



Conceptual Site Plan

Neabsco / Potomac Commuter Parking Garage

Project Description

The Prince William County Department of Transportation secured federal funding through Commonwealth Transportation Board Smart Scale Program to construct a 1,400-space commuter parking garage and approximately a 750 feet long sidewalk along Opitz Boulevard on a County owned property located at 2501 Opitz Boulevard, Woodbridge, VA 22191. The site is a largely undeveloped spanning a total of 17.66 acres. There are two existing roads: River Rock Way and Bridge View Drive. River Rock Way runs north-south through the western part of the property, with a land cover of 1.22 acres. River Rock Way is a four-lane roadway that intersects Opitz Boulevard to the north of the property and connects to Potomac Town Center to the south. Bridge View Drive cuts through the southeast corner of the site, covering 0.66 acres. Bridge View Drive is accompanied by asphalt sidewalk along the southbound/westbound lanes. Bridge View Drive intersects Potomac Center Boulevard to the east and connects to Potomac Town Center to the south. This site contains approximately 17.66 acres of undeveloped land, much of which is heavily wooded. There is about 2000 feet of streams winding through the middle section of the property with 3.47 acres of Resource Protection Area associated with them. The 1400 space parking garage will be sited at the currently sloped site. After rock blast/excavation, the building will be constructed on a leveled ground. The east and west sides will be partially below grade; and the south side will be completely above grade. Vehicular and pedestrian access will be available at designated levels of the garage. There is a potential for a bridge connecting the garage to the area of potential future development.

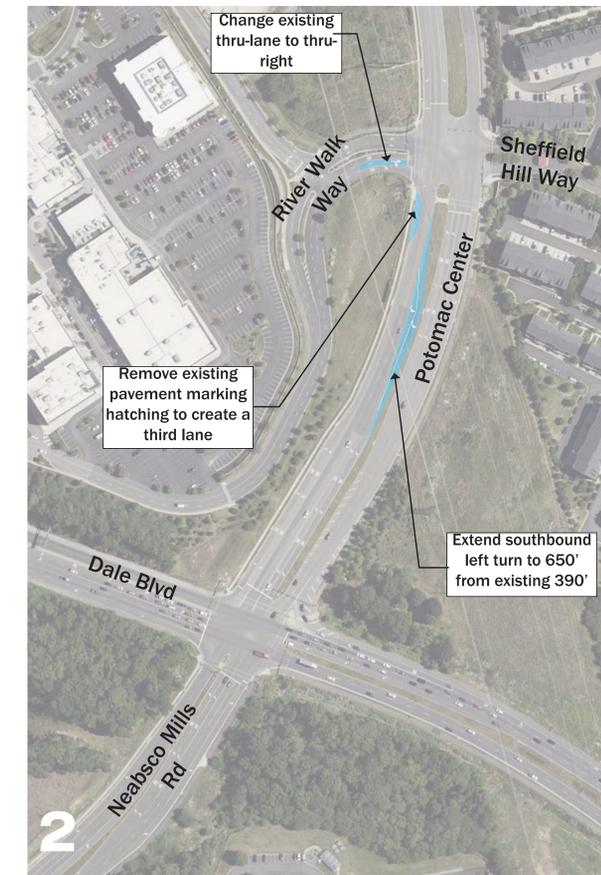
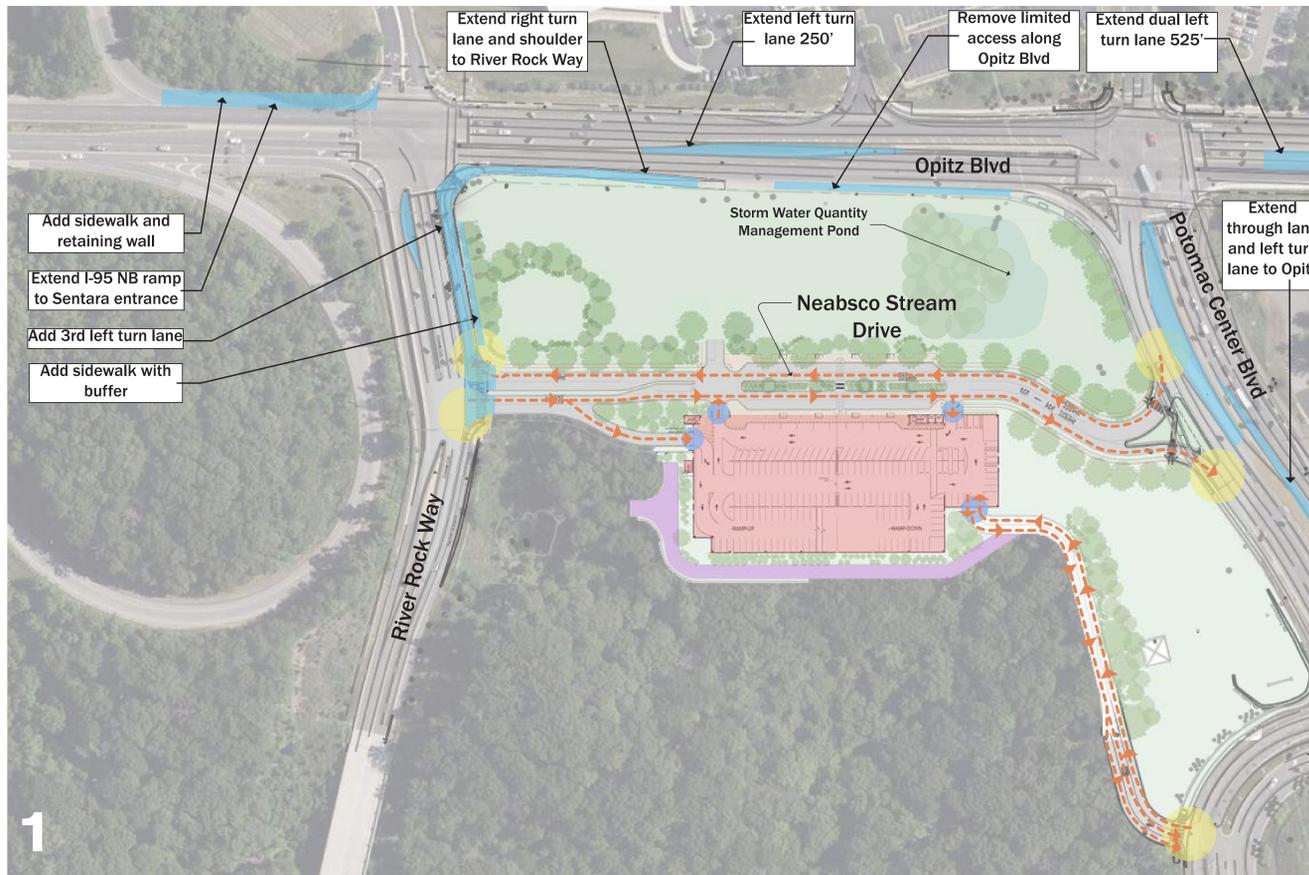
Traffic

A Virginia Department of Transportation (VDOT) 870 Traffic Impact Analysis (TIA) has been prepared in support of the County's proposal to build a commuter garage at this location. VDOT regulation 24 VAC 30-155 establishes a requirement for a detailed Traffic Impact Analysis (i.e. VDOT Chapter 870 TIA) for any proposed land use changes deemed to cause substantial change or impact to state-controlled highways. This process provides VDOT with the opportunity and authority to review and provide comments to local governments on Comprehensive Plans and rezoning proposals that may have a significant impact. The Traffic impact study will determine the travel demand to and from the proposed garage location and identify any negative impact to the surrounding transportation system and identify improvements to the transportation system to mitigate any issues.

Environmental Review

The Prince William County Department of Transportation is completing National Environmental Policy Act (NEPA) documentation for the project, currently anticipated as a Categorical Exclusion.

Purpose and Need: The project is intended to serve as a park-and-ride facility for commuters to relieve over-capacity conditions at the Route 1/Route 234 and Prince William Parkway/Horner Road park-and-ride facilities. The new commuter bus garage would provide Prince William County and other nearby residents with additional options for traveling during peak periods along the congested I-95, U.S. Route 1 and VA Route 234 corridors.



- SCOPE OF WORK
- NEW PARKING STRUCTURE
2450 NEABSICO STREAM DRIVE
- FIRE & MAINTENANCE ACCESS
- NEW SITE ENTRY/EXIT
- NEW GARAGE ENTRY/EXIT
- NEW GARAGE SITE - VEHICLE CIRCULATION

Tier	Parking Stalls Provided						Total
	Car	Handicapped Accessible Car	Handicapped Accessible Van	Kiss & Ride	Electric Vehicle	Future Electric Vehicle	
Ground	132	2	2	0	0	8	144
1	153	1	2	0	0	16	172
2	218	1	0	0	0	16	235
3	117	12	1	31	6	16	183
4	229	2	0	0	4	0	235
5	229	2	0	0	4	0	235
6	196	0	0	0	0	0	196
Total	1274	20	5	31	14	56	1400

