

The Potomac Yard Design Advisory Committee (PYDAC)

January 19, 2011

7:00pm to 9:00pm

Sister Cities Conference Room 1101

Committee Members in Attendance:

Maria Wasowski – Chair

Russell Kopp

Chris Bellanca

Shawn Glerum

Jennifer Taylor

Mike Grinnell

Excused Absences:

Quynn Nguyen

Resigned

Sylvia Sibrover

Unexcused Absences:

Joe Hart

City Staff:

Gwen Wright, Division Chief, P&Z

Colleen Willger, Planner, P&Z

Beth Carton, RPCA

Applicant Representatives:

Duncan Blair, Land, Clark, Carroll, Mendelson, and Blair

Stephen Collins, PYD, LLC

Matt Clark, Land Design Inc.

Karen Irvin, Rust Orling Architecture

John Rust, Rust Orling Architecture

Steven Liam, Bowman Consulting Group

Cathy Puskar, Walsh Colucci Lubeley Emrich & Walsh

Todd Jacobus, Woodfield Investments

Mark Drake, KTG Y

Mark Stires, Bowman Engineering

Community:

David Fromm, DRCA

AGENDA ITEMS

1. Approval of PYDAC Meeting Minutes from October 20, 2010 and November 10, 2010.
2. Introduction to Landbay L Multifamily Building Concept proposal.
3. Briefing and review of Landbays I and J West and Landbay L.

CALL TO ORDER

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

DISCUSSION

- On a motion made by Quynn Nguyen and seconded by Chris Bellanca, the PYDAC Meeting Minutes from the July 14, 2010 meeting were approved.
- Brief introductions of staff and PYDAC members were made. New member Mike Grinnell was also introduced to the group.
- The Landbay L Multifamily Building was introduced to the group by Cathy Puskar representing Woodfield Investments, the applicant for the proposal and Mark Drake of KTG Y.
- Staff explained that one of the major concerns at this point in the project review was the proposed above-grade parking. Staff also stated that they will continue to work with the applicant to place the parking below grade and wrap any remaining parking structure with active uses.
- An update on the Landbays I and J West and L proposal was provided by Gwen Wright. Ms. Wright explained the concerns outlined in the staff memo provided to the Committee.
- The applicant and staff walked the Committee members through the various site planning and architectural concerns.
- The Committee shared staff concerns about the side elevations along the corner lots at the framework streets. The side elevations should be treated as fronts and have doors and more windows. The applicant agreed to revisit the elevations and study alternatives. The applicant also agreed to work with staff to achieve a solution.
- The connectivity issues in Landbay L were discussed. Staff explained that additional outreach to the community was scheduled in January and February. PYDAC reiterated their support for the street and pedestrian connections where feasible.

- The strip elevations for Route 1 and Main Line Boulevard were shared with the Committee. Overall, the Committee found the architecture to be interesting and consistent with the Design Guidelines. The Committee did request that some more variation in the architectural styles be studied. Again, the applicant agreed to work with staff on this comment.
- PYDAC deemed another meeting on the I/J West and L proposal unnecessary and recommended approval of the project. Maria Wasowski agreed to work with staff on a letter of recommendation to the Planning Commission and City Council.

NEXT STEPS

- It was determined that the next PYDAC meeting would be a Potomac Yard 101 presentation for new members to attend and others if so desired. Future PYDAC meetings would be scheduled as development proposals are submitted.