



## MEETING SUMMARY

### North Potomac Yard Small Area Plan Update Advisory Group Meeting #8

Monday, October 17, 2016 | 7:00-9:00PM | Community Room, Station at Potomac Yard

Topic: Open Space & Sustainability

#### 1 Welcome and Introduction

Staff provided debrief of the land use discussion from September's AG Meeting highlighting main comments received from the Advisory Group and community.

*Advisory Group members provided additional comments emphasizing variety of height as a key principle of the Plan, maximizing density where possible, especially around the Metro, providing a mix of uses within blocks, and ensuring phasing is considered on a holistic, plan-wide basis.*

#### 2 Sustainability & Open Space Briefing

##### ▪ Sustainability

Staff provided a brief overview of the Sustainability elements outlined in the 2010 Plan.

*The Advisory Group had substantive discussion regarding the Sustainability Chapter of the 2010 Plan. Although the applicant is not requesting changes to the recommendations in the Sustainability Chapter of the 2010 Plan, some members of the Advisory Group felt that some analysis of the recommendations should be explored to see if what was approved in 2010 is still relevant and/or aligns with current City policies, including the Environmental Action Plan (EAP) or whether it should be updated to be more ambitious. The Advisory Group requested staff to provide a summary of a comparison of the 2010 Plan recommendations and the City Environmental Action Plan at a future AG meeting. AG members also requested that staff from the City's Office of Environmental Quality be present to answer technical questions relative to sustainability should they arise.*

##### ▪ Open Space Network, Function of Open Spaces, Program Elements

Staff provided an overview of the full system of open spaces surrounding the plan area that would be connected and integrated upon redevelopment of the site. The briefing included the existing locations and uses of open spaces, narrowing the focus to Potomac Yard as a whole, then, specifically North Potomac Yard. Focusing specifically at the open space network within North Potomac Yard, staff discussed the intent and function of each of the open spaces per the 2010 plan and the current proposal. Staff and JBG provided focused discussions about the character and intended function for each of the open spaces within Phase I (Retail Park, Metro Plaza, and Potomac Yard Park – Extension). The character of "Park Road" was introduced to begin discussions on the function and character of that street. The briefing concluded with a proposed activity/function diagram that identified zones for different types of activities within the open space network (active, passive, civic, and social spaces).

#### 3 Advisory Group Exercise/Open Space Comments

##### Retail Park

- *AG members commented on the function and dimension of Retail Park and the ability to be a major gathering place. Design of the retail park should consider its*

*proximity Potomac Ave and potentially include buffers to mitigate the pedestrian experience.*

- *More social spaces should be located at the important terminus.*
- *The mid-block connection should be designed so that the adjacent retail attracts park users and vice versa.*

#### Activities and Activity Nodes

- *The metro plaza should be more of a social space instead of active (as defined by the Program Elements list of uses).*
- *Crescent Park, Phase II, should be a combination of both active and passive uses.*
- *The area adjacent to the school site is proposed as an active zone. This area doesn't provide enough depth to have regulation sized fields, potentially good for pick-up fields/courts. Consider potential interim uses of the school site until ACPS determines what will occur there.*
- *More workout stations should be provided within the park system. Look at ways to incorporate them within the passive portions of the system.*
- *The location of where a farmer's market can operate should be considered as we're looking at the whole system of open spaces.*
- *Passive areas should consider incorporating water elements and features.*
- *Look at non-traditional types of play areas to incorporate in to the park design.*

#### Metro Plaza

- *The architecture of the buildings will provide vertical element complementing the already proposed space.*
- *Metro Station Plaza seems to be pinched at the north end.*
- *Explore comparable spaces. A good example of open space precedents is Olympic Village Park in Vancouver, BC.*
- *Incorporating night time features within the design of Metro Plaza will be important to creating place and utilizing the open spaces at night.*
- *Incorporate a bike repair station at the Metro Station/around Metro Plaza as it will be a connecting point for bike facilities/multi-use trail.*

#### Park Road

- *Park Road should be designed in a way that will allow being closed occasionally for community events.*
- *Curbless shared street (cars, bicyclist, and pedestrian) should be explored. The idea of a slower, shared street that could temporarily be closed/used for programming activities received strong support.*
- *Incorporate different types of materials such as cobblestones, and vertical elements like trees to slow traffic.*
- *Shared streets adjacent to the park invites people to spill over into the park in a safe manner.*

#### Bike Trails/Paths

- *Multi-use path- Will NPY separate the bike and pedestrian use like South Potomac Yard? If it will be separated, could it be separated? Also, we would like to see the Multi- use path more curvilinear than straight.*
- *Connecting Four Mile Run Trail to Mount Vernon Trail is a tremendous opportunity. The City should expedite construction of the connection.*

Other Comments

- *Maintenance, management, and operations should be considered as it drives choices about programming, design and construction.*

**4 Report Outs & Public Comment**

*A member of the Environmental Policy Commission (EPC) highlighted some of the comments discussed during the Sustainability discussion and noted that the EAP update is scheduled to start in 2017. He expressed interest in providing input/feedback on how the comprehensive EAP aligns with the Sustainability recommendations of the North Potomac Yard SAP.*

*A planner from WMATA recommended staff to consider how the Plan would envision discouraging kiss and ride and possible pedestrian conflicts at the Metro Plaza intersection.*

**5 Next Steps**

*Staff informed the AG the next meeting will discuss affordable housing, provide and introduction to transportation, and follow-up September's land use discussion. A follow-up to Sustainability will be discussed in the January Advisory Group Meeting.*

---