

***DOCKET ITEM #10***  
***Text Amendment #2018-0009***  
***Potomac Yard Design Advisory Committee***

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<b>Issue:</b> Consideration of an amendment to section 5-610(B) of the zoning ordinance to amend the composition of the Potomac Yard Design Advisory Committee (PYDAC) to add an additional seat.	Planning Commission Hearing:	September 4, 2018
	City Council Hearing:	September 15, 2018
<b>Staff:</b> Richard Lawrence, Planning and Zoning		

This text amendment will amend the composition of the Potomac Yard Design Advisory Committee (PYDAC) to add an additional seat to enable representation of civic associations within Potomac Yard, for a total of 11 seats.

## **I. Background**

The Potomac Yard Design Advisory Committee (PYDAC), established with the approval of the Potomac Yard and Potomac Greens Coordinated Development District in 1999, reviews preliminary development applications for compliance with the Potomac Yard Urban Design Guidelines and provides recommendations to Planning Commission and City Council. The original composition of PYDAC consisted of nine members.

To ensure consistency with the North Potomac Yard Small Area Plan, Potomac Yard and Potomac Greens, text amendment TA#10-0002 was approved in 2010, expanding the authority of PYDAC to review preliminary development applications in North Potomac Yard for consistency with the North Potomac Yard Urban Design Standards. Given the proximity of North Potomac Yard to the George Washington Memorial Parkway, the composition of PYDAC was increased to ten members to include a design representative from the National Park Service. The text amendment was codified in Section 5-610 of the zoning ordinance in addition to the membership requirements, authority and responsibilities of PYDAC.

## **II. Proposed Text Changes**

Staff proposes the following changes to the Zoning Ordinance:

Section 5-610 (B) – “The Potomac Yard design advisory committee shall consist of ~~ten~~ eleven members appointed by the city council, pursuant to title 2, chapter 4 of the Code of the City of Alexandria, Virginia, 1981, as amended, for staggered terms of two years. The committee shall include two members representing the Potomac East area; one member with urban design or architectural experience representing the National Park Service; two members representing the Potomac West area; two members representing the Potomac Yard area; one member representing civic associations within Potomac Yard; one member representing the business community, and two qualified professionals skilled in landscape architecture, architecture or urban design.”

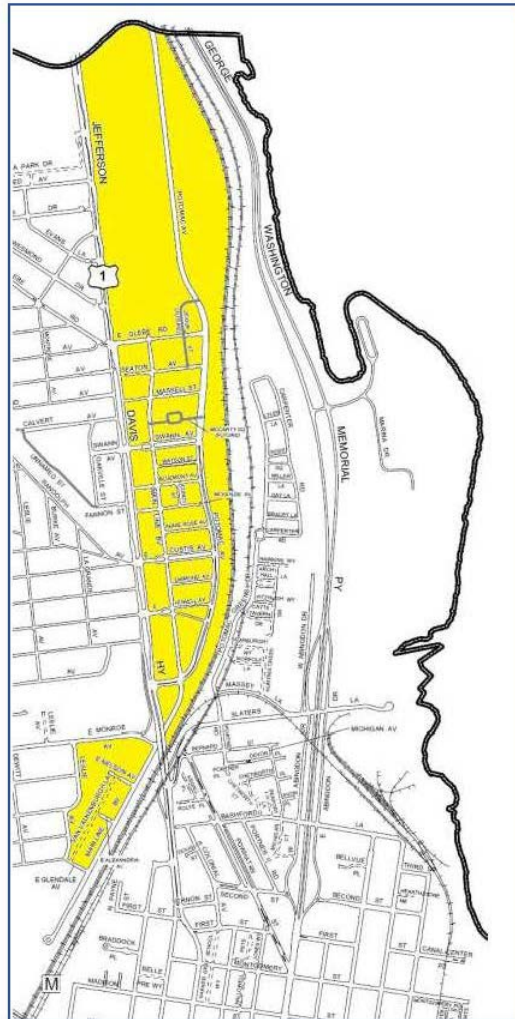
## **III. Analysis**

At the inception of PYDAC, the composition of the committee was envisioned to be representative of residents and members of the community within and around the Potomac Yard area to ensure development’s compliance with the approved design guidelines and standards. The committee consists of two seats designated for Potomac Yard East representatives (neighborhoods on the eastern side of the rail tracks and Northeast), as well as the two seats designated for Potomac Yard West representatives (neighborhoods to the west of Route 1). While the committee also designates two seats

for Potomac Yard area residents, residential development within South Potomac Yard didn't begin until the early 2010s. The absence of residents within Potomac Yard left those seats to be occupied by representatives from areas adjacent to Potomac Yard.

The Potomac Yard Civic Association (PYCA) was established in 2017 and is open to all residents and business owners within the boundaries as defined in Exhibit 1 to join. PYCA approached the City in the Spring of 2018 to discuss the possibility of identifying opportunities to provide representation for residents within Potomac Yard on Potomac Yard-related committees and groups, PYDAC being one of those committees.

### **Exhibit 1: Potomac Yard Civic Association Boundaries Map**



*Source: Potomac Yard Civic Association website*

To be consistent with the intent of the advisory committee, staff believes it is important to ensure representation of Potomac Yard residents on PYDAC as redevelopment continues within Potomac Yard and North Potomac Yard. The additional seat proposed would provide the opportunity for civic association designees within Potomac Yard to represent Potomac Yard residents on the committee. The two seats currently designated for

Potomac Yard Area representatives are currently filled through 2019 and 2020 and are held by residents in adjacent communities to Potomac Yard, not Potomac Yard itself.

The appointment of a civic association representative on PYDAC would occur through the public nomination and appointment process by the city council as stated in Section 5-610(B). Civic associations within Potomac Yard, such as PYCA, would be recommended to appoint designees to apply to fill this vacancy, with the final appointment made by the city council.

While staff recommends the additional seat for civic associations within Potomac Yard, it should be clear that the additional seat is not exclusively designated for PYCA. PYCA is currently the only designated civic association within Potomac Yard, however, the proposed language provides flexibility that affords equity should future civic associations within Potomac Yard be created. Review of the other design advisory committees across the City including UDAC (Old Town North), Carlyle/EE DRB (Eisenhower East), and BDAC (Beauregard), provides a representative composition of residents, design professionals, and the business community for each group. Within these design committees, no seats are exclusively designated to one specific civic group or association. The staff recommendation is consistent with this approach.

With this recommended addition, the composition of PYDAC would be as follows:

- (2) qualified professionals skilled in landscape architecture, architecture, or urban design;
- (2) members representing the Potomac East area;
- (2) members representing the Potomac West area;
- (2) members representing the Potomac Yard area;
- (1) member representing civic associations within Potomac Yard;
- (1) member representing the business community; and
- (1) member with urban design experience or architectural experience representing the National Park Service

#### **IV. Staff Recommendation**

Staff recommends that the Planning Commission initiate and recommend approval of the text amendment.

Staff: Richard Lawrence, Urban Planner, Planning and Zoning  
Jeffrey Farnar, Deputy Director, Planning and Zoning

Attachments: Proposed Zoning Text Changes

PROPOSED TEXT CHANGE

5-610 Potomac Yard Design Advisory Committee

- (A) There is hereby established by ordinance the Potomac Yard design advisory committee.
- (B) The Potomac Yard design advisory committee shall consist of ~~ten~~ eleven members appointed by the city council, pursuant to title 2, chapter 4 of the Code of the City of Alexandria, Virginia, 1981, as amended, for staggered terms of two years. The committee shall include two members representing the Potomac East area; one member with urban design or architectural experience representing the National Park Service; two members representing the Potomac West area; two members representing the Potomac Yard area; one member representing civic association(s) within Potomac Yard; one member representing the business community, and two qualified professionals skilled in landscape architecture, architecture or urban design.
- (C) The purpose of the Potomac Yard design advisory committee is to review applications for preliminary development plan special use permit approval under this ordinance, 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.
- (D) The director shall send a copy of any proposed preliminary development plan for the CDD to the committee, and the committee shall send its comments to the director in time to be sent to the planning commission together with the staff report on the proposed plan. Each applicant for a preliminary development plan approval shall be encouraged to discuss its proposal with the committee, including prior to the filing of an application for approval of a preliminary development plan.
- (E) The committee shall establish a regular schedule which provides for meetings at least once per calendar quarter. Additional meetings may be scheduled by the chair of the committee, in consultation with the director.
- (F) Section 2-4-7(f) of the City Code, which prohibits a person from serving on more than one standing committee, shall not apply to service on the Potomac Yard design advisory committee; provided, however, that this subsection shall expire on December 18, 2007.