Potomac Yard Design Advisory Committee Meeting (PYDAC)

September 20, 2017
7 p.m.
Location: Potomac Yard Fire Station Community Room

Meeting Agenda

I. Introductions

II. Landbay H/I East Multifamily

III. *Postponed* Choice Hotels proposal (Landbay G Block G)
DEPARTMENT OF PLANNING AND ZONING

DATE: September 12, 2017
TO: Potomac Yard Design Advisory Committee (PYDAC)
FROM: Planning & Zoning Staff
SUBJECT: Landbay H/I East Multifamily Proposal

Summary of Proposal

As noted in the April 2017 memorandum to PYDAC (see attached), the applicant, Potomac Yard Development (PYD), is requesting approval to construct two new multifamily residential buildings at 2551 Main Line Boulevard. The project, known as Landbay H/I East Multifamily, would feature two L-shaped multifamily residential buildings measuring six stories and 69.5 and 70 feet in height. Each building would be located to either side of a central pedestrian walkway and open space. The two-level, below-grade parking garage accessible from Watson Street would contain a total of 207 spaces. The east building would contain 70 units and the west building would contain 72 units for a total of 142 units in the project.

The proposal remains the same as it was in the last review with a few exceptions. The building height measurement has technically increased by about three feet due in part to a zoning definition that requires that parapets over three feet in height must count toward overall building height. The applicant has also refined the buildings’ design to respond to comments from the April 2017 PYDAC meeting.

Refinements to Building Design

At the April 2017 PYDAC meeting, the following four design-related matters were discussed as action items for the applicant to study further:

- Enhance the front entrances of the buildings. Consider changing the color of the cement panel color above the front entrance area from gray to blond-colored to match the blond-colored brick below. The front entrance wall could also be further distinguished by projecting it outward from the main building wall entrance.
- The striped blond brick base on the buildings could be raised for better architectural balance with the top of the building.
- Potential solutions to the somewhat heavy appearance of the top floor should be studied.
Clarification of the materials used on the cornice and top floor area of the building.

Following the April meeting, the applicant provided staff with updated architectural elevations addressing design-related matters. As shown in the attached images, the color of the cement panel above the front building entrance has been changed and the wall below it has been projected from the main building wall. As a result of the latter change, the cornice now also features greater detail at the corners of the front building expression. The striped brick base has been raised to improve architectural balance. The cornice has been slightly raised above new window lintels to slightly reduce the apparent height of the top floor of the building.

Conclusion

Staff believes that the current submission, including the refinements in response to PYDAC comments at the April 2017 meeting, is in general conformance with the Potomac Yard Design Guidelines. The project is scheduled to be heard by Planning Commission and City Council next month (October 2017).
The Potomac Yard Design Advisory Committee (PYDAC)
Meeting Notes
April 12, 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
Jorianne Jernberg
Elizabeth Wrightson
Matthew Johnston

Absent:
Nicholas Jordan

City Staff:
Dirk Geratz, Principal Planner, P&Z
Nathan Randall, Urban Planner, P&Z
Ryan Price, Urban Planner, P&Z
Richard Lawrence, Urban Planner, P&Z
Jose Ayala, 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. Summary of Potomac Yard Development
3. Landbay H/I East Multifamily
4. Update on North Potomac Yard Small Area Plan

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

DISCUSSION
Agenda Item #2: Summary of Potomac Yard Development

• Staff gave a brief presentation on the completed and on-going development in Potomac Yard.
• PYDAC asked about the status of Landbay G. Staff noted that the NIB building has been approved for construction.

Agenda Item #3: Landbay H/I East Multifamily

• Mr. Brant representing Pulte provided an overview of the proposal.
• Mr. Fleming, architect on the project, provided an overview of the building architecture and site elements.
• PYDAC asked the applicant about short-term loading and unloading for Uber/Lyft, UPS, food delivery etc. in the front of the building. The applicant noted that there is a dedicated loading area in the back of the building but that short-term loading activities would occur on various sides of the building as they do with other buildings in the City.
• PYDAC asked the applicant about the streetscape materials proposed. The applicant noted that the streetscape will comply with the Potomac Yard Design Guidelines with brick sidewalks along Swann and Mainline, and concrete sidewalks along Potomac and Watson.
• PYDAC suggested breaking up the continuous banding at the top of the 5th floor by either dropping the cornice at the corner, or changing some of the banding in the central portion of the facades.
• PYDAC asked the applicant why they are proposing raised planter beds in some areas of the site. The applicant noted that the planters are being provided in areas that are above the parking garage to meet the soil depth requirements and to ensure the plants are healthy.
• PYDAC asked clarification on the cornice materials at the 5th floor. The applicant’s architect confirmed that synthetic wood will be used for this feature. PYDAC expressed concern about the material and asked if it could be stone. The applicant’s architect noted that this material is widely used and would appear as stone from the pedestrian and street level.
• PYDAC asked what type of construction will be used for the building. The applicant noted that it will be type 5A construction, with the bottom 2 floors being constructed with concrete and the top 4 floors being constructed with wood.
• PYDAC asked the architect if the synthetic wood material has been used in other parts of Potomac Yard. The applicant’s architect will be following up with additional information on that question.
• PYDAC asked how the building setbacks compare to others in Potomac Yard and expressed concern that some buildings along Route 1 are too close to the road.
• PYDAC asked the applicant how the proposed height compares to Frasier. The applicant’s architect noted that the proposed building is 6-floors and that the Frasier is 5-floors.
• PYDAC asked clarification on the proposed unit sizes. The applicant noted that this proposal is the first condo building in Potomac Yard and that the unit sizes would include 1-bedroom units, 1-bedroom + den units, 2-bedroom units, and 2-bedroom + den units, and range in size, most being approximately 1,200 – 1,400 sf.
• PYDAC asked if there would be an affordable housing provided in the building. The applicant noted that the affordable housing portion of the project was still being discussed with the City, but that the applicant intends to meet the City policy.
• PYDAC asked if the green space on site will be programed. The applicant noted that the ground level open space is designed as a passive area and would not be programed.
• PYDAC noted that the building looks a little top heavy and suggested making the striped blond base of the building appear taller. Similarly the Committee asked the applicant to consider potential changes to reduce the apparent height of the top floor also for better architectural balance.

In summary the Committee recommended that the applicant study the following design considerations:

  o Increase the height of the base;
  o Enhance the entry of the building;
  o Reduce the apparent height of the top floor and study the appearance of the cornice; and
  o Clarify the material choices at the top floor.

**Agenda Item #4: Update on North Potomac Yard Small Area Plan**

• Staff gave a brief presentation on the North Potomac Yard Small Area Plan update.
• PYDAC raised concerns about the use mix being considered, specifically that there is too much residential.

Meeting was adjourned at 8:45 p.m.
CORNICE AND FRIEZE RAISED ABOVE LINTELS TO DECREASE VISUAL APPEARANCE OF TOP FLOOR HEIGHT (CORNICE AND FRIEZE MATERIAL IS NOTED AS CEMENTITIOUS BOARD)

COLOR OF TOP FLOOR CHANGED TO BOTH BREAK UP TOP FLOOR AND ACCENTUATE ENTRANCE FEATURE CORNICE AND FRIEZE

EXTERIOR WALL AT MAIN ENTRY IS PROJECTED TO INTERRUPT CONTINUOUS FRIEZE AND CORNICE

HEIGHT OF BASE INCREASED TO IMPROVE VISUAL BALANCE WITH TOP

COLOR OF TOP FLOOR CHANGED TO BOTH BREAK UP TOP FLOOR AND ACCENTUATE ENTRANCE FEATURE

BUILDING 2 PARTIAL NORTH ELEVATION

Potomac Yard Landbay H Multifamily

15.032
142 UNITS
TYPE A: 3 UNITS
TYPE B: 139 UNITS
213 BEDROOMS
207 PARKING SPACES PROVIDED
7 ACCESSIBLE SPACES REQUIRED WITH 2 VAN SPACES

BASEMENT PLAN - GARAGE - LEVEL -1
SCALE: 1"=1'-0"
LONGITUDINAL WORKING SECTION THROUGH GARAGE - C

SCALE: 1/16" = 1'-0"