



POTOMAC YARD DESIGN ADVISORY COMMITTEE

DATE: September 22, 2020

TO: Karl Moritz, Director of Planning
City of Alexandria

FROM: Jason Albers, Chair
On behalf of the Potomac Yard Design Advisory Committee (PYDAC)

SUBJECT: North Potomac Yard, Phase 1 Development – Committee Recommendations

Per Section 5-610 of the City's Zoning Ordinance, the Potomac Yard Design Advisory Committee (PYDAC) is tasked with reviewing applications for preliminary development plan special use permit approval within CDD No. 10 Potomac Yard/Greens and CDD No. 19 North Potomac Yard, for compliance with the respective urban design guidelines or design standards applicable therein, and make recommendation on such applications to the planning commission and city council through the director.

In that role, the Committee met eleven (11) times since November 2019 to review six concurrent Development Special Use Permits for consideration within the boundaries of CDD #19 in an area known as the "Innovation District," *See Table 1 for a list of meeting dates and topics.* Over the eleven meetings, the committee reviewed concept submissions for compliance with the *North Potomac Yard Design Excellence Standards*, an addendum to the *North Potomac Yard Design Guidelines* which was adopted by Planning Commission and City Council in March 2020. Given the volume of Development Special Use Permits to be reviewed by the Committee, meetings were typically spread over two nights to allow the committee adequate time to review and discuss each building.

The six Development Special Use Permits under consideration are the first development proposals within CDD #19 and the first projects to utilize the new *North Potomac Yard Design Excellence Standards*. Over two evenings, August 26, 2020 and September 9, 2020, the Committee met with the applicant team to review the final building design submissions and make recommendations on the proposed designs. The summary below is a building-by-building overview of the Committee's recommendation. *Please see Tables 2 and 3 for committee attendance at each meeting.*

August 26, 2020 Record of Recommendations from PYDAC

Building 7w: Virginia Tech Academic Building Designed by SmithGroup Architects

- The Committee voted unanimously to recommend approval of the Building 7w design, as presented on August 26th with no additional conditions.

Building 10: Partnership Building (Office) Designed by Hickok Cole Architects

- The Committee voted unanimously to recommend approval of the Building 10 design, as presented on August 26th with no additional conditions.

Building 14: Office Building Designed by Cook Fox Architects

- The Committee voted unanimously to recommend approval of the Building 14 design, as presented on August 26th with the requested condition that the applicant provide an updated exhibit detailing the quality, color and proposed design of the parking and loading garage doors along Silver Meteor Avenue be provided to staff to be included in the Final Staff Report.

September 9, 2020 Record of Recommendations from PYDAC

Building 15: Residential Building Designed by Hord Coplan Macht Architects

- The Committee voted unanimously to recommend approval of the Building 15 design, as presented on September 9th with no additional conditions.

Building 18: Office Building Designed by Hickok Cole Architects

- The Committee voted unanimously to recommend approval of the Building 18 design, as presented on September 9th with no additional conditions.
- The Committee voted unanimously to request a condition requesting the applicant return to PYDAC to seek additional input from the committee on the sitewide design elements, Market Lawn, an interim Metro Plaza design and a final Metro Plaza design as outlined in the staff memorandum to PYDAC for the August 23rd and September 9th meetings, related to compliance with Criteria 4.3 and 2.3 of the Design Excellence Standards.

Building 19: Residential Building Designed by Hord Coplan Macht Architects

- The Committee voted unanimously to recommend approval of the Building 19 design, as presented on September 9th with the requested condition to provide additional flexibility

in the final materials, fenestration detailing and signage of the one-story retail base (corner element) at the northwest intersection of New Street A and Evans Lane.

Building 20: Office Building Designed by Elkus Manfredi Architects

- The Committee voted seven-to-two to recommend approval of the Building 20 design, as presented on September 9th with no additional conditions with Ms. Appleby voting nay and Mr. May abstaining.

Table 1: PYDAC Meeting Schedule for Phase 1 Redevelopment of North Potomac Yard

Date	Meeting Forum
November 20, 2019	PYDAC: Applicant introduction for Phase 1 Development in North Potomac Yard
February 5, 2020	PYDAC: Introduction of Design Excellence Standards (addendum to North Potomac Yard Design Guidelines) and applicant introduction to proposed CDD Concept Plan and Master Plan Amendments
March 4, 2020	PYDAC: Applicant Introduction to Group 1 Building Designs
March 11, 2020	PYDAC: Applicant Introduction to Group 2 Building Designs
<i>*All Meetings Transitioned to Virtual Due to COVID-19 Safety Practices *</i>	
May 6, 2020	PYDAC: Applicant Presentation on Architectural Refinements to Group 1 Buildings
May 13, 2020	PYDAC: Applicant Presentation on Architectural Refinements to Group 2 Buildings
June 24, 2020	PYDAC: Applicant Presentation on Architectural Refinements to Group 1 Buildings and Open Space and Public Realm Overview
June 29, 2020	PYDAC: Applicant Presentation on Architectural Refinements to Group 2 Buildings
July 16, 2020	PYDAC: Applicant Presentation on the Public Realm Experience in North Potomac Yard (Streetscape, Open Space, Building Signage, and Sustainability)
August 26, 2020	PYDAC: Applicant presentation on Architectural Refinements to Group 1 Buildings and PYDAC Recommendation
September 9, 2020	PYDAC : Applicant presentation on Architectural Refinements to Group 2 Buildings and PYDAC Recommendation

Potomac Yard Design Advisory Committee
 North Potomac Yard Phase 1 Committee Recommendations
 September 18, 2020

Table 2: Committee Attendance on August 26, 2020 PYDAC Meeting

Member	Attendance	Member	Attendance
Jason Albers	Present	Matthew Johnston	Present
Nancy Appleby	Present	Peter May*	Present
Corey Faherty	Present	Jeremy Moss	Present
Jeremy Fretts	Present	Kristen Nunnally	Present
Travis Herret	Present	Amol Vaidya	Absent

*As a representative of the National Park Service on the Committee, Mr. May abstained from all voting during the evening but participated in the discussion. All “unanimous” votes below include an abstention from Mr. May.

Table 3: Committee Attendance on September 9, 2020 PYDAC Meeting

Member	Attendance	Member	Attendance
Jason Albers	Present	Matthew Johnston	Present
Nancy Appleby	Present	Peter May*	Present
Corey Faherty	Present	Jeremy Moss	Present
Jeremy Fretts	Present	Kristen Nunnally	Present
Travis Herret	Absent	Amol Vaidya	Present

*As a representative of the National Park Service on the Committee, Mr. May abstained from all voting during the evening but participated in the discussion. All “unanimous” votes below include an abstention from Mr. May.