

Summary of Actions
Riverdale Park Mixed-Use Town Center Design Review Committee
October 4, 2017

APPROVED NOVEMBER 1, 2017

The Riverdale Park Mixed-Use Town Center (RP M-U-TC) Design Review Committee held its regularly scheduled hearing on October 4, 2017 in the Riverdale Park Town Hall, Town Council Chambers, 5008 Queensbury Road, Riverdale Park, MD 20737. Chair Thompson called the meeting to order at 7:56 p.m.

Committee Members Present: Chair Alan K. Thompson, Michael Arnold, Marsha Dixon, Jeffrey Yorke

Committee Members Absent: Melissa Anderson, Salvadore Lopez

Staff Present: Daniel Sams, M-NCPPC RP M-U-TC Staff Liaison

The committee members, M-NCPPC staff and applicants introduced themselves. Chair Thompson asked for a motion to approve the agenda. Ms. Dixon moved to add a pre-application conference for Mr. and Mrs. Adamu Lemu as Item D.3. Mr. Arnold seconded the motion. The motion passed unanimously in a vote of 3-0.

D. NEW BUSINESS

1. MOD Pizza, 4401 Woodberry Street – Gary Brent – Relocate blade sign.

Mr. Brent, representing MG Permits, noted the applicant would like to move the previously approved round blade sign from the rear of the building to the left of the front door.

Staff: Mr. Sams restated his staff memorandum that the proposed new location of the sign was found to be in conformance with the Riverdale Park Town Center Development Plan, M-U-TC Zone (Cafritz Property at Riverdale Park).

Committee Members: Mr. Arnold moved to approve the proposal as submitted. Mr. Yorke seconded the motion. The motion passed unanimously in a vote of 3-0.

2. Gold's Gym, 4595 Woodberry Street – Frank Cavanagh – Install temporary signs/banners.

Mr. Cavanagh, representing ARK signs, noted the applicant would like to install four banners on the construction trailer [located on Parcel A] and four banners on the Gold's Gym building at the locations of some of the previously-approved permanent signs. He noted that the developer does not want any of the signs to be mechanically fastened, and that the proposed material was a rough-textured vinyl, very much like a removable gigantic sticker.

Staff: Mr. Sams restated his staff memorandum that installation of the proposed temporary signs/banners was found not to be in conformance with the Riverdale Park Town Center Development Plan, M-U-TC Zone (Cafritz Property at Riverdale Park).

Committee Members: Chair Thompson noted that the Development Plan is silent regarding construction trailers and therefore signage on the trailer and the trailer itself cannot be regulated by the M-U-TC Committee. Ms. Dixon asked if the website for this gym location could be amended to include "Park" after "Riverdale," noting that the Town was sensitive to the correct spelling of its name. Committee members noted that the proposed temporary signs were "rather big." Mr. Arnold noted that the committee was bound by the Development Plan Standards, and moved to deny the application based on its nonconformance with Standards 7 and 10. Ms. Dixon seconded the motion. The motion passed 3-0-1 with Mr. Yorke abstaining.

Mr. Michael Murphy with Gold's Gym joined Mr. Cavanagh in presenting the applicant's revisions to the previously-approved permanent signage on the building. The Committee's concerns centered on the proposed new 15-foot tall, 3-sided blade sign at the northeast corner of the building. The Committee believed at a proposed installation height of 15 feet it could not serve as the one "pedestrian-oriented" required by the Development Plan Standards. Ms. Dixon noted she believed the revised scheme resulted in too many signs for the building. Mr. Arnold noted that the main sign should be over the main door. Mr. Cavanagh drew the Committee and staff's attention to a proposed new door on the north elevation. The Committee indicated that overall, they would like to see a smaller, lower sign than what was proposed for the northeast corner.

3. 6029, 6031, 6033 Baltimore Avenue – Mr. and Mrs. Adamu Lemu – Pre-application conference.

Mr. Lemu asked how he could improve these three properties and what uses and building types were approvable. Ms. Dixon spoke of the need for any new business to please the Riverdale Park residents. Chair Thompson discouraged the applicant from applying for any used requiring a Special Permit (SP) or Special Exception (SE). Mr. Arnold noted that any new building would have to be at least three stories tall and could be as high as six stories tall. Alternatively, the existing building could be enlarged by as much as 15%. It was determined that the Lemus should see the advice of an attorney and/or an architect and would continue to work with M-NCPPC staff to develop a proposal that conformed to the Development Plan Standards.

E. ADMINISTRATIVE BUSINESS

There was no administrative business.

F. ADJOURNMENT

With there being no further business, Ms. Dixon moved to adjourn the meeting at 9:47 p.m. Mr. Arnold seconded the motion. The motion passed unanimously in a vote of 3-0.