

## MEETING SUMMARY

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

October 10, 2007

7:30 - 9:00 pm

Gold Room -1, Lee Center

#### Committee Members in Attendance:

Susanne Carnell  
Joe Hart  
Stephen Koenig  
Sandy Modell  
Sylvia Sibrover  
Maria Wasowski  
Teri Webster  
Catherine Moore

#### City Staff:

Amy Tarce, P&Z  
Raka Choudhury, P&Z  
Matthew North, P&Z  
Beth Carton, RP&CA  
Mary Stephenson, RP&CA  
Monk Askew, Consultant, MONK LLC  
Stuart L. Litvin, AEDP

#### Excused Absences:

Bill Hendrickson, Chair

#### Applicant Representatives:

Fred Rothmeijer, MRP Realty  
Jeff Salinetti, MRP Realty  
Dennis Carmichael, EDAW  
Rizki Arsiananta, Gensler  
Jordan Goldstein, Gensler  
Raffael Scasserra, Gensler  
Jeff Barber, Gensler  
Sami Kirkdil, SK&I  
Cathy Puskar, WCLEW  
Megan Shilling, WCLEW

#### Other:

Mariella Posey, Citizen  
Janie Rhoads, Reed Smith, LLC  
Brad Garnto, Gables

### **AGENDA ITEMS**

- Potomac Yard Landbay G Concept Presentation
- Approval of PYDAC Meeting Minutes from July 11, 2007

### **CALL TO ORDER**

Maria Wasowski operated as the chairperson during the meeting in William Hendrickson's absence.

### **PRESENTATION AND DISCUSSION**

Gensler presented an introductory concept of Landbay G.

#### **DISCUSSION**

1. *Open Space:*
  - The size of the town green and the reason for choosing the crescent shape were discussed.
  - The distance between East Glebe Road and Buildings E1 and E2 was discussed. How will intimacy of the open space be treated?

- Members would like to see the programming of uses in the park, and would like to see it used for outdoor events and farmers markets.
  - Lighting provided must balance light pollution and safety.
  - Public art must be provided to emphasize important nodes and in the park.
  - Coordination with Landbay K, especially the termination of East Glebe Road at the belvedere is essential.
  - Connectivity of open spaces and multiple access points for the Town Green.
2. Relationship of building heights with adjoining uses, particularly Buildings C and F with the residential in Landbay H was discussed.
  3. PYDAC members requested clarification about the structure that was the entrance to the parking garages for Buildings A and D.
  4. Building articulation, relationship with the pedestrian realm and treatment of the sidewalks was an issue that members would like addressed at a subsequent date.
  5. The fact that all four sides of the buildings present an urban streetwall was questioned. Where will the service and garage entrances be located?
  6. Engaging the Route 1 frontage is an important issue with the Committee. Specifically, study the relationship of the big building (H/I) to Route 1.
  7. Committee members wanted to know if retail would be provided along Potomac Avenue.
  8. Committee members would like the Applicant and the City to look into whether the intersection of E. Glebe Road and Route 1 would cause traffic bottlenecks and congestion due to the increased density.
  9. Study the treatment of Building G and D in relation to the Retail Center.
  10. Enhance the character of the residential street between Landbay G and H. Ensure that the street is not eroded by garage entrances and service entrances. Clarify how the residential units at the ground level will relate to the sidewalk.
  11. PYDAC members would like to see the proposed above-ground and underground parking locations at the next meeting.
  12. Sustainability and integration with existing neighborhoods were other issues brought up by PYDAC members.
  13. Introduce variation in building height.

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

On a motion by Susanne Carnell and seconded by Stephen Koenig, the Committee reviewed and approved meeting minutes from the July 11, 2007 meeting. Approved 7-0.