

# **Potomac Yard Design Advisory Committee Meeting (PYDAC)**

**May 16, 2018**

**7 p.m.**

**Location: Potomac Yard Fire Station Community Room**

## Meeting Agenda

- I. Approval of minutes from April 18, 2018 PYDAC Meeting
- II. ~~Silverstone Senior Housing (Landbay H)~~  
*Application withdrawn by Applicant to pursue further design development*
- III. National Institutes for the Blind (Landbay G), 3000 Potomac Avenue  
*Information item for discussion.*

Adjourn

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

April 18, 2018

7:00pm to 9:00pm

The Station at Potomac Yard Community Room

**Committee Members in Attendance:**

Jason Albers - Chair

Jorianne Jernberg

Jeremy Fretts

Timothy Casey

Anthony Istrico

Elizabeth Wrightson

**Absent:**

Nicholas Jordan

Francisco Duran

Matthew Johnston

**City Staff:**

Ryan Price, Urban Planner, P&Z

Michael Swidrak, Urban Planner, P&Z

Stephanie Free, Urban Planner, P&Z

Nathan Imm, Urban Planner, P&Z

**Applicant Representatives:**

Catharine Puskar, Walsh Colucci Lubeley and Walsh PC

Robert Brandt, Walsh Colucci Lubeley and Walsh PC

Ducan Lyons, Gensler

Sean Welsh, APTA

**AGENDA ITEMS**

1. Approval of minutes from January 24, 2018 PYDAC Meeting
2. American Physical Therapy Association (Landbay G Block A1)
3. Landbay G Interim Park (JBG Smith)

**CALL TO ORDER**

The meeting began at 7:07 p.m. A quorum for the meeting was established.

**DISCUSSION**

*Agenda Item #1: Approval of minutes from January 24, 2018 PYDAC Meeting*

- There was no discussion on the minutes
- On a motion by Mr. Fretts, seconded by Mr. Istrico, the minutes were approved 6-0

*Agenda Item #2: American Physical Therapy Association (Landbay G Block A1)*

- Robert Brandt attorney for the applicant gave an update on the project and summarized the proposal and the changes that were made in response to the feedback from PYDAC.
- Duncan Lyons architect on the project gave a detailed presentation on the changes made to the building.
- Mr. Fretts ask if staff had any comments on design items that changed since the publishing of the memo
- Mr. Swidrak summarized the refinements that were made since the last PYDAC meeting.
- Mrs. Free noted changes since the memo have been very minor and refinements will be made per the direction of the PYDAC.
- Mr. Albers noted that he appreciated the changes to the stair tower element and how they embraced it and created a special and dynamic terminus to Potomac Yard south.
- Mr. Lyons noted that the external views of the stair tower was an intentional move to encourage use of the stairs and celebrate movement, which is part of APTAs core mission.
- Mr. Albers asked which floors APTA would be occupying.
- Mr. Lyons noted they would occupy the 1, 2, 3, 4 (partial), and 7<sup>th</sup> floors.
- Mr. Fretts noted he would be in support of the PYDAC moving forward with a recommendation of approval for the project with the caveat that a sample of the granitex be provided at the Planning Commission hearing.
- Mr. Lyons noted that they could certainly bring the material if needed.
- Mr. Fretts asked if there were other buildings in the City that have used granitex.
- Mr. Price noted the Marriott on Eisenhower Avenue used the material.
- Mr. Istrico asked if the applicant was taking staffs recommendation to lighten the color of building.
- Mr. Lyons noted that they are continuing to use the darker material but that the wall between the APTA building and the APTA building would be a light color due to the presence of windows in the NIB building that have direct views of the southern façade of the APTA building.
- On a motion by Mr. Casey, seconded by Mr. Istrico, the PYDAC voted 6-0 to recommend approval of the project.

Meeting was adjourned at 8:55 p.m.



## DEPARTMENT OF PLANNING AND ZONING

DATE: May 10, 2018

TO: Potomac Yard Design Advisory Committee (PYDAC)

FROM: Planning & Zoning Staff

SUBJECT: National Institutes for the Blind (NIB)  
Proposed Height Revision

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### **Procedural Background**

The NIB office building was approved via DSUP2014-0028 by City Council in September 2015, and the project moved through the staff-led Final Site Plan process, with mylars of the Final Site Plan approved in June 2016. Subsequent approvals for this project included a special use permit (SUP 2016-0035) for a parking reduction for a medical office use (tenant of NIB) and for an encroachment for a transformer (ENC 2016-0005), both of which were approved by City Council in September of 2016.

Consistent with the original approval, NIB plans to occupy approximately 60,000.00 net square feet of the new eight story building. Kaiser Permanente plans to lease approximately 30,000.00 net square feet as a medical office. Additionally, nearly 10,000.00 square feet of retail space is planned for the first floor.

### **Summary of Proposal**

The applicant, National Industries for the Blind (NIB), requests approval to amend DSUP #2007-0022 as subsequently amended through DSUP #2014-0028, for two purposes:

- To increase the approved building height from 110 to 117 feet, and
- To request a parking reduction for the professional office and retail uses pursuant to the new City parking regulations. \*

The building height was approved at 110 feet, as measured to the top of the eighth-floor roof, with an additional three-foot parapet. Parapets with a height of three feet or less *do not* count towards building height. A mechanical penthouse was approved for the eighth floor with a height of 18 feet to the top of the mechanical penthouse measuring at 116 feet from the ground.

To provide some context, the eighth floor consists of a board room and a mechanical penthouse, both located atop of the seventh floor.

The applicant is requesting to increase the building height from 110 to 117 feet as well as increase the mechanical penthouse by one foot to 19 feet for an absolute building height of 117 feet. Mechanical penthouses are legally permitted a height of 20 feet which would allow an absolute building height of 118 feet.

The proposed height increase of seven feet is the result of a construction error and an architectural design enhancement. The error, which occurred during construction, added approximately two additional feet to the eighth-floor board room. The other five feet resulted from a desire to increase the parapet height of the eighth floor by five feet to match the height of the mechanical adjoining penthouse. Additionally, during the final engineering of the building it was determined that the elevator overrun needed to be increased in height by a foot to 19 feet and the overall mechanical penthouse was increased in area as well to screen additional mechanical equipment that was needed for the building.

## **Conclusion**

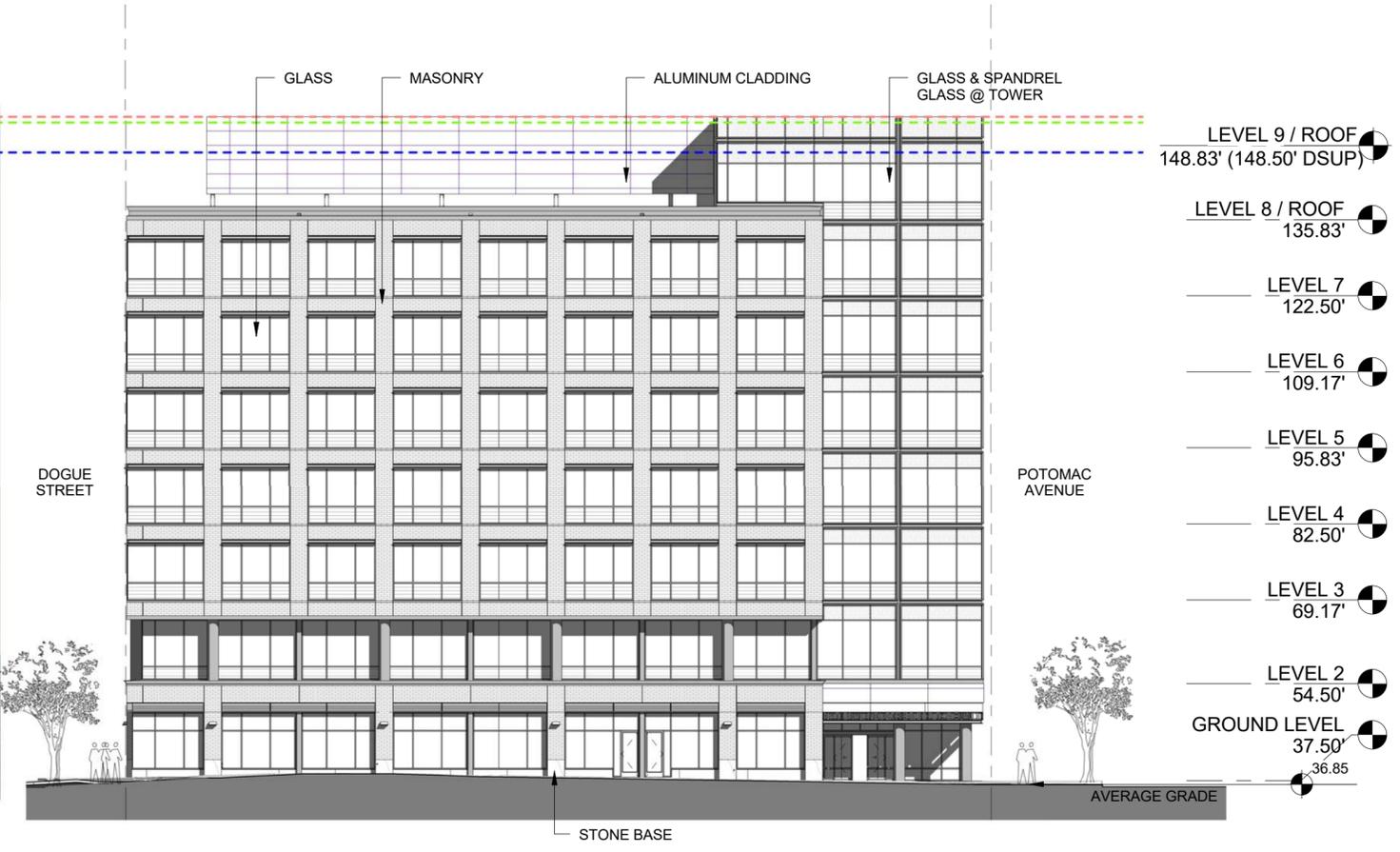
Staff supports the proposed height increase. The proposed height increase of seven feet will not change the design of the building or the original design concept. The eighth level board room creates a *tower* element that anchors the corner of Glebe Road and Potomac Avenue, creating both an entry to the building and interesting design feature consistent with the goals envisioned by the Potomac Yard Design Guidelines. Raising the height of the board room to match the height of the mechanical penthouse, results in the two uses reading as one integrated architectural feature.

*\* The sum of the parking is the loss of one parking space within the below grade parking garage. This change has no impact on the exterior design of the building as approved. Thus, no action by PYDAC is necessary.*





DSUP APPROVED SOUTH ELEVATION

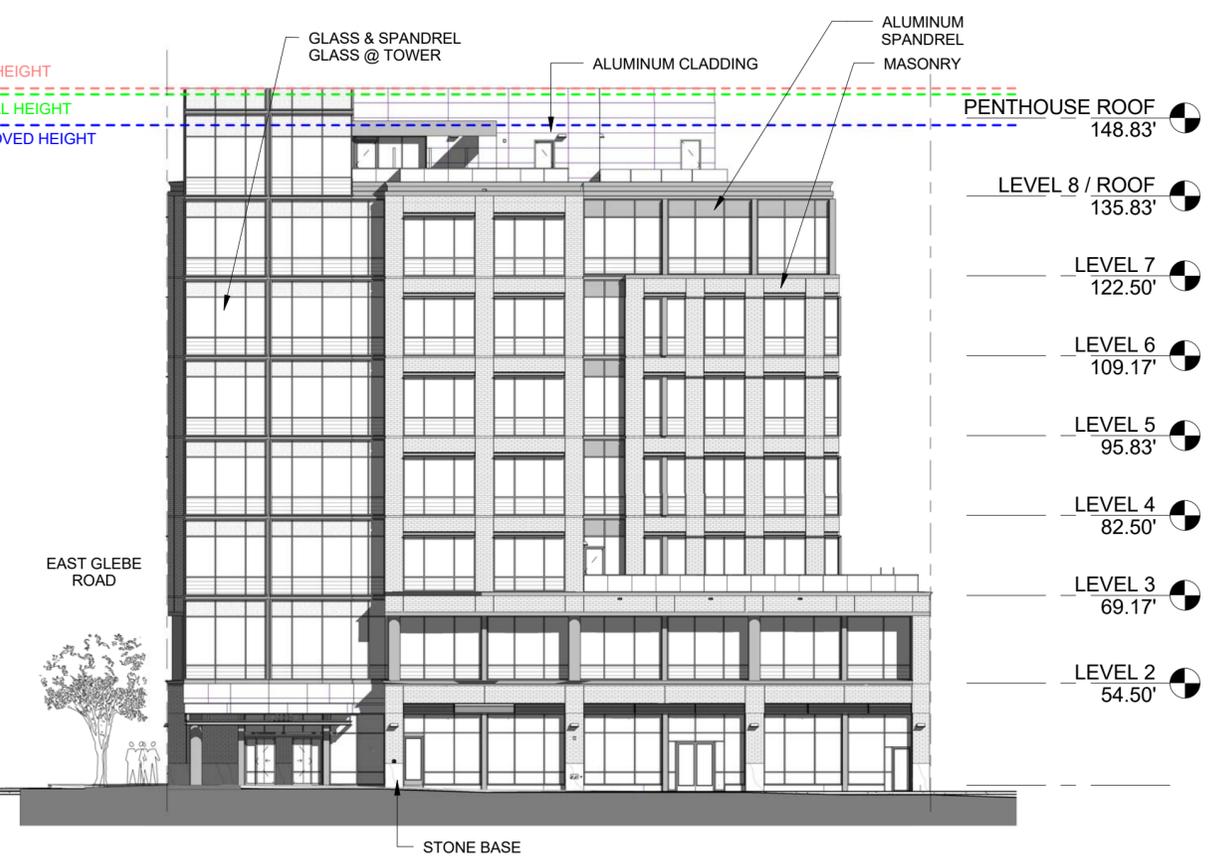


PROPOSED SOUTH ELEVATION

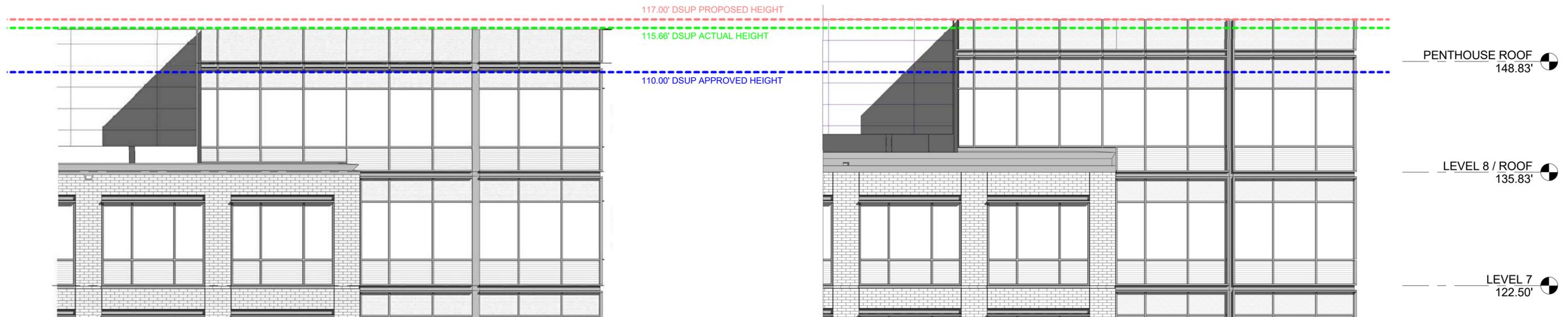


DSUP APPROVED EAST ELEVATION

117.00' PROPOSED HEIGHT  
 115.66' DSUP ACTUAL HEIGHT  
 110.00' DSUP APPROVED HEIGHT

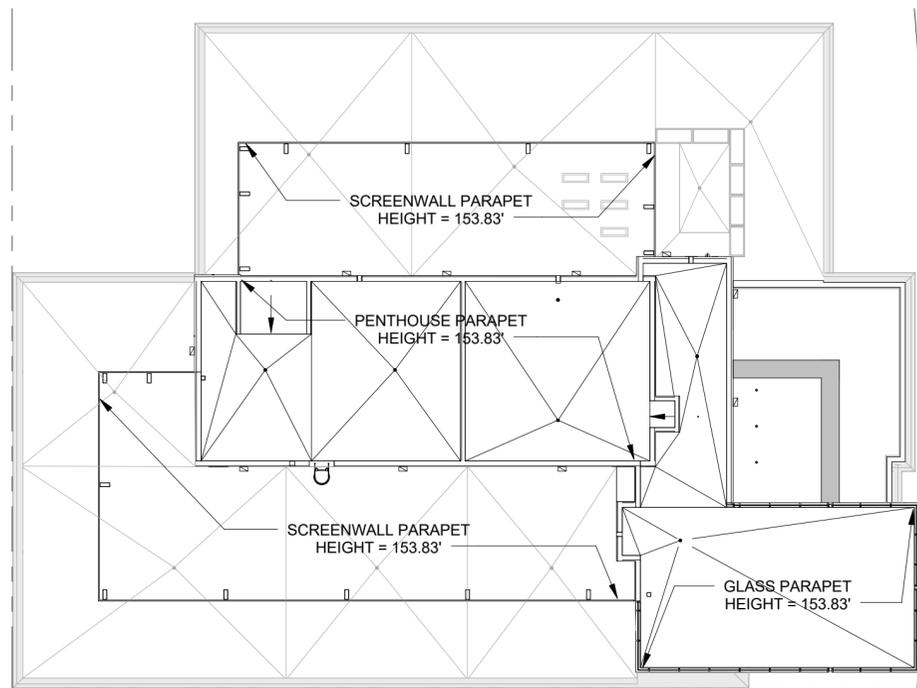


PROPOSED EAST ELEVATION

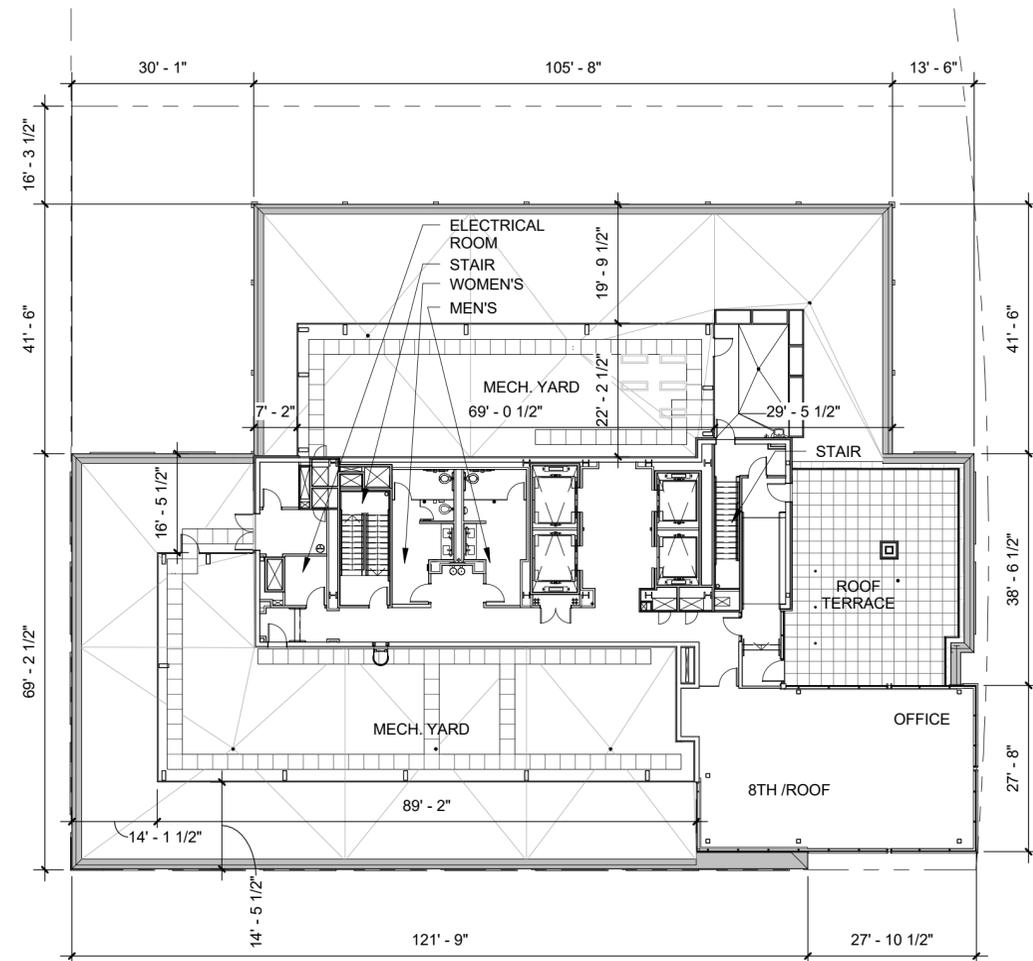


DSUP APPROVED PARTIAL SOUTH ELEVATION

PROPOSED PARTIAL SOUTH ELEVATION



PROPOSED PENTHOUSE ROOF PLAN



PROPOSED ROOF PLAN