



DOCKET ITEM #5
City Charter Section 9.06 Case #2016-0002
Potomac Yard CSX Rail Corridor

Application	General Data	
Request: Review whether transfer of ownership of the Potomac Yard CSX Rail Corridor to the City of Alexandria is consistent with the City of Alexandria Master Plan pursuant to Section 11-1505 of the Zoning Ordinance and Section 9.06 of the City Charter.	Planning Commission Hearing:	October 4, 2016
	City Council Hearing:	October 15, 2016 (for information only)
	Zone:	CDD#10 (underlying zone is UT)
Address: 2403 Potomac Avenue	Small Area Plan(s):	North Potomac Yard and Potomac Yard/Potomac Greens

Staff Reviewers:

Yon Lambert, Director, Transportation & Environmental Services, yon.lambert@alexandriava.gov
Jeff Farner, Deputy Director, Planning & Zoning, jeff.farner@alexandriava.gov
Carrie Beach, Division Chief, Planning & Zoning, carrie.beach@alexandriava.gov
Richard Lawrence, Urban Planner, Planning & Zoning, richard.lawrence@alexandriava.gov

Staff Recommendation: Staff recommends that the Planning Commission approve this request, finding that the proposal is consistent with the City of Alexandria Master Plan pursuant to Section 11-1505 of the Zoning Ordinance and Section 9.06 of the City Charter.



Section 9.06 Case #2016-0002
2403 Potomac Avenue



I. DISCUSSION

The City is proposing to acquire property identified on plats as Parcel 518 (Attachment 1), also known as the 'Rail Corridor'. Section 9.06 of the City's Charter and Section 11-1505 of the Zoning Ordinance require that the Planning Commission review any potential acquisition of public property to determine whether the acquisition would be in compliance with the City's Master Plan.

II. BACKGROUND

Potomac Yard Development LLC (i.e. Pulte) approached the City in 2015 with an offer to donate a portion of their property known as the 'Rail Corridor' to the City of Alexandria. The property, which is also identified on plats as Parcel 518 (Attachment 1), is approximately 100 feet wide and extends from Braddock Road to the northern City line at Four Mile Run. The whole area of Potomac Yard was used as a rail yard from the early 1900s through the early 1990s. Between 1989 and 1993, this rail yard was decommissioned and the rail tracks and associated buildings were removed. It is subject to a number of rail, utility and other easements, and is currently used as part of an active railroad line operated by CSX Transportation, Inc. CSX has a perpetual easement to use the rail corridor and it is expected to remain in use by CSX, Amtrak and Virginia Railway Express for the foreseeable future.

The Rail Corridor also forms a portion of alignment under consideration by Dominion Virginia Power (Dominion) as a potential route for a 230kV transmission line between Dominion's Glebe Substation located in Arlington County and the Potomac River Substation (also known as Pepco's Station C Substation) at the NRG site. The 230kV alignment that includes the Rail Corridor property is part of the least objectionable alternative under consideration by Dominion for potential submission to the State Corporation Commission (SCC). City ownership of the Rail Corridor property may assist the City in any negotiations with Dominion if the alignment becomes Dominion's preferred option for the proposed 230kV line.

The subject property is located within the North Potomac Yard and Potomac Yard/Potomac Greens Small Area Plan (SAP) chapters of the Master Plan. The SAPs show the property as utility. The Property is zoned CDD#10/Coordinated Development District 10 with an underlying zone of UT/Utility and Transportation Zone. Given that the property has been and will continue to be used for the railway, the use is consistent with the designation in the Small Area Plans.

III. STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve this request, finding that the acquisition is consistent with the City's Master Plan pursuant to section 11-1505 of the Zoning Ordinance and Section 9.06 of the City Charter of Alexandria, Virginia for the reasons stated herein.

Attachments: A) Copy of subdivision plat

STAFF: Yon Lambert, Director, Transportation & Environmental Services
Jeff Farner, Deputy Director, Planning & Zoning
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Richard Lawrence, Urban Planner, Planning & Zoning

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