DATE: November 11, 2020

TO: Potomac Yard Design Advisory Committee (PYDAC)

FROM: Planning & Zoning Staff

SUBJECT: North Potomac Yard, Pump Station Building Design

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Introduction

The applicant, CPYR Theater, LLC, submitted their final presentation on the design of the Pump Station Building in North Potomac Yard and is seeking PYDAC’s recommendation on the final design of the Pump Station Building. The design for the Pump Station Building reflects a collaborative design process between the applicant team, City Staff and AlexRenew, who will accept ownership of the structure upon completion.

In addition to the presentation on the PYDAC website, the applicant team has completed the Design Excellence Matrix for the design criteria for the Pump Station. For each category, staff has responded with our confirmation that the building complies with the applicable criteria.

Staff Comments:

Staff finds the design of the Pump Station Building meets each Design Excellence Criteria as identified in the Design Excellence Matrix. The proposed design for the structure strikes the careful balance of providing the needed functionality for a utilitarian use, blending into the overall landscaping of the surrounding Potomac Yard Park, while presenting a playful façade that both engages and educates viewers.

Staff appreciates the careful consideration in the building design which allows it to be seamlessly enlarged to include a future Sewer to Wastewater Energy Exchange (SWEE) facility in the future, while presenting a holistic composition in the near-term. The integrated signage, trellis and landscaping ensure that the otherwise utilitarian structure engages with the landscape and presents an educational experience for those visiting the site.

Sitewide Prerequisites:

**Prerequisite 4.1:** Off-street parking is located below grade. All parking is provided entirely below grade.
Staff Response: Staff finds the utilitarian use of the pump station building, which will have limited on-site staffing, is an acceptable deviation from the prerequisite requiring underground parking. As the Pump Station Building will have limited staffing, the two proposed surface parking spaces will be used infrequently. The unique operational design of the pump station requires most of the active building function to be located below-grade, precluding the inclusion of affordable underground parking below the building structure. Furthermore, the two parking spaces have been located at the northern end of the building and the inclusion of plantings, as part of the parallel park DSUP, both serve to screen the parking from view. Staff supports the deviation from the prerequisite for underground parking given the unique operational and design considerations of the pump station.