

The Potomac Yard Design Advisory Committee (PYDAC)

September 10, 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
Sandy Modell
Joe Hart
Sylvia Sibrover

Steve Collins, PYD
Karen Irvin, Rust Orling
Aleha Kurushko, Rust Orling
Ignacio Aliaga, Parsons
Jeff Sallnetti, MRP
Bea Debar, Gensler
Matt Robinson, MRP
Raffael Scasserra, Gensler

Excused Absences:

Teri Webster

City Staff:

Matthew North, P&Z
Claire Gron, P&Z
Terry Russell, P&Z
Bethany Carton, RP&CA

Applicant Representatives:

Megan Shilling, WCLEW

AGENDA ITEMS

- I. Partial Landbays I&J Preliminary Review
- II. Landbay G Architecture, Blocks E&G
- III. Retail Design Guidelines, Landbay G
- IV. Approval of PYDAC Meeting from August 13, 2008.
- V. Next Meeting:
 - October 8, 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 applicants gave a presentation highlighting Partial Landbay I & J and architecture, retail design guidelines and lighting in Landbay G.

DISCUSSION

1. Partial Landbays I&J were discussed first. This application for development will be for residential only, townhouses and stacked townhouses with distinct neighborhoods such as Contemporary, Victorian and Craftsman. The architectural styles have developed over time. Each neighborhood will be within a 5 minute walk to a neighborhood park. Setbacks along Potomac Avenue are greater than other locations in I&J. Urban lofts are limited in Potomac Yard to Potomac Avenue and Main Street.

2. The portions of Landbays I & J that have not been applied for in the DSUP process are west of Main Street. This will also be townhouse development. Structures fronting Main Street will mimic the stacked townhouse "building" facing the park proposed in the current application. Roughly 70 units will have roof decks. Units with backyards will have yards of roughly 16' x 24'. Roof decks cannot be seen from the Public Right-of-Way.
3. Green building technology was brought up by the PYDAC Members. The proposed use of vinyl windows, fences and railings was discouraged. Members agreed that original materials such as metal and wood are more appropriate. The applicant noted that cement board would be used as siding but not as trim because the finish is sloppy.
4. There was a discussion on how to increase green space and pervious surface in Landbays I&J. The possibility of bricks or pervious pavement in the alleys was discussed. Ways to increase green space was also discussed, one suggestion was to eliminate some on street parking and extend the planting strip adjacent to the street with additional trees.
5. The applicant proposed retail design guidelines for Landbay G. These guidelines would have to be approved by the City Council when the application is heard by the City Council. Essentially, the individual tenants to locate in Landbay G will have to go through an administrative process to apply for and receive approval for signage, storefront design, outdoor dining, canopies etc for their businesses.
6. Block G Architecture and overall lighting was also discussed. Hyatt Place is the potential tenant for the hotel use in this block G. A rooftop swimming pool, recreation center and a terrace with a garden area were presented. Granite and Italian tile are two materials proposed at the pedestrian level. A powerpoint show detailing lighting was presented and staff will post that to view on the website under the PYDAC Meeting Summaries link for 9-10-08.

APPROVAL OF MEETING MINUTES

The Minutes from the August 13, 2008 PYDAC meeting were approved 6-0 on a motion made by Susanne Carnell and seconded by Maria Wasowski. The minutes were approved with 6 PYDAC Members present.