



Summary of Actions
Riverdale Park Mixed-Use Town Center Design Review Committee
March 7, 2108

APPROVED JUNE 6, 2018

The Riverdale Park Mixed-Use Town Center (RP M-U-TC) Design Review Committee held its regularly scheduled hearing on March 7, 2018 in the Riverdale Park Town Hall, Town Council Chambers, 5008 Queensbury Road, Riverdale Park, MD 20737.

A. CALL TO ORDER

Chair Thompson called the meeting to order at 7:44 p.m.

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

Committee Members Absent: None

Staff Present: **M-NCPPC**
Daniel Sams, Riverdale Park M-U-TC Staff Liaison

Town of Riverdale Park
Jonathan Green, Inspector

B. APPROVAL OF AGENDA

Chair Thompson asked for a motion to approve the agenda. Mr. Arnold moved to approve the agenda. Ms. Dixon seconded the motion. The motion passed in a vote of 4-0-1 (Chair Thompson abstaining).

C. APPROVAL OF MINUTES

Chair Thompson asked for a motion to approve the meeting summary of February 7, 2018. Mr. Arnold moved to approve the meeting summary as submitted. Mr. Yorke seconded the motion. The motion passed in a vote of 3-0-2 (Chair Thompson and Ms. Anderson abstaining).

D. OLD BUSINESS

1. **5731 Baltimore Avenue** – Jessica Liang – Renovate existing automobile service garage for use as a café or similar business including repaving the parking lot, installing new windows, installing windows in former vehicular openings, and covering the existing concrete block walls with stucco.

Applicant: Ms. Liang presented the application, noting that the site plan had been revised to indicate the proposed retaining wall was a future project.

Staff: Mr. Sams presented the staff report that determined the project conformed to the development standards.

Committee: Ms. Anderson and Mr. Arnold questioned the width of the handicapped-accessible parking spaces as drawn asking if they met the applicable code requirements. Mr. Sams stated that M-NCPPC Community Planning Staff did not make such determinations and questions should be referred to DPIE. Mr. Arnold moved to approve the application as submitted. Ms. Anderson seconded the motion. In discussing the motion, Mr. Yorke asked why the handicapped-accessible parking spaces were not closer to the door. It was determined that DPIE staff would address any deficiencies. The motion passed in a vote of 4-0-1 (Chair Thompson abstaining).

E. PRE-APPLICATION CONFERENCE

1. **Building 5 Parking Garage, Riverdale Park Station** – Lawrence Taub – Revise previously approved garage to add an additional two levels of parking.

Applicant: Mr. Taub, representing the firm O'Malley, Miles, Nylan & Gilmore, P.A. for the Calvert Tract LLC presented the application, noting that the previous approval (Revision 11 to DSP-13009) removed the two uppermost levels of parking, and the subject of the present pre-application (to be known as Revision 12 to DSP-13009) sought to reinstate them in a slightly different form. He noted that with the ever-changing uses at Riverdale Park Station, it had been determined that the additional parking was necessary. Mr. Russell Zung representing MV+A [Mushinsky Voelzke Associates] Architects explained that the horizontal line representing the coping would be maintained, with the additional stories added above. The new stories would be clad in pre-cast concrete.

Committee: Chair Thompson noted that the previous change was approved in May 2017. Mr. Taub stated that the additional stories would bring the total number of parking spaces in the garage to 1,876. Chair Thompson asked if the proposed openings met the development standards, and stated that in his personal opinion, the original proposal was superior, and that the current proposal looked to be a mish-mash of styles. Mr. Arnold stated unequivocally that the substitution of painted concrete panels for brick (as originally provided in the top story of the parking garage before it was taken out and now returned a year or more later) cheapened the appearance of the structure and in fact is cheaper than providing what was originally approved by MUTC. He also the Town and its residents have to live with this long after the developer is gone, and that this is a cost control measure after-the-fact at the expense of the long-term quality of the development. A discussion about DSP-approved signable areas ensued. The committee stated that it believed the proposed openings should correspond with the windows below them.

F. ADMINISTRATIVE ITEMS

1. **Electronic Communication.** Chair Thompson stated that, regarding his request to M-NCPPC legal counsel that the committee be allowed to “approve a special rule allowing [M-U-TC] participation over telephone, video, or other electronic communication medium” had been answered as follows: no special rule was needed. The open meetings act simply requires that any members attending by phone must be able to be heard on a speaker in a place where the general public may hear the proceedings. However, M-NCPPC legal staff noted that one practical reason not to allow it is that the committee is often voting on plans that are presented in person and important details can be lost if members are not present. The other practical consideration is that members will be tempted to call in, instead of making the effort to attend in person. Mr. Sams reminded those present that quality community participation in matters of planning did not come without sacrifices in personal time, and that the process should be treated with respect by all those involved.
2. **Committee Nominations.** Chair Thompson noted that a new resident of Riverdale Park Station with planning experience had submitted her nomination for consideration.

G. ADJOURNMENT

There being no further business Mr. Yorke moved to adjourn the meeting at 8:47 p.m. Mr. Arnold seconded the motion. The motion passed in a vote of 4-0-1 (Chair Thompson abstaining).

Submitted by Daniel Sams, M-NCPPC Staff Liaison