

The Potomac Yard Design Advisory Committee (PYDAC)

November 12, 2008

7:30 – 9:30 pm

Sister Cities Room 1101

Committee Members in Attendance:

Bill Hendrickson, Chair
Stephen Koenig
Maria Wasowski
Susanne Carnell
Sandy Modell
Catherine Moore
Sylvia Sibrover

Excused Absences:

Teri Webster
Joe Hart

City Staff:

Matthew North, P&Z
Terry Russell, P&Z
Bethany Carton, RP&CA
Ron Kagawa, RP&CA
Claire Gron, P&Z
Gwen, Wright, P&Z

Applicant Representatives:

Steve Collins, PYD
Karen Irvin, Rust Orling
John Rust, Rust Orling
Duncan Blair, LLCM&B
Cathy Puskar, WCLEW
Megan Shilling, WCLEW
Matt Robinson, MRP Realty
Fred Rothmeijer, MRP Realty

Community:

Mariella Posey, NECA
Alan Meyers, AR Meyers & Associates
Patricia Schebert, Alexandria

AGENDA ITEMS

- I. Landbay G
 - a. Presentation, Planning Commission Work Session, November 6, 2008
 - b. Landbay G Checklist
 - c. Discussion of LEED Certification
 - d. PYDAC Recommendation Letter
- II. Partial Landbays I&J Review/Recommendation Letter
- III. Approval of PYDAC Meeting Minutes from October 8, 2008.
- IV. Next Meeting:
 - December 10, 2008

CALL TO ORDER

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

DISCUSSION

1. PYDAC Members, the Applicant and Planning Staff had discussions regarding Green Societies standards, urban design, the use of high quality materials and not synthetic materials. PYDAC was interested in knowing which green building principles the Applicant is going to pursue and to what level the City will require LEED Certification. LEED is one component of a green sustainable sites initiative.
2. PYDAC Members asked to what degree are the details of the Town Green finalized? The idea of flexibility in this space was encouraged. Having covered space, like a park pavilion or temporary tents during less than ideal weather conditions were mentioned. The Town Green is supported by Staff, there will be conditions concerning the programming of this space. Street and sidewalk widths around the Town Green were examined closely by the Committee.
3. The Committee focused on applying the Potomac Yard Design Guidelines to the Landbay G development project. PYDAC Members were in agreement that the project was in general compliance with the Design Guidelines. It has been a successful endeavor in transforming the space to a mixed use development. "The process has been thorough, thoughtful, engaging, well planned and it is moving in the right direction." The Members were in agreement that careful thought must go into the selection of building materials.
4. Other topics of discussion were the Street connections of Potomac Avenue and Main Street into Landbay F, pedestrian crossing conditions at East Glebe Road and the benefits of ground floor retail.
5. A motion was made by Sandy Modell and seconded by Susanne Carnell to support the Landbay G development application because it complies with the Urban Design Guidelines for Potomac Yard. The vote was unanimous, 7-0. The Landbay I/J letter to the Planning Commission was reviewed and edits were offered by the Committee. Staff will make the changes discussed by the Committee. Sylvia Sibrover could not support development application for Partial Landbay I and Partial Landbay J because stacked townhouses are fronting the neighborhood park to the east, in Landbay I and do not front Main Street.
6. Next month's agenda will include discussions regarding the Main Street naming case, Landbay G letter of recommendation, Landbay E (Four Mile Run) and bridge demolition in this Landbay.

APPROVAL OF MEETING MINUTES

The Minutes from the October 8, 2008 PYDAC meeting were approved 6-0 on a motion made by Susan Carnell and seconded by Stephen Koenig. Sandy Modell was not present for the vote.