

BRIDGE DISTRICT

SITE 7
ZONING HEARING
CASE 20-22

**BEYER
BLINDER
BELLE**
ZONING COMMISSION
District of Columbia
CASE NO. 20-22
EXHIBIT NO. 42



LOCATION PLAN

 Bridge District Properties



Parcels 3+4
2.09 Acres

Parcel 5
0.73 Acres

Parcel 6
0.76 Acres

Parcel 7
0.83 Acres

Parcels 1+2
2.67 Acres

Cedar
Tree
Academy

Parcel 8
0.17
Acres

DC
Behavioral
Health

WMATA
Parking
Garage



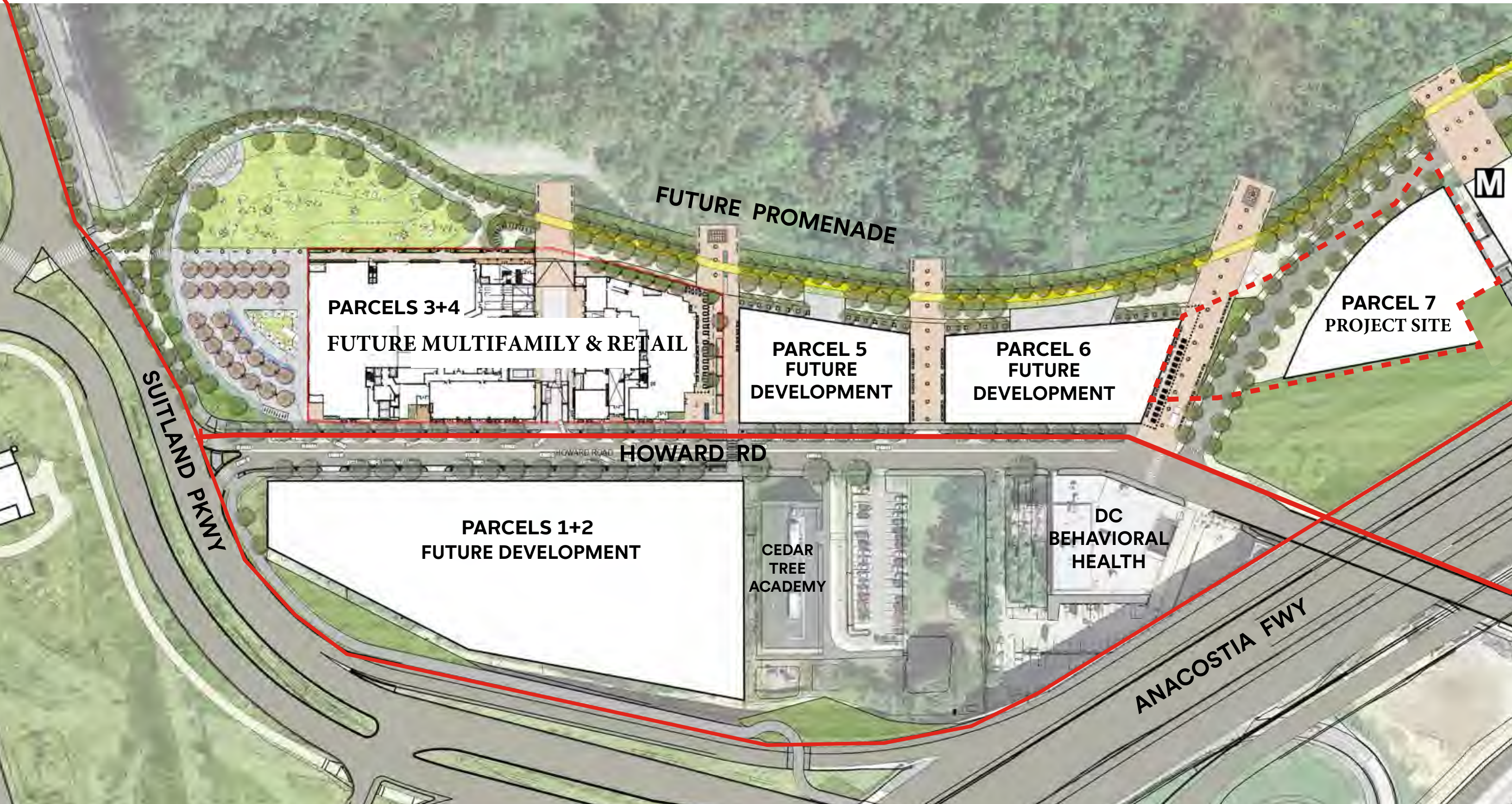
Howard Road

Suitland
Parkway

I-295 Anacostia Freeway

EXISTING SITE CONDITIONS

- Property Lines
- Bridge District Properties



PARCELS 3+4
FUTURE MULTIFAMILY & RETAIL

PARCEL 5
FUTURE DEVELOPMENT

PARCEL 6
FUTURE DEVELOPMENT

PARCEL 7
PROJECT SITE

FUTURE PROMENADE

HOWARD RD

PARCELS 1+2
FUTURE DEVELOPMENT

CEDAR TREE ACADEMY

DC BEHAVIORAL HEALTH

SUITLAND PKWY

ANACOSTIA FWY

M

MASTER PLAN

Bridge District Property



EXISTING SITE CONDITIONS



FUTURE SITE CONDITIONS



**JOINT BASE
ANACOSTIA-BOLLING**

POPLAR POINT

THE BRIDGE DISTRICT

**US PARK POLICE ANACOSTIA
OPERATIONS FACILITY**

M

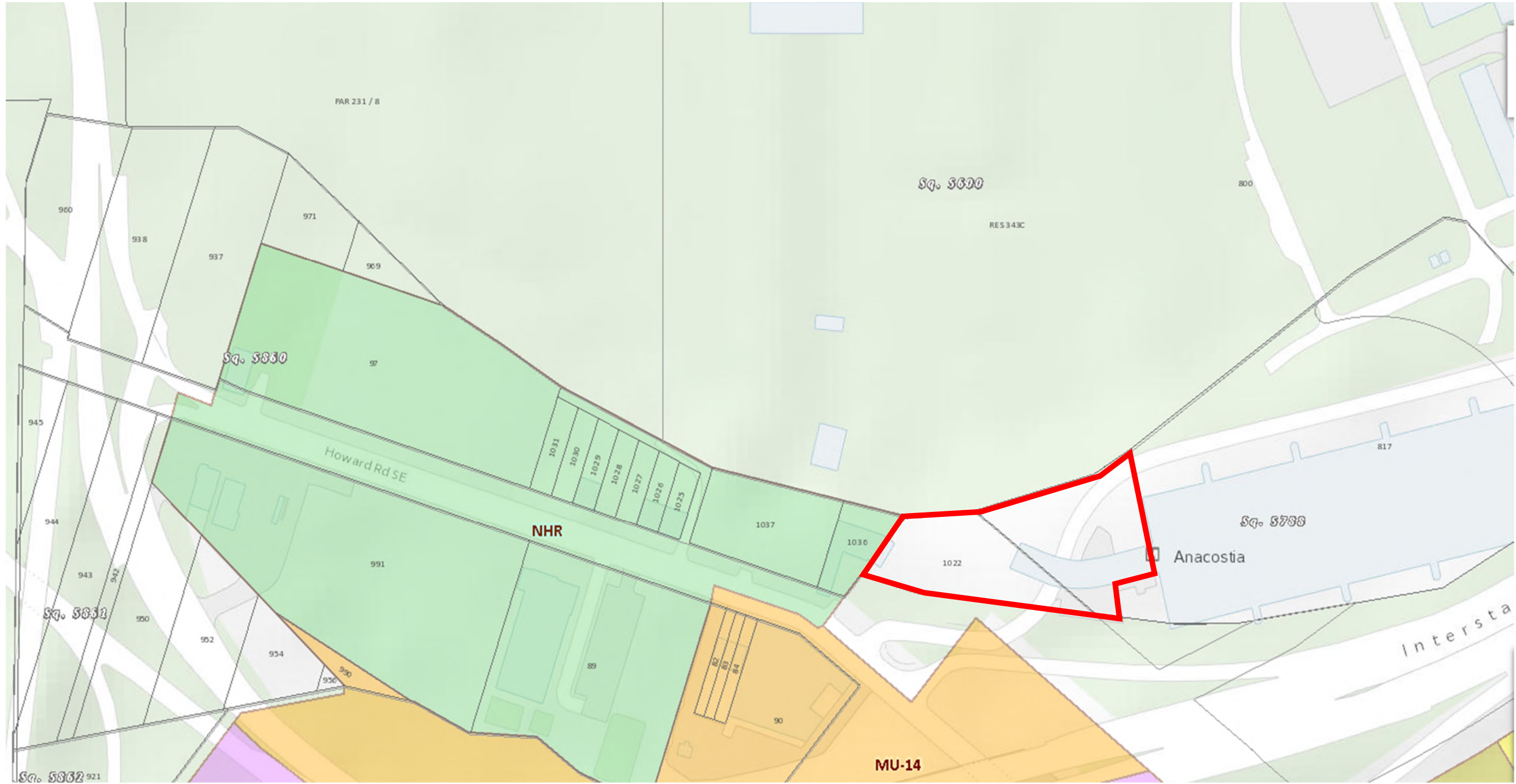
**BARRY FARM
REDEVELOPMENT**

**BARRY FARM
RECREATION CENTER**

M

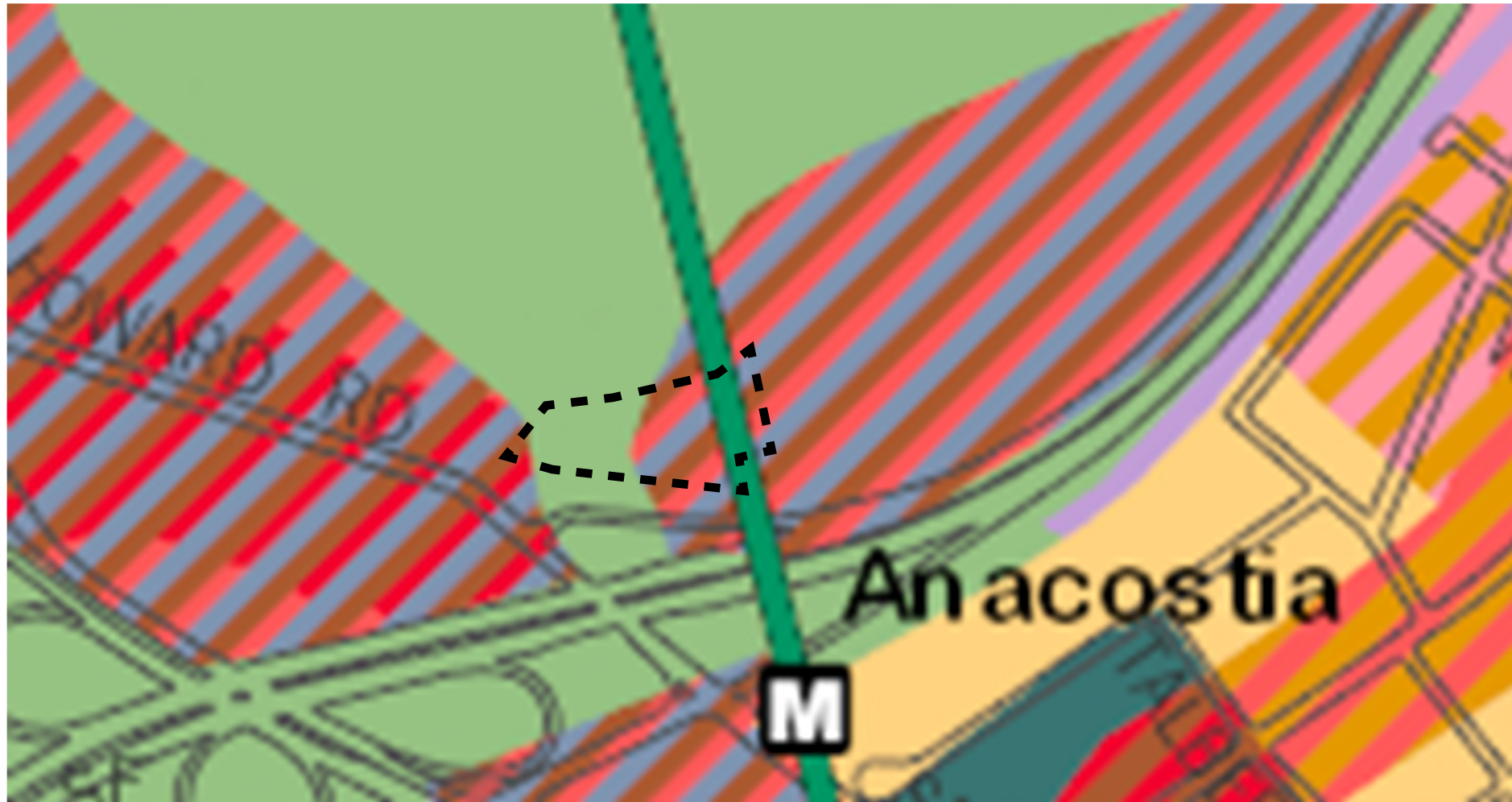
**SAVOY ELEMENTARY
SCHOOL**

**THURGOOD MARSHALL
ACADEMY**



ZONING MAP

Bridge District Property

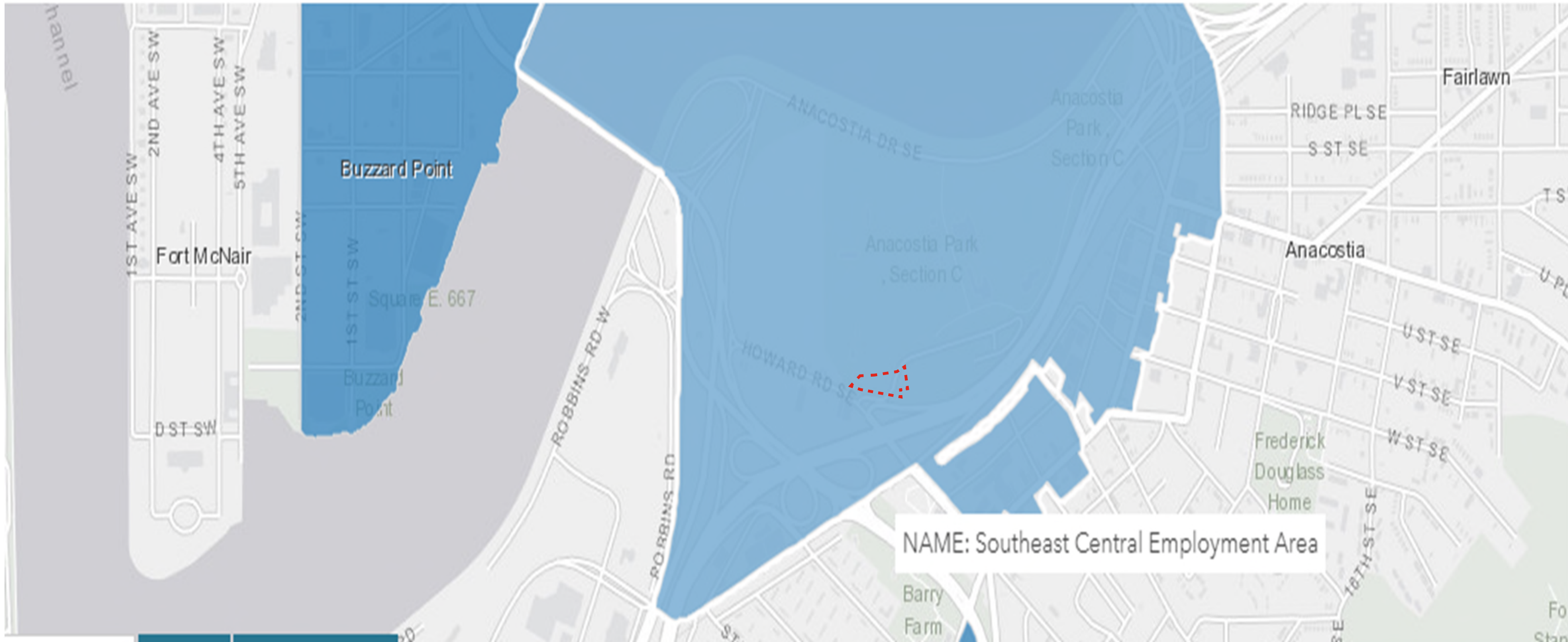


Land Use Categories

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- WATER

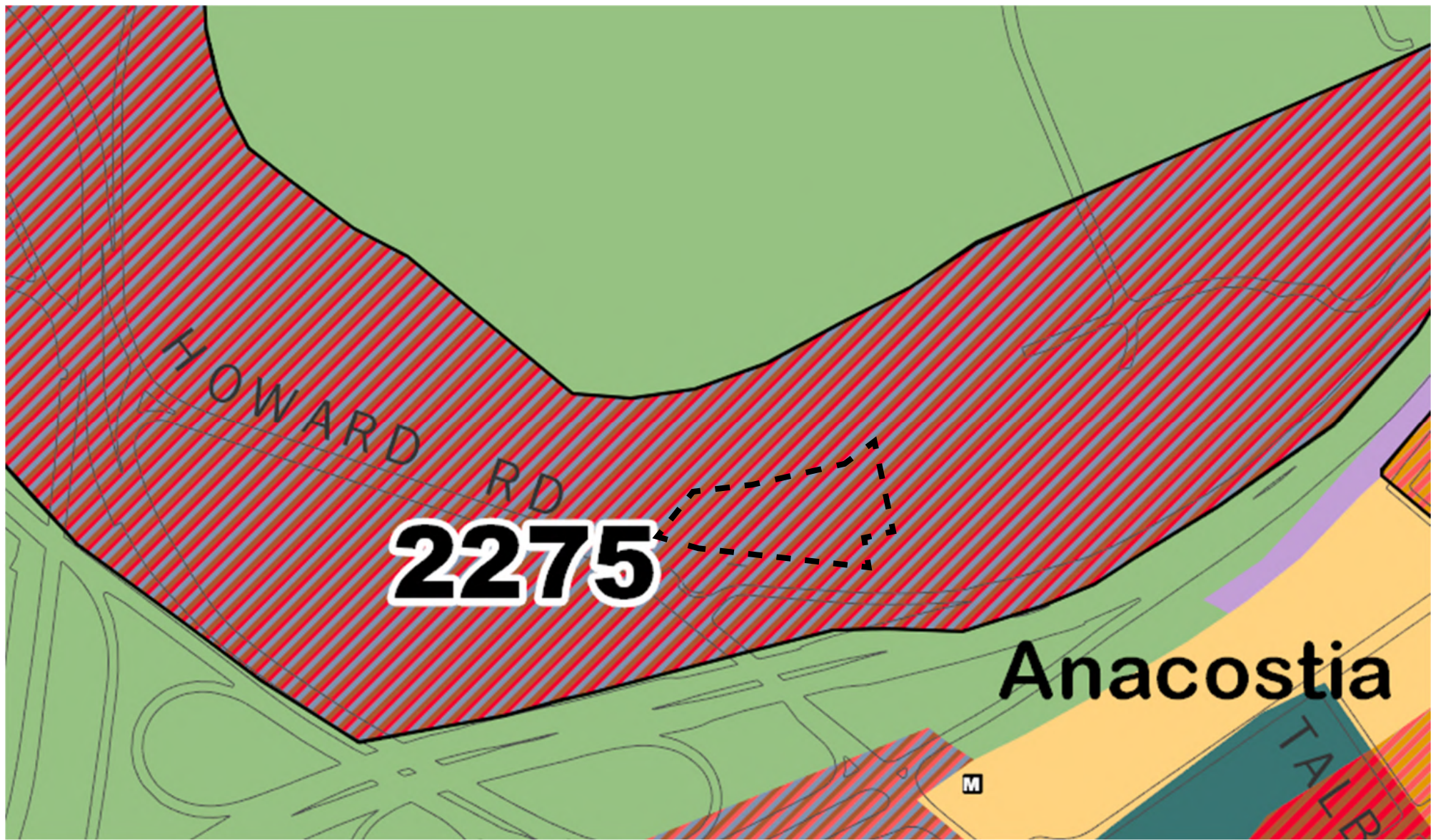
PREVIOUS FUTURE LAND USE MAP

■ ■ ■ ■ Bridge District Property



CENTRAL EMPLOYMENT AREA MAP

■ ■ ■ ■ Bridge District Property



Land Use Categories

-  Low Density Residential
-  Moderate Density Residential
-  Medium Density Residential
-  High Density Residential
-  Low Density Commercial
-  Moderate Density Commercial
-  Medium Density Commercial
-  High Density Commercial
-  Production, Distribution, and Repair
-  Federal
-  Local Public Facilities
-  Institutional
-  Parks, Recreation, and Open Space
-  Mixed Land Use
-  WATER