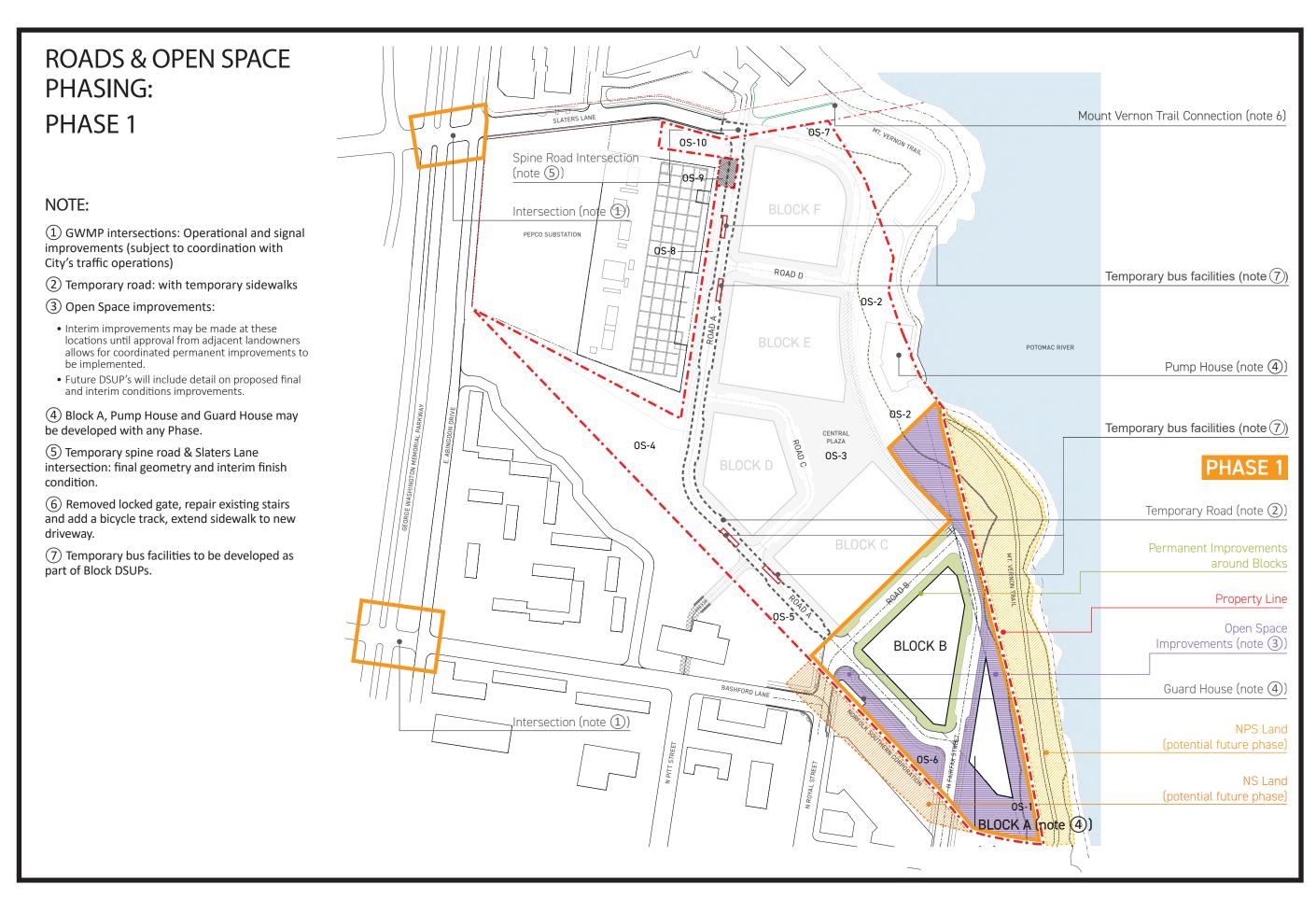
Infrastructure DSP Concept II Plan



$ \Delta $	Date	Description
	10-07-2022	DSP Concept II Submission



Project Name	
Potomac River Genera	ating Station
Project Number	
09.9145.000	
Scale	
See Drawings	



ROADS & OPEN SPACE PHASING PLAN: PHASE 1



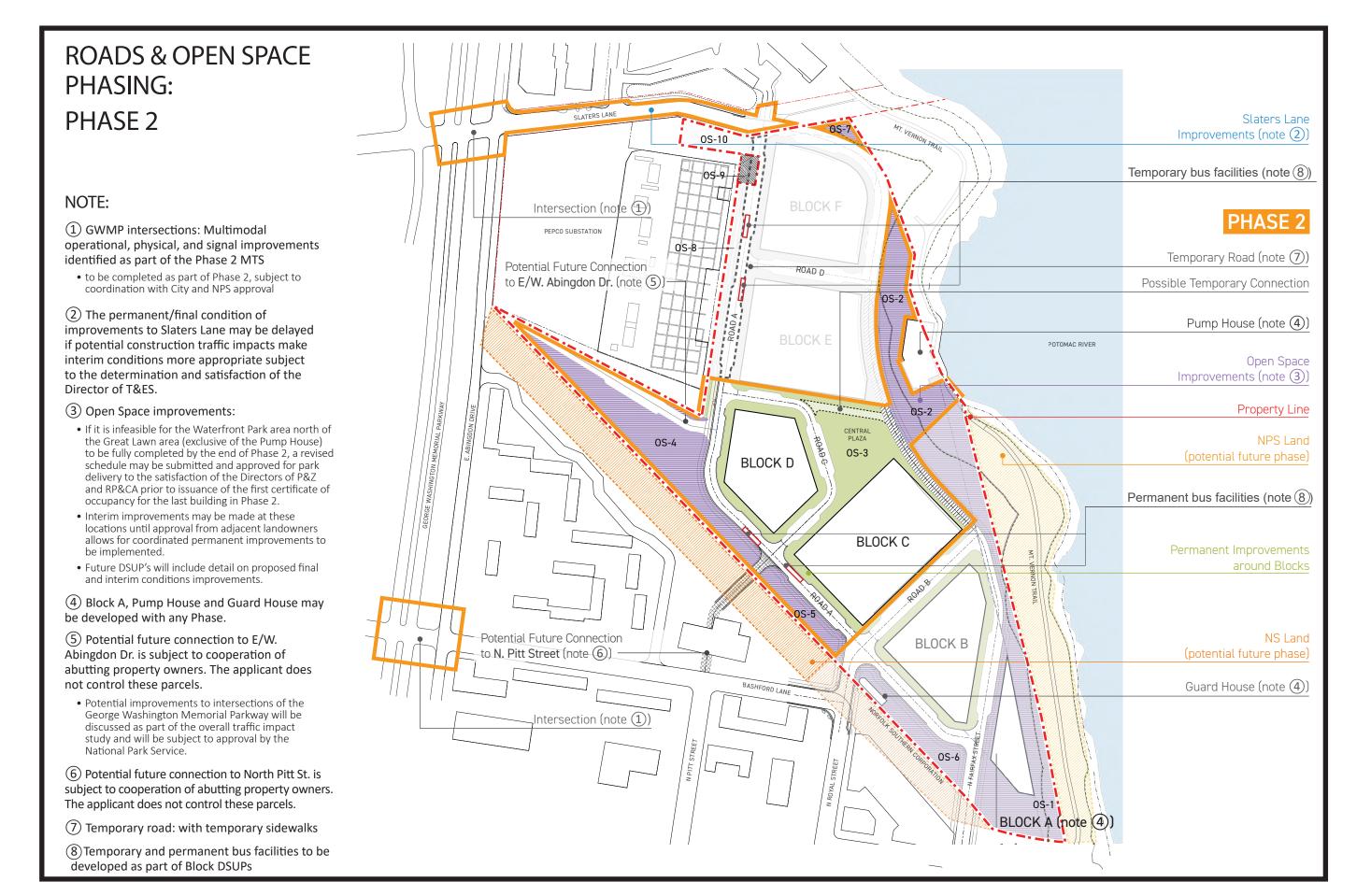
#### LEGEND



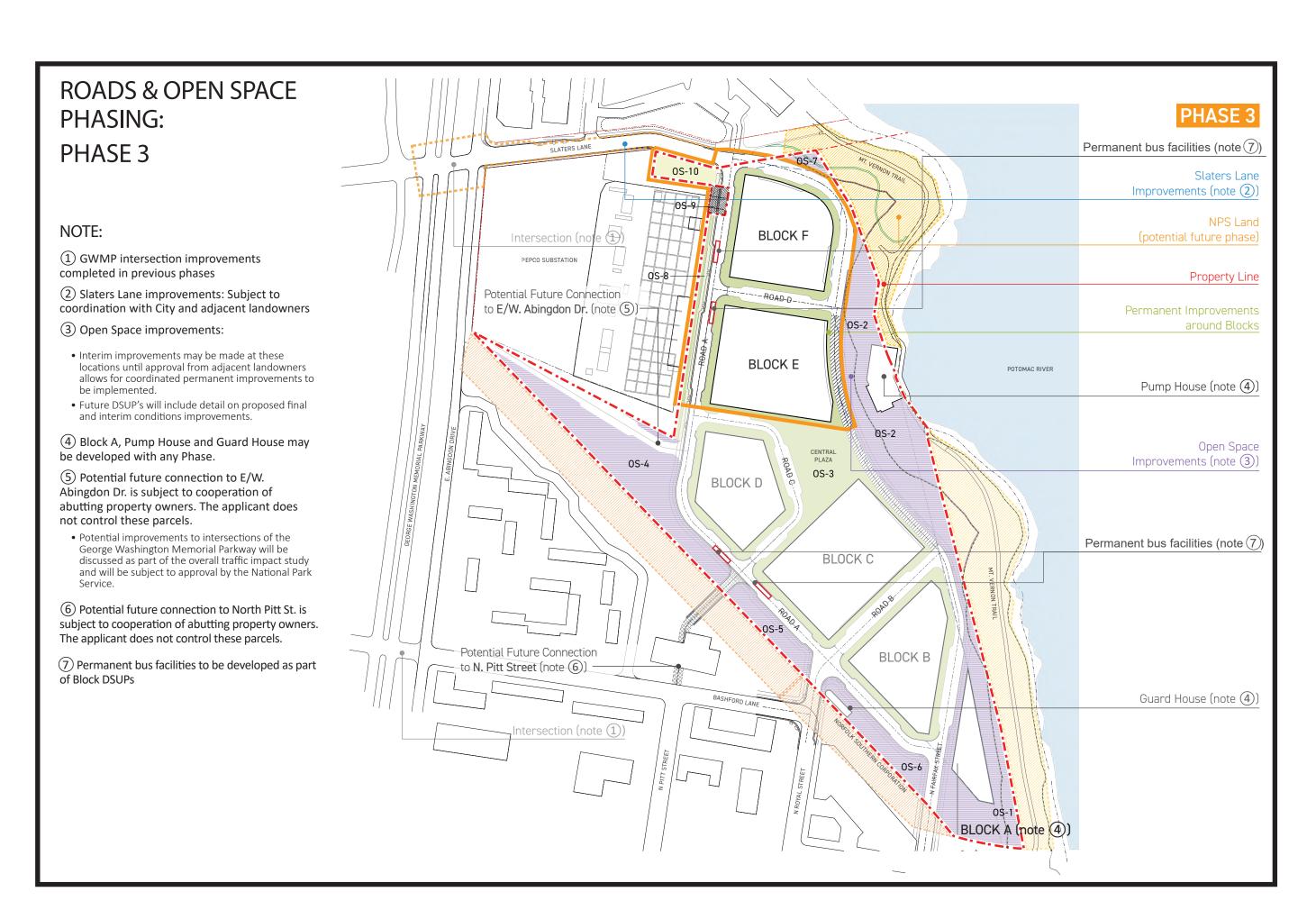
- (potential future phase, subject to landowners' approval)
- National Park Service Land (potential future phase, subject to landowners' approval)
- Permanent Improvements (including adjacent roadway)
  - Open Space Improvements (note 3) To be conveyed to HRP POTOMAC LLC

as part of separate resubdivision

- NOTE:
- The intent of these Phasing Plans is to describe the Road and Open Space Improvements to be associated with each Phase of development.
- The exact order of Block and Building phasing may vary.
- In-kind contributions for the cost of design and improvements of the publicly accessible parks will be accounted for at the end of each phase pursuant to CDD Condition No.116.
- Improvements associated with each phase will be completed as each phase is completed.



02 ROADS & OPEN SPACE PHASING PLAN: PHASE 2



ROADS & OPEN SPACE PHASING PLAN: PHASE 3

# **PRGS** Redevelopment

INFRASTRUCTURE DSP CONCEPT II PLAN

1300 North Royal Street Alexandria VA 22314

M Hilco. Redevelopment Partners

HRP Potomac, LLC 1199 N Fairfax St, Suite 808

Alexandria, VA 22314

Tel 312.796.6564 Fax xxx.xxx.xxxx

# Gensler

2020 K Street NW Suite 200 Washington, DC 20006 **United States** 

Tel 202.721.5200 Fax 202.872.8587

$\triangle$	Date	Description
	10-07-2022	DSP Concept II Plan

Seal / Signature



Project Name					
PRGS Redevelopment					
Project Number					
09.9145.000					
Scale					

Description

**ROADWAY & OPEN SPACE SPECIFIC** PHASING PLAN

A900

em#	Item # in Conditions	Description	Drawing Reference	Remarks
1	30	The applicant shall construct future development within the CDD Conceptual Design Plan area in the phases. The phases may be revised at the election of the applicant through a future submission of a Supplemental Phasing Plan to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services. Each building DSUP is placed in the phases below based on their order of approval. Each phase is considered completed when the first certificates of occupancy are sought for the last building in a given phase. The following conditions contemplate the phasing, unless revised through a future Supplemental Phasing Plan:  a.Phase 1 – Approval of 400,000 square feet of GFA across the CDD site.  b.Phase 2 – Blocks C and D or approval of 1.25 million square feet of GFA across the CDD site.  c.Phase 3 – Blocks E and F or approval of up to 2.5 million square feet of GFA (on the last block to be developed) across the CDD site. (P&Z, T&ES)	A900	
2	31	In addition to any improvements or requirements outlined in these conditions, the applicant shall provide the following physical improvements with the completion of Phase 1. Phase 1 will be considered complete at the first request for a certificate of occupancy for the last building constructed in Phase 1.  a.Road A constructed in interim condition (including roadway, sidewalks and interim multimodal facilities to the satisfaction of the Director of T&ES) from southern property line to Slaters Lane.  b.The extension of N. Fairfax Street northward into the site from the N. Fairfax Street and Third Street intersection and the extension of N. Royal Street northeastward into the site (Road B) from the N. Royal Street and Bashford Lane intersection shall be constructed in the final condition and fully operational.  c.In the event that Block B is not included in Phase 1, construct all roads adjacent to the Phase 1 block(s) in final condition and fully operational.  d.Implementation of a final design for the southern half of Waterfront Park which includes interim improvements up to the Great Lawn area that ends approximately at the northern boundary of Block C with interim connections to the Mount Vernon Trail, pending approval from NPS for off-site connections and to the satisfaction of the Directors of RP&CA, T&ES and P&Z.  e.Completion of operational and signal improvements to the intersections of Slaters Lane and Bashford Lane with the George Washington Memorial Parkway (GWMP) identified in the Multimodal Transportation Study (MTS) completed with the CDD. These improvements would be limited to signal timing and phasing improvements and not include physical or signal equipment upgrades. (Pending City and NPS approval) (P&Z) (T&ES) (RP&CA) (PC)	A900	
	32	In addition to any improvements or requirements outlined in these conditions, the applicant shall provide the following improvements with the completion of Phase 2 of the CDD. Phase 2 will be considered complete with the first request for a certificate of occupancy for the last building in Phase 2:  a.N. Fairfax Street (including Woonerf section) in final condition (including roadway and sidewalks) from southern property line to southern parcel line of Block E.  b.A Feasibility Study as more particularly described in Condition 37 below.  c.The completion of all improvements in final condition to Waterfront Park and interim improvements to Rail Corridor Park. If it is infeasible for the Waterfront Park area north of the Great Lawn area (exclusive of the Pump House) to be fully completed by the end of Phase 2, a revised schedule may be submitted and approved for park delivery to the satisfaction of the Directors of P&Z and RP&CA prior to issuance of the first certificate of occupancy for the last building in Phase 2.  d.Completion of the improvements in permanent/final condition to Slaters Lane east of the GWMP and the intersection with Road A and N. Fairfax Street, and the multimodal trail connection between the Slaters Lane end and the Mount Vernon Trail if NPS approval has been granted. The permanent/final condition of improvements to Slaters Lane may be delayed if potential construction traffic impacts make interim conditions more appropriate subject to the determination and satisfaction of the Director of T&ES.  e.Improvements to Slaters Lane shall include the Slaters Lane and GWMP intersection (including E. and W. Abingdon Drive) in coordination with National Park Service approval. Completion of the multimodal operational, physical, and signal improvements at the intersections of Slaters Lane and Bashford Lane with the GWMP (including E. and W. Abingdon Drive) identified as part of the CDD MTS, Infrastructure DSP, Feasibility Study and/or subsequent studies, excluding the potential future connection to E. A	A900	
lire	33	In addition to any improvements or requirements outlined in these conditions, the applicant shall provide the following improvements with the completion of Phase 3. Phase 3 will be considered complete with the first request for a certificate of occupancy for the last building In Phase 3:  a.All improvements to the public realm (dedicated public and public access easement) shall be constructed in finalized condition.  b.Construction of the Pepco Liner open space in final condition.  c.A construction of an east-west road connection to the GWMP if determined to be feasible and viable by the Feasibility Study described in Condition 37 below and if approved by NPS and other adjacent property owner(s).  d.Improvements to Rail Corridor Park in final condition and improvements to the Old Town North Linear Park consistent with the Contributions section below. (P&Z) (T&ES) (RP&CA)	A900	
G. Infrastruct		The Infrastructure Development Site Plan (DSP) for the entire CDD plan area shall be approved by the Planning Commission prior to the first preliminary Development Special Use Permit approval for any block with the CDD plan area. The final infrastructure site plan shall be approved prior to the release of the first final site plan for any development block for the site. The infrastructure plan shall at a minimum include the following and additional information deemed necessary for review of the infrastructure plan to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services		Acknowledged.
	47a	The entire final road surface, parking lanes, traffic signs and signals, and necessary roadway markings for all required new streets or portions thereof, including connections to existing streets	C312	Will be included in DSP concept II submission and refined through final site plan.
	47b	Curbs and gutters for all streets		Curb cuts for loading dock entrances & alleys will be further expanded with Block DSUPs.
	47c	ADA-compliant curb ramps		Details for curb cuts and ramps including ADA ramps will be provided in the Block DSUP submissions.
	47d	Any revised traffic signs, traffic signals, or roadway markings that may be necessary, as determined by the Directors of Planning & Zoning and Transportation & Environmental Services, along existing streets adjacent to the CDD Conceptual Design Plan area		Will be included in final site plan.
	47e	The approved streetscape dimensions as generally shown on the CDD Final Site Plan		Streetscape dimensions are generally shown on the final CDD plan.
	47f	All grading, topography, and spot elevation necessary to review the proposed infrastructure	C400-C403	Included in DSP concept II submission and will be refined through final site plan.
	47g	All necessary above and below-grade utilities, including stormwater, sanitary, water and electrical connection	C300-C309	Included in DSP concept II submission and will be refined through final site plan.
	47h	Any necessary temporary facilities related to transit facilities. (P&Z) (T&ES)	A900	Will be included in DSP concept II submission and refined through final site plan.
	48	The entire length of the proposed Road A, between Slaters Lane and the N. Fairfax Street extension, shall be designed and shown on the Infrastructure DSP. (T&ES)	C300-C309	Will be included in DSP concept II submission and refined through final site plan.
	49	Improvements to Slaters Lane between E. Abingdon Drive and the intersection to Road A as well as the trail connection between Slaters Lane and the Mount Vernon Trail shall be designed and shown in the Infrastructure DSP Plan to the satisfaction of the Director of T&ES. a.Any improvements located within NPS property are subject to NPS approval and absence of that approval will not delay approval of the Infrastructure DSP. (T&ES)	C300-C309	Will be included in DSP concept II submission and refined through final site plan.
		The N. Fairfax Street and N. Royal Street extension intersecting Road A shall be designed and shown on the Infrastructure DSP to the	C303	

17		51	The Infrastructure DSP shall include interim as well as proposed final conditions and operations of each roadway improvement and new intersection. (T&ES)	C300-C314 & A900	Will be included in DSP concept II submission and refined through final site plan.	PRGS	
18		52	Hydrants on public streets are the responsibility of the city. Hydrants on private streets shall be included within public easements and are the responsibility of the City. (Fire)		Hydrants will be indicated on Block DSUPs or Completeness Submission	Redevelop	
19		53	All infrastructure within future public rights-of-way shall be designed and constructed to City Standards while materials used within private streets may be alternate materials to the satisfaction of the Directors of T&ES and P&Z and determined during the Infrastructure DSP and amended as applicable in related development block Development Special Use Permits to the satisfaction of the Directors of T&ES and P&Z. (P&Z) (T&ES)		Acknowledged.	INFRASTRUCTURE CONCEPT II PLAN	
20		54a	A fully detailed traffic signal design plan for all proposed and/or modified signalized intersections shall be included in the Infrastructure DSP final site plan submission and shall be fully operational prior to opening the streets associated with the Infrastructure DSP subject to the phasing of those streets as indicated herein. All associated equipment, devices, and features of each signalized intersection that would optimize the performance of the signal, provide safe pedestrian and bicycle crossing, and prioritize transit and emergency vehicle throughput shall be included to the satisfaction of the Director of T&ES.  a.Any work associated with the construction of new or modification of existing signals shall include two 3-inch conduits of schedule 80 PVC or HDPE, at a depth of 3 feet with a pull wire and tracer cable, connecting to each signal cabinet location along E. Abingdon Drive, W. Abingdon Drive, and the GWMP pending approval from the National Park Service.	A312-A314	Will be included in DSP concept II submission and refined through final site plan.	1300 North Royal Street Alexandria VA 22314	
21		54b	Due to the signals' location along NPS land, the applicant shall coordinate with the NPS on all required processes and complete the required documentation. Any required submission shall be reviewed and to the satisfaction of the Director of T&ES, prior to submission to NPS. (T&ES)	•	Understood. We are in the process of collaborating with NPS.		
22		72	The applicant will be required to provide dedicated bicycle facilities on Road B and N. Fairfax Street north of the Woonerf, to be discussed with City staff. (T&ES)	C312	Included in DSP concept II submission and will be refined through final site plan.		
23	, o	73	Provide bicycle infrastructure with the Slaters Lane connection with the Mount Vernon Trail subject to NPS approval. Details shall be provided with the Infrastructure DSP in coordination with NPS. (T&ES)	•	Will be included in DSP concept II submission and refined through final site plan.		
24	on/Traff	74	A minimum of two (2) Capital Bikeshare stations shall be located on the site to the satisfaction of the Director of T&ES. The first station shall be provided in Phase 1 and the second shall be provided in Phase 3. (T&ES)		Specific locations will be included in future block DSUPs.	<b> </b>	
25	Transportation/Traffic	75	Additional on or off-street bicycle facilities may be added to Road B and/or the Pepco Liner open space (OS-8, OS-9 and OS-10) to the satisfaction of the Directors of T&ES, RP&CA and P&Z during the Infrastructure DSP and/or the DSUP tied to the Pepco Liner plan. (T&ES) (P&Z) (RP&CA)		Acknowledged.	Redevelopment Partn  HRP Potomac, LLC  1199 N Fairfax St. Suite 808	
26	L. Tra	76	N. Fairfax Street north of the Woonerf shall have a minimum 50-foot right-of-way width. (T&ES) (P&Z)	C300 & C301	Included in DSP concept II submission .	Alexandria, VA 22314	
27		77	The applicant shall remove the gate and fencing within the Slaters Lane public right-of-way leading to the Mount Vernon Trail prior to the certificate of occupancy for the first building subject to approval of appropriate permits by the City. The applicant shall also provide temporary or permanent bicycle infrastructure within the right-of-way to connect Slaters Lane with the Mount Vernon Trail until the permanent infrastructure is installed per the conditions of approval. (P&Z) (T&ES)	C312 & A900		Gensler	
28	Transit	78	Provide a total of four transit stops along Road A, two in each direction. Bus bulb-outs should be included at all four transit stops given the width of Road A (H-H). (T&ES/DASH)	C312	Will be included in DSP concept II submission and refined through final site plan.	2020 K Street NW Suite 200 Washington, DC 20006 United States	
29	M. Tra	79	Bus bulb-outs should extend out into the street beyond any adjacent on-street parallel parking spaces, so buses are able to pull up to the bulb-out curb even when all parking spaces are occupied. (T&ES/DASH)	C312	Will be included in DSP concept II submission and refined through final site plan.		
30	Parks and Open Space	87	With the initial Concept-level Infrastructure DSP submission, the applicant shall submit a Comprehensive Open Space Plan, identifying the open space use types for each publicly accessible open space anticipated throughout the CDD plan area. At the request of the Director of RP&CA, this plan shall be amended, if necessary, with subsequent DSUP applications. The open space plan shall provide a mix of active and passive recreation amenities and event/festival space to serve the proposed development subject to the following:  a. Active recreation amenities may include volleyball courts, tennis courts, basketball courts, playgrounds, climbing walls/gyms, splash grounds, ice skating rinks, pools, and dog exercise areas.  b. An event space/festival area for small concerts or community events, play areas, and dog exercise areas shall be provided at grade, along with other active amenities determined through the DSUP plans.  c. Passive recreation amenities may include trails, promenades, plazas, fountains, restrooms, overlooks, open lawn areas, seating, public art, and gardens.  d. All publicly accessible open space shall be designed with high quality special paving, furnishings, lighting, electrical service, and irrigation, active and passive amenities to achieve their design intent.  e.Interim open space conditions and programming for each space.  f.CDD#30 shall incorporate a network of private and public open space that is integrated with adjacent park property and the regional park system.  g.The design of the open spaces shall be coordinated with approved plans for the adjacent portion of the future Old Town North Linear Park and improvements to the Mount Vernon Trail (in coordination with the National Park Service). (RP&CA) (P&Z)	L001	Further details related to specific open spaces will be included in future relevant DSUP's.	Date Description  10-07-2022 DSP Concept	
31	A. N.	89	Support infrastructure for events and park and open space maintenance shall be provided. Include utilities such as power and water, storage, maintenance access and other accommodations to ensure long-term maintenance. (RP&CA)	•	Will be included in a future preliminary DSP submission.		
32		90	Infrastructure to allow for Wi-Fi and the City fiber optics may be incorporated with each appropriate open space plan to the satisfaction of the Director of RPCA. (RP&CA)	•	Will be included in a future preliminary DSP submission.	Seal / Signature	
33		97	When feasible, existing and future utilities shall not be located in the public and publicly accessible open space because of the limitations they may pose on the design and programming of the open spaces, recognizing that a significant amount of the open spaces planned are located in areas that contain existing utilities and infrastructure in existing easements to remain. Utilities in these open spaces shall be coordinated with the Infrastructure DSP. (RP&CA) (P&Z)		Acknowledged.	TOWN EALTH OF L	
34		116	Pursuant to the Old Town North Small Area Plan Implementation Developer Contributions Policy, a developer contribution shall be provided by the Applicant to the Old Town North Implementation Fund. The developer contribution amount shall be subject to the following:		Acknowledged.	Lic. No. 04010181	
35		116a	A total developer contribution amount of \$21,495,167 (2022\$) shall be provided for the site based on a developer contribution rate of \$11.05 (2022\$) for the total amount of 2,150,000 base GFA for the site, which includes a credit for the 204,736 GFA that is available under the existing UT zoning and which excludes the additional GFA (maximum of 350,000) used for the provision of affordable housing and arts and cultural uses.	-	Acknowledged.	ARCHITECT .	
36		116b	The developer contributions shall be used for the following: i.The Linear Park Norfolk Southern Railroad Corridor (Segment 2 in OTN Plan) and OS-4 as generally depicted in Exhibit 1. ii.Waterfront Park As generally depicted in the CDD Concept Plan submission as parcels OS-1, OS-2, and OS-7, as well as improvements made to the adjacent Waterfront Park land controlled by National Park Service (NPS), if approved by the National Park Service (NPS). Improvements to the Pumphouse not related to open space improvements will not count towards the contribution.		Acknowledged.	Project Name PRGS Redevelopment	
37		116c	The developer contributions as required herein shall be paid prior to the release of the first certificate of occupancy permit for each building(s) unless contributions are being made subject to paragraph d below.		Acknowledged.	Project Number	
					APPROVED DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024 DEPARTMENT OF PLANNING & ZONING	09.9145.000 Scale	

# GS development

ASTRUCTURE DSP CEPT II PLAN

ilco... edevelopment Partners

Tel 312.796.6564 Fax xxx.xxx.xxxx

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Tel 202.721.5200 Fax 202.872.8587

	10-07-2022	DSP Concept II Submission
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Project Name		
PRGS Redevelopment		
Project Number		
22 24 4 7 222		

DIRECTOR DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN No.

DIRECTOR

CHAIRMAN, PLANNING COMMISSION DATE INSTRUMENT NO. DEED BOOK NO. PAGE NO. INFRASTRUCTURE CONDITIONS

55		131	A minimum of approximately 75 percent of the total surface area of the building roofs after deducting amenity space and any rooftop mechanical equipment including elevator overruns/air handlers, etc. in each phase shall be used for sustainable practices. Unless otherwise approved by the Director of T&ES, approximately half of that available building roof area after deducting amenity space and any rooftop mechanical equipment including elevator overruns/air handlers, etc. shall be vegetated green roof where feasible and approximately half shall be used for solar energy, or a combination of these practices. Per the Old Town North Small Area Plan, all buildings with flat rooftops must have some portion of vegetated green roof where feasible. Artistic/Visually appealing designs when viewed from overhead are encouraged due to the site's location within the DCA flight path. (T&ES)	•	Will be included in a future building DSUP or final sit plan.
56		134	Above ground critical infrastructure must be located outside of the 500-year floodplain. (T&ES)	·	Acknowledged.
57		135	All stormwater must ultimately discharge directly to the Potomac River. No stormwater connections will be allowed to the existing combined sewer system. (T&ES)	•	Acknowledged.
58		136	Prior to approval of the Infrastructure DSP, the existing outfall must be evaluated for structural integrity and pending the outcome of that evaluation, will be replaced or lined only if the existing outfall is determined to be compromised or have a remaining useful life of less than 30 years. The assessment must be signed and sealed by a professional engineer and the results reviewed and approved by the Director of T&ES. Ownership and adequate maintenance access must be coordinated and provided by the applicant to allow the City access to maintain the portion of the outfall located on National Park Service property in perpetuity to the satisfaction of the Director of T&ES. (T&ES)		Acknowledged.
59		137	Educational signage and/or creative educational exhibits that provide information about water quality and/or the RPA must be incorporated into the site. (T&ES)		Acknowledged.
60	T. Sustainability	144	Coordinated Sustainability Strategy (Sustainability Master Plan):  Prior to the 2nd concept submission of the Infrastructure Development Site Plan (Infrastructure DSP), the Applicant shall develop and submit the Coordinated Sustainability Strategy (CSS) and include the evaluation of approaches for on-site energy generation as part of the review of the Infrastructure DSP. This CSS shall be reviewed and endorsed by City Council prior to or concurrent with the approval of the Infrastructure DSP and implemented through DSP/DSUP approvals.		The Coordinated Sustainability Strategy will be submitted prior to the DSP concept II submission.
61	V. Interim uses and Interim Conditions	158	The applicant shall provide interim infrastructure improvements in the CDD Conceptual Design Plan area to the satisfaction of the Directors of Planning & Zoning and Transportation & Environmental Services when necessary in order to access to a given block from existing public right-of-way. (P&Z) (T&ES)	A900	Will be included in DSP concept II submission and refined through final site plan.
62	ements	165a	As the applicant works through the National Park Service approval process for improvements or modifications to the GWMP within the Slaters Lane and Bashford Lane intersections, the applicant shall coordinate with T&ES staff prior to any submission to the National Park Service:  a.At the concept 1 submission of the Infrastructure DSP, the applicant shall designate a point of contact to manage communication and ensure all requirements are met throughout the process.		Acknowledged.  Point of Contact: Michelle Beaman Chang Vice President, Mixed-Use Development Hilco Redevelopment Partners (HRP) 1199 N Fairfax St, Suite 808 Alexandria, VA 22314 Mobile: 202 210-9981 mchang@hilcoglobal.com
63	Offsite Improvemen	165b	At the concept 2 submission of the Infrastructure DSP, the applicant shall submit scope, design plans, supportive documents, and any other required documentation to the City thirty (30) business days prior to National Park Service submission for City's review and comments.	•	Coordinating with NPS on those documents & will be shared with the city in advance.
64	Coordination for C	165c	By the preliminary plan submission of the Infrastructure DSP, the applicant shall begin coordination with the National Park Service pertaining to improvements associated with this site.		Acknowledged.
65	Coording	165d	The applicant shall share and/or include the City in any correspondence with the National Park Service.		Acknowledged.
66		165e	In the event the improvements are approved by National Park Service, the developer shall continue coordination with the City for implementation/construction prior to the first building Development Special Use Permit of Phase II as shown in the CDD Site Plan. (T&ES)		Acknowledged.

# **PRGS** Redevelopment

INFRASTRUCTURE DSP **CONCEPT II PLAN** 

1300 North Royal Street Alexandria VA 22314



HRP Potomac, LLC 1199 N Fairfax St, Suite 808 Alexandria, VA 22314

Tel 312.796.6564 Fax xxx.xxx.xxxx

## Gensler

2020 K Street NW Suite 200 Washington, DC 20006 **United States** 

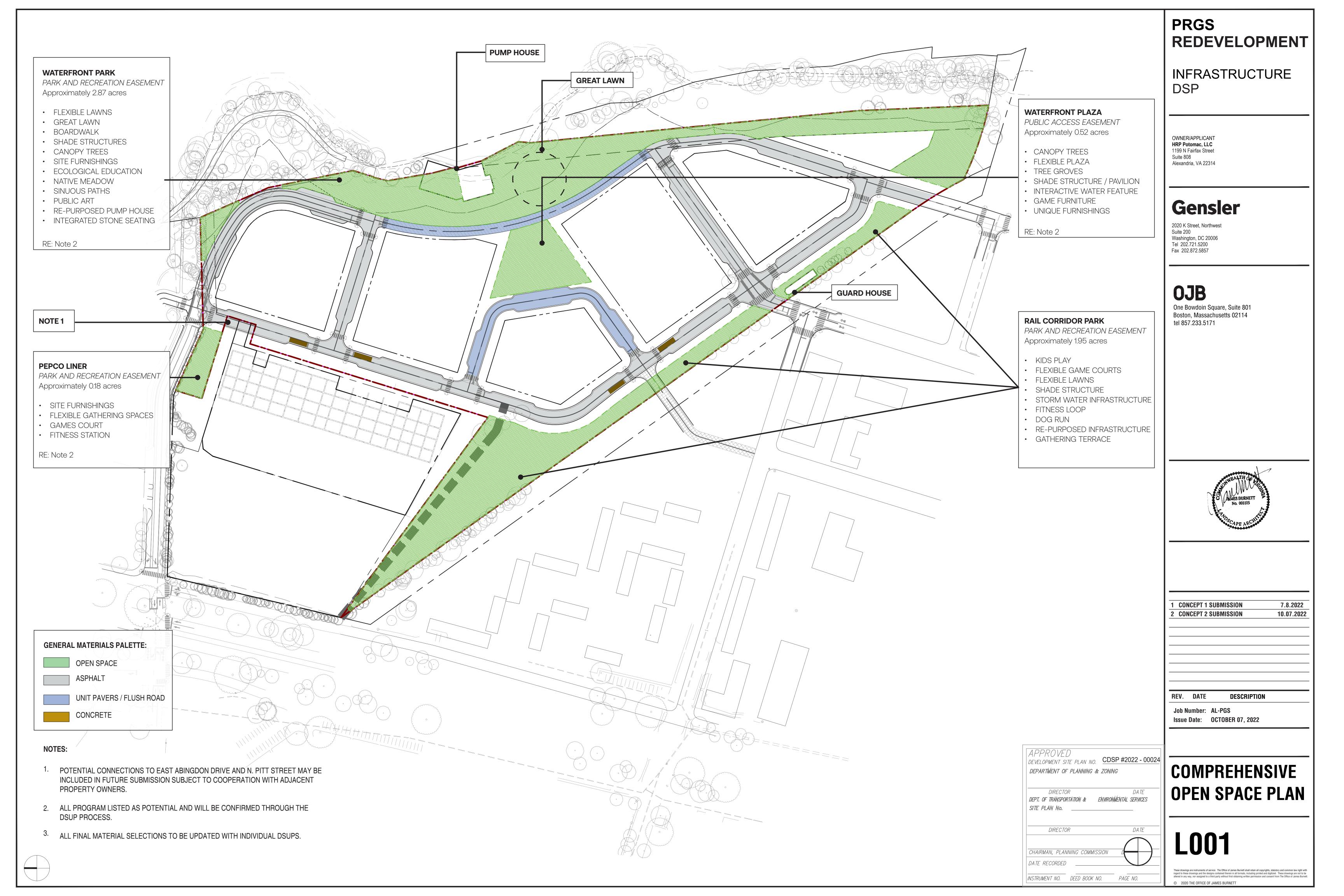
Tel 202.721.5200 Fax 202.872.8587

Date	Description
10-07-2022	DSP Concept II Submission

Seal / Signature



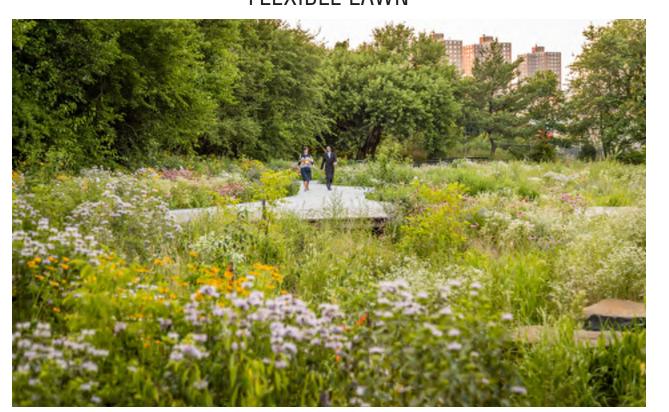
	Project Name
APPROVED ODOR #0000 00004	PRGS Redevelopment
DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024  DEPARTMENT OF PLANNING & ZONING	Project Number
	09.9145.000
DIRECTOR DATE DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES	Scale
SITE PLAN No.	
DIRECTOR DATE	Description
CHAIRMAN, PLANNING COMMISSION DATE	INFRASTRUCTURE CONDITIONS
DATE RECORDED	A004 0
INSTRUMENT NO. DEED BOOK NO. PAGE NO.	A901-2



#### **WATERFRONT PARK**



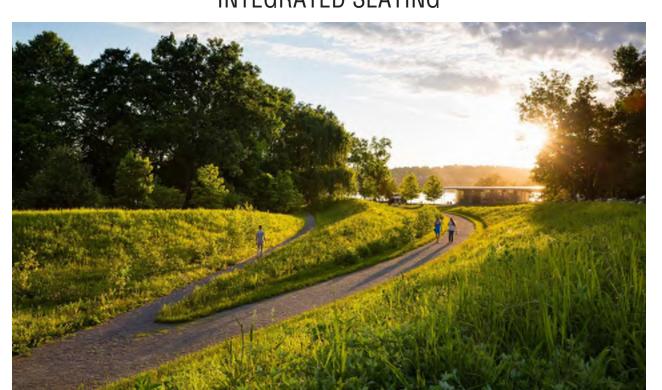
FLEXIBLE LAWN



NATIVE MEADOWS & ECOLOGICAL EDUCATION



INTEGRATED SEATING





SHADE STRUCTURES

#### **WATERFRONT PLAZA**



TREE GROVES



INTERACTIVE WATER FEATURE



GAME FURNITURE



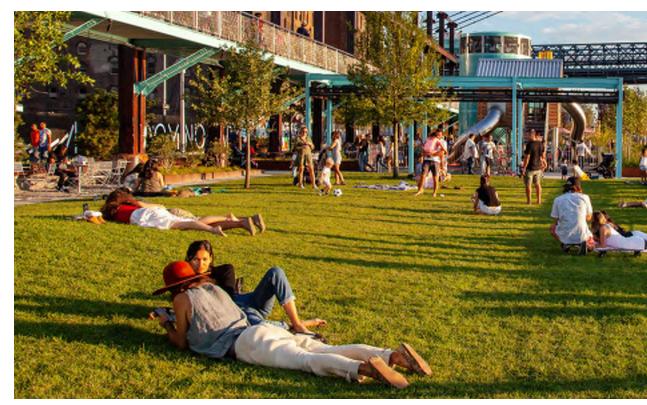


UNIQUE FURNISHINGS

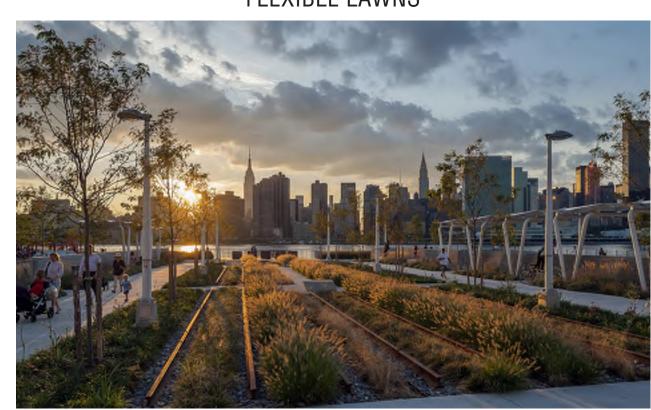
#### RAIL CORRIDOR PARK



STORM WATER INFRASTRUCTURE



FLEXIBLE LAWNS



RE-PURPOSED INFRASTRUCTURE

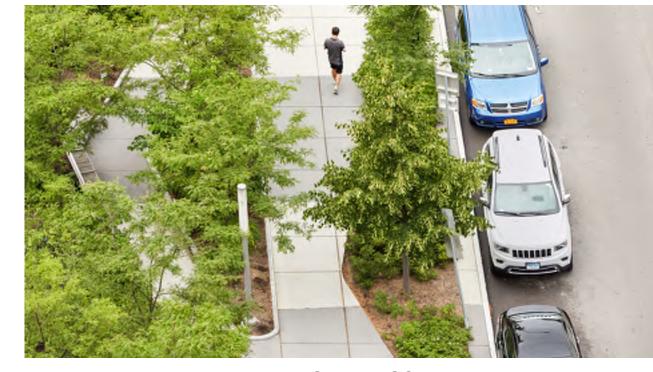


FLEXIBLE GAME COURTS



GAMES COURTS

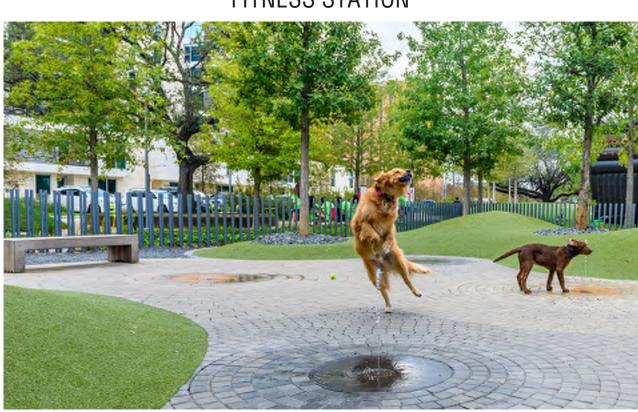
#### **PEPCO LINER**



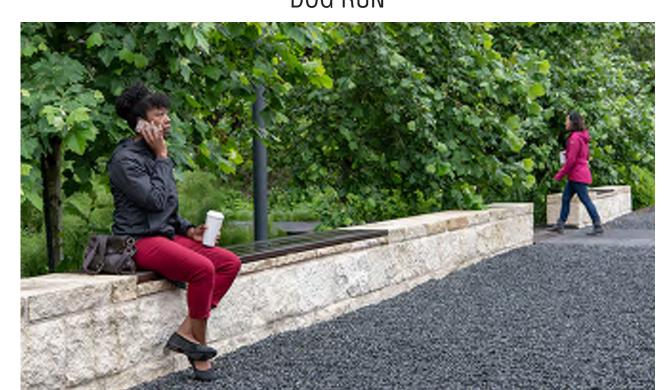
VARIED STREETSCAPE



FITNESS STATION



DOG RUN



FLEXIBLE GATHERING SPACES

### **PRGS** REDEVELOPMENT

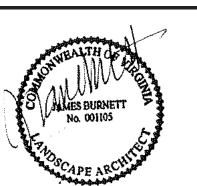
INFRASTRUCTURE DSP

OWNER/APPLICANT HRP Potomac, LLC 1199 N Fairfax Street Suite 808 Alexandria, VA 22314

## Gensler

2020 K Street, Northwest Suite 200 Washington, DC 20006 Tel 202.721.5200 Fax 202.872.5857

OJB One Bowdoin Square, Suite 801 Boston, Massachusetts 02114 tel 857.233.5171



Ι.			
	1	CONCEPT 1 SUBMISSION	7.8.2022
	2	CONCEPT 2 SUBMISSION	10.07.2022

REV. DATE DESCRIPTION

Job Number: AL-PGS Issue Date: OCTOBER 07, 2022

#### APPROVED DEVELOPMENT SITE PLAN NO. CDSP #2022 - 00024 **OPEN SPACE** DEPARTMENT OF PLANNING & ZONING **PRECEDENTS** DIRECTOR DATE DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN No. DATE DIRECTOR

CHAIRMAN, PLANNING COMMISSION DATE

INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DATE RECORDED \_\_\_

# (6)8 8 8



1 UNIT PAVING

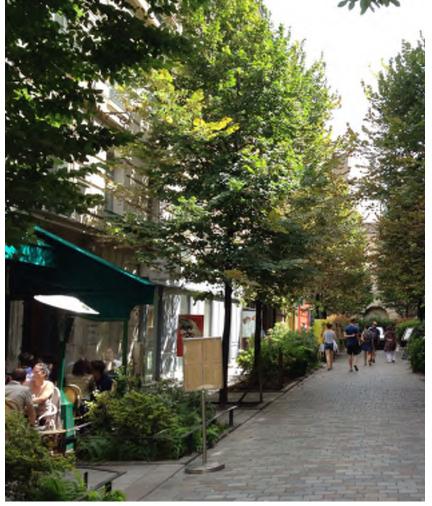


6 FIXED SEATING ELEMENTS





2 BOLLARDS AS VEHICULAR DETERRENTS 3 NATURAL STONE AS VEHICULAR DETERRENTS 4 LUSH PLANTING & CANOPY TREES







7 TACTILE PAVING. TO BE LOCATED AT ALL CROSSINGS



8 MOVABLE PLANTERS. TO BE LOCATED AT ENDS OF WOONERF FOR CLOSING OF WOONERF FOR EVENTS.



9 CROSS WALK DELINEATION. TO BE LOCATED AT ALL CROSSINGS



INSTRUMENT NO. DEED BOOK NO. PAGE NO.

DATE RECORDED

#### **PRGS** REDEVELOPMENT

INFRASTRUCTURE

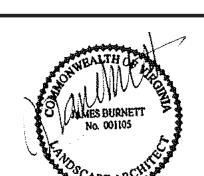
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1 CONCEPT 1 SUBMISSION 7.8.2022 2 CONCEPT 2 SUBMISSION 10.07.2022

REV. DATE DESCRIPTION

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# WOONERF

L003

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1. FINAL WOONERF DESIGN TO BE REFINED IN BLOCKS DSUPS.