

Docket Item #18
TEXT AMENDMENT #2004-0001

Planning Commission Meeting
March 2, 2004

CASE: TEXT AMENDMENT #2004-0001
POTOMAC YARD DESIGN ADVISORY COMMITTEE (PYDAC)

ISSUE: Consideration of an amendment to Section 5-602 of the Zoning Ordinance to provide for the Potomac Yard Design Advisory Committee.

PLANNING COMMISSION ACTION, FEBRUARY 3, 2004: On a motion by Mr. Dunn, seconded by Mr. Robinson, the Planning Commission voted to defer the text amendment. The motion carried on a vote of 7 to 0.

Reason: The Commission was very concerned about the composition of the PYDAC, the affect of Potomac Yard development on neighboring areas, on existing and future residents of Potomac Yard, and on the city as a whole. Members suggested several different ideas including, that composition categories should be stated only as guidelines, not requirements; changes in the wording to make membership more flexible; keeping the status quo; and expanding the committee to accommodate more members. The Commission asked staff to return with a few of the alternatives discussed by the Commission as options for them at the next meeting.

Speakers:

Mariella Posey suggested that representatives from all areas of the city, or at least one member, should be eligible for membership because what happens on Potomac Yard affects all areas of the city.

Silvia Silbroner spoke in favor of broader representation.

Justin Wilson, President, Del Ray Citizens Association, explained the Associations involvement in the original proposal, and supports the original language which includes at least one resident from the city at large. (See p. 8)

Brian Detter, President, Old Town Greens Townhomes Association, spoke in support of the originally proposed language at p. 8 of this report.

Poul Hertel argued in favor of the status quo, urging the Commission not to vote in favor of the proposed text amendment, so that representatives of other neighborhoods, including Northeast, Inner City, Old Town North, as well as Potomac Yard residents, could be included.

Rick Cooper, 1219 Powhattan, spoke in support of the status quo; in the alternative, there should be seats for residents at large.

Lillian White recommended expanding the membership of the committee to allow at least three at large resident members.

POTOMAC YARD DESIGN ADVISORY COMMITTEE

STAFF RECOMMENDATION: Staff recommends that the Planning Commission recommend approval of the following text amendment:

ARTICLE V: MIXED USE ZONES

Sec. 5-600 Coordinated development district

.....

5-602 Coordinated development districts created, consistency with master plan, required approvals.

.....

(E) There is hereby established a Potomac Yard Design Advisory Committee (PYDAC)

(1) The purpose of PYDAC is to review applications for preliminary development plan approval under this ordinance for compliance with the Potomac Yard Urban Design Guidelines and make recommendations to the Planning Commission and the City Council.

(2) PYDAC shall consist of seven members to be appointed by the City Council for staggered terms of no more than two years each. The Committee shall include two members representing the Potomac West area; two members representing the Potomac Yard area; one member representing the business community; and two qualified professionals skilled in architecture or urban design.

(3) Meetings of PYDAC shall be called by the director as necessary to accomplish the purpose of the Committee.

(4) Nothing in this section shall be deemed to alter the authority of the Carlyle Design Review Board, or any other committee or advisory group established by a CDD SUP after the date of the adoption of this section.

DISCUSSION

This text amendment is designed to change the composition of the Potomac Yard Design Advisory Committee previously established under the authority of the Potomac Yard CDD Concept Plan approval. The amendment would modify the Committee's membership to include two representatives of the area covered by the Potomac Yard/Potomac Greens small area plan.

The text amendment responds to a request from Councilman Ludwig Gaines, as recommended by the City Manager. (11/21/03 Council memo attached.) The text amendment was initiated by City Council by resolution on November 25, 2003, and referred to the Planning Commission for an amendment to the zoning ordinance, to provide full and adequate public representation on the Committee. (Resolution attached.)

CDD Condition

As a condition of the approval for the Potomac Yard/Potomac Greens CDD concept approval, City Council required that a PYDAC be established to assist the City in reviewing applications for preliminary development plan approval. Condition 17 of the CDD SUP establishes PYDAC and, as to membership, states:

The PYDAC shall consist of seven members to be appointed by the City Council for staggered terms of no more than two years each. The Committee shall include two members representing the Potomac West area; the remaining five members shall be from the City at large and shall include three representatives of residential neighborhoods and the business community and two qualified professionals skilled in architecture.

PYDAC is authorized to review applications for preliminary development plan approval for compliance with the Potomac Yard Urban Design Guidelines, and to provide recommendations for consideration by the Planning Commission and City Council.

PYDAC has held five meetings over the last year. The last four meetings were held in October and December 2002, and January and February 2003 to review development proposals for Potomac Greens (Parcel A), Potomac Plaza (Parcel C), and Rail Park (Parcel D).

Concern has been expressed regarding PYDAC composition, and specifically that the above language does not expressly include representatives of the area covered by the Potomac Yard/Potomac Greens small area plan area as members of the Committee.

Proposed Text Amendment

Generally consistent with Councilman Gaines' proposal, the City Manager has recommended and Council resolved to change the membership of the Committee by adding representatives from the Potomac Yard/Potomac Greens area. Specifically, the recommendation, included in this text amendment is:

The PYDAC shall consist of seven members to be appointed by the City Council for staggered terms of no more than two years each. The Committee shall include two members representing the Potomac West area; ~~the remaining five members shall be from the City at large and shall include three representatives of residential neighborhoods and the business community and two qualified professionals skilled in architecture.~~ two members representing the Potomac Yard area; one member representing the business community; and two qualified professionals skilled in architecture or urban design.

With these changes,

- the Committee will continue to include seven members;
- two members will continue to be from Potomac West;
- two members will continue to be architects or urban designers;
- instead of three members from the "residential neighborhoods and the business community," there will be
 - two members from the Potomac Yard area, and
 - one member from the business community.

The only difference between Councilman Gaines' proposal and the City Manager's recommendation is specifying that one member of the Committee be from the business community.

A text amendment is necessary because the city does not have the power to change the conditions of the SUP without the applicant's involvement.

The ordinance adopting this text amendment will provide for the continued terms of existing members of the Committee under current guidelines.

STAFF: Eileen Fogarty, Director, Planning and Zoning
Barbara Ross, Deputy Director
Jeffrey Farner, Division Chief, Development

Attachments: 1. Councilman Gaines' Memo to City Council 11/21/03
2. Resolution adopted by Council 11/25/03