

PYPAG Meeting Summary and Action Items December 15, 2009

Land Use Mix (Chapter 4)

Comments:

- Many like the fact that the Plan provides the flexibility for the provision of either residential or office uses on a number of blocks.
- Confusion concerning the expression of land use requirements in terms of occupancy instead of square footage.

Action Items:

1. Consider revising Plan to separate and specify allowable residential and office uses (Table 3: Development Summary).
2. Consider expressing residential and office uses in terms of square footage instead of occupancy.

Dedicated Transit Route and Street and Building Orientation Around Metro (Chapters 3, 4 and 6)

Comments:

- Many like the flexibility that the “flex-zone” provides as circumstances change in the future
- Developer noted that the entire area within the flex-zone should be flexible, including roads, blocks, and buildings.
- Like to see opportunities for public input in the future when the design of the “flex-zone” is finalized.
- Some desirability that Potomac Avenue be designed as a “parkway” or “throughway.”
- Some concern that there should be more certainty in the design of such a key area of the Plan.

Action Items:

1. Develop performance standards for the “flex-zone” and circulate them to PYPAG for comment.
2. Graphically depict “flex-zone” with a single color.
3. Update height graphic in Plan to increase minimum height at Metro.

East Reed Avenue (Blocks 7 & 10) (Chapter 4)

Comments:

- Desirability that East Reed Avenue remain open to vehicular traffic. Concern that East Reed Avenue is a major east-west vehicular connection. Consider closing another street to vehicular traffic instead.

- Preference for a 2-story Target. Many noted Target’s willingness to construct 2-story stores in other places.
- Desirability that a pedestrian connection be provided from Water Street to Potomac Avenue at East Reed Avenue.
- General support for maintaining views to the Potomac River from East Reed Avenue.
- Some like the idea of flexibility in this location; others concerned that if flexibility provided, Target will not explore a 2-story store in this location.

Action Items:

1. Consider revising Plan to allow for flexibility in, and developing performance standards for Blocks 7 and 10, indicating preference for through-street and 2-story, large-format user.
2. Consider leaving the Plan as is, continuing East Reed Avenue from Water Street to Potomac Avenue.

Internal Pedestrian Street (Block 21) (Chapters 3 and 4)

Comments:

- Some preference for leaving the Plan as is, which provides for an internal pedestrian street in Block 21, and creates a special place. It is important to create liveliness in this predominantly office area.
- Developer concerned that if Water Street is continued south to Landbay G, and Potomac Avenue is located per Staff’s plan, the size of the resulting block will be too small to accommodate a building.
- Suggestion that this area be included in the “flex-zone” to allow for additional flexibility.
- Developer concerned that internal pedestrian street precludes service access for building on Block 21. Where is the “back door?”

Action Items:

1. Include Block 21 in the “flex-zone.”

Retail (Chapter 4)

Comments:

- Some concern about connecting retail in Landbay F to Landbay G.
- Some desirability for an anchor tenant in Blocks 21, 22, or 23 to ensure the vitality of the Town Center in Landbay G.
- As retail in Landbay F is concentrated on East Reed Avenue, concern that Blocks 21, 22, and 23 are not within reasonable walking distance, and will not be viable.
- Retail in Landbay G and south through the remainder of Potomac Yard is centered on Mainline Boulevard. Concern that there is no connection between the retail in Landbay F (on East Reed Avenue) and Landbay G.
- Would like to see comprehensive retail study for Landbay F and Landbay G.
- Some like the idea of concentrated nodes of retail activity.

Action Items:

1. Consider Plan recommendation for a comprehensive retail study prepared which examines Landbay F and Landbay G.

School (Chapters 3 and 5)

Comments:

- Developer concerned that he will be required to construct a school, and that he must address the need for a school prior to rezoning.
- Suggestion that Staff carefully examine all issues which must be resolved prior to rezoning. Staff and the developer need to work these details out.

Action Items:

1. No action.

Public Comment

- The proposed Metrorail station must go through the Federal NEPA approval process, which requires that there be multiple location alternatives on the table. It is noted that the Plan assumes a single Metrorail station location.
- Confirm that the Transportation Study considered flexibility between office and residential uses.
- Support for the idea of the “flex-zone.”
- Suggest that the Plan presents both the Staff plan and the developer plan.
- Pedestrian connection at East Reed Avenue not as important as view to Potomac River. Suggest that there be a restaurant overlooking the river in this location.
- Internal pedestrian street should be maintained. There is a need for an urban entertainment zone within the plan area.
- Support public art as an important aspect of the Plan.
- The terminus of East Reed Avenue should include Target and a public space.
- Target should not be given the option of constructing either a 1- or 2-story store, because then they will not agree to construct a 2-story store.
- Need clarity about what is happening with Landbay L.
- The Plan focuses too much on design details.
- Like how the Plan anticipates future needs.
- The Plan should continue to emphasize pedestrians and bicycles.