

## **MEETING SUMMARY**

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

March 12, 2008

7:30 – 9:30 pm

Sister Cities Room 1101

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

Bill Hendrickson, Chair

Sylvia Sibrover

Maria Wasowski

Stephen Koenig

Teri Webster

Sandy Modell

Joe Hart

#### **Excused Absences:**

Catherine Moore

Susanne Carnell

#### **Citizens:**

Mariella Posey, North East Citizens Assoc

#### **City Staff:**

Jeff Farner, P&Z

Raka Choudhury, P&Z

Matthew North, P&Z

Monk Askew, MONK LLC

#### **Applicant Representatives:**

Stephen Collins, PYD

Megan Shilling, WCLEW

Cathy Puskar, WCLEW

J. Salinett, MRP

F. Rothmeijer, MRP

M. Robinson, MRP

### **AGENDA ITEMS**

- I. Landbay G- Update
  - a. Architectural Overview
  - b. Density Shift Proposal
  
- II. Approval of PYDAC Meeting Minutes from January 9, 2008 and February 26, 2008

### **CALL TO ORDER**

Bill Hendrickson stated there were enough PYDAC Members present and a quorum was established. He opened the meeting and discussed the meeting agenda.

### **PRESENTATION AND DISCUSSION**

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

### **DISCUSSION**

1. The architecture of buildings A, B, E1 & E2 is contemporary; interpretations of traditional architecture. Each of these buildings has a base, middle and top. Building B is more industrial looking and inspired by trains and containers. Trains will also play a part in the building materials.

2. The residential buildings will use traditional materials such as brick and masonry. The office buildings portray traditional interpretation.
3. The PYDAC Members liked the working models and found them to be helpful. Generally, the Members agreed that the entries and buildings should be distinct.
4. The density shift of office space from Landbays J & L to Landbay H is designed to have additional office density centrally located near the Town Center. Some office density will remain in Landbay J.
5. The request to shift density in Potomac Yard includes 825,000 square feet of office use in Landbay H; an increase of 765,000 square feet. Furthermore, the applicant proposes, some of the office space can be converted to retail through the DSUP process. Retail and residential dwelling units will remain unchanged from the existing CDD approval. Under the CDD amendment proposal, a decrease of 292,000 square feet of office use is proposed in Landbay J. Landbay L will not have any office space as proposed.
6. PYDAC Members questioned if Landbay L is not viable for office use. The applicant expressed concerns about vehicular access to Landbay L.
7. PYDAC Members asked if some retail density could be transferred from the Town Center to Landbay H to increase such density. The applicant stated that having the provision for office density to be converted to retail density through the DSUP process will provide ample retail in Landbay H.
8. PYDAC Members asked what the layout of Landbay L will look like. The Members also suggested a residential high rise with more open space given the proximity to the Braddock Street metro. The applicant specified that Landbay L is only a schematic and could be laid out in conceptual form in several different ways.
9. The Members also discussed the possibility of additional opportunities for public art, a theater and school site in Potomac Yard.

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

On a motion made by Sandy Modell and seconded by Stephen Koenig the Committee reviewed and approved the revised meeting minutes from January 9, 2008, approved 7-0.

On a motion by Sandy Modell and seconded by Maria Wasowski, the Committee reviewed and approved meeting minutes with amendments from the February 26, 2008 meeting, approved 7-0.

