

Technical Memorandum

Appendix 6

Acquisitions and Relocations

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At the intersection of US Route 1 and East Glebe Road, an easement is required just north of the East Glebe Road to transition the transitway corridor. This easement was previously dedicated to the City by the property developer. Attachment 1 of this appendix provides an excerpt of development conditions, including Condition #16c and Attachment #3 for the development of Landbay F. These conditions require right of way dedication on the east side of US Route 1 between East Glebe Road and Evans Lane by the developer. This right of way is part of Landbay G has already been dedicated to the City of Alexandria. The complete document that provides conditions for the development of Landbay F in Potomac Yard is available at:

<http://dockets.alexandriava.gov/fy10/061210ph/di5.pdf>

Attachments:

Attachment 1: Condition #16c and Attachment #3 for the development of Landbay F

commenced as determined by the Directors of P&Z and T&ES. If the Directors deem the Metrorail station has substantially commenced construction and the necessary bond financing has been issued, a memorandum shall be submitted to the Planning Commission and City Council, providing notification that the issuance of the bonds has been completed and the City has made a determination of substantial construction as defined herein. (P&Z) (T&ES)

14. **Phase IV – Development Once Metrorail Station is Operational:** Development shall be limited to blocks which are located within a ¼ mile radius of the proposed Metrorail station as generally depicted in *Attachment #1*. Once a total of 4.9 million sq.ft. of development has been constructed within a ¼ mile radius of the proposed Metrorail station as defined herein, the remainder of the block(s) may be permitted to construct the remainder of the development within CDD#19 subject to the applicable zoning conditions, a DSUP and other applicable requirements.
15. **Development if No Metrorail Station:** If the City determines in the future or by January 1, 2018, that a new Metrorail station is not feasible, and if the high-capacity transitway is fully functional, then the applicant may be permitted to construct 3,100,000 sq.ft. of new floor area, in addition to the 600,000 sq.ft. of floor area in existence as of June 12, 2010, subject to a future public planning process and contingent on all conditions and requirements as part of the future planning, zoning and development processes. (P&Z)

E. INFRASTRUCTURE

16. **Pre-Development Dedications/Agreements:** Within 90 days of June 12, 2010, the Applicant shall submit the necessary plans and documentation and shall within six months from June 12, 2010 dedicate to the City or as otherwise directed by the City, in fee simple or by easement the following:
 - a. ***Sidewalk Trail Easement:*** A 6 ft. wide public access easement and access for any associated grading outside of the easement to the west of the existing western Potomac Avenue right-of-way line for a sidewalk-trail and associated improvements. The easement shall be from East Glebe Road to Landbay E, within CDD#19, to the satisfaction of the Directors of T&ES and P&Z. The easement shall be vacated by the City once Potomac Avenue (new alignment) and New Street “D”/ Aqua Street have been constructed and are operational.
 - b. ***Circulation Agreement:*** A written agreement shall be made between the Applicant and the City to permit buses, pedestrians and vehicles on the following drive aisles and adjoining sidewalks as generally depicted in *Attachment #2* to the satisfaction of the Directors of T&ES and P&Z.
 - c. ***Interim Route 1 Right-of-Way Dedication:*** Dedicate the necessary amount of right-of-way on the eastern side of Route 1, from the southern CDD#19 boundary to Evans Lane, to accommodate a smooth right-of-way transition on Route 1 from Landbay G to CDD#19, as generally depicted in *Attachment #3*.
 - d. ***Pond 2 Maintenance Agreement:*** The applicant shall submit a BMP maintenance agreement to the City to share in the maintenance of Pond 2. The agreement shall remain in place and valid so long as Pond 2 is in operation. (P&Z) (T&ES)

Attachment #3

INTERIM ROUTE 1 - ROW TRANSITION

