

MEETING SUMMARY

The Potomac Yard Design Advisory Committee (PYDAC)

April 9, 2008

7:30 – 9:30 pm

Sister Cities Room 1101

Committee Members in Attendance:

Bill Hendrickson, Chair
Sylvia Sibrover
Stephen Koenig
Sandy Modell
Joe Hart
Susanne Carnell
Teri Webster

Doug Pardue, L.A.B.
Megan Shilling, WCLEW
Cathy Puskar, WCLEW
Jeff Salinett, MRP
Fred Rothmeijer, MRP
Sami Kirkdil, SK&I
Willy Bermuder, SK&I
Jordan Goldstein, Gensler

Excused Absences:

Catherine Moore
Maria Wasowski

Citizens:

Mariella Posey, North East Citizens
Assoc
Janie Rhoads, Reed Smith

City Staff:

Jeff Farner, P&Z
Matthew North, P&Z
Ron Kagawa, RP&CA
Bethany Carton, RP&CA
Monk Askew, MONK LLC

AGENDA ITEMS

- I. Landbay G- Update
 - a. Architectural Overview
 - b. Density Shift Proposal
- II. Approval of PYDAC Meeting
Minutes from March 12, 2008.

Applicant Representatives:

- III. Next Meeting:
 - Tentative Date – May 14, 2008 (Wednesday)

CALL TO ORDER

Bill Hendrickson opened the meeting discussed the meeting agenda.

PRESENTATION AND DISCUSSION

The applicant gave a presentation highlighting architecture in Landbay G and the density shift proposed in Potomac Yard.

DISCUSSION

1. The PYDAC members discussed the provision of open space and appropriate amenities and activities in open space. Reston Town Center's fountain area was used for comparative purposes. Possible amenities/activities discussed included a water feature; events such as a farmer's market or concerts;

landscaping, seat walls, steps, and benches; outdoor dining in front of buildings A, B, E1 & E2; and an interpretive element at the turntable.

2. The PYDAC members discussed whether there should be vehicular access (streets) in the open space. Members noted that access for emergency vehicles would be required to serve the retail uses. It was suggested that the streets be shared by pedestrians and vehicles, and that temporary street closures could be explored.
3. The PYDAC questioned the open space requirements for each Landbay and how the proposed density shift would affect the Yard's open space.
4. The PYDAC members discussed why urban plazas fail, and what constitutes comfortable plazas. Members discussed lighting, planter boxes, shade, and the appropriate amount of hardscaping and made comparisons to other town centers/plazas in and outside of the United States.
5. There was a discussion of the architecture of the buildings in Landbay G. It was noted the texture to building C should change and buildings along Potomac Avenue should have punched windows and stoops.
6. Landbay L is landlocked, which limits connectivity and commercial viability. Higher commercial densities in Landbay L may have been justified in the past because of its visibility from the bridge.

APPROVAL OF MEETING MINUTES

On a motion made by Sandy Modell and seconded by Stephen Koenig the Committee reviewed and approved the revised meeting minutes from March 12, 2008, approved 6-0.