

# PRGS Infrastructure DSP

DSP#2023-00001

SUB#2023-00001

1300 North Royal Street

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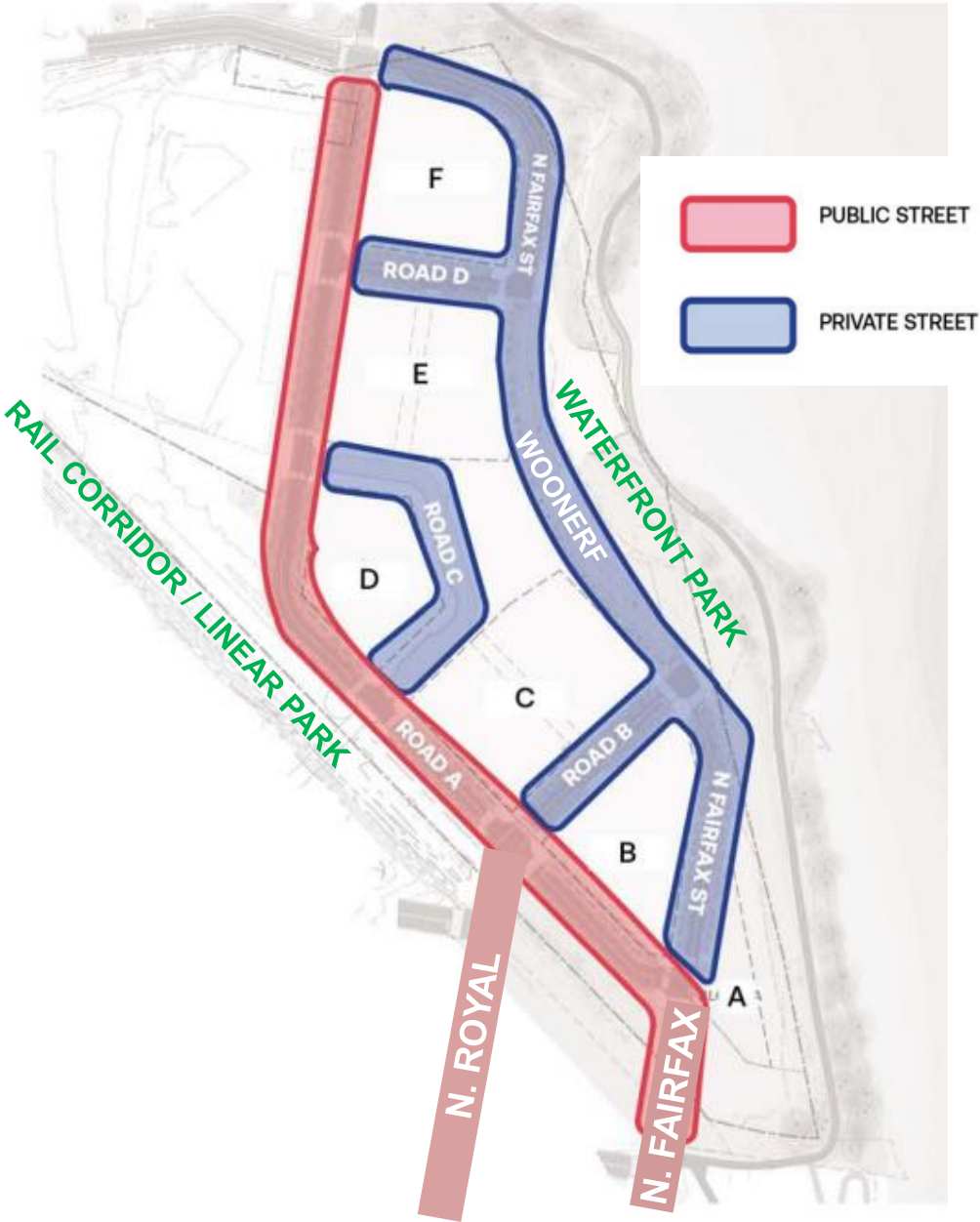
Planning Commission

June 6, 2023



*This presentation is subject to changes prior to hearing*

# Location and Site Plan



# Approvals Requested

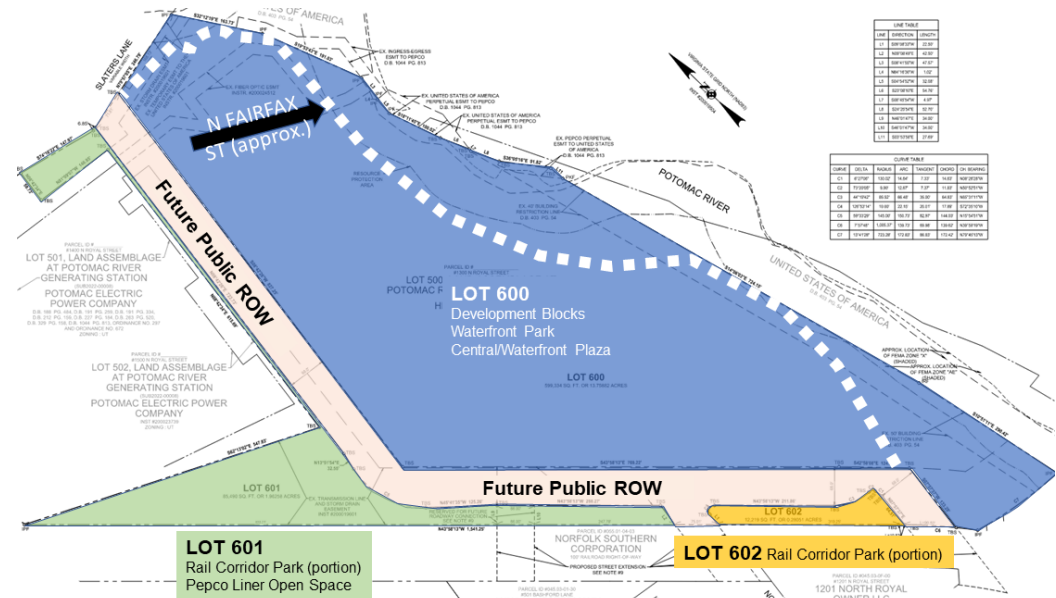
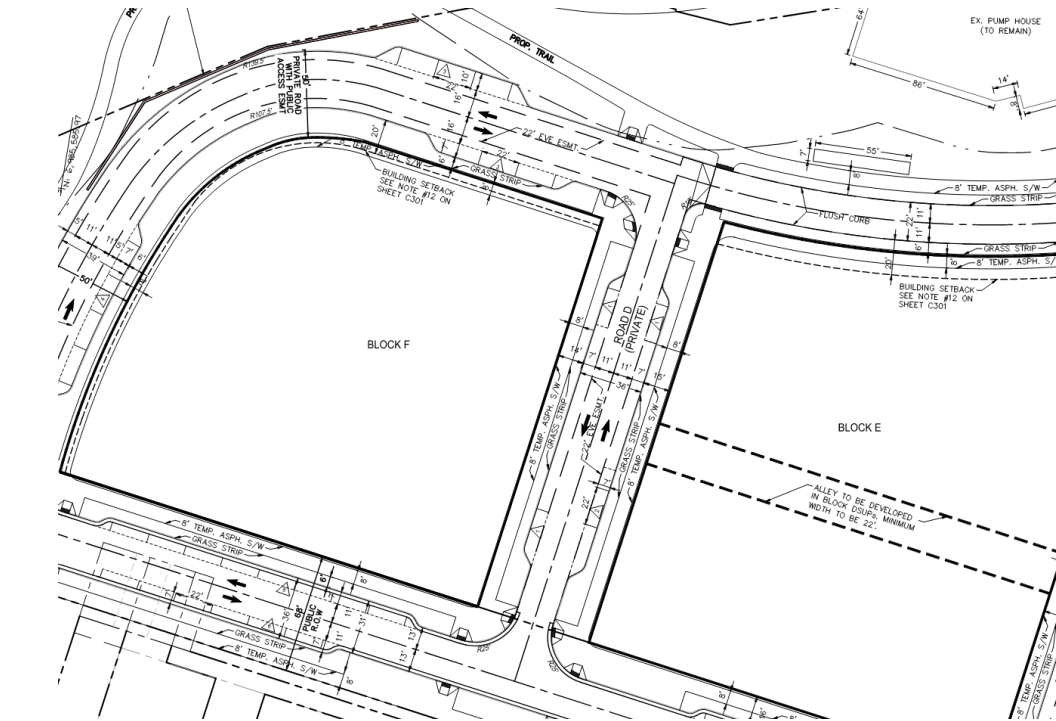


## Infrastructure DSP (DSP#2023-00001)

- Public and private rights-of-way, including utilities, roadway, streetscape
  - Streetscape to be finalized with future DSUPs
- Comprehensive Open Space Plan
- Off-site improvements to Slaters Lane and GW Parkway
- Stormwater and sewer connections and improvements
- Common Elements Palette

## Subdivision (SUB#2023-00001)

- Facilitates future dedication of Road A
- Creates 3 parcels (2 new parcels in future Rail Corridor Park)

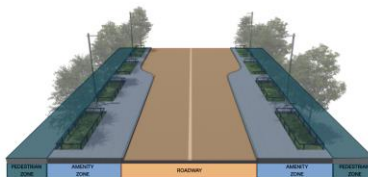




# Transportation Analysis & Improvements

- Design details for streetscapes shown in Common Elements Palette and implemented with block and park DSUPs
  - Includes Woonerf and Road C specialty treatments
- Focus on intersections providing access to the site (i.e. Slaters/Road A; N. Royal/Road A) and off-site improvements to Slaters Lane and GW Parkway
- VISSIM traffic analysis identified roadway, multimodal and signal operation improvements

GENERAL STREETSCAPE:  
Paving Materials



GENERAL STREETScape:  
- ROAD A  
- ROAD B  
- ROAD D  
- N FAIRFAX ST EXTENSIONS

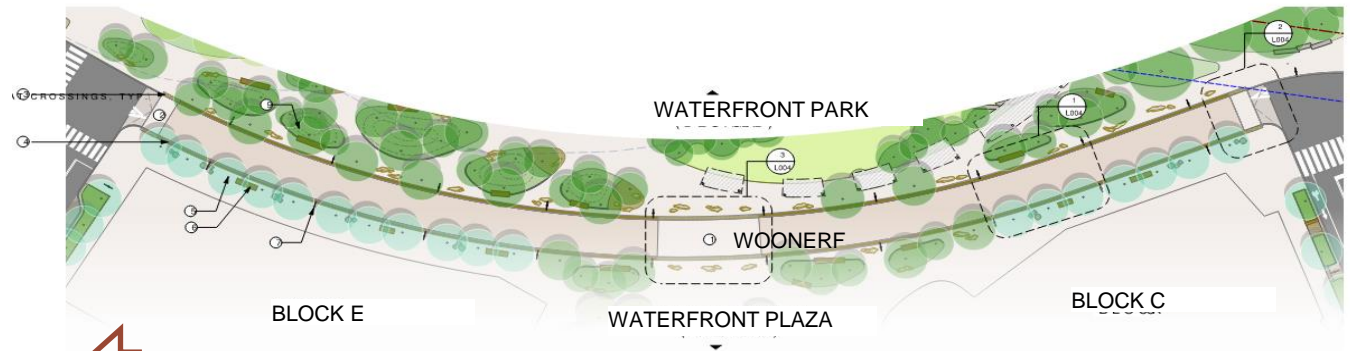
PEDESTRIAN ZONE CIP CONCRETE



AMENITY ZONE CIP CONCRETE OR UNIT PAVERS (PEDESTRIAN RATED)



ROADWAY ASPHALT



6 BENCHES\*



7 STREET LIGHTS\*



8 VEHICULAR DETERRANTS\*\*



# Site Remediation & Pre-Construction Activities



- Applicant planning for phased deconstruction and site preparation
- CDD concept plan conditions required comprehensive demolition plan prior to grading plan approval
  - Plan will cover fugitive dust, health and safety, removal and recovery of environmental contaminants, including PCBs, lead and asbestos
  - Applicant to provide related studies in review by Virginia DEQ as part of Voluntary Remediation Program
- Additional investigations may be necessary prior to finalizing demolition, remediation, and redevelopment plans for the site
- Public outreach plan required to standardize communication related to remediation, abatement, deconstruction and construction activities

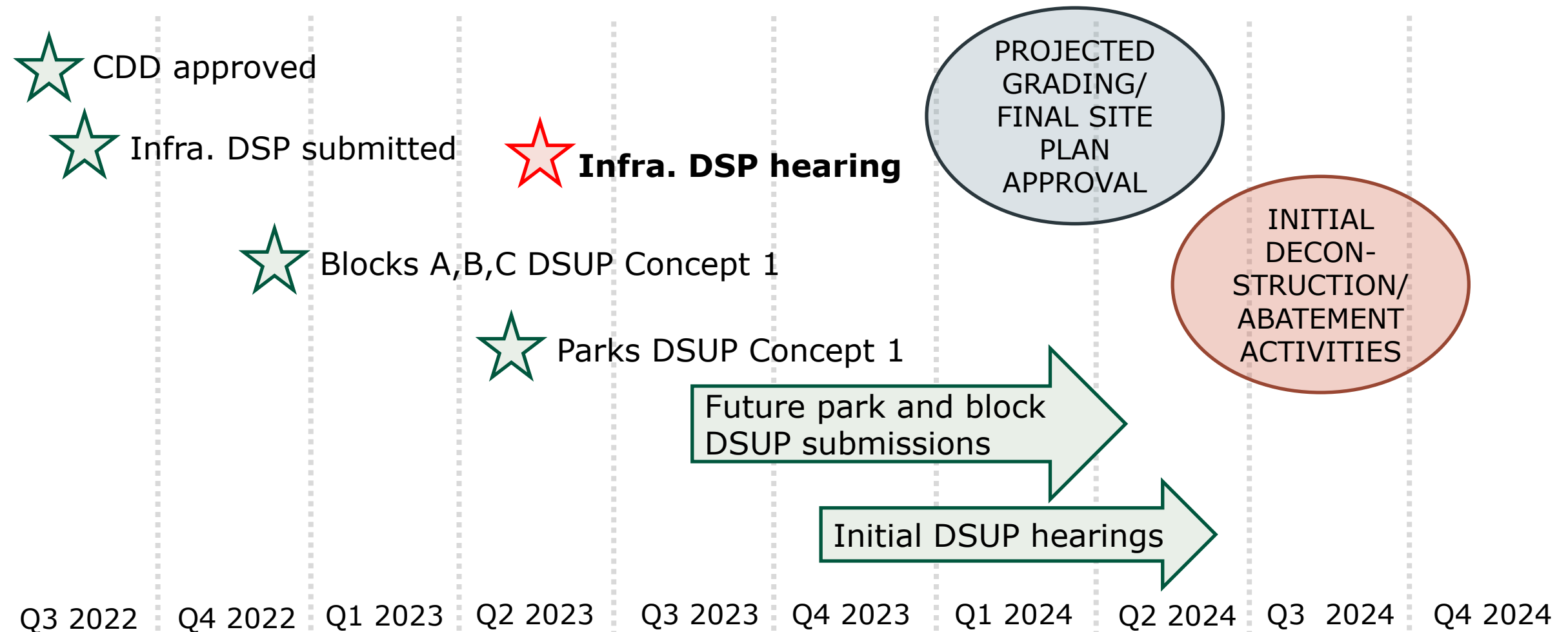
# Conclusion, Outreach and Next Steps

- Regular community outreach on ongoing topics
  - <https://www.hilcoredev.com/projects/hrp-alexandria>
- Staff recommends Planning Commission **approve** the Infrastructure DSP subdivision
- Approval facilitates future development consistent with CDD and Old Town North SAP
- Initial “pre-construction” activities (including deconstruction, abatement and remediation) projected to commence by mid-late 2024
- Block A,B&C and Parks DSUPs projected for 2024 hearings

Applicant-Led Meetings	
November 9, 2022	Virtual community meeting on Infrastructure DSP and CSS
January 30, 2023	Community meeting on open space and demolition/remediation at 201 N. Union Street (hybrid)
Community Meetings	
April 18, 2023	Meeting with Marina Towers residents
May 11, 2023	Meeting with The Muse residents
City Meetings	
November 16, 2022	Urban Design Advisory Committee (UDAC) presentation on Infrastructure DSP
November 21, 2022	CSS applicant presentation at Environmental Policy Commission (EPC)
February 1, 2023	UDAC presentation on Infrastructure DSP and introduction to blocks A, B and C
February 27, 2023	CSS applicant presentation at EPC
March 7, 2023	Planning Commission work session on CSS
March 14, 2023	City Council work session on CSS
May 2, 2023	CSS Endorsement at Planning Commission
May 13, 2023	CSS Endorsement at City Council
June 6, 2023	Planning Commission Hearing



# CDD Project Timeline





# Alternative 10 (VISSIM Scenario)

Mitigation measures in **Alternative 10** best manage traffic impacts:

- An additional eastbound receiving lane on Bashford Lane.
- Lane configuration changes on Bashford Lane.
- Turn restrictions at the Slaters Lane and Bashford Lane intersections to consolidate turning movements
- Signal operation adjustments to the Slaters Lane and Bashford Lane intersection
- Extending two lanes of vehicle queuing on West Abingdon Drive between Slaters Lane and GWMP
- Installing additional advanced warning signage along southbound GWMP to inform drivers of the West Abingdon Drive ramp to Slaters Lane and Bashford Lane and reduce late lane changes
- Reconfiguring the southbound approach of West Abingdon Drive at Slaters Lane to provide one left turn lane, one through lane, and one right turn lane

**Alternative 10** processes more vehicles through network and exhibits vehicular delay, queues, and travel time comparable to future conditions without PRGS development