

## **MEETING SUMMARY**

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

February 26, 2008

7:30 – 9:30 pm

Mount Vernon Recreation Center

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

Bill Hendrickson, Chair

Susanne Carnell

Sylvia Sibrover

Maria Wasowski

#### **Excused Absences:**

Catherine Moore

Teri Webster

Joe Hart

Stephen Koenig

Sandy Modell

#### **City Staff:**

Jeff Farner, P&Z

Raka Choudhury, P&Z

Matthew North, P&Z

Mary Stephenson, RP&CA

Ron Kagawa, RP&CA

Bethany Carton, RP&CA

#### **Applicant Representatives:**

Jeff Barber, Gensler

Megan Shilling, WCLEW

Cathy Puskar, WCLEW

J. Salinett, MRP

F. Rothmeijer, MRP

Doug Pardue, L.A.B.

Claire Bidat, L.A.B.

## **AGENDA ITEMS**

- Landbay G- Concept Plan Update
  - a. Revisions
  - b. Open Space Concept
  
- Approval of PYDAC Meeting Minutes from January 9, 2008.

## **CALL TO ORDER**

Bill Hendrickson stated there were not enough PYDAC Members present and a quorum was not established. He opened the meeting and discussed the meeting agenda.

## **PRESENTATION AND DISCUSSION**

The applicant gave a presentation outlining the five major conceptual changes to Landbay G since the last time PYDAC reviewed the plans. After the presentation and discussion with PYDAC Members on the changes, another presentation was given on the conceptual ideas of how the open space could be designed and utilized.

## **DISCUSSION**

### Landbay G:

1. The five major conceptual changes to the Landbay G concept were presented and discussed. Such changes included the new locations for buildings F & C, the break between buildings A & D, building massing, sidewalk study and open space (ie pedestrian pathway from Landbay H).
2. The applicant stated that pedestrian access issues to Landbay G had been adequately addressed in the new design. Building C will be privately owned, building D will no longer have roof top parking above the street. The parking for Building D will be accessed off of East Glebe Road and the above grade parking will be four levels. Building F will remain residential use and building C will entail a two story fitness use.
3. The buildings along the Route 1 Corridor will maintain similar height and massing characteristics as the Fire Station. The applicant will maintain the gateway expression on East Glebe Road.
4. A sidewalk diagram was presented. The blue represented outdoor dining opportunities. Most of the street corners will be utilized for outdoor dining. Potomac Avenue has 14 foot wide sidewalks. Walking zones are important in front of retail uses.
5. Landbay H was discussed. A CDD and Master Plan amendment will be necessary to achieve increased office density. Such density would be transferred from Landbay L&J to Landbay H. Community meetings will be necessary to discuss the proposed density transfers. PYDAC Members liked the idea of having more office density in proximity to the potential metro site

and the town center but questioned whether the community will accept more density because it will lead to increased traffic. However, retail uses will pose the biggest challenge in terms of traffic congestion.

6. Generally, the Populace, City Staff and PYDAC embrace the idea of a metro station, but how will the station be funded? It will cost roughly 150 million dollars to construct.
7. The open space in Landbay G will be treated as a place and possibly include water features, entertainment and green spaces. More specific ideas included fountains, an ice rink, amphitheater, urban retail, picnic areas, seat walls, play areas, art and kinetic items. PYDAC Members liked the idea of incorporating an ice rink into the design.
8. Overall PYDAC supported flipping buildings F & C and the new pedestrian space that it created. Concerns were expressed about the parking garages and the possible unsightly ramifications of this aspect of the development. The applicant stated the garage will be clouded and presented to PYDAC for review. It was recommended by staff that the garage be constructed to look like a building similar to the garage at the corner of Mill and Eisenhower.

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

A quorum was not established so the January 9, 2008 Meeting Minutes could not be approved.