

Potomac Yard

Subdivision Plat



Planning Commission

September 7, 2006

Potomac Yard

Subdivision Plat



Existing Parcels

- Potomac Yard
 - 165 acres
 - Includes Rail Park and WMATA easement
- Potomac Yard Retail Center – Separate ownership, not part of subdivision application

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Proposed Plat

- Proposed plat is for main body of Potomac Yard
- Streets and Required Public Open Space (i.e. finger parks) will be dedicated to the City
- Land to be dedicated will be accepted by the City at a later date

Planning Commission

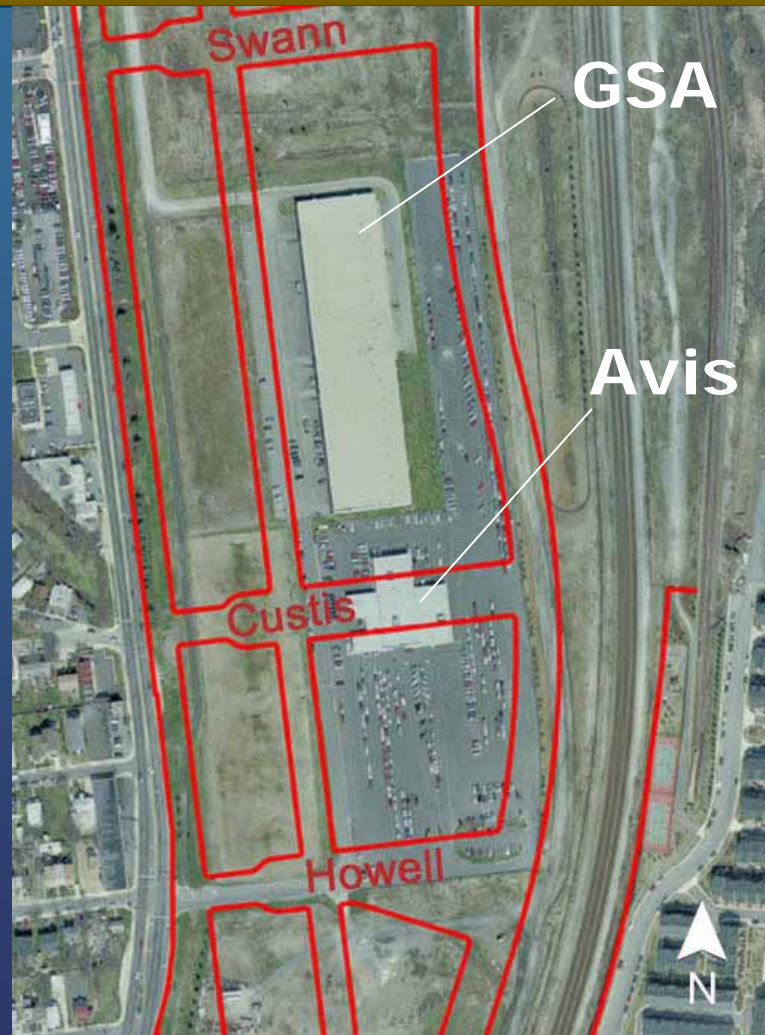
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Existing Buildings

- GSA facility and Avis car rental have existing buildings and ground leases on the main body of Potomac Yard
- GSA and Avis do not have fee-simple lots, therefore they are not co-applicants
- Three framework streets conflict with the buildings and parking lots: Custis, Howell, and Potomac Avenue
- City recommends the applicant demonstrate that the applicable provisions of the lease are removed prior to dedication of streets



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Open Space

- Finger parks within the framework streets are included in the right-of-way dedication
- Precedents for this type of dedication are Carlyle, Cameron Station, and Commonwealth Avenue
- City has control of open space as a public area regardless of whether the open space is a separate parcel or included in the public right-of-way
- Any amendments to size or configuration of the open space will require subsequent approval from Planning Commission and City Council

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Glebe Road Extension

- East Glebe Road is the framework street in Landbay G identified in the CDD Concept Plan
- The design for the park in the framework street is unspecified in the CDD Concept Plan. Final width and alignment of East Glebe Road between Main Street and Potomac Avenue will be determined by the park design
- Right-of-way dedication for the remaining portion of East Glebe Road will be finalized in conjunction with the park design
- City is recommending construction of a temporary connection for emergency vehicles and vehicular access to Potomac Avenue



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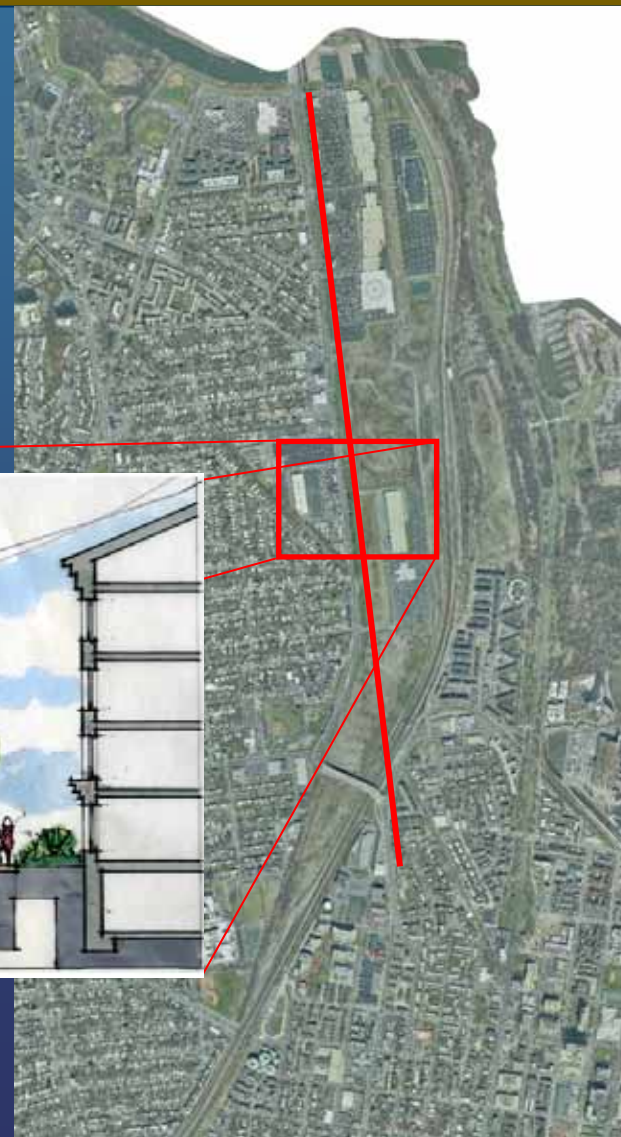
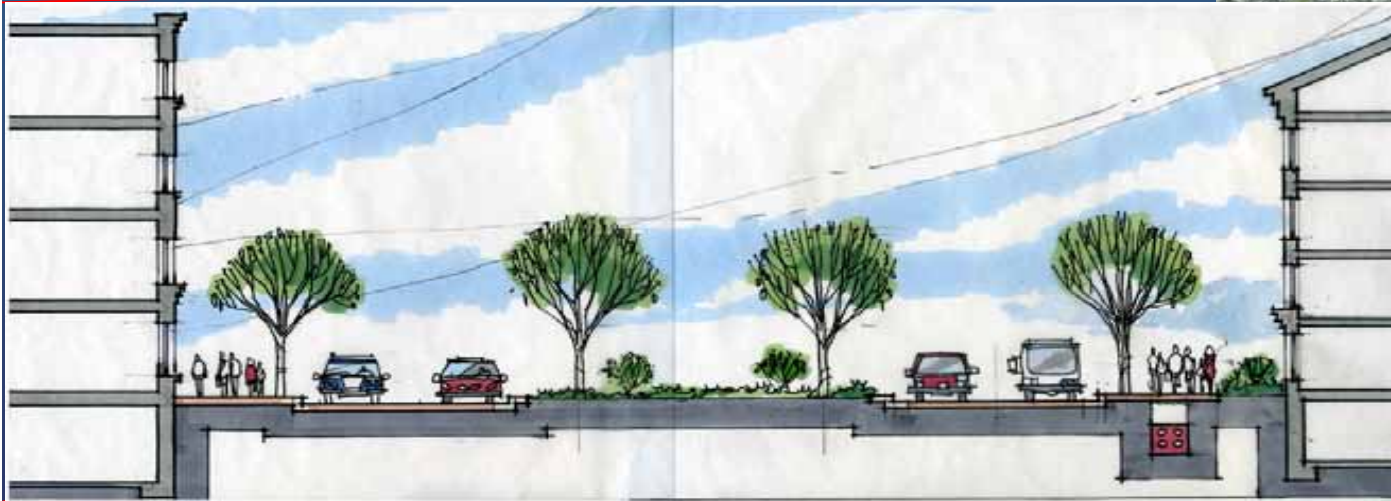
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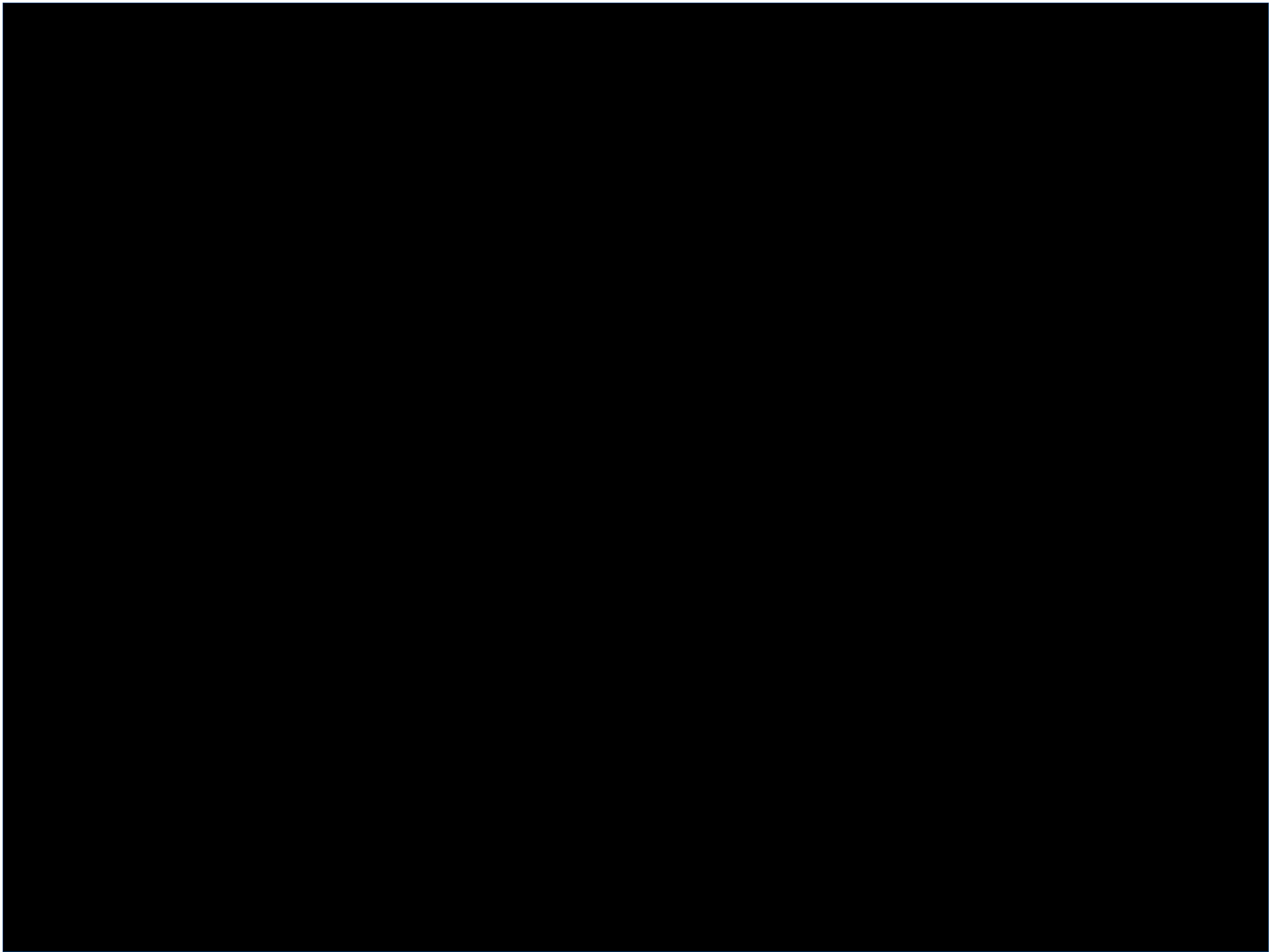
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Route 1

- The right-of-way width for Route 1 will be an additional 30 feet from the current right-of-way totaling 170 feet

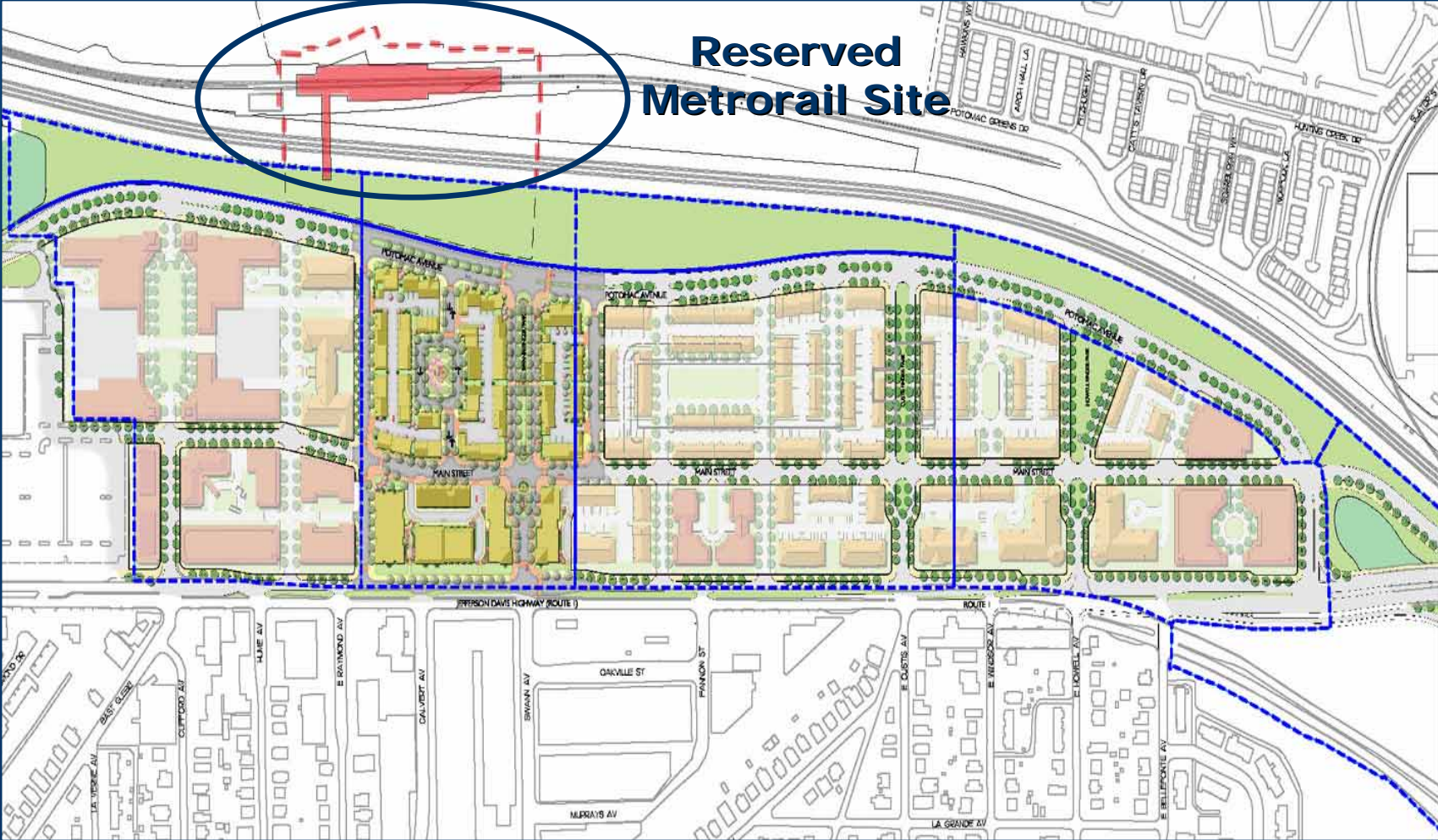


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