



DRAFT Summary of Actions
Riverdale Park Mixed-Use Town Center Local Design Review Committee
October 9, 2018

APPROVED NOVEMBER 7, 2018

The Riverdale Park Mixed-Use Town Center (RP M-U-TC) Local Design Review Committee held its October hearing on Tuesday, October 9, 2018 in the Riverdale Park Town Hall, Town Council Chambers, 5008 Queensbury Road, Riverdale Park, MD 20737.

A. CALL TO ORDER

Alan K. Thompson called the meeting to order at 8:06 p.m.

Committee Members Present: Melissa Anderson, Michael Arnold, Justin Brower, Jillian D. Lewis, Alan K. Thompson, Jeffrey Yorke

Marsha Dixon (*via telephone*)

Committee Members Absent: None

Staff Present: **Town of Riverdale Park**
Jonathan Greene, Neighborhood Improvement Specialist

B. ELECTION OF CHAIR AND VICE CHAIR

Motion: Ms. Anderson moved to nominate Alan K. Thompson as chair.

Second: Mr. Yorke seconded the motion. There were no other nominations. The motion passed in a vote of 6-0-1 (Alan K. Thompson abstaining.)

Motion: Mr. Brower moved to nominate Marsha Dixon as vice chair.

Second: Ms. Anderson seconded the motion. There were no other nominations. The motion passed in a vote of 6-0-1 (Chair Thompson abstaining.)

C. APPROVAL OF AGENDA

Chair Thompson asked for a motion to approve the agenda.

Motion: Mr. Brower moved to approve the agenda.

Second: Mr. Arnold seconded the motion. The motion passed in a vote of 6-0-1 (Chair Thompson abstaining.)

D. APPROVAL OF MINUTES

Chair Thompson asked for a motion to approve the meeting summary of June 27, 2018.

Motion: Mr. Yorke moved to approve the meeting summary.

Second: Mr. Arnold seconded the motion. The motion passed in a vote of 6-0-1 (Chair Thompson abstaining.)

E. NEW BUSINESS

1. **2018-06, 7-Eleven Riverdale Park, 6315 Baltimore Avenue** –Matthew Tedesco– Special Permit 150003-01 for the addition of a ground-mounted freestanding sign.

Applicant: Mr. Tedesco of McNamee Hosea and Ms. Bree Wilson presented the application, noting that business was okay, but not great, and the store was hoping to improve it with an 8-foot tall (including 1-foot tall brick base) 50-square-foot monument sign. Although the sign was initially proposed to be internally illuminated, the applicant understands that that is not consistent with the development plan, and they plan to modify the proposal to replace the internal lighting with external illumination to be consistent with other signs on the corridor. In displaying a mockup of the sign, it was noted that a trash can is what blocks views of traffic, not the proposed sign [trash can blocks view of cars on Sheridan street that want to turn left onto southbound Baltimore Avenue]. The applicant noted they were willing to modify the trash can to improve visibility, and that the development plan encourages positive, attractive signage that is interesting to pedestrians, and that they do not believe to proposed sign impedes the intent of the plan. The applicant drew the committee's attention to the statement of justification (SOJ) for the special permit included in the packet.

Committee: Vice Chair Dixon asked about the applicant's finding of "undue hardship" in their SOJ.

Applicant: The applicant noted that the 83-foot setback of the building puts the store at a disadvantage, and the trees [largely *Ailanthus*] of the J. D. Williams building parking lot [6311 Baltimore Avenue] to the south further obscure it; he noted that the property owner was unwilling to remove or otherwise trim them.

Committee: Mr. Yorke asked about market saturation. [Another 7-Eleven is located 1,800 feet to the south across Baltimore Avenue.]

Applicant: The applicant noted that although the stores are close, they serve totally different markets. Mr. Yorke noted that he was surprised to see four cars at a recent visit; Ms. Anderson noted she saw "a lot" on a visit this evening.

Committee: Mr. Brower asked if there had been similar approvals in the past. A discussion ensued about monument signs at Riverdale Park Station (AKA the Cafritz Property); it was noted that Riverdale Park Station has its own development plan. Mr. Yorke asked for more details on the trees.

Applicant: Mr. Tedesco recounted a brief history, noting that they were told to stay off the property, but that there had been no recent conversations.

Committee: Ms. Anderson asked if a smaller, externally lighted sign made with better materials could conform to the spirit of the development plan, and if there was guidance from the Cafritz Property Development Plan that could be borrowed. A discussion ensued of “undue hardship.” Vice Chair Dixon stated she was unhappy with the proposal and asked about a pole-mounted sign.

Applicant: Mr. Tedesco stated that he assumed a ground-mounted sign would be more pedestrian-oriented and could be more easily approved.

Committee: Mr. Arnold recommended rejection.

Applicant: The applicant offered to bring an updated design and SOJ to the next meeting. After a discussion about process, the committee agreed, noting that withdrawing the application was not necessary because this was a Special Permit.

F. PRE-APPLICATION CONFERENCE

1. **2011-04, DSP-13009-14 Cafritz Property (Riverdale Park Station) 6611 Baltimore Avenue** –Larry Taub– Loss of one housing unit, conversion of lofts in previous plan to utility area, and change from brick to lapped cementitious siding.

Applicant: Mr. Lawrence Taub of O’Malley, Miles, Nylan and Gilmore presented the DSP amendment.

Committee: Mr. Arnold asked for clarification regarding the proposed lapped siding: where it was replacing brick and what it would look like. The committee consensus was that a recommendation for approval as submitted was appropriate.

2. **2011-04, DSP-13009-15 Cafritz Property (Riverdale Park Station) 6611 Baltimore Avenue** –Larry Taub– Development of parcels K (Building 7), L (Building 8), and M, (stormwater management area).

Applicant: Mr. Lawrence Taub of O’Malley, Miles, Nylan and Gilmore presented the DSP amendment, noting that six stories were encouraged and the applicant was proposing seven, which would require a secondary amendment. A trolley car is proposed to be located between Building 7 and the playground. A proposed 40% window-to-wall ratio for the ground floor, reduced to 25-30% for ground-level residential use, will be discussed.

Committee: A discussion of the proposed multifamily units ensued.

G. ADMINISTRATIVE ITEMS

There were no administrative items.

H. ADJOURNMENT

There was no further business.

Motion: Mr. Brower moved to adjourn the meeting.

Second: Mr. Arnold seconded the motion.

The motion passed in a vote of 6-0-1 (Chair Thompson abstaining) and the meeting was adjourned at 10:14 p.m.

Transcribed by Alan K. Thompson
Formatted and submitted by Daniel Sams, M-NCPPC Staff Liaison