



# **Villas at Ashlake – Community Information Meeting**

April 30, 2026

**CDOT – Chessa Walker, Transportation Director**

**CDOT – Hong Lim, Senior Transportation Engineer**

# Agenda

- Ashlake Parkway/Ashbrook Parkway Intersection
- Astoria Zoning Case Update
- Hull Street Corridor
- Regional Transportation Projects



# Ashbrook Pkwy/Ashlake Pkwy Intersection

- History

- ŷ October 2024: CDOT started intersection feasibility study

- ŷ December 2024 – January 2026: Coordinating with VDOT

- ŷ March 2025: Mr. McKnight raised concerns

- ŷ January 2026: Study approved All-Way Stop [interim] & roundabout [long-term]

- ŷ March 2026: VDOT installed the interim All-Way Stop

- Next Steps

- ŷ Seek funding for roundabout [estimate: \$6M – \$10M]

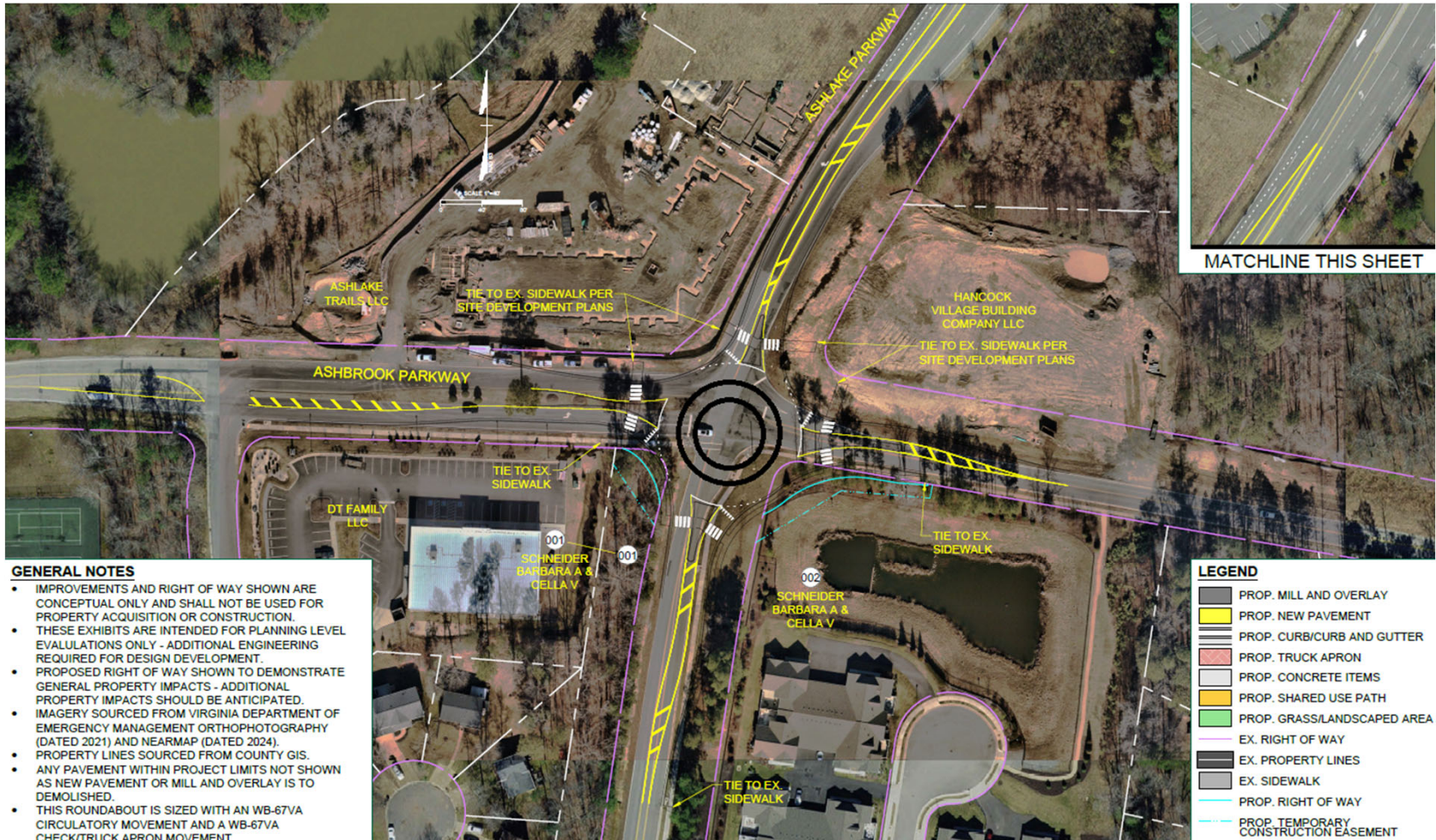
- ŷ After funding is acquired, implementation can take 4 – 6 years



# Ashbrook Pkwy/Ashlake Pkwy – Interim

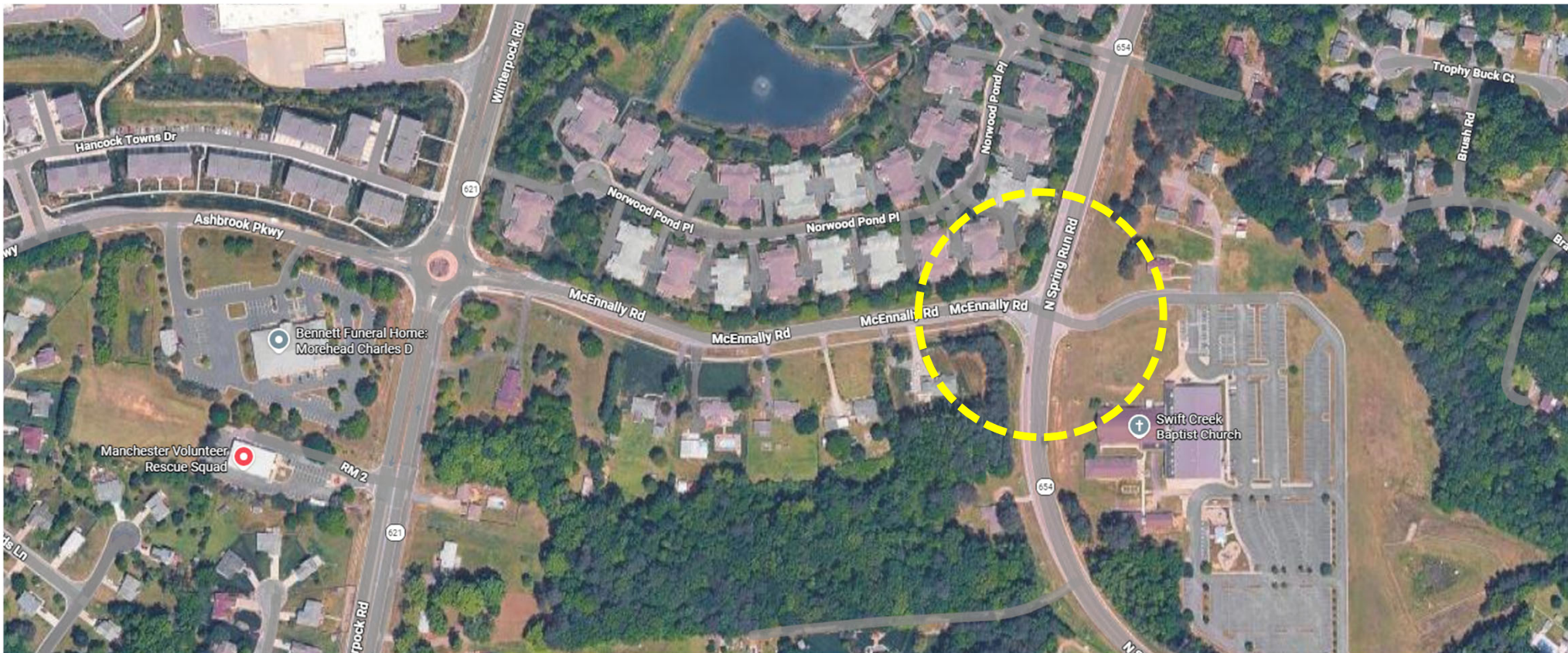


# Ashbrook Pkwy/Ashlake Pkwy – Long-Term



# Spring Run Rd/McEnnally Rd intersection

- Intersection added to CDOT's future studies list in December 2024



# Astoria Zoning Case Update

- Comprised of four approved zoning cases
  - ŷ Astoria: Main [18SN0809/23SN0028]
  - ŷ Astoria: North [23SN0120]
  - ŷ Astoria: South [24SN1182]
- Conceptual sketch from the zoning cases
  - ŷ Does not reflect approved final layout
  - ŷ Can take 4 - 6 years



# Astoria: Main [18SN0809/23SN0028]

- Total # of dwelling units = 669
  - ŷ Apartments = 288
  - ŷ Townhomes = 74
  - ŷ Single Family Homes = 307
- Roadway Improvements
  - ŷ Harpers Mill Pkwy/Winterpock Rd
    - Left and Right turns along Winterpock Rd
    - Turnaround area for Bethia Rd
    - Intersection Control
  - ŷ Construct Harpers Mill Pkwy – Thrisk Ln to western property line
  - ŷ Extend Ashlake Pkwy to Harpers Mill Pkwy
  - ŷ Harpers Mill Pkwy/Ashlake Pkwy intersection control (Roundabout)



# Astoria: North [23SN0120]

- Total # of dwelling units = 199
  - ŷ Townhomes = 75
  - ŷ Single Family Homes = 124
- Roadway Improvements
  - ŷ Access limited to one entrance/exit to Winterpock Rd
  - ŷ Turnaround area at Bethia Rd
  - ŷ Widen/improve Bethia Rd to provide two 11' lanes with shoulders
  - ŷ Right turn lane at the access to Winterpock Rd
  - ŷ Pedestrian crossing at Winterpock Rd/Harpers Mill Pkwy intersection

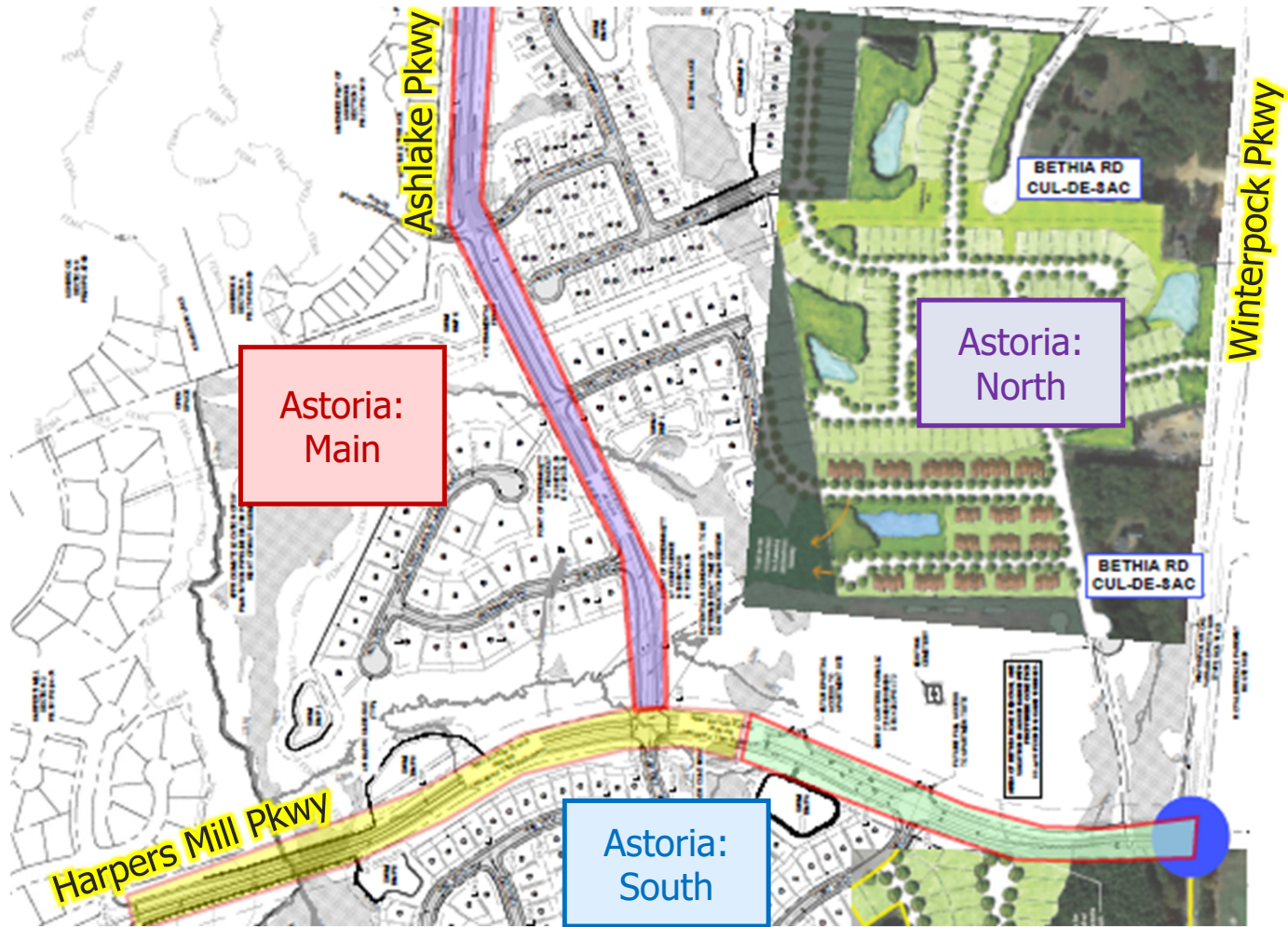


# Astoria: South [24SN1182]

- Total # of dwelling units = 88
  - ŷ Single Family Homes = 88
- Changed to a new school Grange Hall Elementary School
  - ŷ Estimated opening – August 2029



# Astoria Zoning Case – Roadway Network



# Astoria Zoning Case – Current Status

- Process: Zoning [land use decision] then Site/Subdivision Plans [detailed plans]
- Roadway Plans
  - ŷ Harpers Mill Parkway – East [24PR1184] – approved and under construction
  - ŷ Harpers Mill Parkway – West [25PR1053] – under review
  - ŷ Ashlake Parkway [25PR1106] – under review
- Site/Subdivision Plans
  - ŷ Astoria: Main - Section 1 [24CP1213] – 50 single family homes – under review
  - ŷ Astoria: Main - Abberly [22PR0102] – 288 apartment units – under review
  - ŷ Astoria: North [25PP1091] – Preliminary Plat – under review



# Accela [also known as -> ELM]

The screenshot shows the Accela website for Chesterfield, VA. The browser address bar displays `aca-prod.accela.com/CHESTERFIELD/Default.aspx#`. The website header includes the logo for CHESTERFIELD VA, a search bar with the text "Search..." and a magnifying glass icon, and links for "LOGIN | REGISTER". The main navigation menu consists of the following items: HOME, BUILDING INSPECTION, ENVIRONMENTAL ENGINEERING, UTILITIES, PLANNING, and COMMUNITY ENHANCEMENT. The main content area features a large aerial photograph of a residential neighborhood with several blue call-to-action buttons: "Submit an Application" (with a pencil icon), "My Records / Pay Fees" (with a folder icon), "Submit a Concern" (with a building icon), "Reports" (with a plus icon), "How To?" (with a question mark icon), and "Lookup Property Info" (with a magnifying glass icon). A red notification bell icon is visible in the top right corner of the main content area.

# Accela [also known as -> ELM]

The screenshot displays the Accela web application interface. At the top, a navigation bar includes links for HOME, BUILDING INSPECTION, ENVIRONMENTAL ENGINEERING, UTILITIES, PLANNING, and COMMUNITY ENHANCEMENT. Below this is a dark teal header for the 'Search Records' section. The main content area features a record card for 'Record 24PR1184: Site Plan - Major' with a status of 'Approved'. A dropdown menu is open for 'Record Info', with 'Record Info' and 'Attachments' highlighted by red boxes. The record details show it was added on 12/31/2024 and includes a 'View Condition' button. The address '8500 BETHIA' is listed, along with a link to 'View Additional Locations'. The 'Record Details' section includes a 'Project Description' for Harper's Mill Parkway East, detailing a public roadway extension and associated utilities and design. A 'More Details' link is provided at the bottom.

HOME BUILDING INSPECTION ENVIRONMENTAL ENGINEERING UTILITIES PLANNING COMMUNITY ENHANCEMENT

Search Records

Record 24PR1184:  
Site Plan - Major  
Record Status: Approved

Record Info Conditions

Record Details

Processing Status Added to this record on 12/31/2024.  
Planning - Perpetual Severity: Notice  
Ins: 246 (Notice: 246) [View Condition](#)

Related Records

Attachments

Inspections on

8500 BETHIA

[View Additional Locations>>](#)

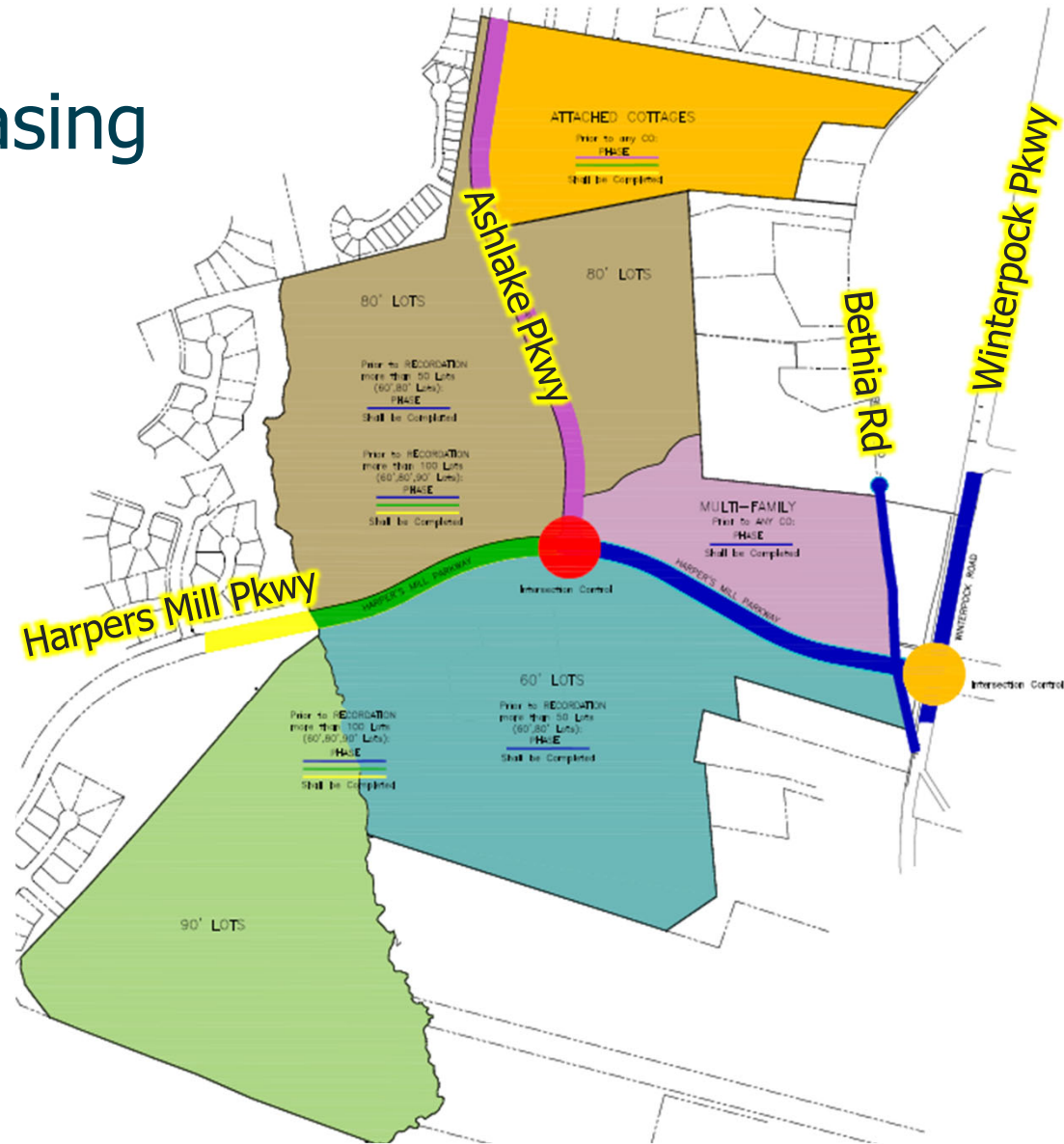
Record Details

**Project Description:**  
Harper's Mill Parkway East  
Public roadway extension of Harper's Mill Parkway from its intersection with Winterpock Road, including a 200'x200' right turn lane on Winterpock Road, and associated utilities, stormwater management, E&S design as a part of the Astoria residential development.

► [More Details](#)



# Astoria Zoning Case – Phasing



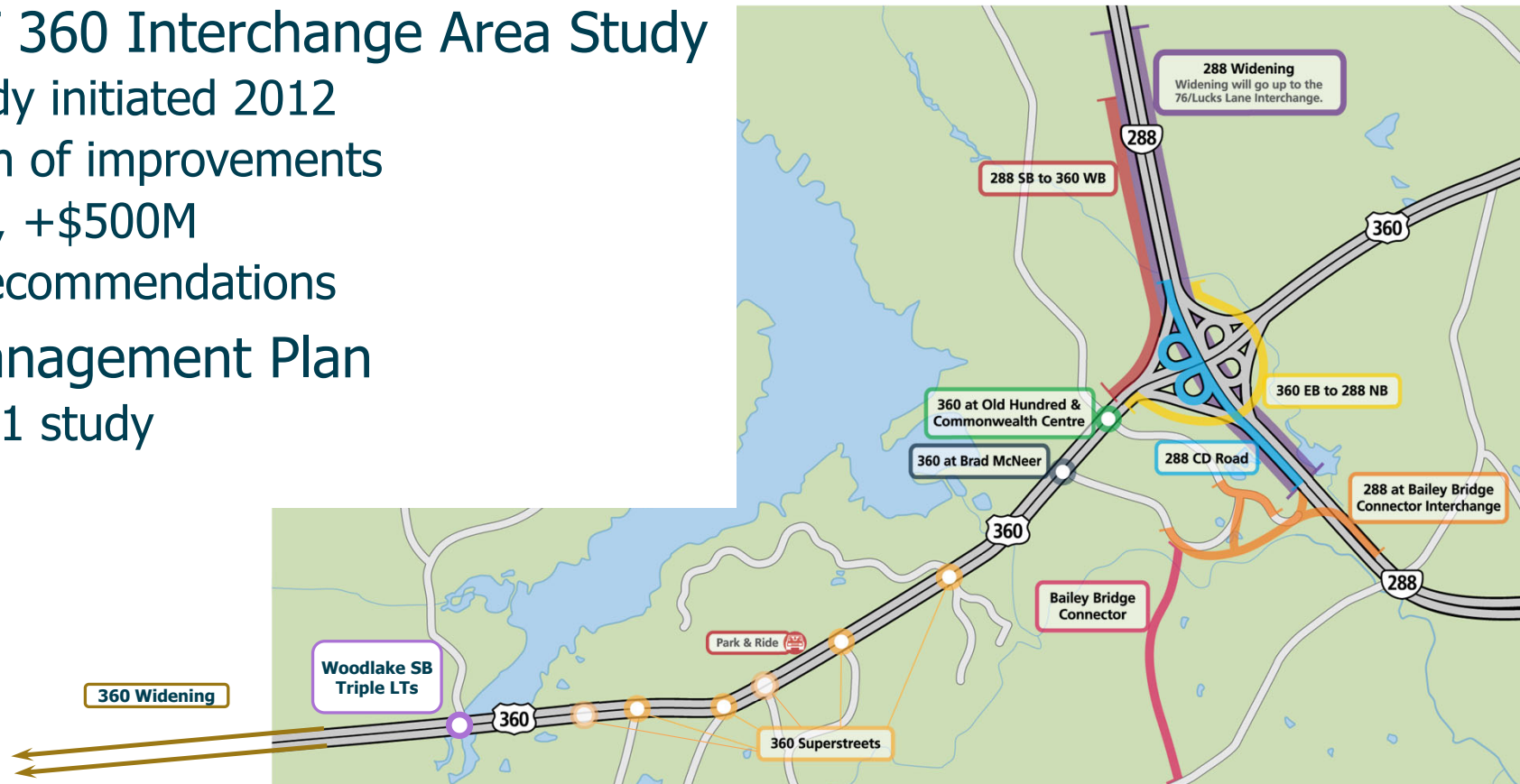
# Agenda

- ~~Ashlake Parkway/Ashbrook Parkway Intersection~~
- ~~Astoria Zoning Case Update~~
- Hull Street Corridor
- Regional Transportation Projects



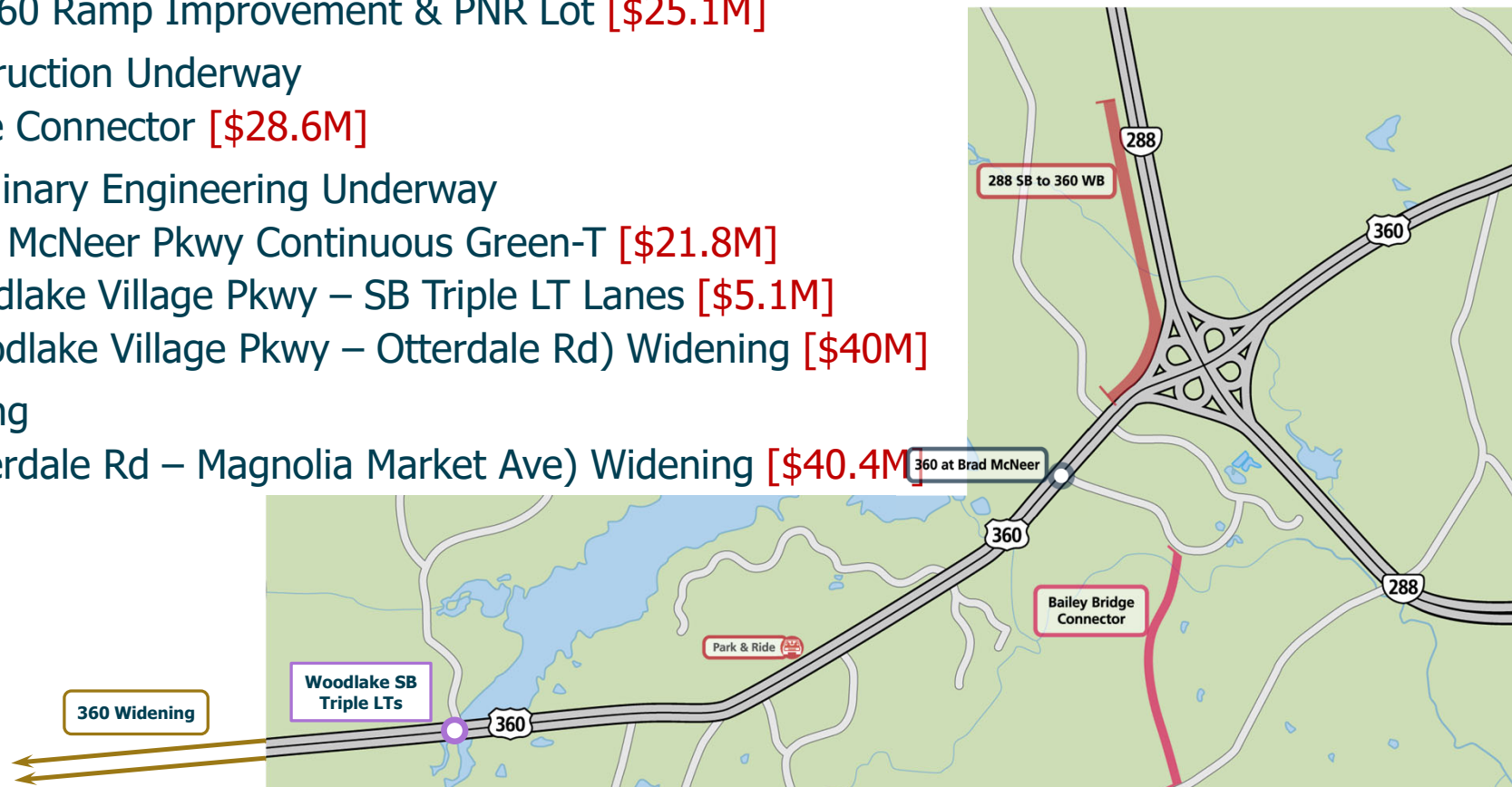
# Streamline Chesterfield - Recommendations

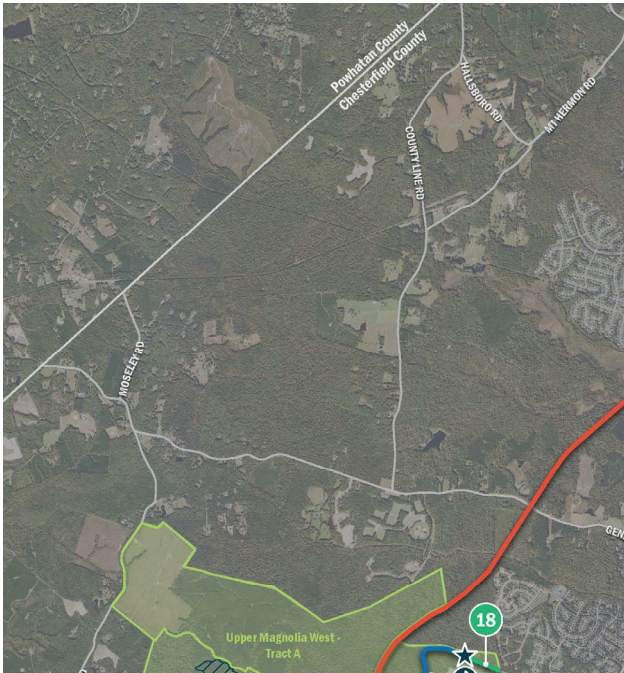
- RT 288/RT 360 Interchange Area Study
  - » VDOT study initiated 2012
  - » Masterplan of improvements
  - » 9 projects, +\$500M
  - » Phasing recommendations
- Arterial Management Plan
  - » VDOT 2021 study



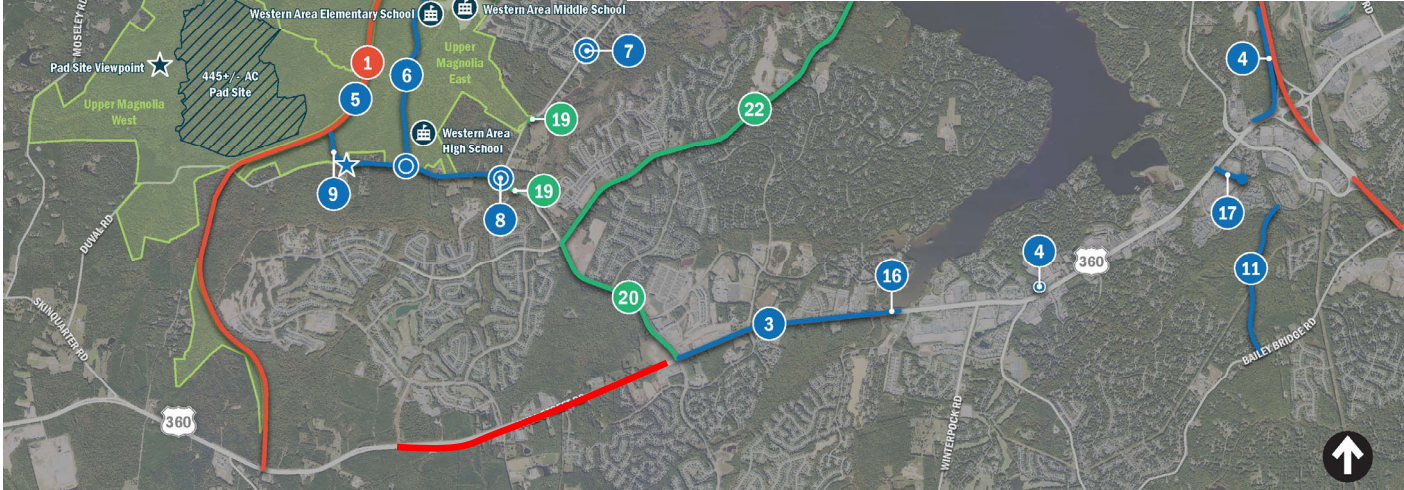
# Hull Street Corridor Improvements \*\$161M\*

- Completed
  - » RT 288/RT 360 Ramp Improvement & PNR Lot [\$25.1M]
- Funded, Construction Underway
  - » Bailey Bridge Connector [\$28.6M]
- Funded, Preliminary Engineering Underway
  - » RT 360/Brad McNeer Pkwy Continuous Green-T [\$21.8M]
  - » RT 360/Woodlake Village Pkwy – SB Triple LT Lanes [\$5.1M]
  - » RT 360 (Woodlake Village Pkwy – Otterdale Rd) Widening [\$40M]
- Seeking Funding
  - » RT 360 (Otterdale Rd – Magnolia Market Ave) Widening [\$40.4M]



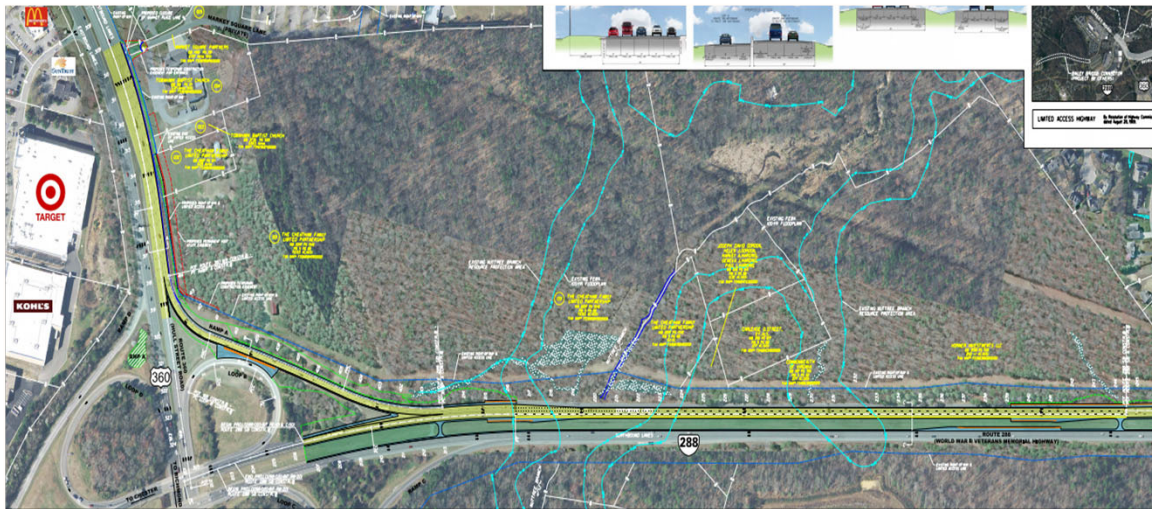


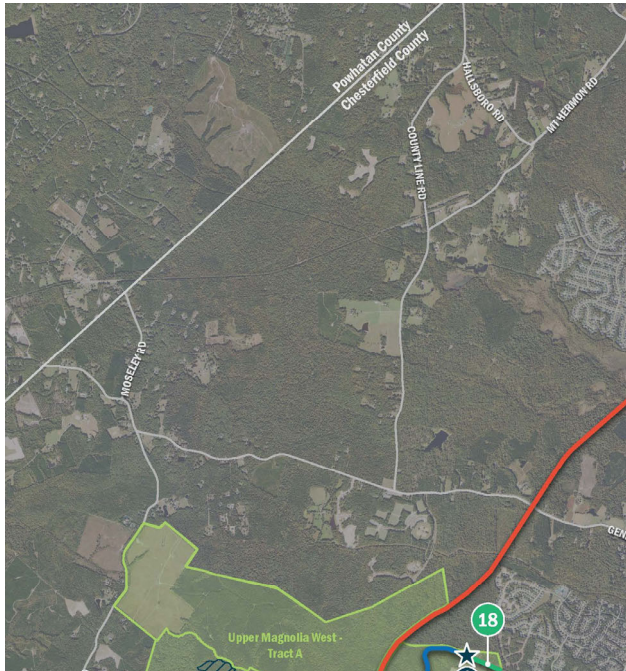
- Completed
  - 4. RT 288/RT 360 Ramp Improvement & PNR Lot [\$25.1M]**
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  - 16. RT 360/Woodlake Village Pkwy – SB Triple LT Lanes [\$5.1M]
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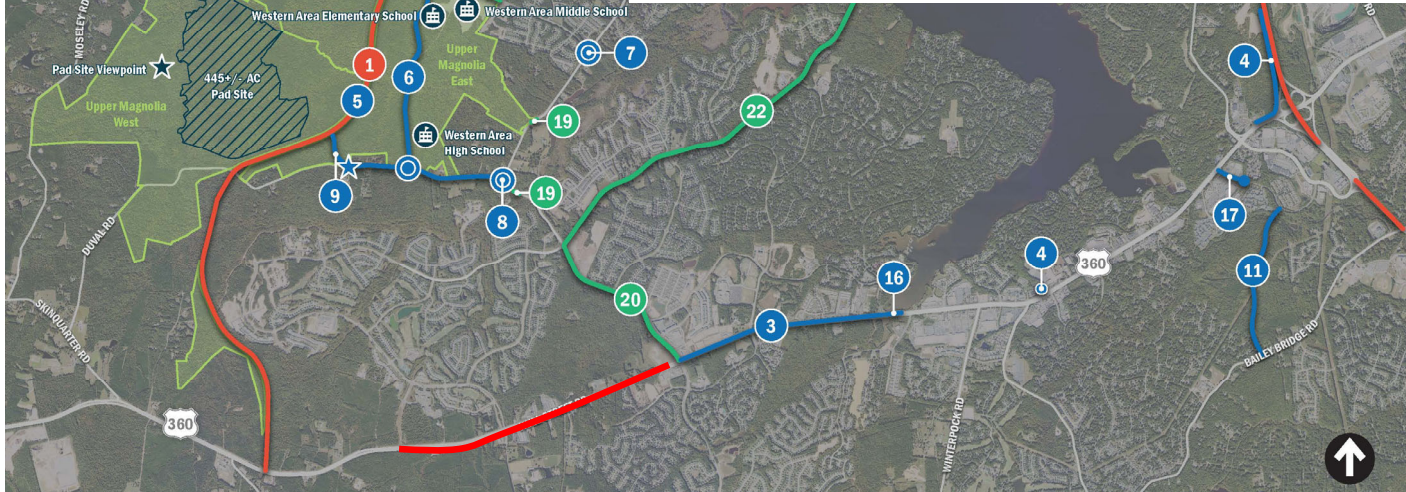
# RT 288/RT 360 Ramp Improvement and PNR

- Scope:
  - » Ramp - Extend deceleration lane, add second lane to off-ramp
  - » PNR Lot with 133 vehicle & 24 bike parking spaces, EV charging stations
- Completed October 2025
- Estimate: \$25.1M

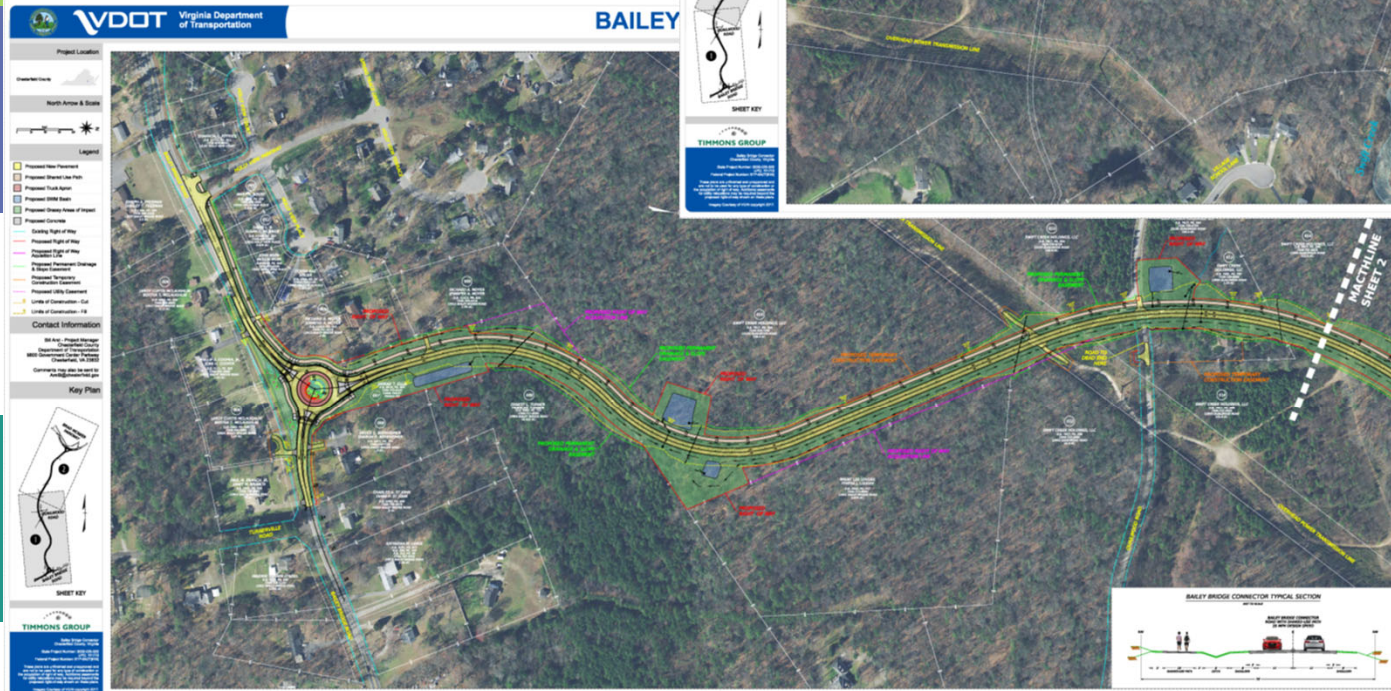
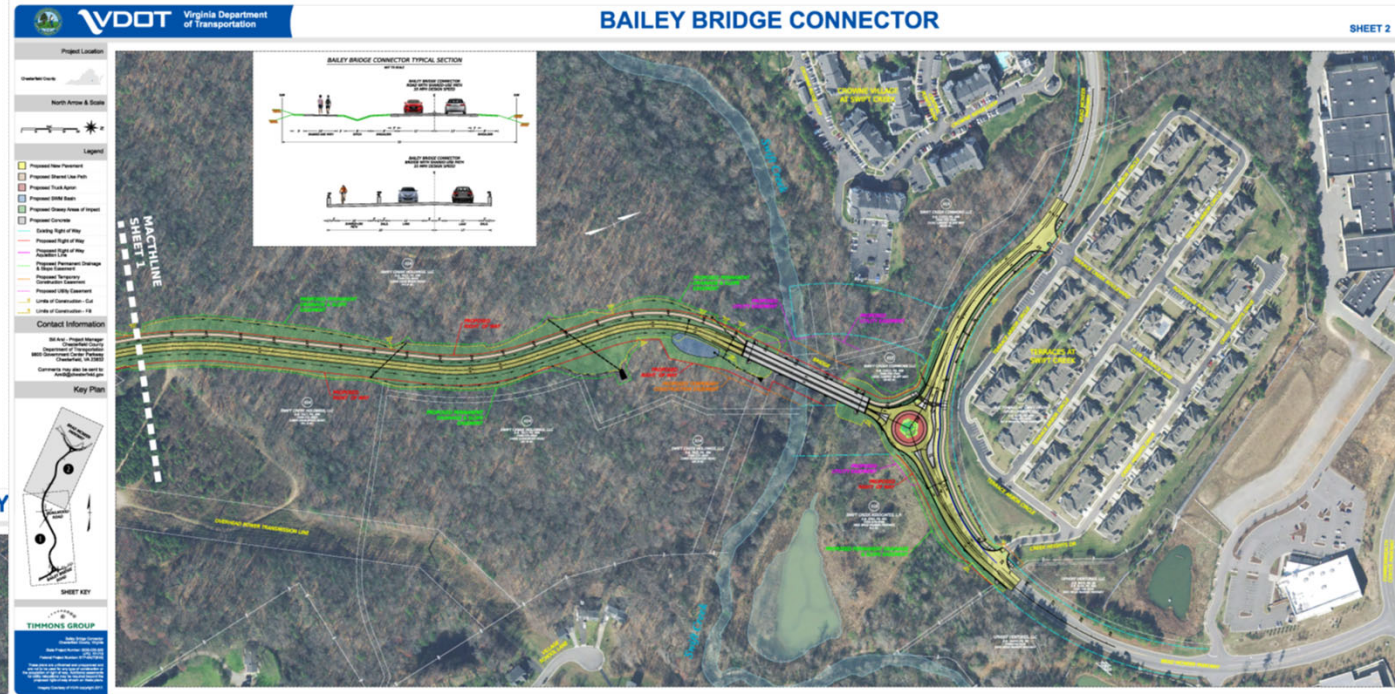




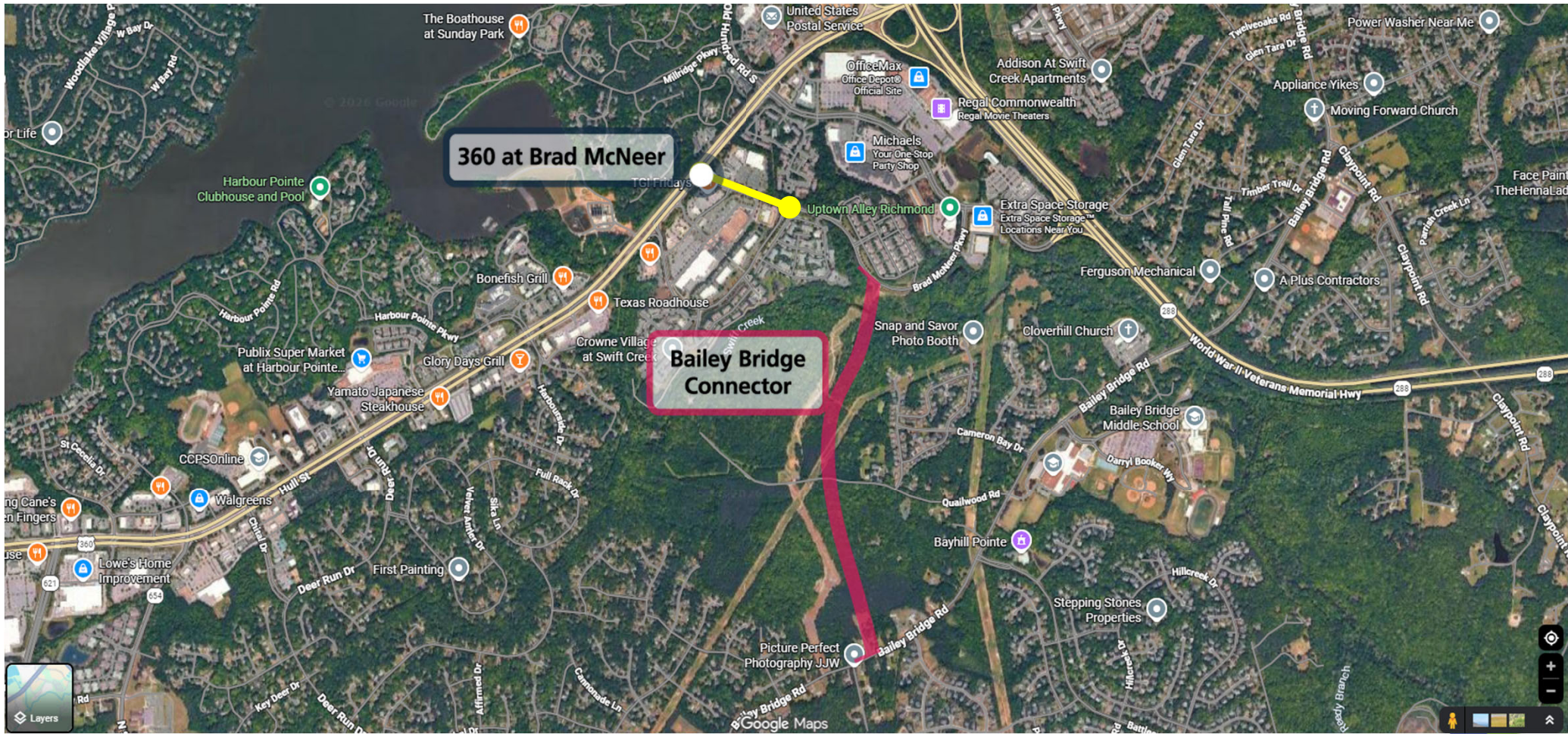
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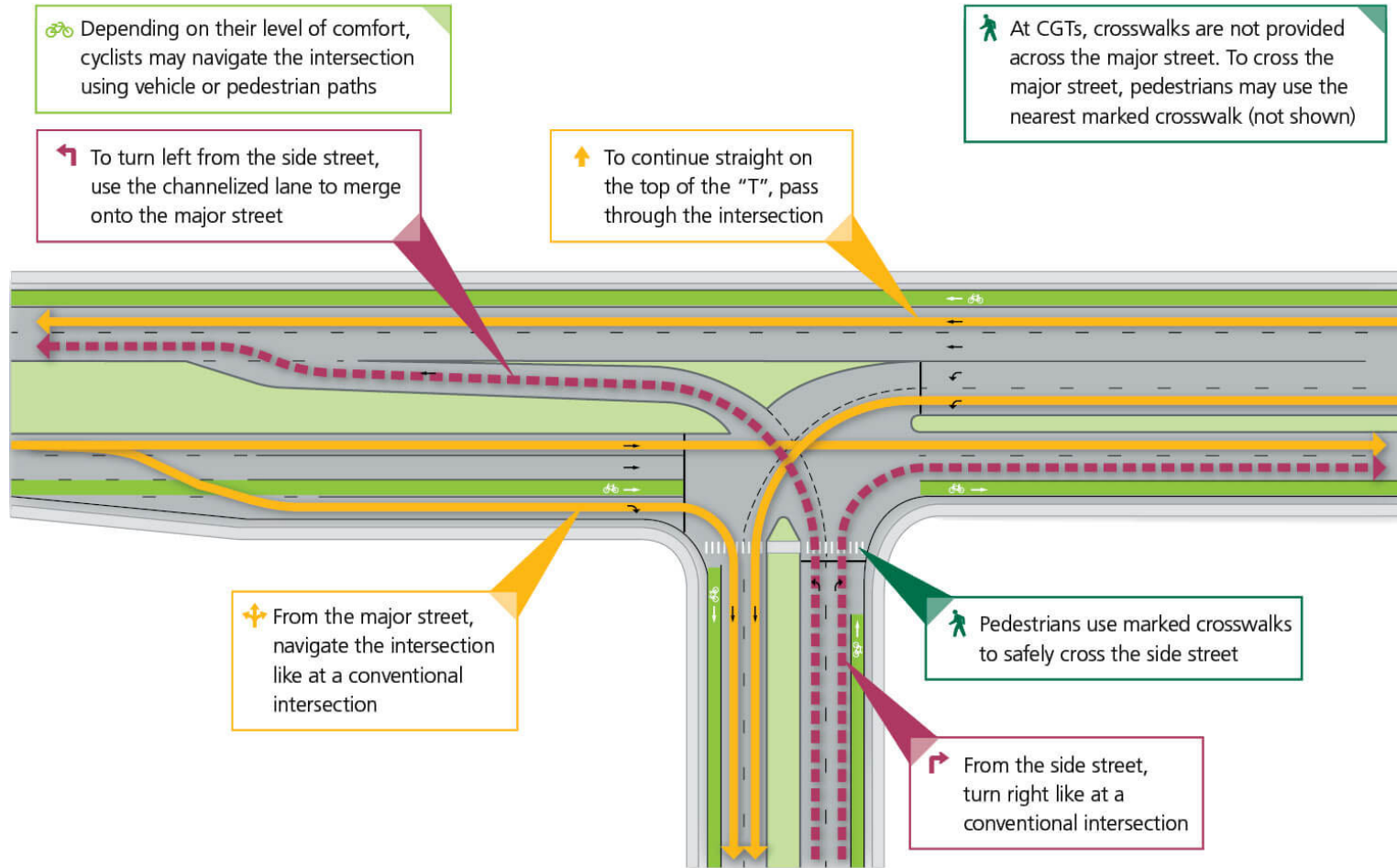
# Bailey Bridge Connector

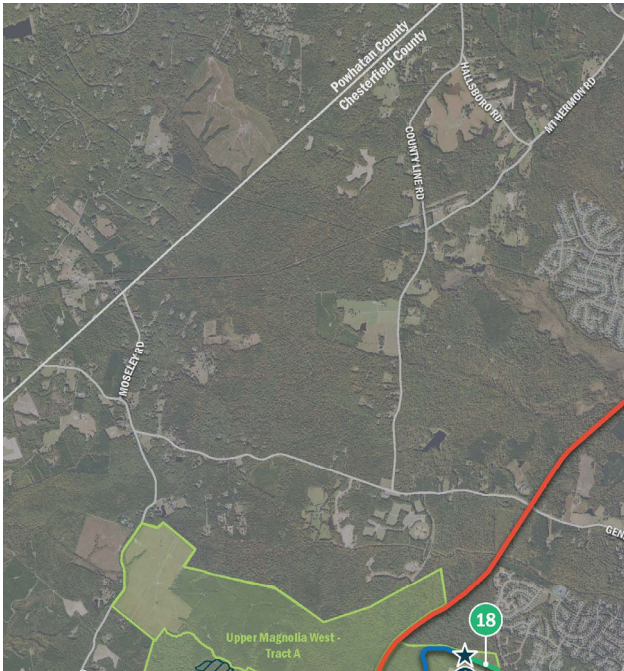




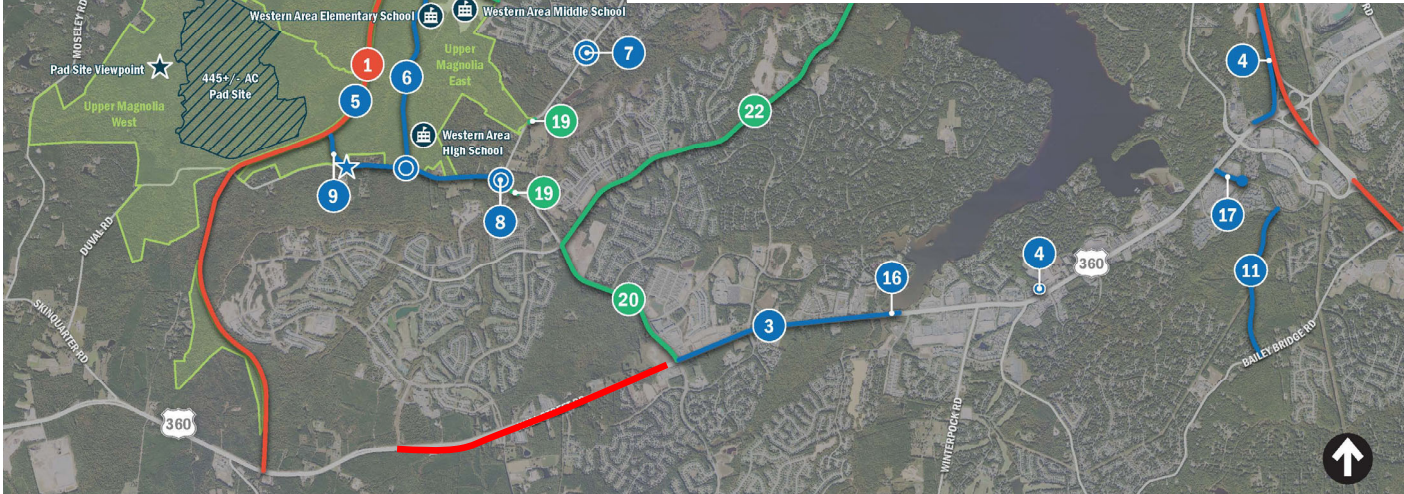


# So, what's a Continuous Green-T?

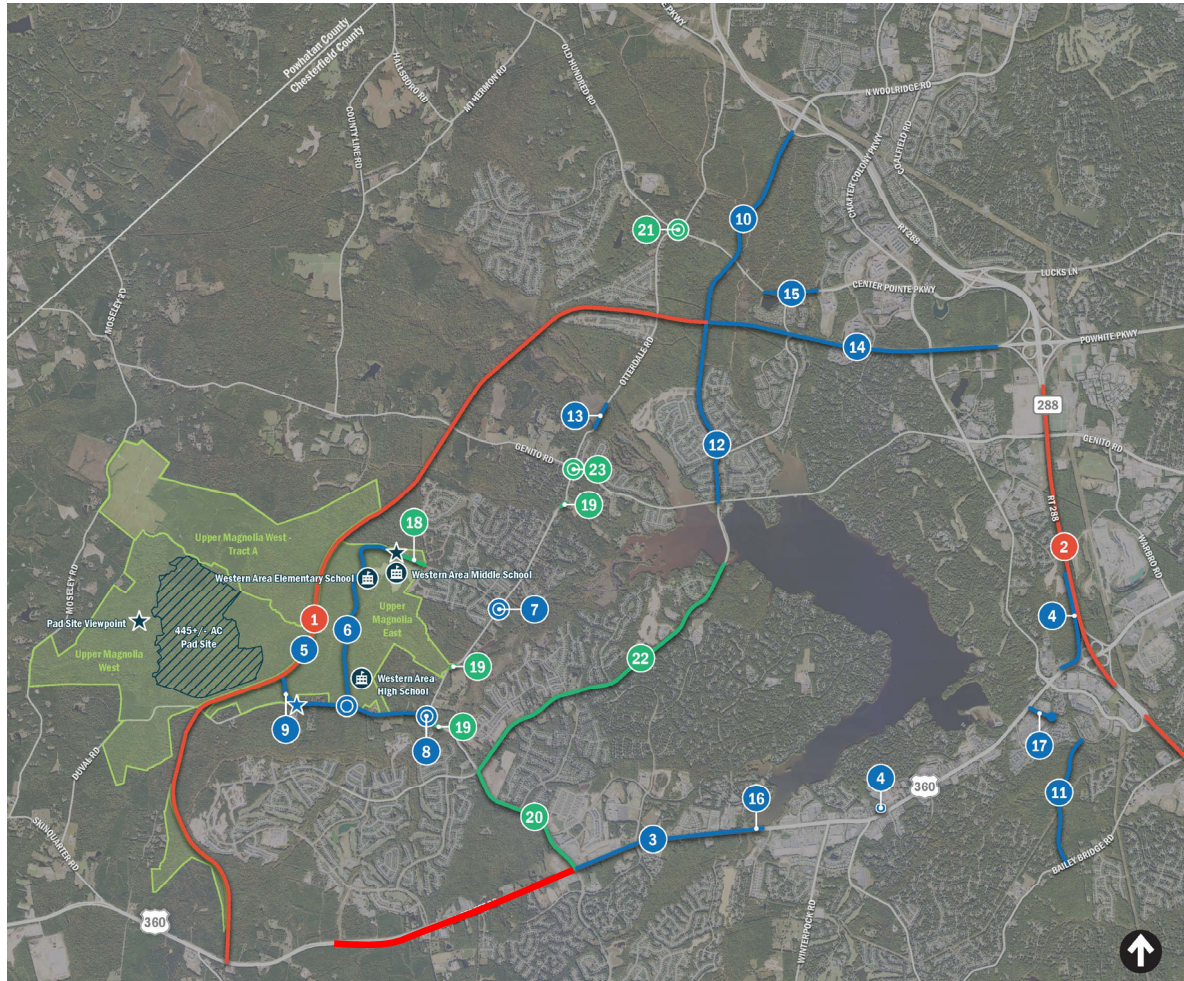




- Completed
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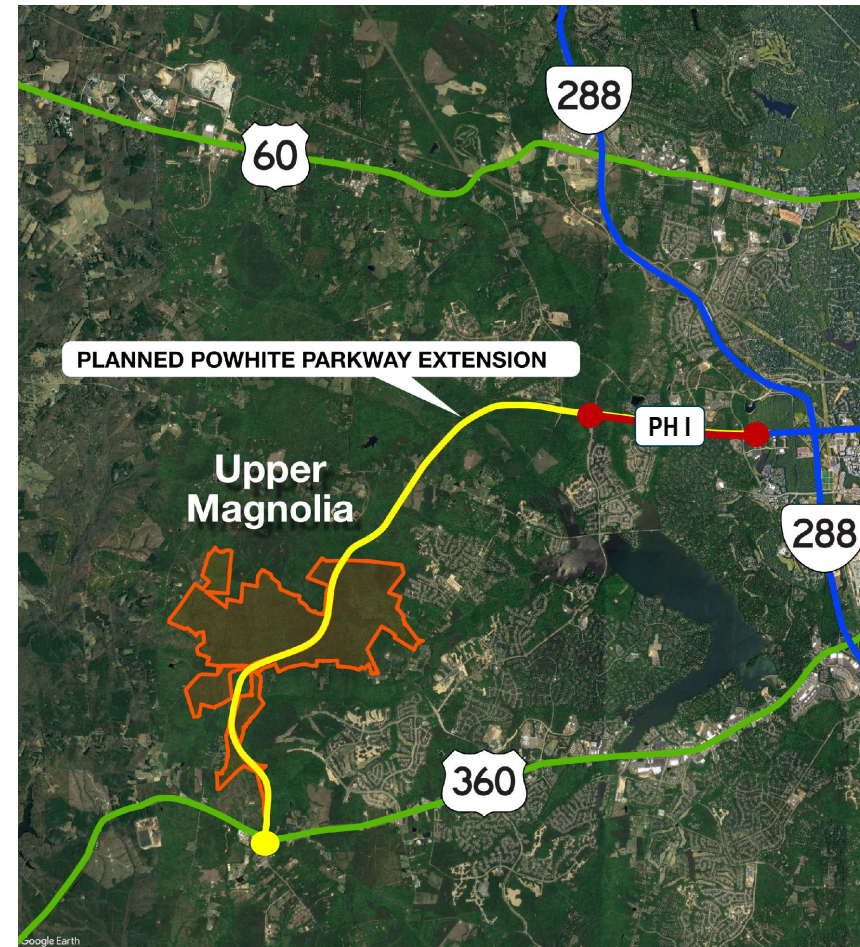


# Western Area Infrastructure Projects

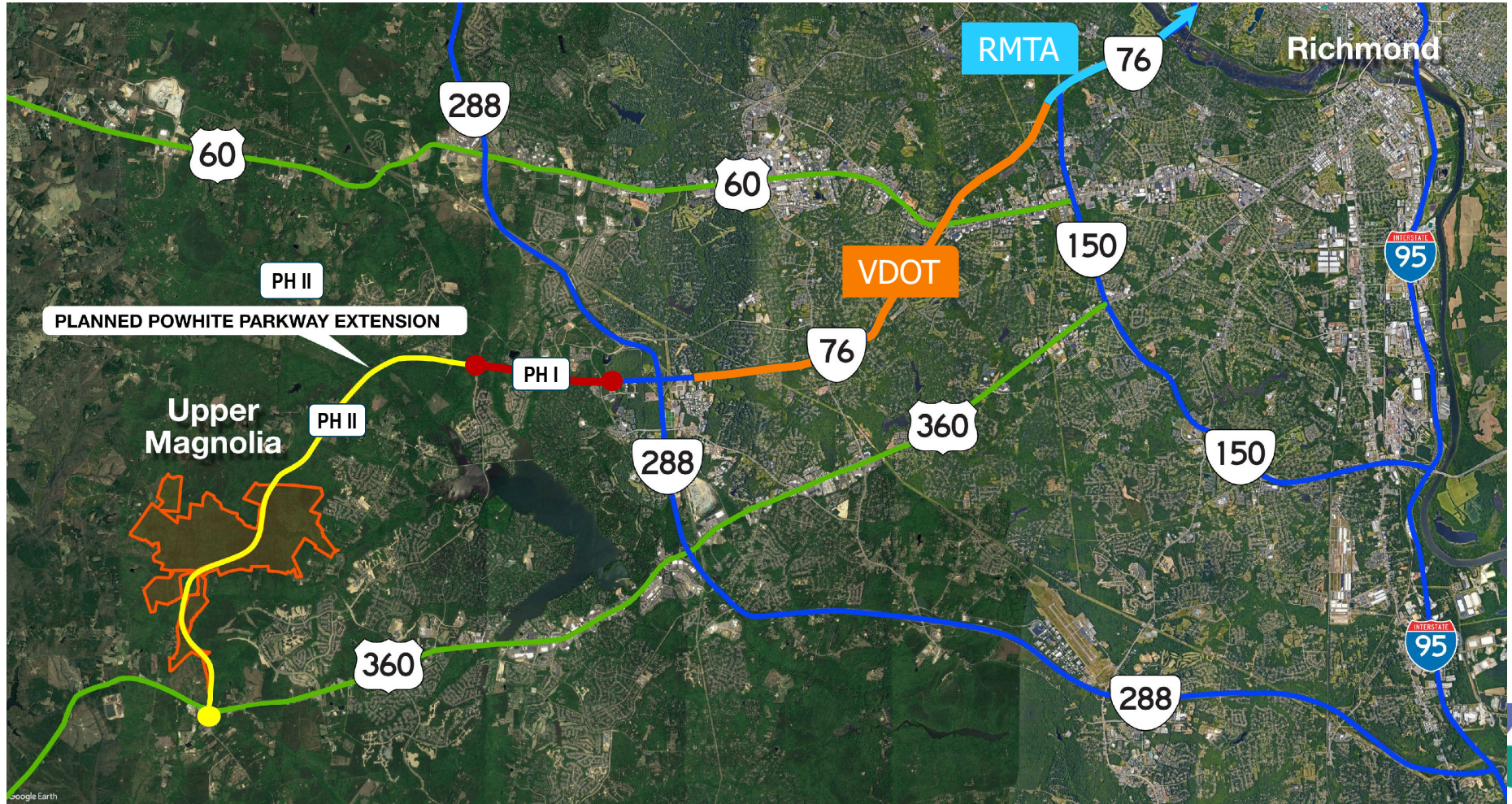


# Powwhite Parkway Extension

- Phase I – Current terminus to Woolridge Road
  - » Status: Preliminary Engineering underway
  - » Schedule: Advertise project anticipated 2026
  - » Estimate: \$200M
- Phase II – Woolridge Road to Route 360
  - » Status: Environmental review [VDOT]
  - » Schedule: Construction TBD
  - » Estimate: TBD



# Powwhite Parkway – Toll Removal = Jan 2027





Questions?