

The Potomac Yard Design Advisory Committee (PYDAC)

October 8, 2008

7:30 – 9:30 pm

Sister Cities Room 1101

Committee Members in Attendance:

Bill Hendrickson, Chair
Stephen Koenig
Maria Wasowski
Susanne Carnell
Catherine Moore
Teri Webster
Joe Hart
Sylvia Sibrover

Excused Absences:

Sandy Modell

City Staff:

Matthew North, P&Z
Terry Russell, P&Z
Bethany Carton, RP&CA
Valerie Peterson, P&Z
Gwen, Wright, P&Z

Applicant Representatives:

Steve Collins, PYD
Karen Irvin, Rust Orling
John Rust, Rust Orling
Aaron Harnden, Land Design
Duncan Blair, LLCM&B
Dan Wilcox, EMO Energy

AGENDA ITEMS

- I. Potomac Yard Small Area Plan & Advisory Group Nomination Process.
- II. Partial Landbays I&J Preliminary Review
- III. Approval of PYDAC Meeting from September 10, 2008.
- IV. Next Meeting:
 - November 12, 2008

CALL TO ORDER

Bill Hendrickson opened the meeting and discussed the meeting agenda. A quorum for the meeting was established.

PRESENTATION AND DISCUSSION

Valerie Peterson gave a presentation/overview of the Potomac yard Planning Advisory Group (PYPAG) nomination process. The applicant gave a presentation and answered questions pertaining to the Partial Landbay I and Partial Landbay J preliminary plan.

DISCUSSION

1. PYDAC Members were briefed on PYPAG by City Planning Staff. Member applications and the selection process was discussed. People interested in serving on the Advisory Group must be nominated by submitting a Membership application. People can nominate themselves or be nominated by another person. The closing date for applications is set for October 14, 2008 and Members will be appointed by the City Manager. PYPAG will be a diverse group representing a wide array of interests in the City of Alexandria. The first PYPAG meeting will be held on October 21, 2008 at 7:00 PM.

2. Urban design, green building principles and parking were discussed by PYDAC and the Applicant, PYD. Alexandria's Eco City initiative was brought to the forefront while discussing a number of issues. Porous pavers will be used to offset storm water runoff. A cistern system could be mobilized to use captured rainwater and Leed Consultants are working with PYD to incorporate green building practices in the development. The use of PVC and vinyl is discouraged by PYDAC Members while they encouraged the Applicant to use recycled materials.
3. Parking and the desire to have more green space in Partial Landbay I and J was looked at by the Members of PYDAC. More than the required number of parking spaces, 600 spaces for 227 units are provided in this development application. Therefore, the idea of eliminating some of the on-street parking spaces and adding planting islands and or planting strips where on street parking is proposed was mentioned as a viable possibility. Roughly 15% (21 spaces) of the on-street parking spaces could be converted into green space.
4. Final designs of the tot lots and parks will be worked out at the site plan stage. The stick of townhouses on the east side of the park in Landbay I includes four urban lofts and helps to create a more prominent "building" adjacent to the neighborhood park. PYDAC Members agreed that roof top terraces (decks) are an important part of the design of this site. It was noted that no terraces will be seen from the right-of-way.

APPROVAL OF MEETING MINUTES

The Minutes from the September 10, 2008 PYDAC meeting were approved 8-0 on a motion made by Stephen Koenig and seconded by Sylvia Sibrover.