PRGS REDEVELOPMENT BLOCK A

CONCEPT I PLAN

ALEXANDRIA, VIRGINIA

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION
COMMONWEALTH OF VIRGINIA JOHN L. HELMS Lic. No.52485 11/04/2022 PROFESSIONAL ENGINEER	11-04-2022	CONCEPT I SUBMISSION

NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE SOUTH AND EAST BY MT. VERNON TRAIL/OPEN SPACE; AND TO THE NORTH AND WEST BY NORTH FAIRFAX STREET. THE SITE IS CURRENTLY ZONED COORDINATED DEVELOPMENT DISTRICT (CDD #30).
THIS PROJECT PROPOSES A COMMERCIAL BUILDING WITH AN ARTS USE, OFFICE AND RETAIL. THERE WILL BE TWO LEVELS OF BELOW GRADE PARKING BENEATH THE ENTIRE BUILDING AND A PORTION OF THE PRIVATE STREET.
ACCESS TO THE SITE WILL BE FROM NORTH FAIRFAX STREET.

CDD LAND USE TABULATION

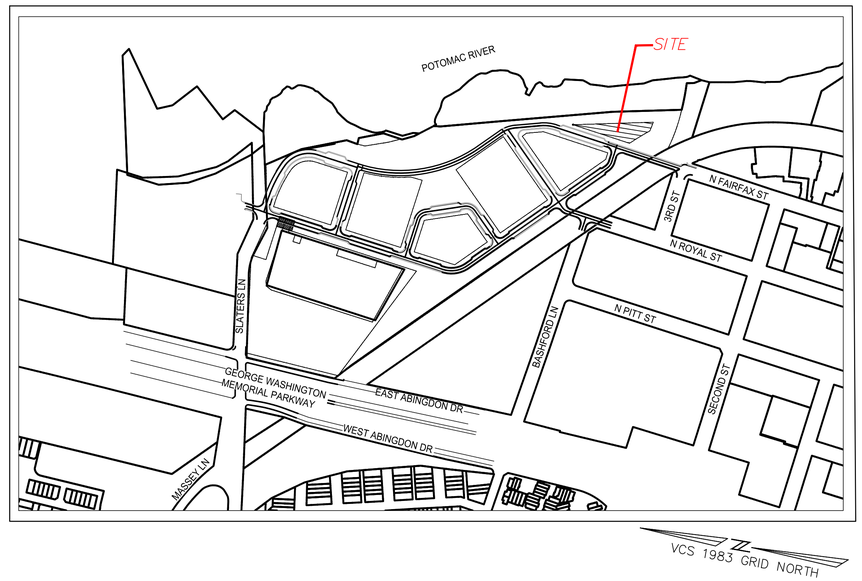
PHASE	BLOCK	MAXIMUM BASE GFA (sf)	MAXIMUM GFA WITH ADDITIONAL DENSITY (sf)	PROPOSED BY BLOCK (sf)	% COMMERCIAL	% RESIDENTIAL
PHASE 1	BLOCK A	65,000	65,000	65,000	100%	0%
	BLOCK B	360,000	415,000	415,000	17%	83%
PHASE 2	BLOCK C	520,000	635,000	635,000	17%	83%
	BLOCK D	265,000	325,000			
PHASE 3	BLOCK E	500,000	580,000			
	BLOCK F	430,000	470,000			
	PUMPHOUSE	10,000	10,000			
	GATEHOUSE	*approx. 1,300**	*approx. 1,300**			
TOTAL		2,150,000	2,500,000	1,115,000	21%	79%

SPECIAL USE PERMITS/ZONING MODIFICATIONS/WAIVERS

1. DEVELOPMENT SPECIAL USE PERMIT WITH PRELIMINARY SITE PLAN.
2. CDD SPECIAL USE PERMIT FOR ARTS AND CULTURAL USE.

VICINITY MAP

SCALE 1"= 300'



SHEET INDEX

C000	COVER SHEET
C100	NOTES AND TABULATIONS
C300	OVERALL EXISTING CONDITIONS PLAN
C301	EXISTING CONDITIONS PLAN
C302	AREAS OF POTENTIAL ENVIRONMENTAL IMPACT
C400	CONCEPTUAL SITE PLAN
A900	ROADWAY AND OPEN SPACE SPECIFIC PHASING PLAN

APPLICANT
HRP POTOMAC, LLC
1199 N FAIRFAX ST.
SUITE 808
ALEXANDRIA, VA 22314
312 796-6564

ARCHITECT
GENSLER
2020 K STREET NW
WASHINGTON, D.C. 20006
202 721-5200

CIVIL ENGINEER
christopher consultants,ltd.
4035 RIDGE TOP RD
SUITE 601 FAIRFAX,
VIRGINIA 22030
703 273-6820

LANDSCAPE ARCHITECT
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

PRGS BLOCK A Zoning Tabulations

Site Location/Address	1300 N. Royal Street				
Existing Zone	CDD 30				
Proposed Zone	CDD 30				
Small Area Plan District	Old Town North				
Existing Use	Vacant				
Proposed Use	Retail, Office, Performance Art				
Block Area	15,570	SF			
Gross Floor Area Proposed					
Residential	0	GSF	P1 Parking	32,015	GSF
Retail	1,500	GSF	P2 Parking	32,015	GSF
Arts & Cultural Anchor Space	10,000	GSF			
Office	48,000	GSF			
BOH/MECH	5,500	GSF			
Total	65,000	GSF	Total	64,030	GSF
Existing FAR	N/A				
Max FAR	N/A				
Proposed FAR	N/A				
Open Space Required (15% of parcel area; details to be provided in Concept 2 submittal)	2,365	SF			
Open Space Provided	2,950	SF			
Building Setbacks					
Front	N/A	FT			
Side	N/A	FT			
Rear	N/A	FT			
N.Fairfax	20	FT	per Condition 57		
Maximum Building Height (Refer to Condition #13, 13a, 13b)	70	FT			
Proposed Building Height	70	FT			
FAA Height	avg. 225	FT			
Average Finished Grade	N/A	FT			
Lot Frontage Required	N/A	FT			
Lot Frontage Provided	N/A	FT			
Loading					
Loading Required	0	Spaces			
Loading Provided	1	Spaces (on street)			
Existing Trip Generation	0				

Note:
- Plans will be provided in future submissions as part of a parking management plan

APPROXIMATE AREA OF DISTURBANCE DURING CONSTRUCTION = 15,570 S.F.

PROPOSED DAILY AVG. TRIPS:

PRGS Traffic Generation Table						
Trip Generation Analysis - Proposed Block A (without Mode Split Reductions)						
Use	ITE Land Use Code	Amount	Units	AM Peak Hour	PM Peak Hour	ADT
General Office Building	710	48,000	Gross Floor Area	40	42	557
Museum (Arts Space)	580	10,000	Gross Floor Area	3	2	40
Shopping Center	820	1,500	Gross Floor Area	1	6	57
			Total	44	50	654

ADT BY ROADWAY

ROADWAY	ADT
ROAD A	4,648
ROAD B	2,412
N FAIRFAX STREET	1,053

ADT BY GARAGE ENTRANCE

GARAGE ENTRANCE	ADT
BLOCK B	1,797
SOUTH ALLEY	4,775
NORTH ALLEY	3,975

ZONING REQUIRED PARKING BY BLOCK

			ALX ZONING REQUIREMENTS	
			MINIMUM	MAXIMUM
BLOCK A				
Residential		0 sf		
Studio	--	du		
One-Bedroom	--	du		
Two-Bedroom	--	du		
Three-Bedroom	--	du		
Hotel		0 sf		
Keys	--	keys		
Theaters, Auditorium, etc		10,000 sf		
Seats		150 seats	37 sp	37 sp
Commercial - Retail		0 sf		
Restaurant		1,500 sf	2 sp	5 sp
Office		48,000 sf	12 sp	72 sp
TOTAL BLOCK A			51 sp	114 sp

TOTAL PARKING REQUIRED PER ZONING

	ALX ZONING MIN	ALX ZONING MAX	CONCEPT PLAN
BLOCK A	51	114	74
BLOCK B	468	576	424
BLOCK C	701	864	802
TOTAL	1,220	1,554	1,300

Note:
- Plans w ill be provided in future submissions as part of a parking management plan
- Affordable unit information w ill be included in future submissions and parking calculations w ill be updated accordingly

GENERAL NOTES

1. 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 EAST OF THIS BLOCK. EXISTING IMPERVIOUS AREA WILL BE REMOVED FROM THE RPA. THERE IS A WETLAND OF MINIMAL ECOLOGICAL VALUE ON THE PROPERTY AND ANY PERMITS REQUIRED FROM THE ARMY CORP OF ENGINEERS WILL BE OBTAINED.
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 PROTECTION AREA.
5. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO MARINE CLAYS ON SITE.
6. TO THE BEST OF OUR KNOWLEDGE CONTAMINATED SOIL MAY BE ON SITE.
7. SITE WILL NOT FLOW TO A COMBINED SEWER.

GREEN BUILDING NARRATIVE

THE APPLICANT IS SUBMITTING A COORDINATED SUSTAINABILITY STRATEGY TO IMPLEMENT THE GREEN BUILDING REQUIREMENTS OF THE CDD. REFER TO THE COORDINATED SUSTAINABILITY STRATEGY.
SPECIFIC SUSTAINABILITY STRATEGIES WILL BE DEVELOPED WITH THE DESIGN OF EACH BUILDING

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.

UTILITY CONTACTS:

WASHINGTON GAS

MR. PAT ESTRADA-PALMA
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
(703) 750-4289

VERIZON

MR. STEVE H PURYEAR, SUPERVISOR-ENGINEERING
2980 FAIRVIEW PARK DRIVE, 6TH FLOOR
FALLS CHURCH, VA 22042
(703) 204-5072

DOMINION VIRGINIA POWER

997 WEST GLEBE ROAD.
ALEXANDRIA, VA 22305
(703) 838-2478

VIRGINIA AMERICAN WATER COMPANY

STEVEN CHEN
2225 DUKE STREET
ALEXANDRIA, VA 22314
(703) 706-3863

COMCAST CABLE

MR. GUSTAVO CATELLON
2707 WILSON BLVD.
ARLINGTON, VA 22201
(703) 926-0534

CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

301 KING STREET, ROOM 4100
ALEXANDRIA, VA 22314
(703) 746-4025

LEGEND

: PROP. BUILDING ENTRANCE
:PROP. PARKING SPACES
:PROP. RIGHT-OF-WAY
:PROP. ROAD CENTERLINE
:PROP. BUILDING
:PROP. CURBLESS CURB
:PROP. CURB
:PROP. EDGE OF PAVEMENT
:EX. PROPERTY LINE
: EX. CONTOUR
: EX. TREE LINE
: EX. CURB & GUTTER
: EX. FENCE
: EX. LIGHT
: EX. WATERLINE
: EX. STORM SEWER
: EX. SANITARY SEWER
: EX. STORM MANHOLE
: EX. SANITARY MANHOLE

TREE LEGEND

DECIDUOUS TREE
CONIFEROUS TREE
BUSH

ABBREVIATIONS

CT	CONIFEROUS TREE
DT	DECIDUOUS TREE
EX	EXISTING
ESMT	EASEMENT
FH	FIRE HYDRANT
HP	HIGH POINT
LP	LOW POINT
SAN	SANITARY
STM/STRM	STORM
TBR	TO BE REMOVED
TBS	TO BE SAVED
TYP	TYPICAL
W/L	WATER LINE

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

christopher consultants
9900 main st
suite 400
fairfax, va 22031
p 703.273.6820
engineering • surveying • land planning

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No.52485
11/04/2022
PROFESSIONAL ENGINEER

PRGS BLOCK A
CONCEPT I PLAN
CITY OF ALEXANDRIA, VA

MARK	DATE	DESCRIPTION
1	11/04/2022	CONCEPT I SUBMISSION

PROJECT No.: 17005.006.00
DRAWING No.: 112049
DATE: 09/15/2022
DESIGN: JH
DRAWN: YH
CHECKED: JH

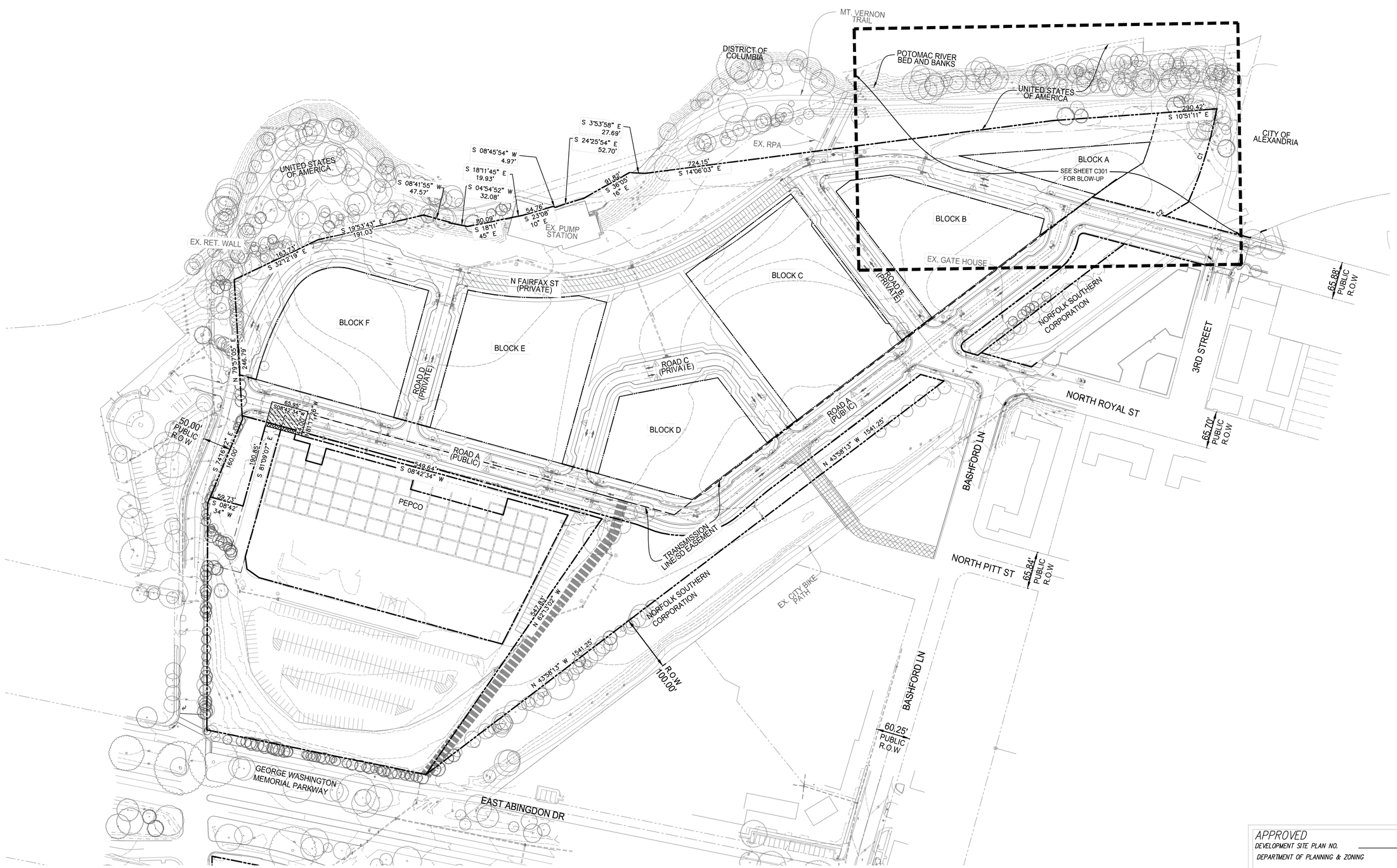
SHEET TITLE:

NOTES AND TABULATIONS

SHEET No.

C100

112049



THE WOONERF IS A PORTION OF THE NORTH FAIRFAX STREET EXTENSION. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.

THIS PORTION OF THE ROADWAY THAT IS ACQUIRED FROM PEPCO IN THIS SMALL AREA IS INTENDED TO BE CONVEYED TO THE CITY AS PART OF THE DEDICATION OF ROAD A.

TO BE CONVEYED TO HRP POTOMAC LLC AS PART OF SEPARATE RESUBDIVISION

POTENTIAL FUTURE CONNECTION TO NORTH PITT ST IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS.

POTENTIAL FUTURE CONNECTION TO EAST ABINGDON DR IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS. POTENTIAL IMPROVEMENTS TO INTERSECTIONS OF THE GEORGE WASHINGTON MEMORIAL PARKWAY WILL BE DISCUSSED AS PART OF THE OVERALL TRAFFIC IMPACT STUDY AND WILL BE SUBJECT TO APPROVAL BY THE NATIONAL PARK SERVICE.

NOTES

1. SEE SHEET C100 FOR LEGENDS.
2. UTILITIES SUBJECT TO CHANGE PER OPTIONS IN IDSP.

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	723.28'	172.83'	13°41'27"	86.83'	N 79°45'12" W	172.42'
C2	1005.37'	139.73'	7°57'48"	69.98'	N 39°59'19" W	139.62'

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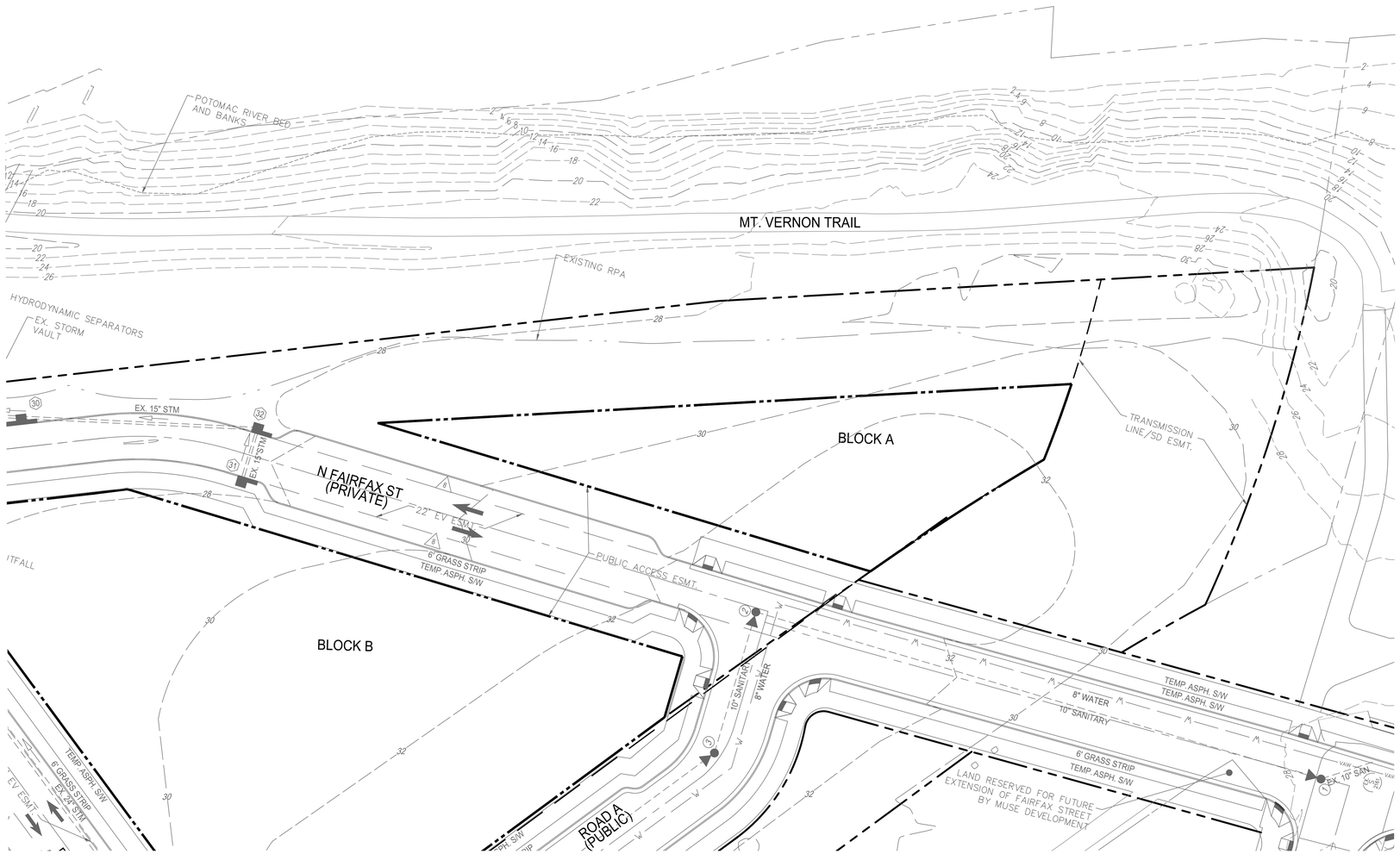
SHEET TITLE:
OVERALL EXISTING CONDITIONS PLAN

SHEET No.
C300

112049



NOTES

1. SEE SHEET C100 FOR LEGENDS.
2. SEE SHEET C300 FOR OVERALL BOUNDARY INFORMATION.
3. ALL INFRASTRUCTURE WORK (ROADS AND UTILITIES) SHOWN AROUND BLOCK A IS PROPOSED WITH THE PRGS INFRASTRUCTURE PLAN (CDSP# 2022-00024).
4. UTILITIES SUBJECT TO CHANGE PER OPTIONS IN IDSP.

VCS 1983 GRID NORTH

30 15 0 30 60
GRAPHIC SCALE
1"=30'

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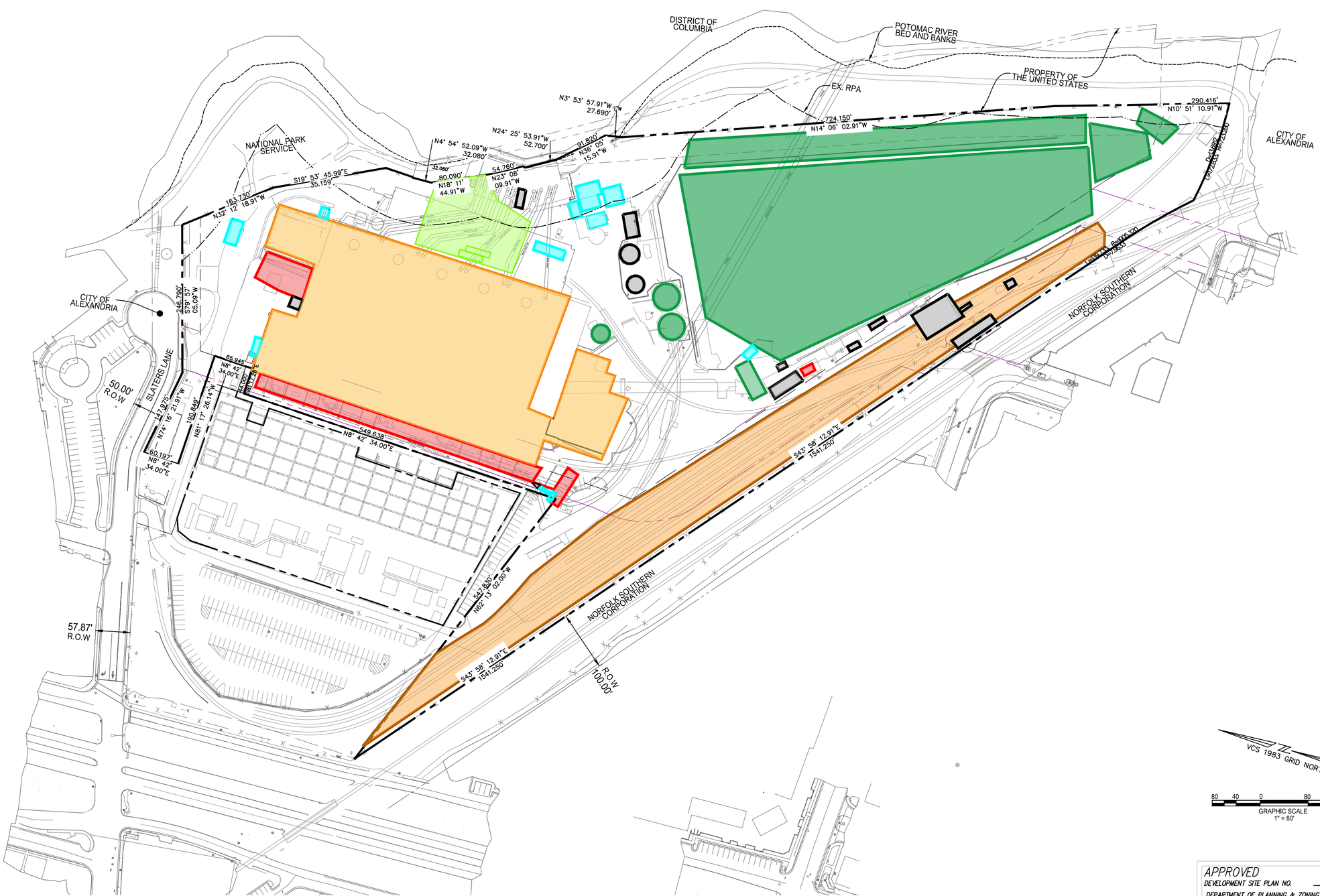
EXISTING CONDITIONS PLAN

SHEET No.
C301

112049



: KNOWN HEATING OIL RELEASE

: POTENTIAL HISTORICAL RELEASES FROM CHEMICAL STORAGE AREAS AND USE

: POWER PLANT AND LABORATORY BUILDING (CURRENTLY INACCESSIBLE)

: FORMER COAL AND ASH STORAGE AREAS

: TRANSFORMERS/ELECTRICAL EQUIPMENT

: RAIL YARD

: OTHER POTENTIAL AREAS OF IMPACT (BASED ON HISTORICAL USE)

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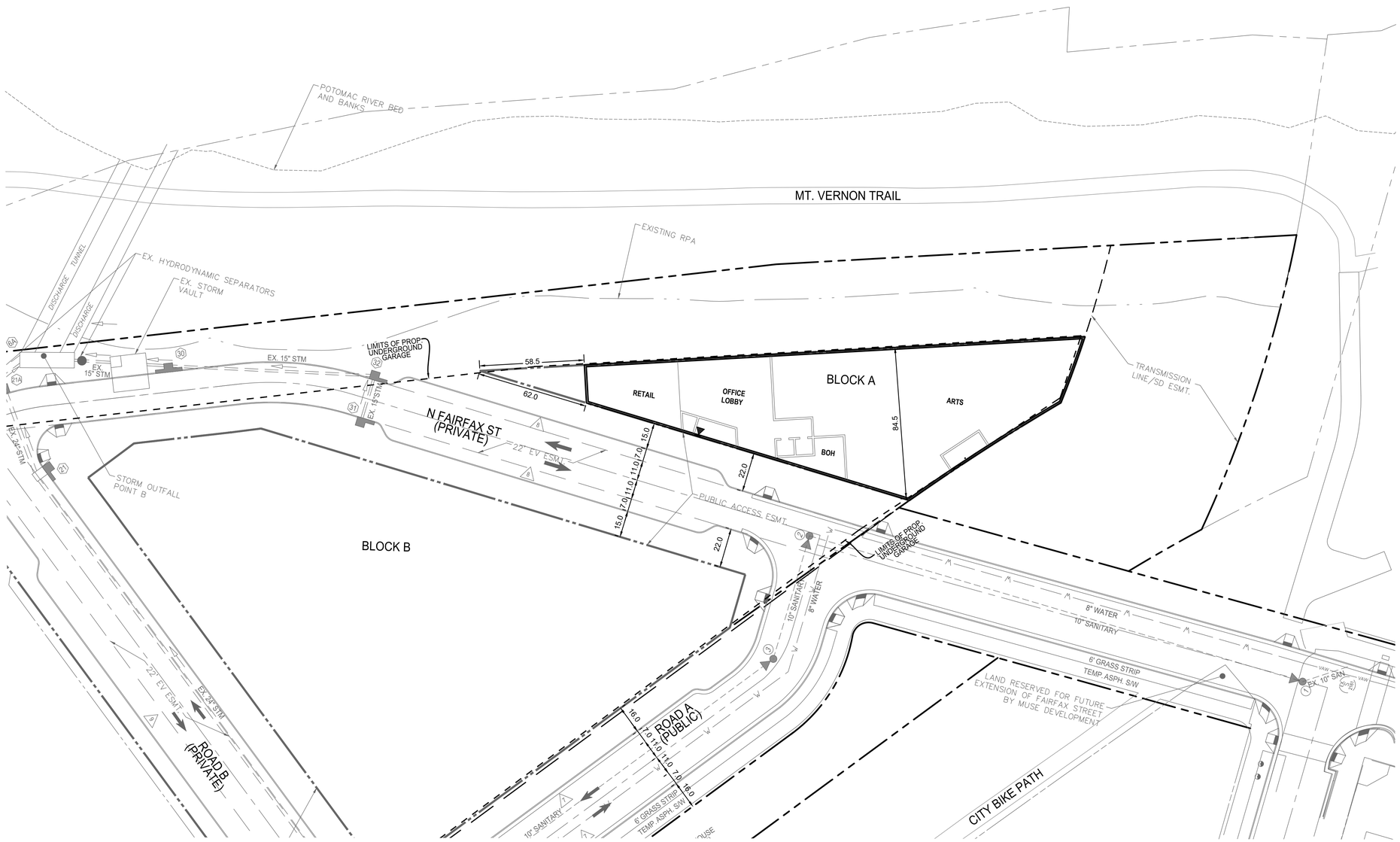
SHEET TITLE:

AREAS OF POTENTIAL ENVIRONMENTAL IMPACT

SHEET No.

C302

112049



NOTES

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2. SEE SHEET C300 FOR OVERALL BOUNDARY INFORMATION.
3. ALL INFRASTRUCTURE WORK (ROADS AND UTILITIES) SHOWN AROUND BLOCK A IS PROPOSED WITH THE PRGS INFRASTRUCTURE PLAN (CDSP# 2022-00024).
4. UTILITIES SUBJECT TO CHANGE PER OPTIONS IN IDSP.
5. STREETSCAPE TO BE PROVIDED PER APPROVED CDD.
6. INTERIM IMPROVEMENTS MAY BE MADE AT THESE LOCATIONS UNTIL APPROVAL FROM ADJACENT LANDOWNERS ALLOWS FOR COORDINATED PERMANENT IMPROVEMENTS TO BE IMPLEMENTED.
7. FUTURE DSUP's WILL INCLUDE DETAIL ON PROPOSED FINAL AND INTERIM CONDITIONS IMPROVEMENTS.
8. WHICHEVER BLOCK DEVELOPS FIRST, FINAL SITE CONDITIONS WILL BE PROVIDED ALONG THE FRONTAGE OF THAT BLOCK. THE REMAINING BLOCKS WILL REMAIN IN THE INTERIM CONDITION AS SHOWN ON SHEET C300 AND C301. THE OPEN SPACE TO THE WEST OF ROAD A WILL REMAIN IN AN INTERIM CONDITION AND WILL BE IMPROVED IN PERMANENT CONDITION WITH THE ADJACENT OPEN SPACE, AS DEFINED IN A FUTURE DSUP FOR THE LINEAR PARK.

VCS 1983 GRID NORTH

30 15 0 30 60
GRAPHIC SCALE
1"=30'

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SHEET TITLE:
SITE PLAN

SHEET No.
C400

112049

ROADS & OPEN SPACE PHASING: PHASE 1

NOTE:

① GWMP intersections: Operational and signal improvements (subject to coordination with City's traffic operations)

② Temporary road: with temporary sidewalks

③ Open Space improvements:

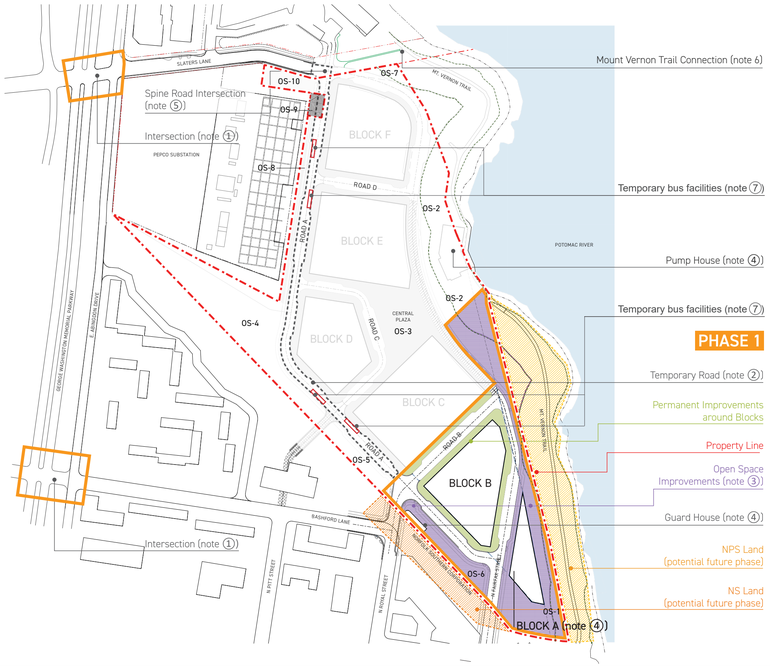
- Interim improvements may be made at these locations until approval from adjacent landowners allows for coordinated permanent improvements to be implemented.
- Future DSUP's will include detail on proposed final and interim conditions improvements.

④ Block A, Pump House and Guard House may be developed with any Phase.

⑤ Temporary spine road & Slaters Lane intersection: final geometry and interim finish condition.

⑥ Removed locked gate, repair existing stairs and add a bicycle track, extend sidewalk to new driveway.

⑦ Temporary bus facilities to be developed as part of Block DSUPs.



01 ROADS & OPEN SPACE PHASING PLAN: PHASE 1

ROADS & OPEN SPACE PHASING: PHASE 2

NOTE:

① GWMP intersections: Multimodal operational, physical, and signal improvements identified as part of the Phase 2 MTS

- to be completed as part of Phase 2, subject to coordination with City and NPS approval

② 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.

③ Open Space improvements:

- 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.
- Interim improvements may be made at these locations until approval from adjacent landowners allows for coordinated permanent improvements to be implemented.
- Future DSUP's will include detail on proposed final and interim conditions improvements.

④ Block A, Pump House and Guard House may be developed with any Phase.

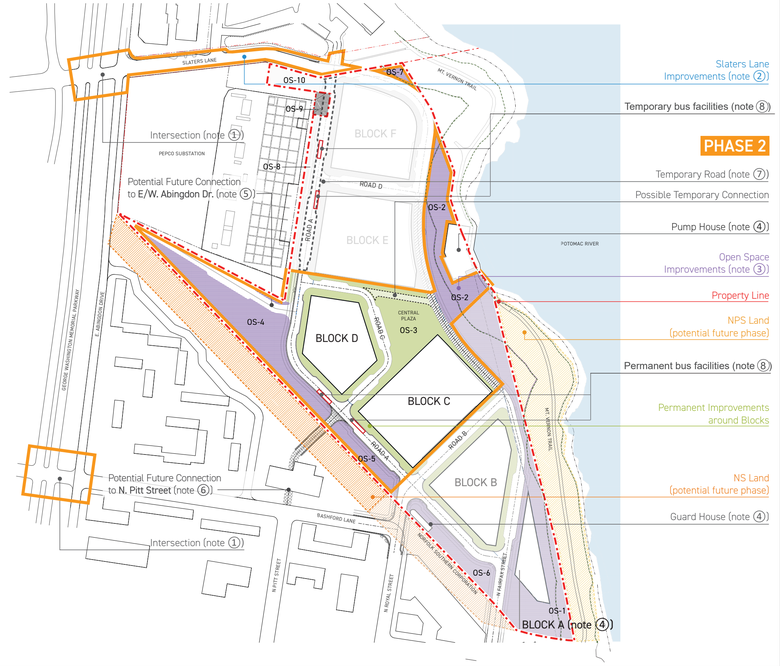
⑤ Potential future connection to E/W. Abingdon Dr. is subject to cooperation of abutting property owners. The applicant does not control these parcels.

- Potential improvements to intersections of the George Washington Memorial Parkway will be discussed as part of the overall traffic impact study and will be subject to approval by the National Park Service.

⑥ Potential future connection to North Pitt St. is subject to cooperation of abutting property owners. The applicant does not control these parcels.

⑦ Temporary road: with temporary sidewalks

⑧ Temporary and permanent bus facilities to be developed as part of Block DSUPs



02 ROADS & OPEN SPACE PHASING PLAN: PHASE 2

ROADS & OPEN SPACE PHASING: PHASE 3

NOTE:

① GWMP intersection improvements completed in previous phases

② Slaters Lane improvements: Subject to coordination with City and adjacent landowners

③ Open Space improvements:

- Interim improvements may be made at these locations until approval from adjacent landowners allows for coordinated permanent improvements to be implemented.
- Future DSUP's will include detail on proposed final and interim conditions improvements.

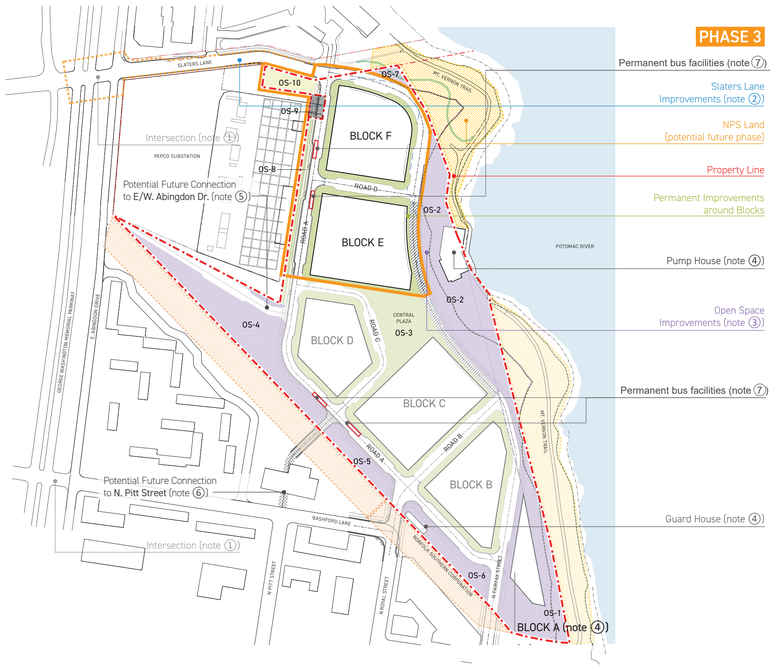
④ Block A, Pump House and Guard House may be developed with any Phase.

⑤ Potential future connection to E/W. Abingdon Dr. is subject to cooperation of abutting property owners. The applicant does not control these parcels.

- Potential improvements to intersections of the George Washington Memorial Parkway will be discussed as part of the overall traffic impact study and will be subject to approval by the National Park Service.

⑥ Potential future connection to North Pitt St. is subject to cooperation of abutting property owners. The applicant does not control these parcels.

⑦ Permanent bus facilities to be developed as part of Block DSUPs



03 ROADS & OPEN SPACE PHASING PLAN: PHASE 3

N

LEGEND

- Property Line
- Phase Line
- Temporary Road
- Building Blocks
- Norfolk Southern Land (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.

APPROVED
DEVELOPMENT SITE PLAN NO. _____
DEPARTMENT OF PLANNING & ZONING

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

DIRECTOR DATE

CHAIRMAN, PLANNING COMMISSION DATE
DATE RECORDED _____
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

PRGS Redevelopment

DSUP CONCEPT I PLAN

1300 North Royal Street
Alexandria VA 22314

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

△	Date	Description
	11-04-2022	DSUP CONCEPT I PLAN

Seal / Signature

Project Name
PRGS Redevelopment

Project Number
09.9145.000

Scale

Description
ROADWAY & OPEN SPACE SPECIFIC PHASING PLAN

A900

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