



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## VACATION PETITION

**V-06004**

Application	General Data
<b>Project Name &amp; Record Plat Affected:</b>  Portamerica, Plats 153-56, - 153-59  <b>Location:</b> Located along the Potomac River, south of I-95 and the Woodrow Wilson Bridge, in the Oxon Hill/Fort Foote community.  <b>Petitioner:</b> Gingles, LLC  <b>Applicant/Address:</b> 11785 Beltsville Drive, Suite 1350 Calverton, MD 20705	Date Accepted: <b>11/21/06</b>
	Planning Board Action Limit: N/A
	Plan Acreage: <b>64.45</b>
	Zone: <b>M-X-T</b>
	Tax Map Grid: <b>114-D2</b>
	Dwelling Units: <b>N/A</b>
	Square Footage: <b>2,807,442</b>
	Planning Area: <b>80</b>
	Council District: <b>08</b>
	Municipality: <b>N/A</b>
	200-Scale Base Map: <b>209SW01</b>

Purpose of Application	Notice Dates
<b>To vacate all of Parcels B, C, &amp; K, Outlot D, and p/o South Portamerica Grande Blvd; Parcel A, Outlot A, and p/o North Portamerica Grande Blvd; Parcels D &amp; E, Outlot B; Parcels F-J, Outlot C, &amp; p/o Portamerica Grande Blvd.</b>	Adjoining Property Owners: (CB-15-1998) N/A
	<b>Previous Parties of Record: (CB-13-1997)</b> N/A
	Sign(s) Posted on Site: 1
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: Becky Nordan	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE ' S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition V-06004  
Petition to vacate all of Parcels B, C, and K, Outlot D, and part of South Portamerica Grande Boulevard as shown on a subdivision plat entitled Plat One, Port America, recorded in Plat Book NLP 153, plat 56, total area vacated 19.17 acres; and  
  
Parcel A, Outlot A, and part of North Portamerica Grande Boulevard as shown on a subdivision plat entitled Plat Two, Port America, recorded in Plat Book NLP 153, plat 57, total area vacated 5.35 acres; and  
  
Parcels D and E, Outlot B, part of North Portamerica Grande Boulevard, and South Portamerica Grande Boulevard as shown on a subdivision plat entitled Plat Three, Port America, recorded in Plat Book NLP 153, plat 58, total area vacated 10.39 acres; and  
  
Parcels F through J, Outlot C, and part of Portamerica Grande Boulevard, part of North Portamerica Grande Boulevard, and part of South Portamerica Grande Boulevard as shown on a subdivision plat entitled Plat Four, Port America, recorded in Plat Book NLP 153, plat 59, total area vacated 29.54 acres; all among the Land Records of Prince George ' s County, Maryland, Election District No. 12.

OVERVIEW

The subject petition proposes to vacate a total of 64.45 acres, which includes Subdivision Plats NLP 153, plat 56 through 59 in their entirety except for Outlots E, F, and G that are owned by The Maryland-National Capital Park and Planning Commission. This petition includes unimproved roads and some partially constructed roads that have not been used by the public in general, including North Portamerica Grande Boulevard, South Portamerica Grande Boulevard and Portamerica Grand Boulevard.

The subject ramps and portions of roadways have been replaced by roads dedicated by deed to Prince George's County or State Highway Administration (Exhibit "C"). This plan basically implements a slight realignment in the roads that are now considered to be part of the National Harbor project, a waterfront entertainment/retail center, pursuant to Conceptual Site Plan CSP-98012 (June 10, 1998).

SETTING

The National Harbor project is located along the Potomac River, south of I-95 and the Woodrow Wilson Bridge, in the Oxon Hill/Fort Foote community. The subject property is zoned M-X-T and is the subject of Preliminary Plan 4-01048. Single-family homes are to the east and the Potomac River is

immediately to the west.

#### FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. The public utilities and Prince George ' s County have been notified of this petition as required by Section 24-112(e) of the Subdivision Regulations.
2. The Department of Public Works and Transportation and the Washington Suburban Sanitary Commission have consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations.
3. The Washington Suburban Sanitary Commission has existing facilities located within the subject property and has requested that easements be granted.
4. The State Highway Administration consented to this petition based on redesign and dedication by deed of part of the current roadways within the National Harbor site. Additional street dedication must be done to complete the road network.
5. On June 3, 2005 the Department of Parks and Recreation of M-NCPPC indicated no objection to the subject petition.
6. No referral agency or department recommended disapproval of the petition.
7. No objections were received from adjacent property owners.
8. Petitioners are the owners of all land abutting the streets and ramps being vacated.

#### RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Granting of easements to the Washington Suburban Sanitary Commission for existing facilities or relocation of same.
2. Applicant shall record new deeds or subdivision plats to dedicate additional right-of-way subsequent to this vacation petition.