

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

**January 24, 2018**

**7 p.m.**

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

## Meeting Agenda

- I. American Physical Therapy Association (Landbay G Block A1)

**The Potomac Yard Design Advisory Committee (PYDAC)**  
September 20, 2017  
7:00pm to 9:00pm  
The Station at Potomac Yard Community Room

**Committee Members in Attendance:**

Jason Albers - Chair  
Francisco Duran  
Anthony Istrico  
Jeremy Fretts  
Timothy Casey

**Absent:**

Nicholas Jordan  
Jorianne Jernberg  
Elizabeth Wrightson  
Matthew Johnston

**City Staff:**

Dirk Geratz, Principal Planner, P&Z  
Ryan Price, Urban Planner, P&Z

**Applicant Representatives:**

Catharine Puskar, Walsh Colucci Lubeley and Walsh PC  
Robert Brant, Walsh Colucci Lubeley and Walsh PC  
Scott Fleming, Rust Orling Architecture  
Stephen Collins, Pulte

**AGENDA ITEMS**

1. Introductions
2. Landbay H/I East Multifamily

**CALL TO ORDER**

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

**DISCUSSION**

*Agenda Item #2: Landbay H/I East Multifamily*

- Ms. Puskar reviewed the PYDAC feedback from the April meeting on the project. Ms. Puskar then walked through the changes to the building design that address the feedback including:
  - Enhanced the main entrance by pulling up the buff color all the way to the top floor and projecting the exterior wall at the entrance to make it more prominent.
  - Raised the height of the blonde base.
  - Pulled the cornice and the frieze above the lintels to decrease the visual appearance of the top floor height

- Examples were also provided that illustrating use of cementitious board in other parts of Potomac Yard
- Ms. Puskar also noted an additional revision based on discussions with staff and the adjacent neighbors to help soften the transition between the townhomes and the proposed building. Two units were removed from the top floor which allows the portions of the floor facing the townhomes on Watson Street to be stepped back by 16-28 feet so that the building will read as 5-floors along Watson (58 feet tall).
- Mr. Fretts asked if the building was limited by the FAA heights.
- Ms. Puskar noted that the heights are limited by FAA for all of Potomac Yard, but that it's not an issue at this location as they are within the FAA height limit.
- Mr. Istrico asked about the unit count and whether parking had been reduced
- Ms. Puskar noted that there are now 140 units (down from 142) and the parking is the same.
- Mr. Fretts asked staff about where the PYDACs role of reviewing architecture is defined.
- Ms. Puskar noted that the original CDD documents did not provide specific guidelines on architectural features
- Staff noted the purpose statement in the urban design guidelines is to ensure a standard of high quality urban and architectural design with the new urban fabric of Potomac Yard.
- Mr. Fretts thinks the top is out of scale and bland and referenced the vertical panels at the Belle Pre as a better approach than the proposed horizontal pattern.
- Mr. Fleming, architect on the projected noted that the materials change and the larger windows on the top are designed to differentiate this floor from the others.
- Mr. Fretts expressed concern about the horizontal pattern of the materials noted that it makes them look cheaper than if they were arranged in a vertical pattern.
- Ms. Puskar noted that similar materials were used in other buildings within Potomac Yard and also Beauregard.
- Staff noted that there is condition in the DSUP that calls for further refinement and detail about the siding including its dimensions and orientation, so those refinements can continue to be studied.
- Mr. Fretts also suggested a secondary cornice or sunshade element to help break up the large top
- Mr. Albers agreed that the top heaviness still exists in the proposed design though the changes have helped but are rather small.
- Mr. Istrico asked that materials other than what is already used in Potomac Yard be used on the top floor because there is already some cracking and staining of these types of materials on other buildings.
- Mr. Albers opened up the discussion to the public for Q&A.
- Questions/Comments from the community included:
  - Opposition to the height and number of units
  - Need for an additional elevator in the building
  - Need for additional amenities on the site
  - Support for the architecture, materials, and detailing
  - Concerns about construction impacts including noise and airborne debris
  - Concerns about soil contamination on the site
  - Opposition to the garage entrance on Watson Street

- Concern about where package and delivery operations will occur
  - Questions about trash pick-up operations
- Mr. Fretts asked why the building could not be joined together instead of being two separate buildings as proposed, which he said would address elevator concerns.
- Ms. Puskar noted that the separation of the buildings allows for expansion of the existing pedestrian path northward that runs the length of Potomac Yard.
- Mr. Duran expressed his appreciation of the design changes that incorporate PYDACs feedback and also noted his concern about having one elevator in the building.
- Mr. Fretts made a motion that PYDAC support the proposed building and density with the following caveats:
  - Recommend revision to the aesthetic of the top floor exterior
  - Recommend provision of written plan describing package delivery and move-in staging.
- Mr. Casey proposed a revision to the motion to add specificity that the top floor exterior incorporate vertical panel instead of horizontal.
- Mr. Fretts accepted the motion revision
- Mr. Istrico seconded the motion
- The PYDAC voted 5-0 in support of the project

Meeting was adjourned at 8:15 p.m.



## DEPARTMENT OF PLANNING AND ZONING

DATE: January 18, 2018  
TO: Potomac Yard Design Advisory Committee  
FROM: Planning & Zoning Staff  
SUBJECT: American Physical Therapy Association (Landbay G Block A1)

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### Summary of Proposal

The applicant, American Physical Therapy Association (APTA), is requesting approval to construct a new office building in Landbay G in Potomac Yard. The proposal is for Block A1 within Landbay G, directly adjacent to the National Industries for the Blind office building which is currently under construction. The site is approximately 26,581 square feet (0.61 acres) and is currently bounded by Potomac Avenue to the east, and East Glebe Road to the south. Two new roads will be constructed around this site to complete the block including Dogue Street to the west and Wesmond Drive to the north.

The proposed office building will have approximately 117,076 gross square feet of above grade floor area and 3 levels of below grade parking accessed from Dogue Street. The building will be 7-stories tall, reaching a height of 108 feet.

The land-use approvals to be requested in connection with the multifamily project are:

- Amendment to the Landbay G DSUP (DSUP2014-0028)
- SUP for a parking reduction\*
- SUP for a 16 foot penthouse height
- Modification of the height to setback ratio (Section 6-403)

\*If the new commercial parking regulations are adopted prior to the public hearing for this DSUP a parking reduction will likely not be needed.

### Background

The APTA office proposal is sited on Block A1 within Landbay G, which is also referred to as the “Potomac Yard Town Center.” The DSUP for the entire Landbay G was approved by City Council in January 2009 (DSUP2007-0022) for 9 buildings on 8 blocks with a variety of uses including office, retail, hotel, and residential. The original approval for Block A was for one 220,123 square foot office building with 11,413 square feet of ground floor retail space that

would occupy the entire block. That plan was amended in 2015 (DSUP2014-0028) at the request of the National Industries for the Blind (NIB) to allow for the subdivision of Block A into two parcels, and construct a smaller 102,050 square foot office building on the southern half of the block (Block A2). While the block was split into 2 smaller parcels, the overall square floor area permitted on the block remained unchanged. The NIB building was approved in 2015 and is now under construction.

### **Site Design**

The proposed APTA office building is sited directly adjacent to the NIB office building. The building footprint will occupy the southern two-thirds of Block A1, and a publicly accessible plaza area will be constructed on the northern third of the site. The plaza at the northern portion of the site will be created with the realignment of Wesmond Drive, which will turn northeastward east of Dogue Street to meet Potomac Avenue at a 90-degree angle.

The primary entrance to the building is located on Potomac Avenue, orienting it towards the future Potomac Yard Metrorail Station entrance, to be located at the eastern side of the East Glebe Road and Potomac Avenue intersection. A secondary entrance to the APTA building is located off of the plaza area on the north side of the building. All loading and parking will occur from Dogue Street on the western side of the building.

### **Building Design**

The building has a maximum length and width of between 140 and 150 feet, though has a tapered and curved form from south to north toward the plaza, as it follows the curve of Potomac Avenue. The eastern half of the building is generally glass and steel, with metal and precast concrete detailing, including a metal-framed entry portal, and the second through sixth floors are slightly set back. This portion of the building reads horizontally, and generally follows the curve along Potomac Avenue. The glass façade partially wraps the corner, where it meets the stair tower facing the plaza. The stair tower acts as a central feature of the building, and is encased in a precast form that is several feet taller than the rest of the building. The western half of the building, including more than half of the façade facing the plaza, is defined by a grid of precast concrete and metal panels, in intentional juxtaposition to the glassy eastern façade. The applicant currently proposes the use of EIFS on the rear (southern) façade in areas that are less visible.

### **Design Considerations**

Overall:

- Design challenges related to the building relationship with the NIB building: party-wall window restrictions; color and material choice related to separate presences vs. integration (especially along Potomac Avenue); vertical floor level alignment; and the fundamental one-versus-two-building identity and continuity of the Potomac Avenue curved geometry as it crosses from NIB to APTA

- The design of the plaza, and how it relates to the building, adjacent streetscape, and the future Landbay F and Metro Station developments
- Location of the transformer, and how it potentially affects the plaza or streetscape design
- A usable 3-D model (electronic, SketchUp is acceptable) will be needed for proper evaluation of forms and relationships

Positive Aspects of the Proposal:

- The underlying concept of two-part building expression, precast concrete “back” or “armature” (Dogue) containing a glassy “front” (Potomac) is strong
- The plan organization, which maximizes active, glassy presence on all three street frontages
- Integrating APTA’s fitness focus with the open space design and lobby layout connects the building and plaza
- Concentration of parking and loading along Dogue Street
- Full-height atrium integrated with office core and connected to Parkway and river view
- Initial materials proposed are high-quality and in line with previous approved design

Recommendations for Improvement:

*Entryway/east elevation*

- Separate the entrance box (“portal”) from the northeast corner of NIB with a strong reveal (on the order of 2’ x 2’) to create a clear visual transition from NIB to APTA, while extending the curved geometry
- Push the glass line along Potomac Avenue to the west inside both sections of the entry portal for continuity and reinforcement of the curved street geometry
  - This allows the carrying of the width of the landscape strip along the east property line from north of the entryway to the southeast corner of the building, with the exception of the main entrance itself
  - Current perspective views appear to show a discontinuity (or “crease”) between the curved lower levels of NIB and the proposed APTA building, while in fact these two curves should be tangent and continuous
- Remove the thick vertical metal element currently shown dividing the upper floor glass of the atrium from the typical office windows, again for continuity of curvature; the different interior conditions will still make the atrium perceivable day and night, and the current divider interrupts the smooth curve of the east facade

*General Material*

- Match the metalwork on the project (esp. in relation to the entry portal) with the color/material used on NIB to create a relationship between the two buildings
- Use lighter, white/limestone precast coloring

*Stair Tower Element*

- Use the metal to wrap the stair tower element and connect with the mechanical penthouse screen as a single form
- Explore ways of accentuating stair tower design, including the design/geometry of the stairs themselves and how they are perceived from the plaza, along with color and lighting

*South façade*

- Study visual connection of penthouse metal to center portion of south wall to create a single form (as suggested above for the stair tower)
- P&Z will not support the use of EIFS on this project; develop alternate material proposal

**Next Steps**

Staff believes that the submission is in general conformance with the Potomac Yard Design Guidelines and anticipates that, pending resolution of the above concerns, the application will proceed to public hearing in either June or September. The Committee should have another opportunity to review the project prior any scheduled Planning Commission hearing.

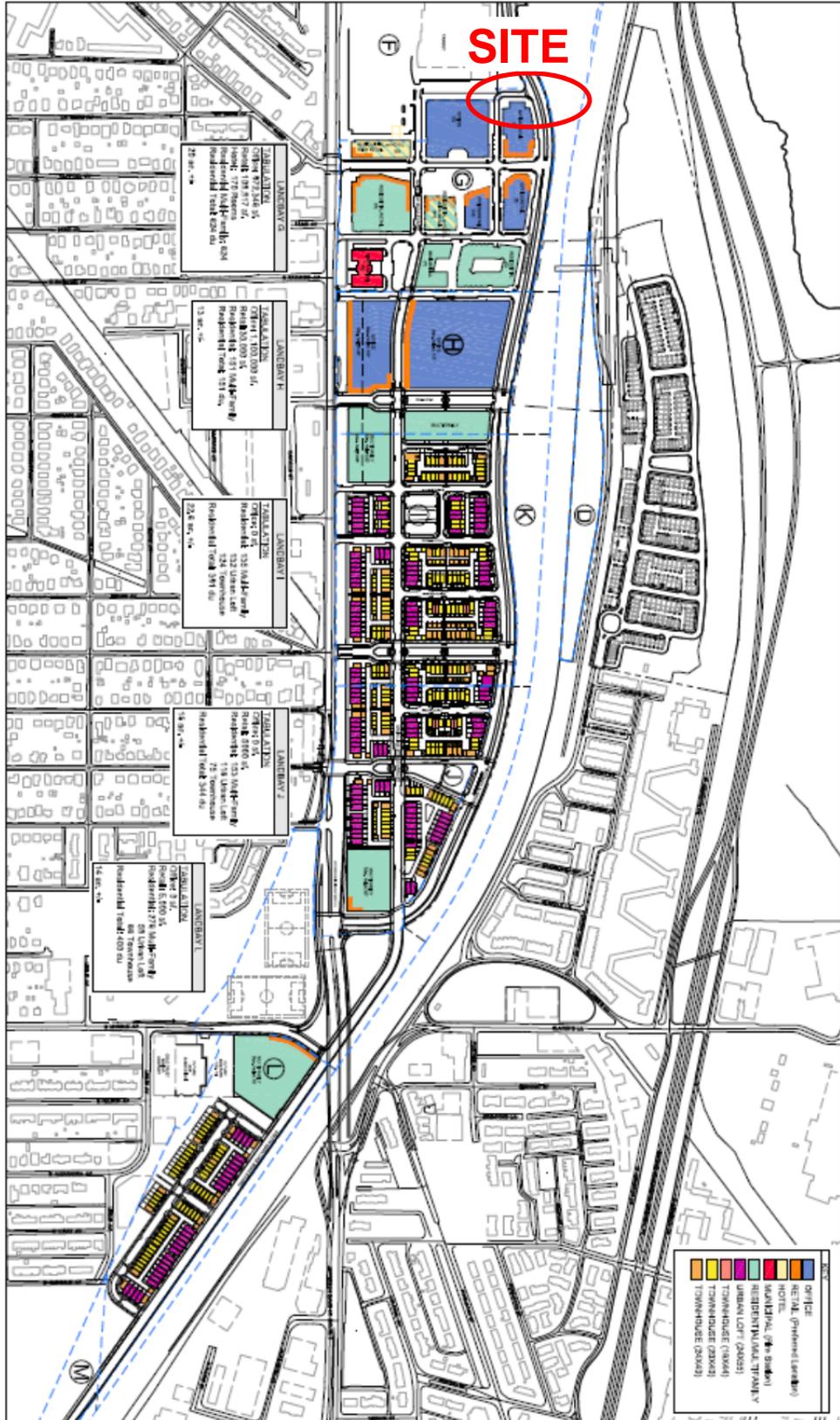
Attachment #1

**LandDesign .**  
 NOTE:  
 GRAPHIC FOR ILLUSTRATIVE PURPOSES ONLY.  
 SITE PLAN SUBJECT TO CHANGE.

**2016 Potomac Yard**  
 Working Plan



JUNE 23, 2014 | LDR0201125





# APTA PYDAC PRESENTATION

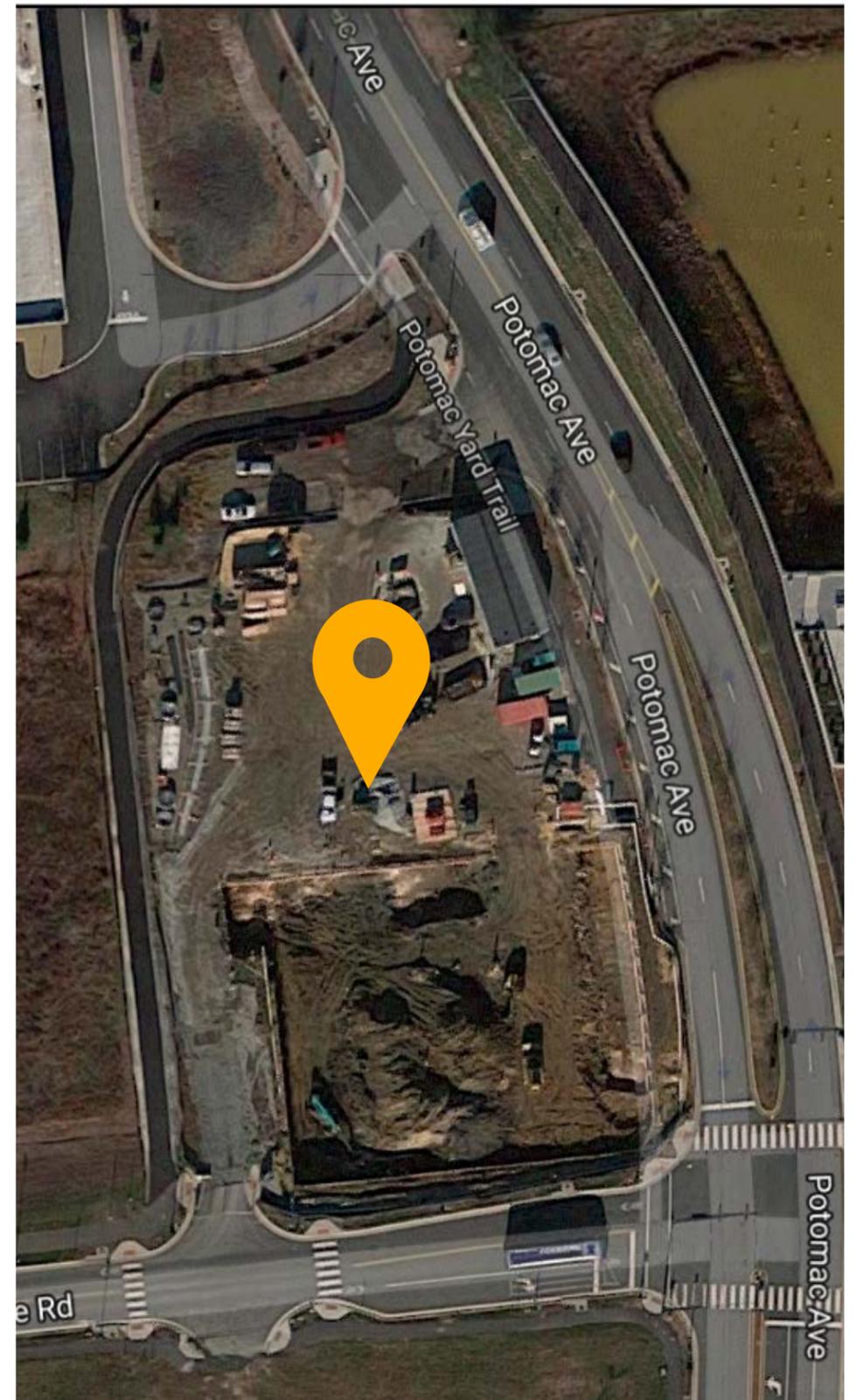
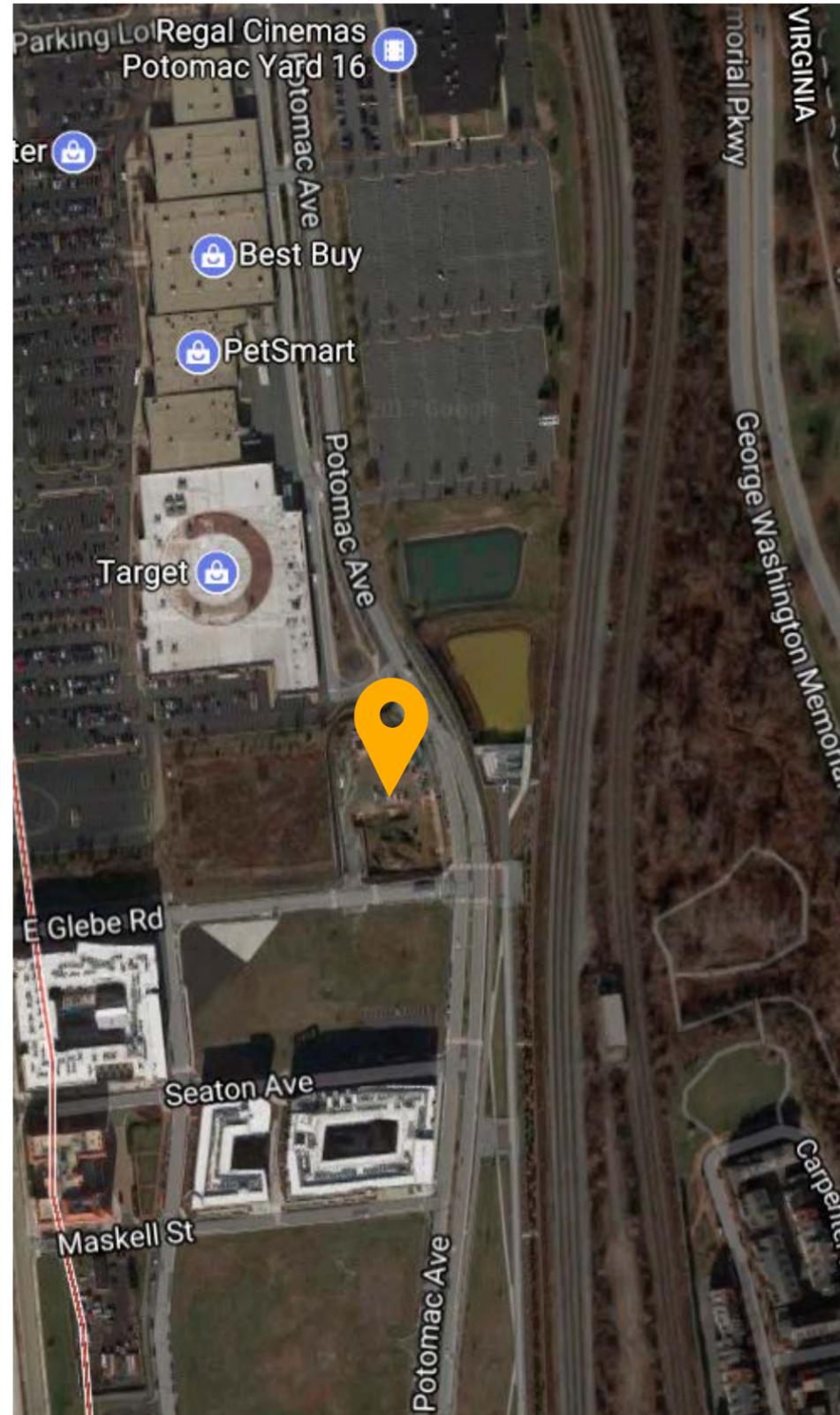
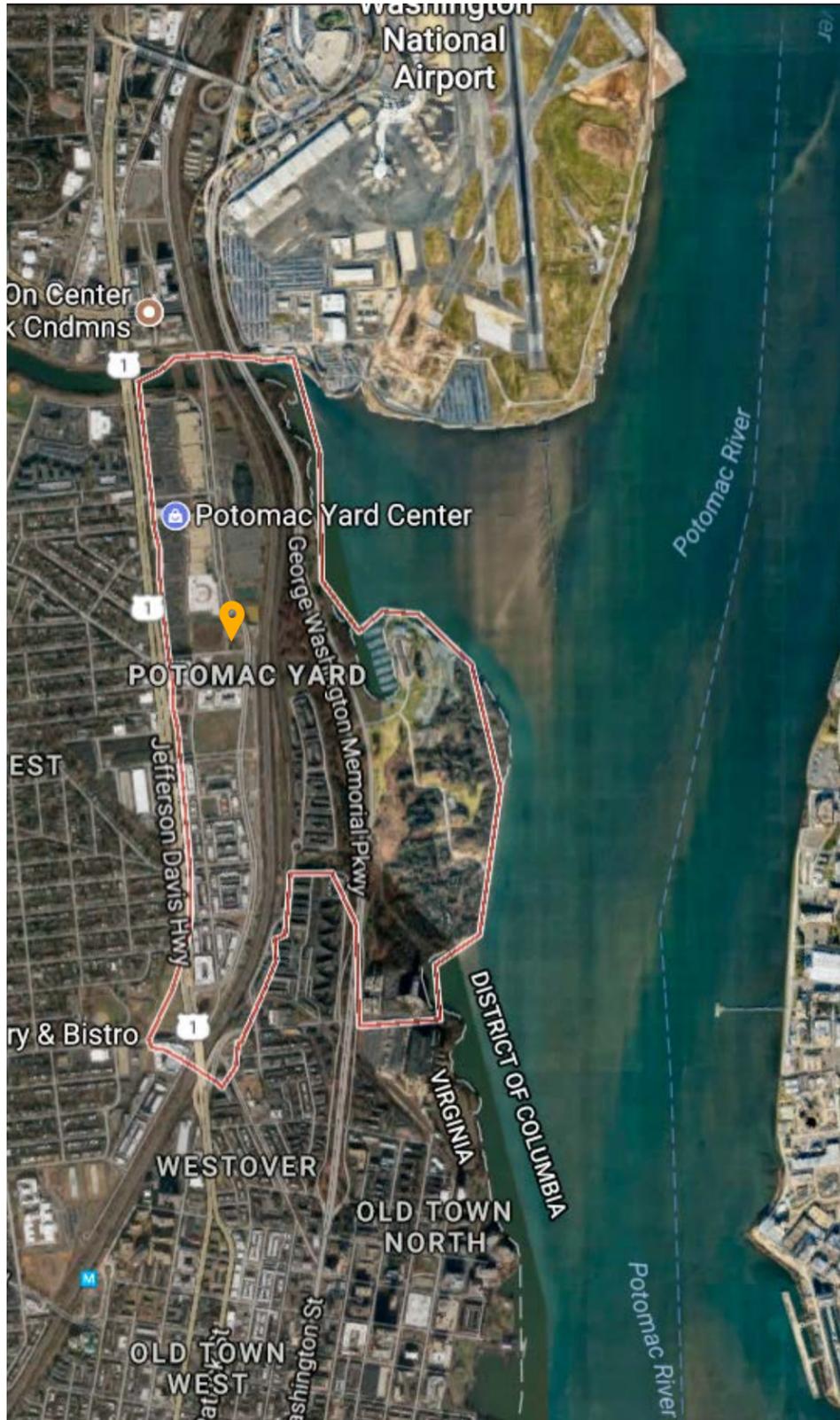
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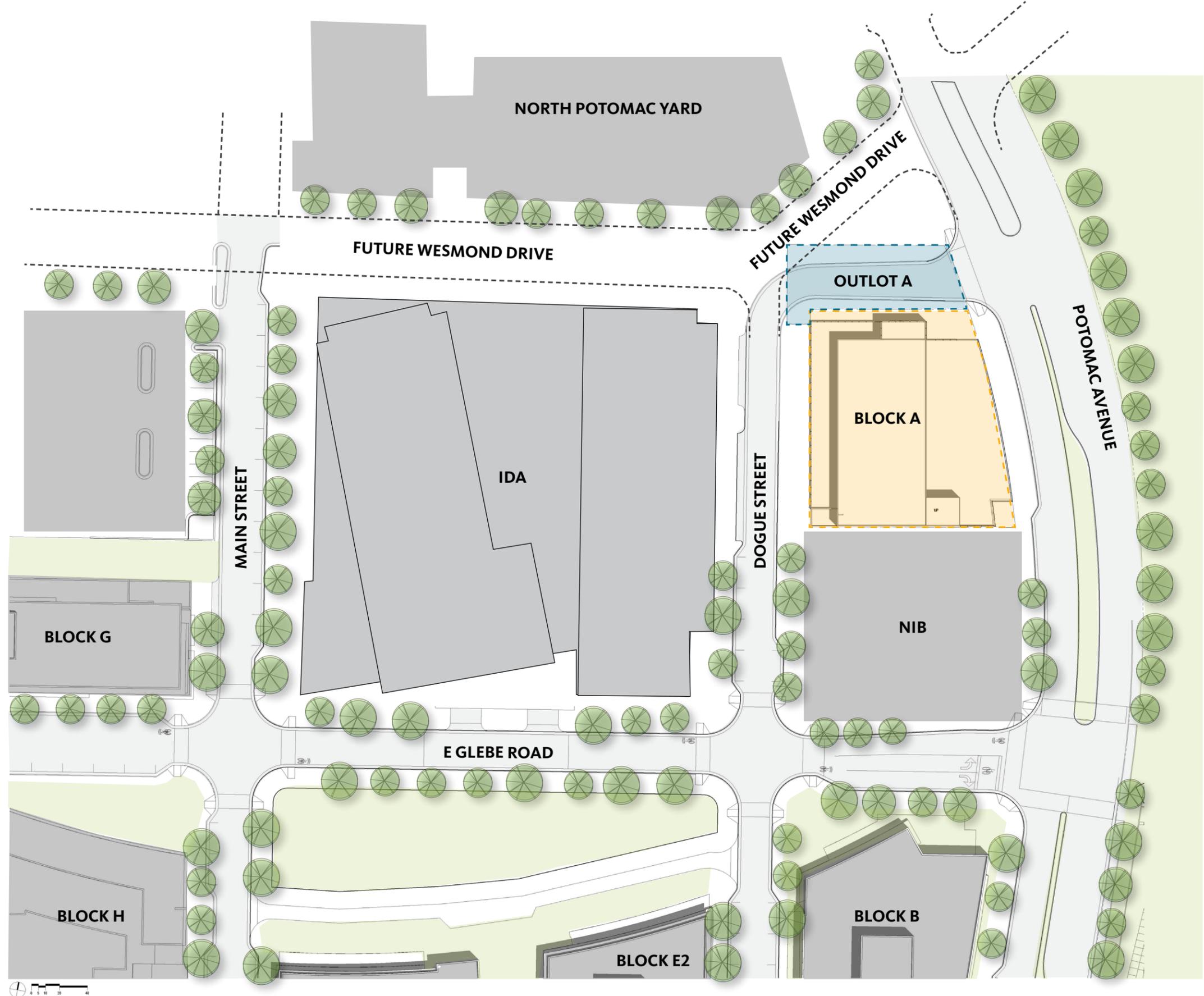
POTOMAC YARD, VIRGINIA  
01.24.18

**Gensler**

CONTEXT

# POTOMAC YARD



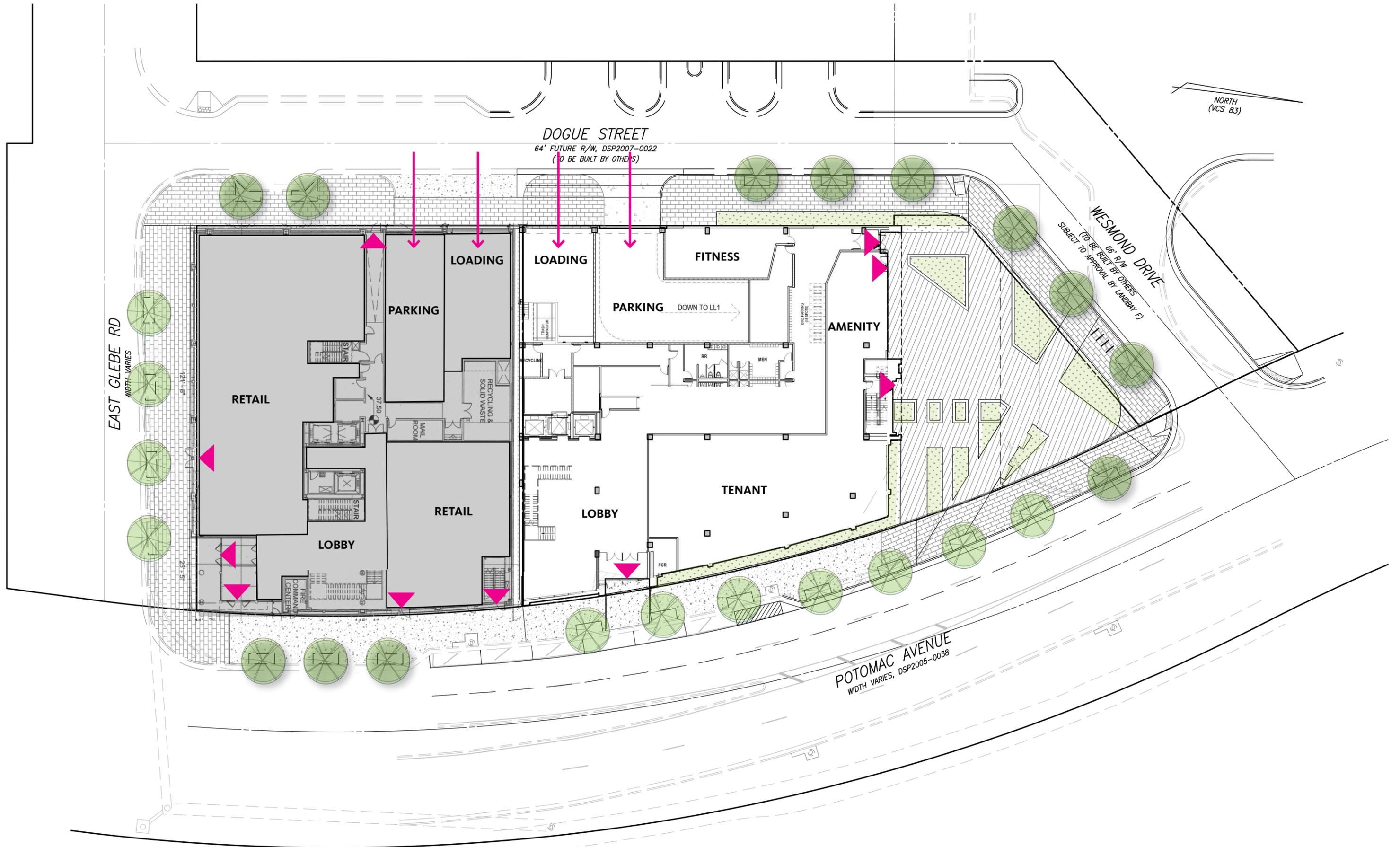


# NATIONAL INDUSTRIES FOR THE BLIND





SITE



NORTH  
(VCS 83)

**DOGUE STREET**

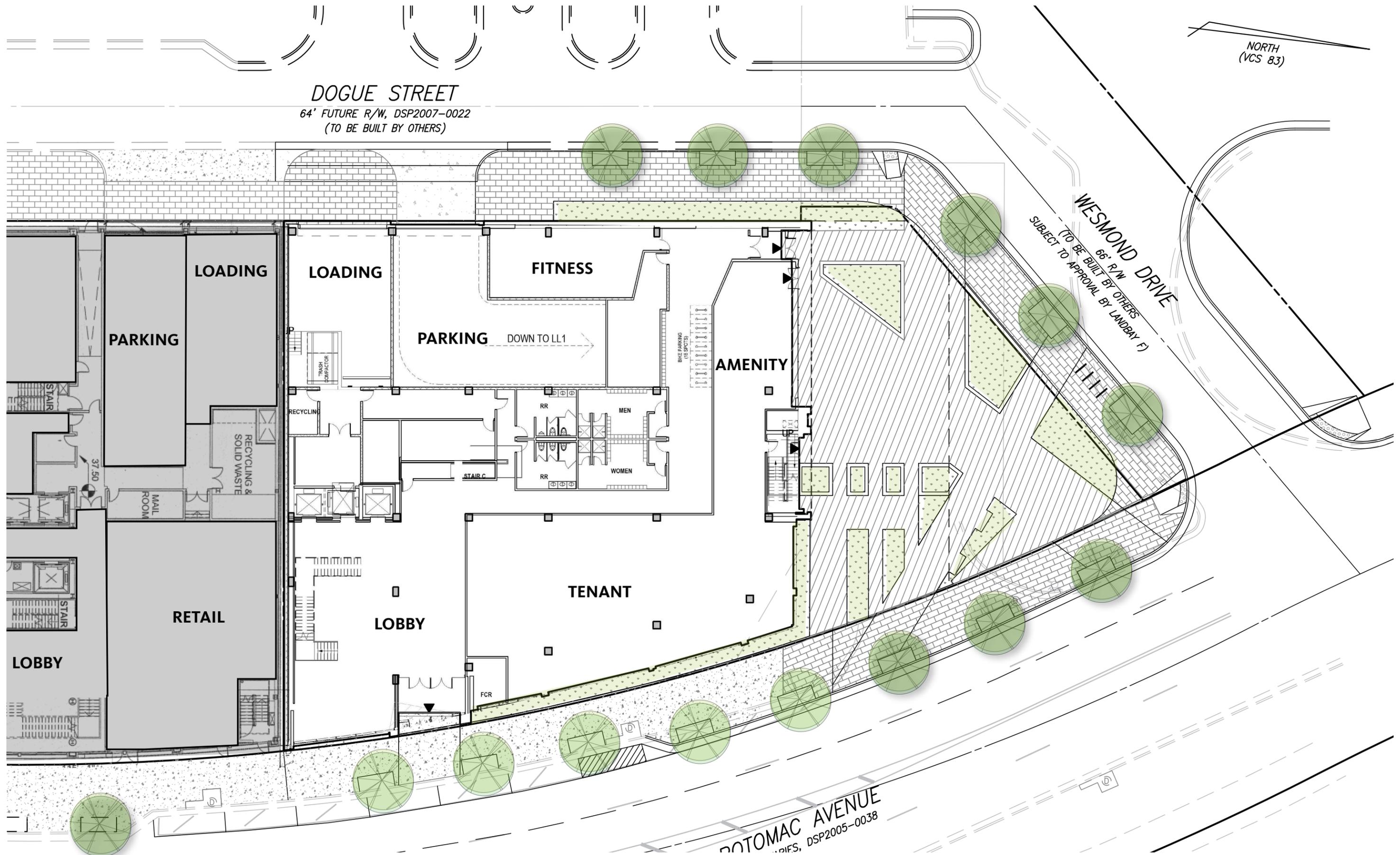
64' FUTURE R/W, DSP2007-0022  
(TO BE BUILT BY OTHERS)

**WESMOND DRIVE**

66' R/W  
(TO BE BUILT BY OTHERS  
SUBJECT TO APPROVAL BY LANDBAY F)

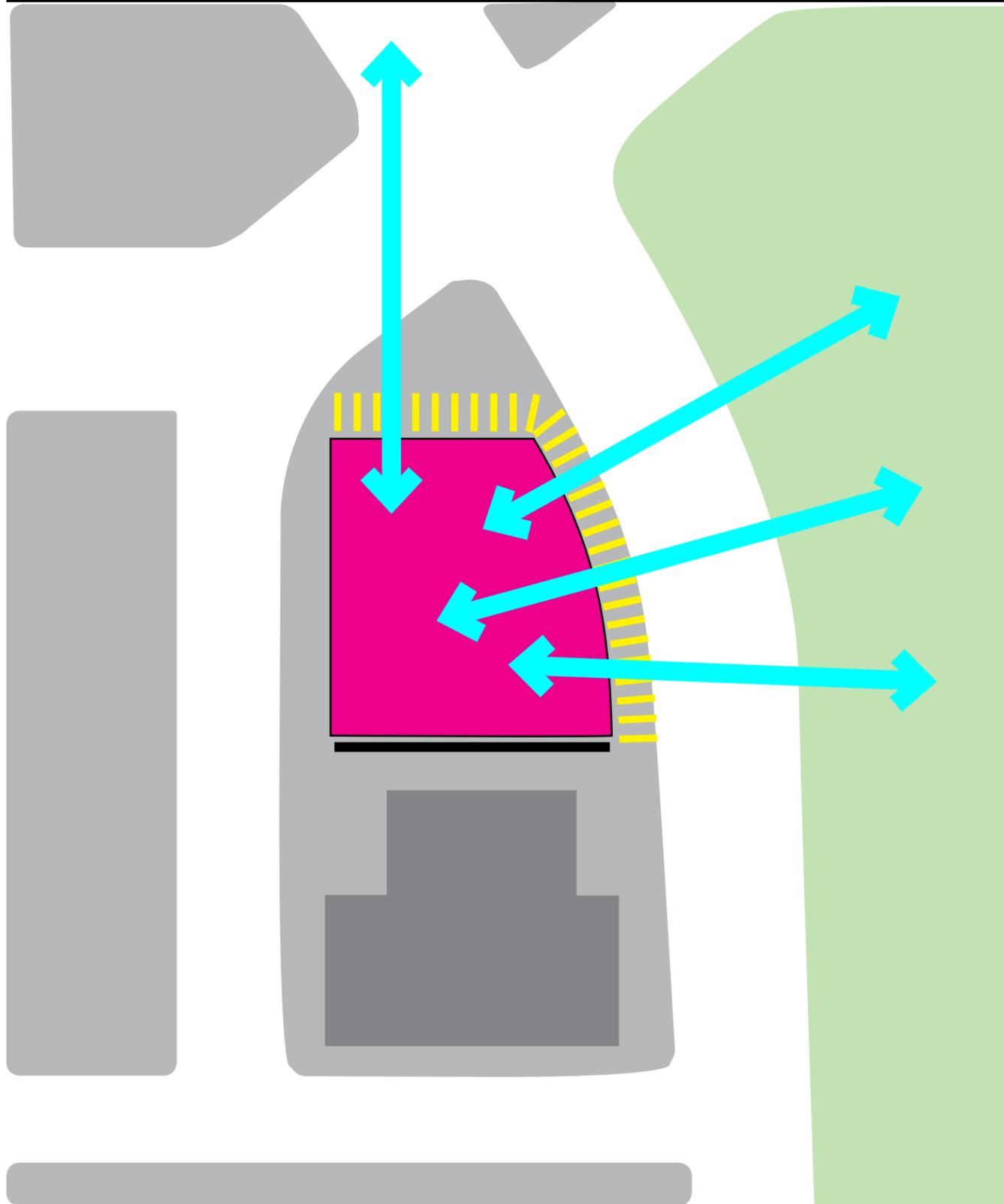
**POTOMAC AVENUE**

REFS, DSP2005-0038



ARCHITECTURE

# CONTEXT



# CONCEPT

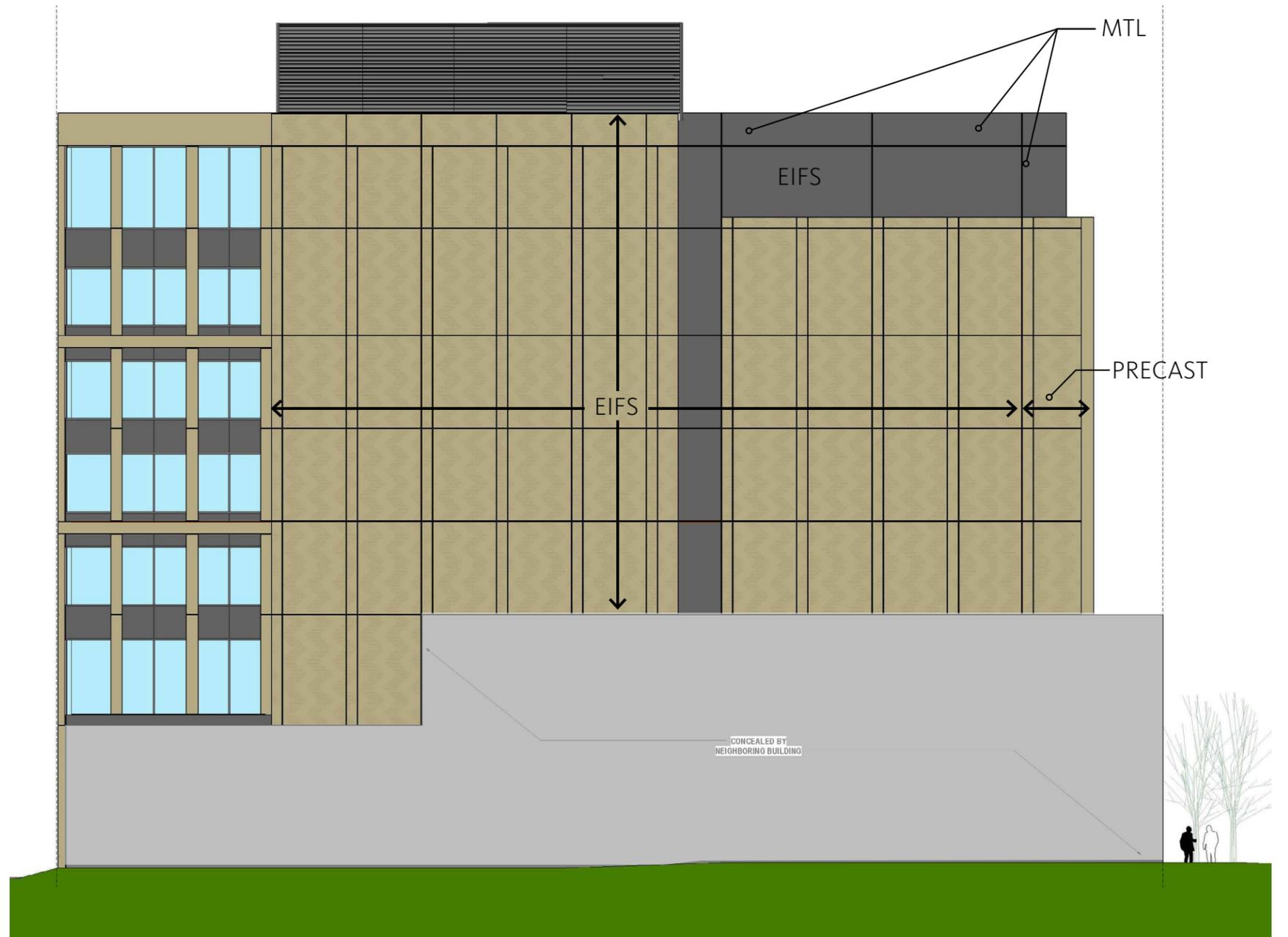
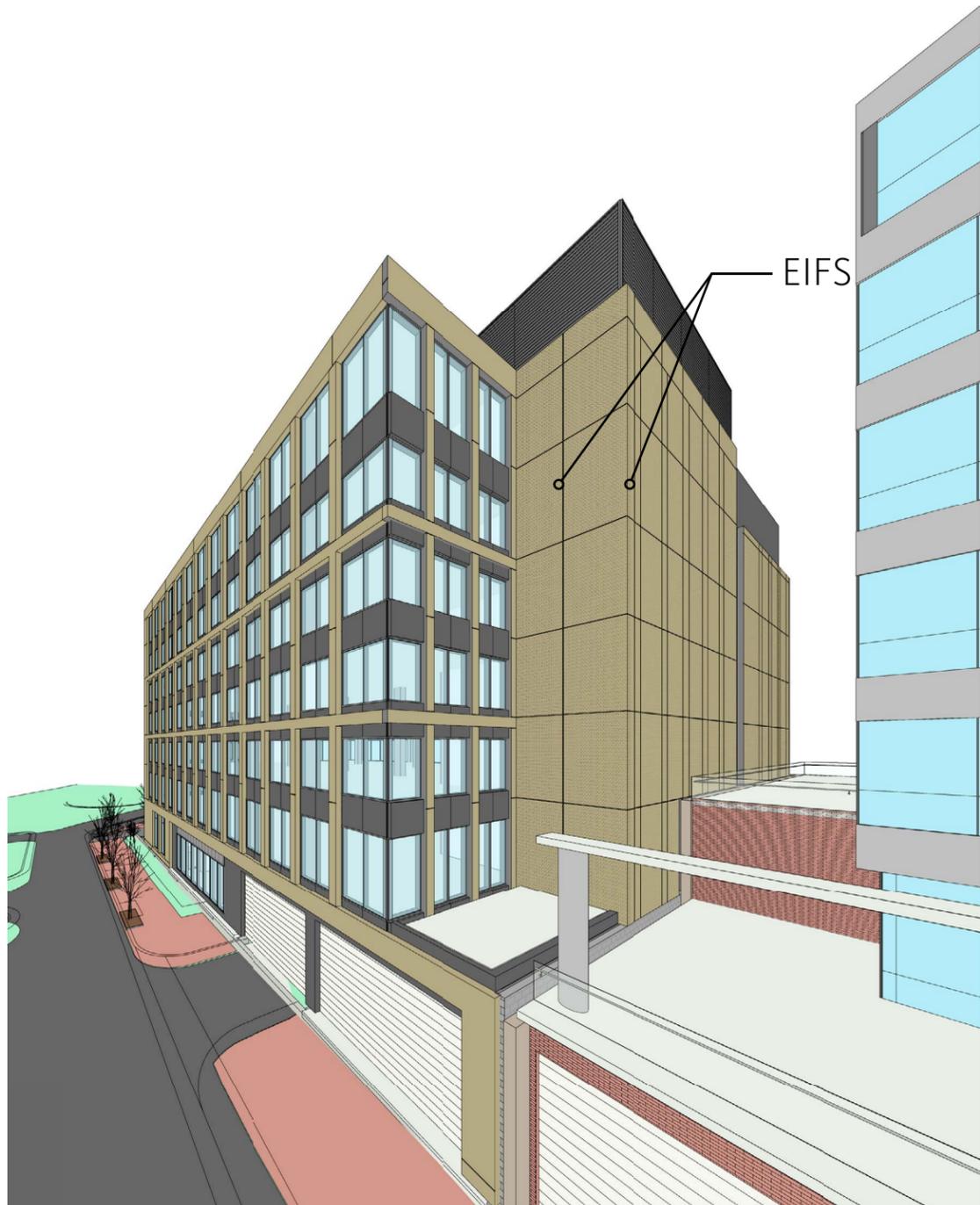




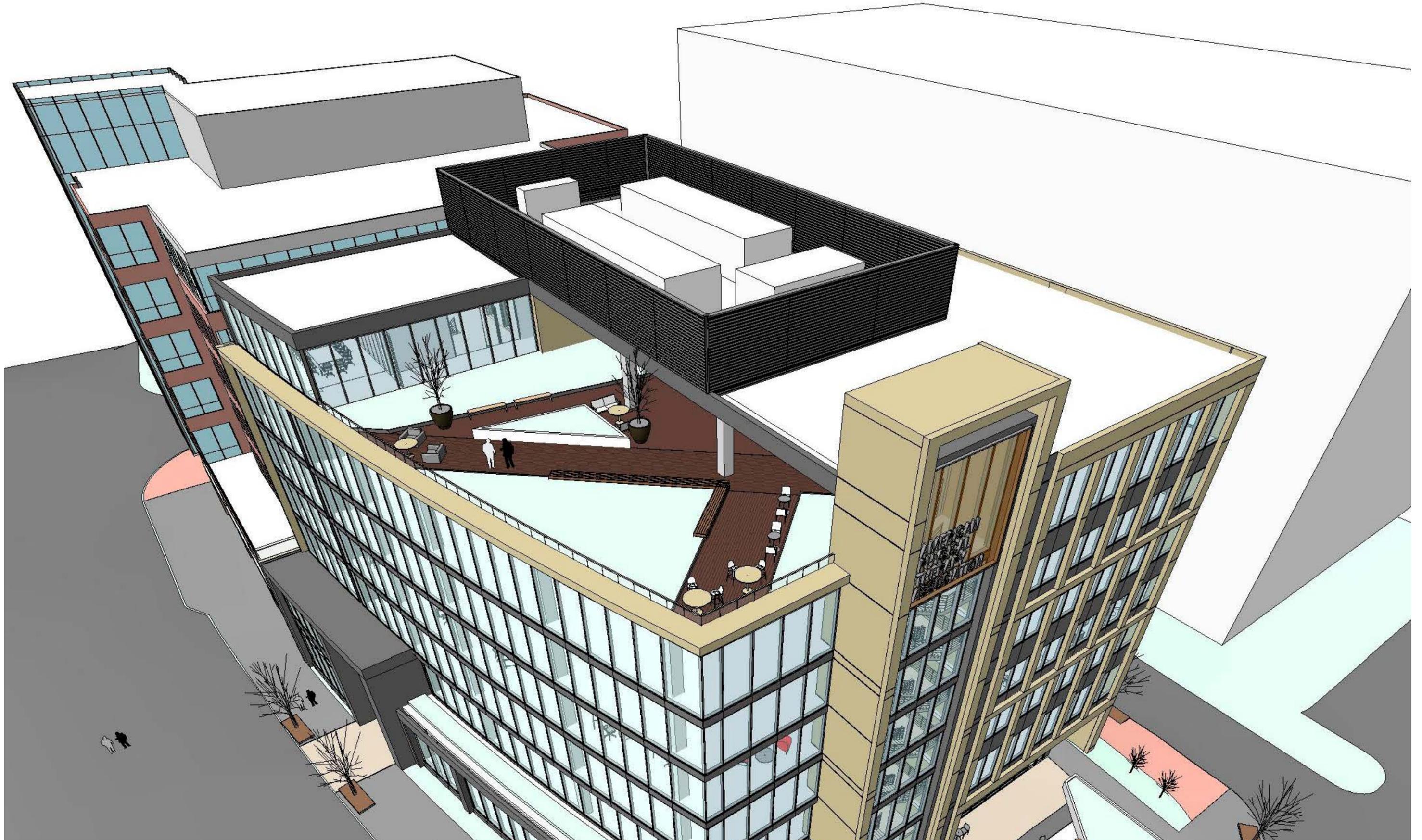










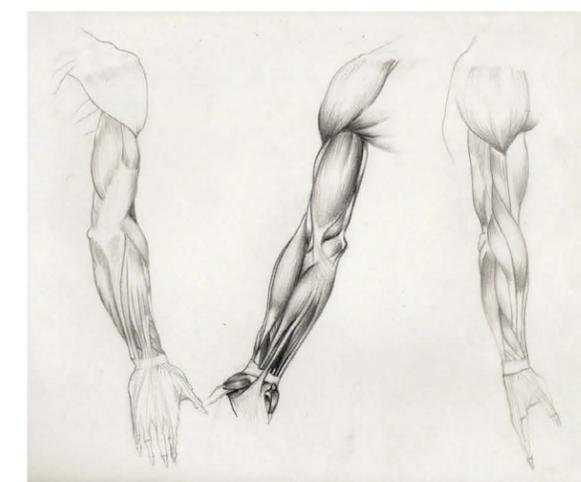


PLAZA LANDSCAPE



- Shade Trees
- Scored Concrete
- Brick Pavement in Accordance w/ Potomac Yards Urban Design Guidelines and City of Alexandria Streetscape Standards
- Bike Rack
- Landscape area (shrubs, ornamental grass, groundcover)
- Streetlife Solid Staple Plus Bench
- Paver A
- Paver B

Standard Right of Way Pavers			
Key	Size	Color	Manufacturer
Paver A	4X12	PG-13	Nitterhouse
Paver B	4X12	PG-29	Nitterhouse
Paver E	4X8	Charcoal	Hanover
Paver G	8X8	Earthen Blend	Nitterhouse



# APTA HEADQUARTERS

## Plaza Concept

Scale: 1" = 10'-0"

0 5' 10' 20'





Add vertical elements to enrich the visual experience along the main path and create hierarchy of planting materials



*Cercis canadensis*  
Eastern Redbud  
Height: 20 - 30'; Spread: 25' - 35'  
Bloom Time: April



*Festuca glauca* 'Elijah Blue'  
Elijah Blue Fescue  
Height: 0.75' - 1'; Spread: 0.5' - 0.75'  
Bloom Time: June to July



*Loropetalum chinense* 'Suzanne'  
Suzanne Fringe Flower  
Height: 3' - 4'; Spread: 3' - 4'  
Bloom Time: February to April



*Miscanthus sinensis* 'Little Kitten'  
Little Kitten Maiden Grass  
Height: 1' - 3'; Spread: 1' - 1.5'  
Bloom Time: August to February

Create a stunning vertical effect with feathery stalks and year round green hedges



*Bouteloua gracilis* 'Blonde Ambition'  
Blue Grama Grass  
Height: 0.75' - 2.5'; Spread: 0.75' - 1.5'  
Bloom Time: May to Frost



*Calamagrostis acutiflora* 'Karl-Foerster'  
Foerster's Feather Reed Grass  
Height: 3' - 5'; Spread: 1.5' - 2.5'  
Bloom Time: May to February



*Buxus* 'Green Velvet'  
Green Velvet Boxwood  
Height: 3' - 4'; Spread: 3' - 4'  
Bloom Time: April

Delicate and graceful leaves and airy flower heads sway gently with the slightest breeze.

Mix of native and easily grown perennials to create a delightful seasonal color change



*Nassella tenuissima*  
Mexican Feather Grass  
Height: 1 - 2'; Spread: 2' - 2.5';  
Bloom Time: May to Aug



*Nepeta x faassenii* 'Walker's Low'  
Walker's Low Catmint  
Height: 2' - 2.5'; Spread: 2.5' - 3'  
Bloom Time: April to September



*Echinacea purpurea*  
Purple Coneflower  
Height: 2' - 5'; Spread: 1.5' - 2'  
Bloom Time: June to August



*Dianthus barbatus*  
Sweet William  
Height: 1' - 2'; Spread: 0.5' - 1'  
Bloom Time: May to Frost



*Astilbe simplicifolia*  
Astilbe  
Height: 1' - 1.5'; Spread: 1' - 1.5'  
Bloom Time: May to June



*Heuchera micrantha* 'Palace Purple'  
Palace Purple Coral Bells  
Height: 1 - 2'; Spread: 1' - 1.5'  
Bloom Time: June to July



*Sedum spectabile* 'Autumn Joy'  
Autumn Joy Stonecrop  
Height: 1.5' - 2'; Spread: 1.5' - 2'  
Bloom Time: September to October



# APTA HEADQUARTERS

## Landscape Palette



Sidewalk - Brick Pavement in Accordance w/ Potomac Yards Urban Design Guidelines and City of Alexandria Streetscape Standards



Dominant Paving Band - Paver A & Paver B



Accent Band - Paver E



Entrance Paving - Paver G



Scored Concrete



**Standard Right of Way Pavers**

Key	Size	Color	Manufacturer
Paver A	4X12	PG-13	Nitterhouse
Paver B	4X12	PG-29	Nitterhouse
Paver E	4X8	Charcoal	Hanover
Paver G	8X8	Earthen Blend	Nitterhouse



# APTA HEADQUARTERS

## Hardscape Palette