

The Potomac Yard Design Advisory Committee (PYDAC)

August 13, 2008

7:30 – 9:30 pm

Sister Cities Room 1101

Committee Members in Attendance:

Bill Hendrickson, Chair
Stephen Koenig
Maria Wasowski
Susanne Carnell
Teri Webster
Catherine Moore
Sandy Modell

Excused Absences:

Joe Hart
Sylvia Sibrover

City Staff:

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

Bethany Carton, RP&CA

Applicant Representatives:

Fred Rothmeijer, MRP
Raffael Scasserra, MRP
Cara Hall, GH2

AGENDA ITEMS

- I. Landbay H
- II. Landbay G Architecture
- III. Approval of PYDAC Meeting
from April 9, 2008, May 14, 2008,
May 29, 2008, July 9, 2008
- IV. Next Meeting:
 - September 10, 2008

CALL TO ORDER

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

PRESENTATION AND DISCUSSION

The applicant gave a presentation highlighting Landbay H and architecture in Landbay G.

DISCUSSION

1. The architecture of blocks C, D and F was discussed to the applicant and members of PYDAC.
2. The architecture of Block D is designed to articulate the front façade and break up the mass of the building. The goal is to strengthen the Northern façade and create a well groomed 4 sided building.
3. Additions to the block included precast on the first and second floor and brick on the remainder of the building. The curtain wall will reflect the materials of the other buildings and the center of the structure will be illuminated.

4. Blocks C&F were presented by SK&I. The curved façade on Building C will mold well with the mews. Cement board panels will crown the top floor. Red and tan brick will be the primary material used on the façade. There will be prominent views into the courtyard.
5. A discussion on open space ensued regarding public and private open space. Private open space is desired by tenants but not popular among residents.
6. Block F will have retail at the ground floor. A CVS is anticipated at the corner and a second floor health club use is proposed. PYDAC Members expressed the need to have inviting store fronts and not blank walls. Members encouraged the applicant to come up with ways to treat the walls within the mews. Members also suggested public art in the open space and street performers will create a sense of place.
7. The model for Landbay H was presented to PYDAC Members. This Landbay makes up 820,000 square feet of office space, 400 dwelling units and 20,000 square feet of retail. Taller townhouses are proposed in the portion of Landbay I that is adjacent to Landbay H. These units will be taller than the rest of the townhouses in Landbay I. The taller units will act as a transition into the lesser dense Landbays of the yard.
8. Green roofs are proposed on the office buildings in Landbay H. Under ground parking garages are proposed for all four office buildings. PYDAC Members did not think the archway over the north/south pedestrian connection would be inviting to pedestrians.
9. The office buildings in Landbay H are oriented such that there will be clear views into the proposed open space in Landbay H and into the linear park.

APPROVAL OF MEETING MINUTES

The Minutes from the July 9, 2008 PYDAC meeting were approved 7-0 on a motion made by Sandy Modell and seconded by Stephen Koenig. The minutes of, April 9, 2008, May 14, 2008 and May 29, 2008 were approved 7-0 on a motion made by Maria Wasowski and seconded by Bill Hendrickson.