

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

April 11, 2012

7:00pm to 9:00pm

Sister Cities Conference Room 1101

**Committee Members in Attendance:**

Russell Kopp - Chair

Shawn Glerum

Mike Grinnell

Quynn Nguyen

Jason Rascoe

Jason Albers

Chris Bellanca

**Absent:**

Anthony Dale

Jennifer Taylor

**City Staff:**

Gwen Wright, Division Chief, P&Z

Gary Wagner, Principal Planner, P&Z

Tafesse Gyes, Transportation Planner, T&ES

Susan Gygi, Transportation Planner, T&ES

**Applicant Representatives:**

Steven Collins, Potomac Yard, LLC

Rohit Anand, KTG Y

Leonard Wood, Wood Partners

Bryan Borland, Wood Partners

Cathy Puskar, Walsh Colucci Lubeley Emrich & Walsh

**Community:**

none

**AGENDA ITEMS**

1. Approval of PYDAC Meeting Minutes from February 8, 2012
2. Review and recommendation of Route 1 Transitway
3. Introduction to Landbay J Multifamily Building

**CALL TO ORDER**

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

## **DISCUSSION**

### *Route 1 Transitway*

Ms. Gygi of T&ES provided an overview of Route 1 Transitway. (A copy of the powerpoint presentation from the public meeting will be available at [www.alexandriava.gov/potomacyard](http://www.alexandriava.gov/potomacyard) under transportation planning, under Route 1 BRT). Construction of the transitway is to start in July, 2012.

- Ms. Nguyen asked when the design of the stations will be done. Ms Gygi responded that there are three concepts for the stations and that the final design will be at 90% drawings. Ms. Nguyen asked if solar panels will be incorporated into the design and Ms. Gygi responded that she would look into that. She also indicated that there will be electricity at each station.
- Gwen Wright asked to talk about the sustainability aspects of the project. Ms Gygi responded that recycled asphalt and concrete will used for the base course of the travel lanes; there will be ways to incorporate permeable paving; the use of concrete for the transit lanes because it is more durable and has a longer lifespan; and, 23% of the new impervious area will be treated (quality and quantity) and that the northbound travel lanes of Route 1 will also be treated, which were never previously treated.
- Ms. Nguyen commented that the timing of the traffic lights is important for pedestrian safety. Ms. Gygi responded that they are looking into all options for pedestrian phasing (leading and lagging phases) and are serious about improving the pedestrian experience.
- Mr. Rascoe asked if there will be any stops on the Route 1 Bridge at Slaters Lane. Ms. Gygi responded that the distance between Potomac Avenue and Slaters Lane is too short and a stop at this location would be a safety issue.
- Mr. Albers asked if there was full dedication through the Potomac Yard area (behind the Target, etc) as those are new streets. Ms. Gygi's response was that the interim condition will have shared lanes for transit in the Potomac Yard area but as development occurs within Potomac Yard, the developer is to provide right-of-way for dedicated lanes.
- After concluding the discussion, Ms. Gygi indicated that there will be a meeting to discuss the transitway on April 18 at Cora Kelly Elementary school. Public hearings will occur on May 1 for the Planning Commission and May 12 for the City Council.

### *Landbay J Multifamily*

Ms. Puskar provided a brief overview of the Landbay J Multifamily project and introduced the applicant, Mr. Leonard Wood of Wood Partners and the architect, Mr. Rohit Anand with KTG. Ms Puskar indicated that the proposed development will consist of a 4-5 story building with 150 dwelling units that were left over for Landbay J as a result of the approval of Landbay L multifamily, which transferred approximately 30 units from J to L earlier this

year. Landbay L is currently being reviewed by the City in the Final Site Plan stage. That applicant intends to utilize Section 7-700 to add 30 units to the project for a total unit count of 180. Ten (10) of those units would be affordable units at 60% AMI. The project will consist of 91 one bedroom, 11 one bedroom with den and 78 two bedroom units. 224 parking spaces will be provided (1.3 sp/du), the majority of which are in a two-level parking structure with one level below grade. 2,500 sf. of retail will be provided at the corner of Main Line Boulevard and Potomac Avenue. Parking for the retail will be in the garage and on street. 20 visitor parking spaces will be provided on the street.

Mr. Anand provided an overview of the building design and site orientation. The building will be partially 4 stories and partially 5 stories with loft units on the top floors. A variety of architectural expressions will be provided with an emphasis on more contemporary and warehouse design. The garage and loading entrance will be off of Main Line Blvd. in conformance with the Design Guidelines.

- Mr. Rascoe asked the architect about entrances to units on the Route 1 elevation and indicated that the views as you enter the neighborhood from the south are important. He also indicated that the corner should be designed as a feature element and also inquired about balconies for the project. Mr. Russell commented that a minor entrance should be provided at the corner of Route 1. Mr. Anand responded that they will look at all of the above.
- Ms. Nguyen asked why the retail was on Main Line Blvd instead of Route 1. The architect responded that the applicant believes that the retail would be better facing internal to the neighborhood and that there is no on-street parking available on Potomac Ave. near the Route 1 intersection.
- Mr. Rascoe asked if the affordable units will be dispersed throughout the project and the architect responded yes. Mr. Kopp asked if there was an affordable housing requirement for the 150 units, and Ms. Puskar responded no.
- Gwen Wright pointed out that while the project did not have a significant amount of green space, there is an abundance of green space available to the project nearby; the pond across the street, Landbay K park, a proposed playground in the future townhouse section across the street, etc.
- Mr. Rascoe inquired about the roof top mechanical equipment and elevator overrides and if views from the bridge would be a concern. Ms. Wright suggested to align the 5<sup>th</sup> floor on the south side of the building to help screen the mechanical equipment on the roof. Mr. Kopp indicated that the elevator overrides for a midrise building such as this should not require large overrides and that the roofline treatment should be able to provide screening.
- A question was asked about the corner architectural treatment and Mr. Anand suggested a less traditional look with the use of more glass. Mr. Rascoe indicated that the use of more

glass is a double edged sword and that more architectural treatment at the corner would be better.

- Gwen Wright asked how the long façade along Route 1 would be treated; how will it be broken up. Mr. Anand responded that on Landbay L multifamily, they used a hyphen to break up the massing. This project may be more challenging and it may be more appropriate to use treatment similar to the Alexan Carlyle with the use of different styles and materials, such as brick, metal paneling and hardi panel.
- Mr. Kopp asked if rental buildings are difficult to rent up against a major highway. Mr. Wood responded that they have another project under construction on Route 1 in Fairfax County at Beacon. The building has been designed to mitigate noise and the use of better windows will make the units very quiet.
- Gwen Wright commented that the green area in front of the building could help if landscaped well.
- Mr. Glerum stressed that there should be sensitivity to the use of stoops and that there should be no disconnect between the units to the north and the project. The project should not turn its back onto Route 1.
- With the next submission, it was suggested that the applicant provide street views of the project with the adjacent townhouses and also perspectives at the ground level as well as from the bridge view.

The Committee then approved the meeting minutes of February 8th

### **NEXT STEPS**

- Ms. Wright stated that the next PYDAC meeting would be on May 9<sup>th</sup>.
- Meeting was adjourned at 8:20 pm.