

Pedestrian Bridge and Rail Park

- Summary of CDD Requirements
- On-going staff effort/community input
- Community Concerns
- Current Proposal

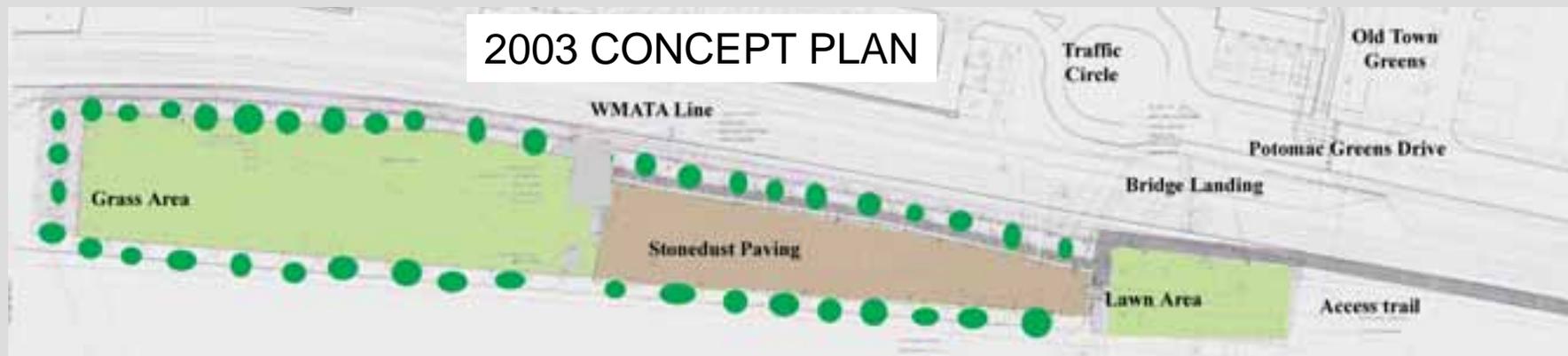
History of Pedestrian Bridge & Rail Park

1999 Potomac Yard CDD Approval required

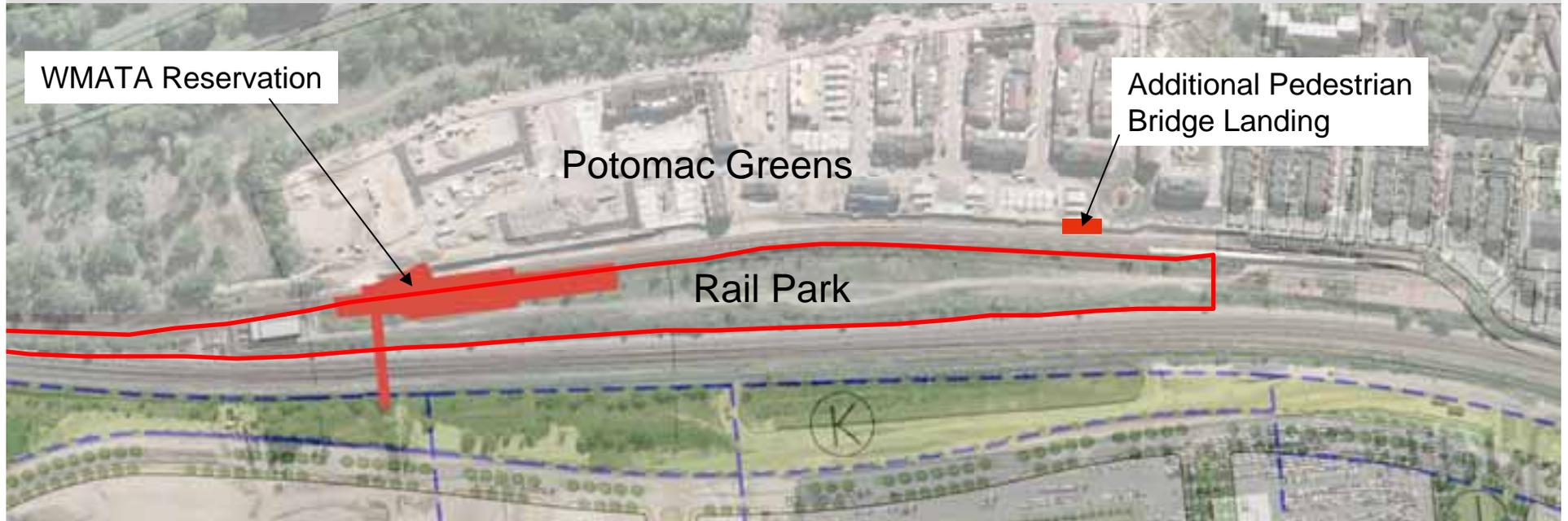
- a) Construction of pedestrian bridge prior to final site plan approval of 1 million s.f. of new development within the CDD
- b) Rail Park (Landbay D) to be completed in conjunction with completion of Potomac Greens (Landbay A)

Rail Park deferred by Planning Commission (March 15, 2003)

Vacation of pedestrian easements deferred by Planning Commission (May 17, 2003)



History of Pedestrian Bridge (continued)



Potomac Greens DSUP approval (May 17, 2003)

- a) Additional pedestrian bridge landing
- b) WMATA/Metro reservation area north of the site



Existing Pedestrian Bridge Easements (Red)

Community Process

- ❑ On-going community and stakeholders meetings
- ❑ Upcoming Landbay K Linear Park approval in early 2008

Current Proposal

- ❑ Construction of an extended bridge at Metro Station Reservation (from Landbay K to Potomac Green)
- ❑ Dedication of 4.2 acre “Rail” park (Landbay D) to City
 - City will be responsible for improvements and approval process
- ❑ Design and construction of new open space that could be a dog park at the southside of Monroe Avenue
 - PYD’s 0.66 acre + City’s 0.25 acre = 0.91 acre
 - Proposed to partially meet CDD Design Guidelines Open Space requirements for Landbay L

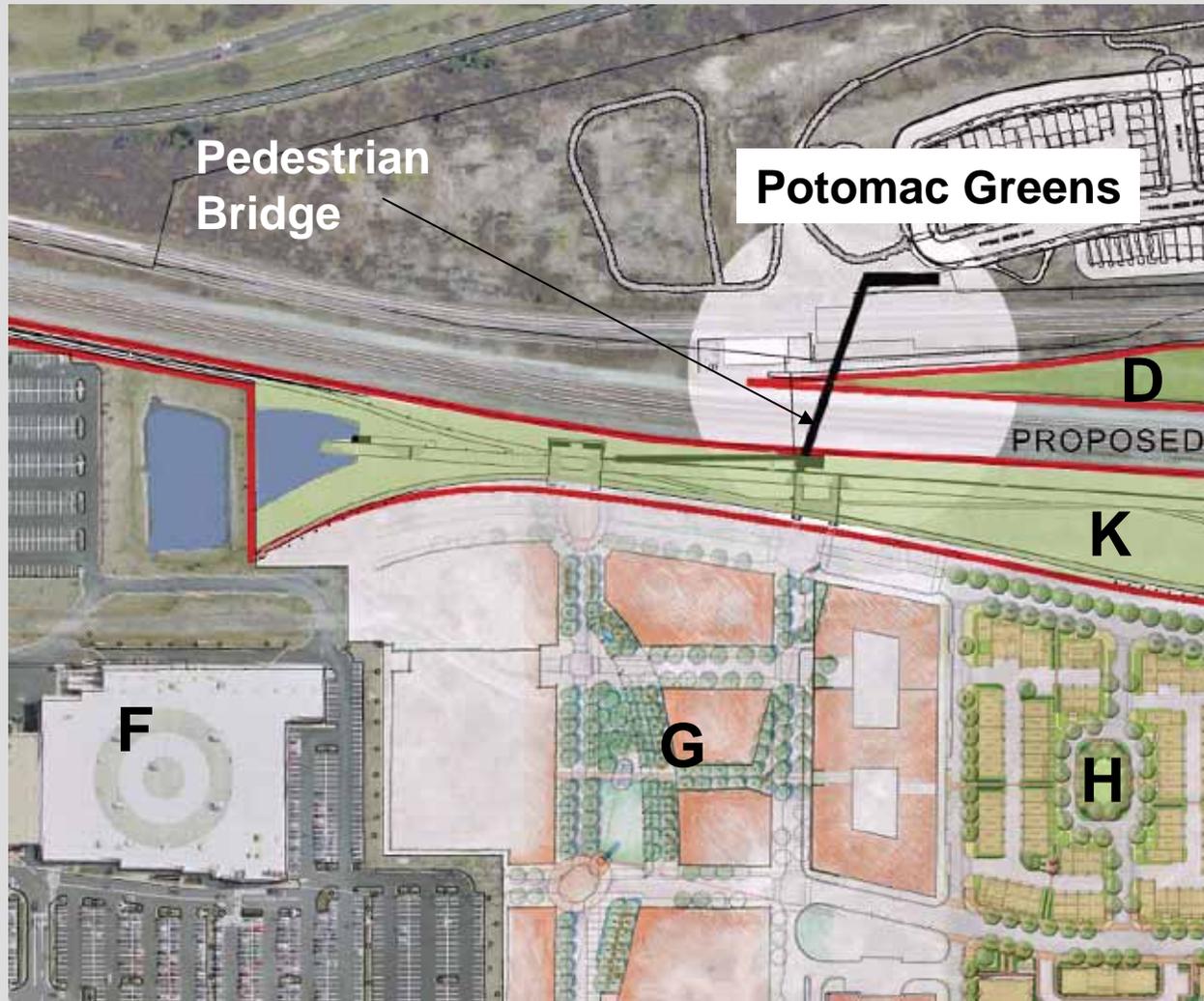
Current Proposal

Pedestrian Bridge

Rail Park (Landbay D)



New Open Space



Neighborhood Context for New Open Space



CDD Amendment to Trigger Conditions

	Approved CDD Condition	Proposed Amendment
Landbay E	Prior to 2 M S.F. Final Site Plan approval	Prior to Certificate of Occupancy of Landbay I/J
Potomac Ave.	<ul style="list-style-type: none"> ▪ 800,000 s.f. Office in PY CDD ▪ 1.25 M S.F. of development in PY CDD ▪ 3.25 M S.F. in PY Alexandria & Arlington 	Prior to C.O. of Landbay I/J
Route 1	Prior to 250,000 S.F. Final Site Plan approval	Approval of BRT/Route 1 Plan
Pedestrian Bridge over Rail Park	Prior to 1 M S.F. Final Site Plan approval	Prior to C.O. of Landbay I/J <u>OR</u> \$1.5 M contribution by June 2008
Rail Park	In coordination with Landbay A (Potomac Greens)	As discussed

Landbay I/J Phasing

