

# City of Alexandria, Virginia

## MEMORANDUM

DATE: AUGUST 30, 2019

TO: GLORIA SITTON, CITY CLERK  
OFFICE OF CITY CLERK AND CLERK OF COUNCIL

THRU: KARL W. MORITZ, DIRECTOR  
DEPARTMENT OF PLANNING & ZONING

FROM: JASON ALBERS, CHAIR  
POTOMAC YARD DESIGN ADVISORY COMMITTEE

SUBJECT: POTOMAC YARD DESIGN ADVISORY COMMITTEE (PYDAC)  
FISCAL YEAR 2019 ANNUAL REPORT

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I am pleased to submit this Annual Report for the Potomac Yard Design Advisory Committee (PYDAC) for Fiscal Year 2019, as required by City Code Section 2-4-7(i)(l). PYDAC is comprised of eleven members, each permitted to serve staggered two-year terms. Ordinance #5161 which was adopted October 13, 2018 approved a text amendment to the Zoning Ordinance to expand the committee to include an additional member representing civic associations. The membership categories now include the following:

- Two Members Representing the Potomac West Area
- Two Members Representing the Potomac East Area (Northeast and Inner City)
- Two Members Representing the Potomac Yard Area
- Two Qualified Professionals Skilled in Architecture
- One Member Representing the Business Community
- One Member with Urban Design or Architectural Experience Representing the National Park Service
- One Member Representing Civic Associations within Potomac Yard.

The National Park Service (NPS) seat was established since PYDAC's inception, but was unfilled until April 2019, coinciding with anticipated development applications in North Potomac Yard, adjacent to NPS lands.

PYDAC reviews applications for development within the planned community of Potomac Yard. PYDAC provides guidance to staff and makes formal recommendations to the Planning Commission on new development proposals as well as amendments to previously approved projects. PYDAC is scheduled to meet every month, but only meets if there is a project to review. Additionally, extra meetings may be scheduled as needed.

Compared to the prior fiscal year (five meetings), there was only one (1) PYDAC meeting in FY2019.

On September 19, 2018, PYDAC reviewed a proposal on Landbay H at 2606 Main Line Boulevard. Silverstone Senior Living is proposing to construct two (2) buildings on the 2.01- acre site. One 9-story structure (“Building 1”) located on the southern part of the site would have 186 units for assisted living/memory care plus retail space, and another 8-story structure (“Building 2”) on the northern part of the site would have 146 units for assisted living/independent living. This project had previously been reviewed by PYDAC at its June 27, 2018 meeting, and design development had subsequently progressed.

The two buildings are functionally separate but share two levels of below-grade parking with a common access point. Most discussion concerned façade materials and transitions on Building 1 located on the southern portion of the site facing Swann Avenue between Mainline Boulevard and Richmond Highway. Questions from PYDAC also concerned understanding the existing context of constructed buildings, and the relationship of the setbacks and height for the planned project.

PYDAC moved to recommend approval of the project, with conditions that the applicant further study the south central and south western façade of Building 1 in response to the comments presented at the PYDAC meeting, and that the applicant provide the Chair with a Route 1 elevation photomontage including the height and setbacks. The Chair subsequently distributed this to the membership to solicit comments for inclusion in the letter of recommendation to City Council. The project (DSUP#2018-0002) was approved by the Planning Commission and City Council in November 2018.

Board attendance was as summarized in the attached table. Four (4) PYDAC members had terms which expired in Fiscal Year 2019, one member was reappointed, and three new members were appointed. There are currently four unfilled positions. These include one representative from the business community, one from Potomac East, and one from the Potomac Yard Area. The position representing a civic association in Potomac Yard is applied for and expected to be filled in September 2019. Three of the current appointment terms will expire in Fiscal Year 2020.

Attachment 1: Attendance Form

**CITY OF ALEXANDRIA  
BOARDS AND COMMISSIONS  
MEETING ATTENDANCE REPORT**

**JULY 1, 2018 THROUGH JUNE 30, 2019**

**COMMISSION:** Potomac Yard Design Advisory Committee

**CHAIRPERSON:** Jason Albers

MEMBER'S NAME	2018						2019					
	Jul	Aug	Sep 19	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Jason Albers – Chair	--	--	X	--	--	--	--	--	--	--	--	--
Timothy J Casey Jr.	--	--	X	--	--	--	--	--	--	--	--	*
Francisco Duran	--	--	E	--	--	--	--	--	--	--	--	--
Corey Faherty	--	--	--	--	--	--	--	--	--	--	--	--
Jeremy Fretts	--	--	X	--	--	--	--	--	--	--	--	--
Travis Herret	--	--	--	--	--	--	--	--	--	--	--	--
Anthony Istrico	--	--	E	--	--	--	--	--	--	--	*	*
Jorianne Jernberg	--	--	X	--	--	--	--	*	*	*	*	*
Matthew Johnston	--	--	X	--	--	--	--	--	--	--	--	--
Peter May	--	--	--	--	--	--	--	--	--	--	--	--

**INDICATE: X - FOR PRESENT E - FOR EXCUSED U - FOR UNEXCUSED**

**-- NO MEETING/NOT APPOINTED      \* APPOINTMENT EXPIRED**

**LIST OF THOSE WHO DID NOT ATTEND 75% OF MEETINGS:**

Anthony Istrico  
Francisco Duran

**APPROVED:**

  
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**Jason Albers, Chair**