

## **MEETING SUMMARY**

### **The Potomac Yard Design Advisory Committee (PYDAC)**

May 14, 2008

7:30 – 9:30 pm

Sister Cities Room 1101

#### **Committee Members in Attendance:**

Stephen Koenig  
Sandy Modell  
Joe Hart  
Maria Wasowski

Cara Liberatore, L.A.B.  
Megan Shilling, WCLEW  
Cathy Puskar, WCLEW  
Jeff Salinett, MRP  
Fred Rothmeijer, MRP  
Jeff Salinetti, MRP  
Matt Robinson, MRP  
Stephen Collins, Centex Homes  
Greg Leisch, Delta Association  
Marty Wells, Wells & Associates

#### **Excused Absences:**

Catherine Moore  
Teri Webster  
Susanne Carnell  
Bill Hendrickson, Chair  
Sylvia Sibrover

#### **Citizens:**

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  
Terry Russell, P&Z  
Claire Gron, P&Z

#### **AGENDA ITEMS**

- I. Landbay G- Update
  - a. Open Space
- II. Density Shift
- III. Approval of PYDAC Meeting Minutes from April 9, 2008.
- IV. Next Meeting  
- Tentative Date- June 11, 2008  
(Wednesday)

#### **Applicant Representatives:**

Doug Pardue, L.A.B.

#### **CALL TO ORDER**

Stephen Koenig opened the meeting and discussed the agenda. A quorum for the meeting was not established.

#### **PRESENTATION AND DISCUSSION**

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

#### **DISCUSSION**

1. Landbay G open space is 1.25 acres in size and will serve as the civic center in Potomac Yard. Comparable town centers were offered such as

Clarendon Green, Pentagon Row, Market Square and Reston Town Center. The Town Center at Potomac Yard will mix cars and pedestrians. Trees will be planted with careful consideration to shade and natural lighting presentation in the Town Center.

2. Planning Staff gave a presentation on the Potomac Yard Amendment-Density Transfer. Staff gave a status report on the project. Comparisons of use mixes in other areas were discussed such as Clarendon, Reston Town Center, Crystal Gateway, Potomac Yard Arlington and Shirlington Village. The presentation also covered the impact the transfer would have on Landbay L and the increase in building height in Landbay H.
3. The applicant also gave a presentation on the density transfer. The presentation focused on economic analysis and traffic. There will be no change to overall trip generation redistribution among Landbays. The 1999 staff report recommends relocation of office density from Landbay L to Town Center.
4. The economic impact study did not assume a new metro station in Potomac Yard. Values of the office buildings will be 11% higher in Landbay H. Fiscal implications suggest that property taxes will be 11% higher with the transfer of office density.
5. PYDAC Members had concerns with eliminating the 1/3 regulation to keep rates affordable. Flexibility in retail caps was suggested. Concerns over open space in Landbay H and the use of Landbay L were discussed.
6. A special Meeting will take place on May 29, 2008 so PYDAC can meet and vote on the Density Transfer before the June 3, 2008 Planning Commission Meeting.

#### **APPROVAL OF MEETING MINUTES**

Minutes of the April 9, 2008 meeting were not voted on because a quorum was not established.