

Ballston Pedestrian Bridge Information

Approved Site Plan Conditions

Site Plan #193, Z-2224-82-2 for BCA site (Ballston Common Mall, public garage, and Point Bldg) approved on May 18, 1982 with condition #24 related to the design, construction, and maintenance of the bridge over Wilson Blvd.

24. The developer shall design his project to receive a pedestrian bridge. The developer shall participate in the design and approval of the pedestrian bridge crossing Wilson Boulevard at North Stuart Street and they shall pay the full cost of the bridge elements on site, from the back of the new sidewalk, and 50% of the cost of the bridge across the public right-of-way, if required by the County and if the County has obtained or made provision for the funding of the remainder of the bridge not funded by the developer. The bridge shall be a minimum of 12 feet wide. The approval of the bridge design shall not be unreasonable withheld by either the developer or the County Manager. The developer/owner's obligation for this condition will expire 10 years from the date of the County Board approval of this site plan.

Site Plan #239, Z-2181-80-6 (SP-2) for Stafford site (NSF and residential buildings) approved on January 4, 1986 with conditions #32-35 related to the design, construction, and maintenance of the bridges over 9th St N and Wilson Blvd.

32. The developer shall be responsible with the developer of the Ballston Common for the design, construction and maintenance of the covered pedestrian bridge across Wilson Boulevard from Ballston Common to office building Number 1. Design review shall include the participation of the developers of Ballston Common and Stafford Place. The developer shall pay the full cost of the bridge construction on-site from the back of the new sidewalk and 50 percent of the cost of the bridge across the public right-of-way. This bridge shall be constructed concurrently with office building Number 1. The cost of the final architectural design of the bridge shall be shared equally by the developer of Ballston Common and the developer of Stafford Place. The final architectural design of the bridge shall be reviewed by the Site Plan Review Committee and the Planning Commission and be approved by the County Board prior to the issuance of a final building permit.
33. The developer shall design this project to receive and participate in the design and approval of the grade separated, covered 12 foot wide weather controlled pedestrian bridge across 9th Street North. The developer shall pay the full cost of the bridge elements on-site from the back of the new sidewalks and 50 percent of the cost of the bridge across the public right-of-way.
34. The elevated pedestrian bridge across 9th Street North and Wilson Boulevard, the second level passageway, and internal atrium shall be open for public access weekdays between the hours of 6:00 am and 12:00 midnight (to coordinate with hours established for the

mall of Ballston Common) or as otherwise agreed upon by the County Manager and owner.

35. The maintenance of pedestrian bridges shall be shared by the developers as agreed to by said developers. The maintenance agreement between the developers shall be approved by the Department of Public Works and the County Attorney. The maintenance agreement shall cover ordinary clean up, painting and general repair of the pedestrian walkways.

Additional Notes:

- Dec 2, 1986 – County Board approved design of bridges associated with SP #239 & 240 as described in the County Manger’s report October 22, 1986 with the following conditions –

“Transparent protective shields shall be added to the sides of both the pedestrian bridge over Wilson Boulevard and the bridge over 9th Street North in order to reduce the impact of rain and wind on pedestrians. The design of this protection shall be approved by the County Manger or his designee prior to issuance of a building permit.” and “Both bridges shall provide pedestrian lighting.”

- Aug 30, 1989 – condition #32 proposed to be amended to add the following sentence:

“In addition, the developer shall be responsible for coordinating the design and construction of the pedestrian bridges to Ballston Common and the Ballston Metro Center with the appropriate County agencies and property owners of the above projects.”

Site Plan #240, Z-2181-80-6 (SP-3) for BOLP site (Ballston Metro Center Building with Alta Vista Condos and Hilton Hotel) approved on January 4, 1986 with conditions #18,19,20 related to the design, construction, and maintenance of the bridge over 9th St N.

18. The developer shall be responsible with the developer of Stafford Place for the design, construction and maintenance of the covered, 12 foot wide weather controlled pedestrian bridge over 9th Street North. Design review shall include the participation of the developer of Stafford Place. The developer shall pay the full cost of the bridge construction onsite from the back of new sidewalk and 50% of the cost of the bridge across the public right-of-way. The final architectural design of the bridge shall be reviewed by the Site Plan Review Committee and the Planning Commission and be approved by the County Board prior to the issuance of a final building permit.
19. The elevated pedestrian bridge across 9th Street North, the second level passageway, and internal atrium shall be open for public access weekdays between the hours of 6:00 AM to 12:00 midnight (to coordinate with hours established for the mall of Ballston Common) or as otherwise agreed upon by the County Manager and owner.

20. The maintenance of the pedestrian bridge shall be shared by the developers as agreed to by said developers. The maintenance agreement between the developers shall be approved by the Department of Public Works and the County Attorney.

