

**The Potomac Yard Design Advisory Committee (PYDAC)**

February 8, 2012

7:00pm to 9:00pm

Sister Cities Conference Room 1101

**Committee Members in Attendance:**

Russell Kopp - Chair

Shawn Glerum

Mike Grinnell

Jennifer Taylor

Quynn Nguyen

Jason Rascoe

Jason Albers

Chris Bellanca

**Absent:**

Anthony Dale

**City Staff:**

Gwen Wright, Division Chief, P&Z

Colleen Willger, Urban Planner, P&Z

Jessica McVary, Urban Planner, P&Z

Maya Contreras, Urban Planner, P&Z

Susan Gygi, Transportation Planner, T&ES

**Applicant Representatives:**

John Begert, MRP

Abed Benzina, SK&I

Fabiola Sansaloni, SK&I

Cathy Puskar, Walsh Colucci Lubeley Emrich & Walsh

**Community:**

none

**AGENDA ITEMS**

1. Approval of PYDAC Meeting Minutes from November 9, 2011
2. Brief Overview of Potomac Yard as part of Orientation for New Members
3. Review and recommendation of Landbay G Block F

**CALL TO ORDER**

The meeting began at 7:00 p.m. A quorum for the meeting was established.

**DISCUSSION**

- On a motion made by Mr. Glerum, seconded by Mr. Kopp, the November 9, 2011 meeting minutes were approved.
- Ms. Willger provided a brief overview of Potomac Yard as part of the orientation for new members. The presentation included an overview of CDD#10 and CDD#19 and described the transportation network, the open space framework and the history of Potomac Yard. Ms. Willger also provided an update on the development in each of the Landbays, including completed projects, projects currently under construction and projects in the planning phase. Ms. Willger concluded the presentation with a discussion on the regulatory framework of Potomac Yard, including the Potomac Yard Area Design Guidelines.

#### *Landbay G Block F*

- Ms. Puskar provided an overview of the Landbay G, Block F project and introduced the applicant, Mr. John Begert with MRP, Realty and the architects, Mr. Benzina and Ms. Sansaloni with SK&I. Ms. Puskar indicated that Block C, the adjacent residential block, is near final site plan release and it is the applicant's goal to construct Blocks C and F simultaneously as they share an underground garage.
- Mr. Benzina provided a brief overview of the project and then began to discuss the items for which PYDAC had requested additional refinement during the November, 2011 meeting. Mr. Benzina presented a materials board and discussed the materials and color palette proposed for both Block F and Block C.
- Ms. Nguyen asked the architect to identify the color of the metal proposed at the main building entrance. Mr. Benzina clarified that the metal proposed at the main entrance would be a color consistent with the reds shown on the materials board.
- Mr. Benzina and Ms. Sansaloni presented an electronic model of the proposed building and discussed the areas of refinement completed since the November, 2011 meeting. Specifically, the architects discussed how the main entry was emphasized with the fin and entry canopy as well as the building signage. The metal frame was wrapped around the corner so that it extended on Seaton Avenue, to relate to the street as well as the pedestrian mews. A mezzanine level was also introduced to increase the visual importance at the entry and provide variation in building height.
- Mr. Benzina also discussed the masonry frame proposed on each of the primary building facades and indicated that the frame will project ten inches from the building wall. Both modular and structural brick, which are of different sizes (12" and 8") will be used to create reveals within the frame. French balconies further articulate the facades on the street elevations, with full size balconies within the courtyard. Hardie board and panels are proposed above the masonry frame on the primary building facades and are the primary building material proposed within the courtyard elevations.

- Mr. Kopp inquired if hardie planks or panels will be used. Mr. Benzina indicated that they anticipate using planks and Mr. Kopp noted that planks will provide additional texture.
- Mr. Rascoe asked if the window glass would be tinted or clear. The applicant responded that it is clear.
- There was a brief discussion about panels with historical pictures which will be placed on the building wall, facing the mews, to satisfy the requirement for art on site, which was part of the original approval.
- Mr. Kopp asked if there will be thru-wall venting for bathrooms and dryers. Mr. Benzina clarified that thru-wall venting is proposed and indicated that mill finished aluminum will be used and a pattern will be established for the placement of the vents on the façade.
- Mr. Kopp inquired if the courtyard is a private amenity for the residents. The applicant responded that the courtyard is a private residential amenity.
- Ms. Wright clarifies that there will likely be an open fence between the pedestrian mews and the residential courtyard. The courtyard will serve as a visual extension of the mews, but will not be accessible to the public.
- Mr. Kopp asked if the project would be stick construction and if the balconies are wood framed. The architect responded that the project is stick built and the balconies are wood framed and will be finished and stained on the underside.
- Mr. Bellanca noted that the applicant has successfully broken up the planes on the building.
- Ms. Nguyen noted that the applicant has done a good job highlighting the main building entrance.
- Ms. Taylor inquired if the project will be rental or condominiums. The applicant responded that the project will be rental units.
- Ms. Nguyen and Mr. Rascoe stated that it would be helpful in future discussion to have an overview map of Potomac Yard and images to better discuss surrounding Landbays.
- Mr. Kopp made a motion that PYDAC will support the application and circulate a letter of recommendation before final signature. The Committee voted to support the project.

#### *Landbay L*

- Ms. Taylor noted that the parking reduction in Landbay L has generated discussion in Del Ray.

- Mr. Kopp inquired if there are plans to establish residential parking districts near Landbay L.
- Ms. Wright provided a brief overview of the Landbay L parking reduction and noted that the applicant originally proposed a parking ratio of 1.24, but reconfigured spaces to achieve 1.3 spaces per unit. Ms. Wright also noted that there are approximately 25 retail and/or visitor spaces within the garage. She stated that residential parking districts are not being considered but T&ES may consider establishing time limits of 2-3 hours to prevent commuter parking. However, any such action would require review and approval by the Traffic and Parking Board.

### **NEXT STEPS**

- Ms. Willger stated that the next PYDAC meeting would be on March 14<sup>th</sup>. The agenda is yet to be determined.
- Meeting was adjourned at 8:45 pm.