

City of Alexandria

---

MEMORANDUM

**DATE:** NOVEMBER 12, 2010

**TO:** THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

**FROM:** JAMES K. HARTMANN, CITY MANAGER 

**SUBJECT:** RESOLUTION REGARDING FUNDING A PEDESTRIAN BRIDGE IN POTOMAC YARD

---

**ISSUE:** Pedestrian bridge funding.

**RECOMMENDATION:** That City Council adopt the proposed Resolution.

**BACKGROUND:** We apologize for this coming to Council so late, but if Council wishes to address the pedestrian bridge at the public hearing meeting, the attached Resolution will allow Council to do so. It could also be deferred to a later Council meeting. The Chairman of the Planning Commission sent a letter (Attachment 1) this week to Council concerning the Potomac Yard pedestrian bridge funding. This letter is related to the amendments to the Potomac Yard CDD #10 approvals that Council will be considering on Saturday, November 13. The Planning Commission recommends that City Council adopt a Resolution regarding the construction of a pedestrian bridge that will link the east and west sides of Potomac Yard. I concur with the Planning Commission's recommendation on this matter and had staff draft the attached Resolution for Council's consideration and use (Attachment 2). This Resolution will make clear the City's intent for a pedestrian bridge connection either as part of the Metrorail Station, or a standalone bridge if the Metrorail Station is not built. The Resolution also indicates that it would be the City's intent to utilize special Tier I tax district (Landbays E, G, H and the multi-family portion of Landbay I) revenues to build a standalone bridge if that is the ultimate future decision.

**FISCAL IMPACT:** The pedestrian bridge has been contemplated as part of a future Potomac Yard Metrorail Station and was included in the overall Metrorail Station financing plan. If a standalone pedestrian bridge is constructed, it would likely be paid for with Potomac Yard Tier I special tax district revenues.

**STAFF:**

Mark Jinks, Deputy City Manager

Faroll Hamer, Director, Planning and Zoning

Gwen Wright, Division Chief, Planning and Zoning

**ATTACHMENTS:**

Attachment 1: Letter from Planning Commission Chairman John Komoroske

Attachment 2: Proposed Resolution



**DEPARTMENT OF PLANNING AND ZONING**

301 King Street  
Room 2100  
Alexandria, VA 22314

Phone (703) 746-4666  
Fax (703) 838-6393

[www.alexandriava.gov](http://www.alexandriava.gov)

The Honorable Mayor William D. Euille and  
Members of the City Council  
301 King Street  
Alexandria, Virginia 22314

RE: Potomac Yard/Potomac Greens Pedestrian Bridge

Dear Mayor Euille and Members of the City Council:

On behalf of the Planning Commission, I write to you today regarding the pedestrian bridge over the railroad tracks in the Potomac Yard/Potomac Greens CDD #10.

As you are aware, the original approval of the Potomac Yard/Potomac Greens CDD #10 Concept Plan included a proposal for a pedestrian bridge to be built by the applicant over the railroad tracks to connect Landbay A with the remainder of the CDD area. As part of the recent approval of CDD #19 and the relocation of the proposed WMATA Metrorail station, there has been discussion of incorporating the pedestrian bridge into the Metrorail Station. The recent amendments to CDD #10, therefore, propose to change the requirement for the Pedestrian Bridge from construction of the pedestrian bridge to a monetary contribution towards the construction of the Metrorail Station at Potomac Yard. We wanted to emphasize our support for the pedestrian connection bringing the two sides of this coordinated development district together.

Therefore, we would like to request that the City Council consider adopting a resolution indicating its intent to construct the pedestrian bridge as part of the WMATA Metrorail Station. We further request that the resolution indicate that if the WMATA Metrorail Station is not ultimately constructed, that it is City Council's intent that the pedestrian bridge still be constructed.

We also understand that in the near future the City Council will consider legislation for the Special Taxing District for this area which will contribute to the funding of the WMATA Metrorail Station. The contribution in lieu of construction of the pedestrian bridge, as proposed, will go into the separate City Fund for the WMATA Metrorail Station. Therefore, we request that you consider language that clarifies that the pedestrian bridge is an element of the infrastructure to be funded from the special taxing district funds, whether or not the Metrorail Station is constructed.

We thank you for your consideration of these requests.

Sincerely,

  
John Komoroske

Chairman, Alexandria Planning Commission

**RESOLUTION \_\_\_\_**

**RESOLUTION ON THE PEDESTRIAN BRIDGE IN POTOMAC YARD/POTOMAC GREENS COORDINATED DEVELOPMENT DISTRICT #10**

**WHEREAS**, the original approval of the Potomac Yard/Potomac Greens CDD #10 Concept Plan included a condition requiring a pedestrian bridge to be built by the applicant over the railroad tracks to connect Landbay A with the remainder of the CDD area; and

**WHEREAS**, as part of the recent approval of CDD #19 and the potential relocation of the proposed WMATA Metrorail station, there has been discussion of integrating the pedestrian bridge into the Metrorail Station; and

**WHEREAS**, the recent amendments to CDD #10 propose to change the requirement for the pedestrian bridge from construction of the pedestrian bridge by the applicant to a monetary contribution from the applicant towards the costs related to the construction of the Metrorail Station at Potomac Yard; and

**WHEREAS**, the Alexandria City Council desires to indicate its intent that the pedestrian bridge will still be constructed whether or not the WMATA Metrorail Station at Potomac Yard is constructed and despite the change to the condition in CDD #10.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ALEXANDRIA THE FOLLOWING:**

1. The pedestrian bridge contemplated by CDD #10 to connect Landbay A to the remainder of the CDD area is intended to be constructed as part of the new Metrorail Station at Potomac Yard.
2. The amendment to condition #15(p) of the Coordinated Development District #10 Concept Plan (CDD #2010-0001) to revise the requirement from construction of a pedestrian bridge by the applicant to a monetary contribution from the applicant towards the costs related to the construction of the Metrorail Station at Potomac Yard is intended to help facilitate the ultimate construction of the pedestrian bridge as a component of the construction of the Metrorail Station at Potomac Yard.
3. If the Metrorail Station at Potomac Yard is ultimately not built, it is the Alexandria City Council's intent for the City of Alexandria to construct a stand alone pedestrian bridge to connect Landbay A to the remainder of the CDD area.

4. When the Tier I Special Tax District is created, which encompasses Landbays F,G,H and the multi-family portion of Landbay I, it is Council's intent to include the funding of a pedestrian bridge crossing of the rail tracks as an eligible expense of that tax district

Adopted: \_\_\_\_\_

\_\_\_\_\_  
**WILLIAM D. EUILLE, MAYOR**

ATTEST:

\_\_\_\_\_  
Jacqueline M. Henderson, MMC City Clerk

**RESOLUTION 2424**

**RESOLUTION ON THE PEDESTRIAN BRIDGE IN POTOMAC YARD/POTOMAC GREENS COORDINATED DEVELOPMENT DISTRICT #10**

**WHEREAS**, the original approval of the Potomac Yard/Potomac Greens CDD #10 Concept Plan included a condition requiring a pedestrian bridge to be built by the applicant over the railroad tracks to connect Landbay A with the remainder of the CDD area; and

**WHEREAS**, as part of the recent approval of CDD #19 and the potential relocation of the proposed WMATA Metrorail station, there has been discussion of integrating the pedestrian bridge into the Metrorail Station; and

**WHEREAS**, the recent amendments to CDD #10 propose to change the requirement for the pedestrian bridge from construction of the pedestrian bridge by the applicant to a monetary contribution from the applicant towards the costs related to the construction of the Metrorail Station at Potomac Yard; and

**WHEREAS**, the Alexandria City Council desires to indicate its intent that the pedestrian bridge will still be constructed whether or not the WMATA Metrorail Station at Potomac Yard is constructed and despite the change to the condition in CDD #10.

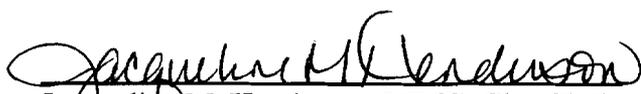
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ALEXANDRIA THE FOLLOWING:**

1. The pedestrian bridge contemplated by CDD #10 to connect Landbay A to the remainder of the CDD area is intended to be constructed as part of the new Metrorail Station at Potomac Yard.
2. The amendment to condition #15(p) of the Coordinated Development District #10 Concept Plan (CDD #2010-0001) to revise the requirement from construction of a pedestrian bridge by the applicant to a monetary contribution from the applicant towards the costs related to the construction of the Metrorail Station at Potomac Yard is intended to help facilitate the ultimate construction of the pedestrian bridge as a component of the construction of the Metrorail Station at Potomac Yard.
3. If the Metrorail Station at Potomac Yard is ultimately not built, it is the Alexandria City Council's intent for the City of Alexandria to construct a stand alone pedestrian bridge to connect Landbay A to the remainder of the CDD area.
4. When the Tier I Special Tax District is created, which encompasses Landbays F,G,H and the multi-family portion of Landbay I, it is Council's intent to include the funding of a pedestrian bridge crossing of the rail tracks as an eligible expense of that tax district

Adopted: November 13, 2010

  
**WILLIAM D. EUILLE, MAYOR**

ATTEST:

  
Jacqueline M. Henderson, MMC City Clerk

SPEAKER'S FORM

DOCKET ITEM NO. 22

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK  
BEFORE YOU SPEAK ON A DOCKET ITEM

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

- 1. NAME: M Catharine Puskar
- 2. ADDRESS: 2200 Clarendon Blvd Ste 1300 Arlington, VA 22201  
TELEPHONE NO. 703-528-4700 E-MAIL ADDRESS: cpuskar@ar1.theandlawyers.com
- 3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Potomac Yard Development LLC + RP MRP Potomac Yard LLC
- 4. WHAT IS YOUR POSITION ON THE ITEM?  
FOR:  AGAINST:  OTHER:
- 5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):  
Attorney
- 6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?  
YES  NO

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.
- (b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.