

Town of Riverdale Park
Special Legislative Meeting Minutes
May 19, 2013

In Attendance

Mayor Vernon Archer
CM Jonathan Ebbeler, Ward 1
CM Alan Thompson, Ward 2
CM David Lingua, Ward 3

Sara Imhulse, Town Administrator
Jessica Barnes, Town Clerk
Fred Sussman, Town Attorney

Paul Mortensen, Architect

Call to Order

Mayor Archer called the meeting to order at 1:45 p.m.

Approval of the Agenda

CM Thompson made a motion to approve the Special Legislative Meeting agenda for May 19, 2013. The motion was seconded by CM Ebbeler. Vote: 3-0 (favorable)

Legislative Action Items

1. Motion to send to the Planning Board a letter of approval with conditions for the Cafritz Project DSP-13009 (Ward 1)

CM Ebbeler made a motion to send to the Planning Board a letter of approval with conditions for the Cafritz Project DSP-13009. The motion was seconded by CM Thompson. Vote: 3-0 (favorable)

Discussion:

The Council discussed the recommendations listed in the staff reports for the Cafritz Project DSP-13009, SP-130002 and SA-130001. The Council made a number of revisions to the draft letter to the Planning Board.

New Business

There was no new business.

Unfinished Business

There was no unfinished business.

Adjournment

CM Thompson made a motion to adjourn the special legislative meeting at 4:30 p.m. The motion was seconded by CM Ebbeler. Vote: 3-0 (favorable)

Typed from notes by JEB.

May 21, 2013

Honorable Elizabeth M. Hewlett, Chairman
Prince George's County Planning Board
County Administration Building – Room 4134
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: Cafritz Property, DSP – 13009, SP – 13002, SA - 130001

Dear Chairman Hewlett and Members of the Planning Board:

At a special legislative session on May 19, 2013, the Riverdale Park Town Council voted to recommend APPROVAL WITH CONDITIONS of the Detailed Site Plan and Special Permit applications (DSP -13009 and the SP-13002) for the Cafritz Property subject to acceptance of the requests for conditions and changes to conditions set forth below. At the same meeting, the Council voted to approve the recommendations for Planning Board action on the Secondary Amendment application (SA-130001) set forth later in this letter.

This letter focuses first on the detailed site plan and the special permit, followed by a discussion of the secondary amendment application. I will first comment on the staff recommendations found in the technical staff report for the DSP and SP, dated 5-9-13. In an effort to limit confusion, we have included the actual language from the staff report when we refer to the staff recommendation. This should assist you in understanding the Town's position without having to reference another document.

Comments on Recommendations from Technical Staff Report, dated 5-9-13, for DSP-13009 and SP-13002

Town requests to STRIKE staff recommendation 1.a.(1), which as written reads:

1.a.(1) The section of Woodberry Street from the Baltimore Avenue (US 1) right-of-way to the parking compound entrance on the north side of the street, shall be narrowed from 32 feet of paving for drive lanes to 16 feet in width to accommodate one-way traffic. The intersection of Woodberry Street with Baltimore Avenue (US 1) shall be reconfigured to reduce the length of the pedestrian crossing and expand the greenway entrance feature.

Town requests to REPLACE 1.a.(1) with the following language:

The Woodberry Street entrance from Baltimore Avenue (US 1) shall remain as proposed by the applicant with a Right turn in from, and a Right turn out onto, Baltimore Avenue.

Town requests to STRIKE staff recommendations 1.a.(2), 1.a.(3), and 1.a.(5), which as written reads:

1.a.(2) The section of Woodberry Street from the first parking compound entrance on the north side of Woodberry to the intersection with 46th Street shall be narrowed from 32 feet of paving for drive lanes to 26 feet in width to accommodate two-way traffic including truck traffic.

1.a.(3) The section of Woodberry Street from the east side of 46th Street to the terminus of Woodberry shall be narrowed from 32 feet of paving for drive lanes to 22 feet in width for drive lanes.

1.a.(5) Space resulting from the narrowing of Woodberry Street in accordance with the above Conditions (1), (2) and (3), shall be green area added to the front yards of the townhouse units and added space for street tree plantings located approximately 30 feet on center within a continuous planting bed. Expansion of building footprints into these areas is not permitted.

Town requests to REPLACE 1.a.(2), 1.a.(3), and 1.a.(5) with the following language:

The width of Woodberry Street shall be reduced to 11-foot lanes or a 22-foot travel way, with 7-foot parking on each side, from Baltimore Avenue to the terminus, and the space resulting from the narrowing of Woodberry Street shall be distributed between front yards, tree-planting strips, and other streetscape elements in a way to be determined by the applicant.

Town requests to STRIKE staff recommendation 1.a.(6), which as written reads:

The parallel parking spaces shown on the plans along the east side of 47th Street shall be eliminated in front of multifamily Buildings 7, 8, and 8A, and a seven-foot-wide continuous planting bed shall be provided with street trees planted approximately 30 feet on center.

Town requests to STRIKE staff recommendation 1.a.(9), which as written reads:

Eliminate the parallel parking spaces shown on the plans along the east side of 47th Street in front of multifamily Buildings 7, 8, and 8A, and provide a seven-foot-wide continuous planting bed with street trees planted approximately 30 feet on center.

Town requests to REPLACE 1.a.(6) and 1.a.(9) with the following language:

The parallel parking spaces shown on the plans along the west side of 47th Street shall be eliminated in front of the townhouses. This additional 7 feet of land shall be incorporated into street tree planting strip(s), front yards, or other streetscaping, as to be determined by the applicant. Parallel parking spaces shown on the plans along the east side of 47th Street shall remain.

Town requests to STRIKE staff recommendation 1.a.(7), which as written reads:

Provide two five-foot-wide bike lanes along Van Buren Street.

Town requests to REPLACE staff recommendation 1.a.(7) with the following language:

Provide two four-foot-wide bike lanes along Van Buren Street as agreed to in the PPS. These dedicated bike lanes would be taken out of the applicant's proposed 15'-0" wide travel lanes on each side of the street so that no additional width will be added to the street. At the entry to Van Buren from Baltimore Avenue, flexibility is to be given to the applicant regarding the exact location of the two bike lanes.

Town requests to STRIKE staff recommendation 1.a.(8), which as written reads:

Provide additional landscaping along the streetscape on the east side of Building 2A in the form of either foundation plantings or street trees in a continuous planting bed.

Town requests to REPLACE staff recommendation 1.a.(8) with the following language:

Provide street trees and landscaping substantially similar to those shown on Drawing L1-01 of the Landscape Drawings, dated 3-26-13, as submitted with the applicant's original submission accepted on 4-1-13.

Town requests to STRIKE staff recommendation 1.a.(10), which as written reads:

Increase the height of Building 1 to a minimum of 20 feet. The west elevation shall be enhanced with windows, door(s), and the standing seam metal roof on the south elevation shall wrap the west elevation. The roof of the towering element on the south elevation shall be upgraded to a slate or a standing seam roof.

Town requests to REPLACE staff recommendation 1.a.(10) with the following language:

Increase the height of Building 1 to a minimum of 20 feet, and enhance the western elevation with more fenestration, openings, a trellis, and/or architectural elements so that it has a more aesthetically pleasing visual presence when viewed from Baltimore Avenue.

Town requests to STRIKE staff recommendation 1.a.(11), which as written reads:

Provide a three- to four-foot-high wall along the parking lot edge along the Baltimore Avenue (US 1) frontage on Lots 1, 2, and 3 where the parking lot is adjacent to the greenway entrance feature. Location, details and specifications shall be provided for review and approval by the Urban Design Section.

Town requests to REPLACE staff recommendation 1.a.(11) with the following language:

Provide a three- to four-foot-high hedge along the parking lot edge along the Baltimore Avenue (US 1) frontage on Lots 1, 2, and 3 where the parking lot is adjacent to the greenway entrance feature. Location, details and specifications shall be provided for review and approval by the Urban Design Section.

Town requests to STRIKE staff recommendation 1.a.(12), which as written reads:

Delete or relocate Lots 1-7 along Woodberry Street and create a common play area within this space with appropriate buffering and screening from Lot 1.

COMMENT: The request to remove Lots 1-7 on the Cafritz site plan in the PPS process was rescinded by staff and was not included by the Planning Board in its approval of the Cafritz Preliminary Plan. Lots 1-7 on Woodberry Street remain as part of the PPS plan. Riverdale Park agrees with this decision.

Town requests to STRIKE staff recommendation 1.a.(13), which as written reads:

Add 12-14 shade trees within the confines of the surface parking lot located on Lot 3 or provide the maximum number of trees for which there is space, without loss of parking spaces and without conflict with light poles or bio-retention areas.

Town requests to REPLACE staff recommendation 1.a.(13) with the following language:

Landscaping shall be implemented for Lot 3 as shown on the Revised Landscape Plan.

Town requests to STRIKE staff recommendation 1.a.(15), which as written reads:

Delete the green screen along the 46th Street parking garage and upgrade the structure to address the exterior finish of the building in such a way that it is in keeping with the design principles for exterior finish compatible with the overall development.

Town requests to REPLACE staff recommendation 1.a.(15) with the following language:

The 46th Street parking garage shall be developed and constructed as shown on the Revised Architectural Plan dated April 30, 2013.

Town requests to STRIKE staff recommendation 1.a.(28), which as written reads:

Provide a raised crosswalk where the Trolley Trail crosses Van Buren Street, unless modified by the Department of Public Works and Transportation (DPW&T).

Town requests to REPLACE staff recommendation 1.a.(28) with the following language:

Provide a raised crosswalk where the Trolley Trail crosses Van Buren Street, Woodberry Street, and the alley behind Woodberry Street, unless modified by the Department of Public Works and Transportation (DPW&T).

Town requests to STRIKE staff recommendation 1.b.(4), which as written reads:

The 16-foot-wide townhouse model shall be deleted and a 22-foot-wide townhouse model shall be included in the architectural package. Lots shall be adjusted in size accordingly.

COMMENT: The Town wants a wide-variety of housing types to allow for a diversity of users, and we want to encourage public transportation. The applicant is proposing 32 16-foot wide townhouses, and the Town supports the applicant's request.

Town requests to STRIKE staff recommendation 1.b.(5), which as written reads:

Two-car garages shall be provided as a standard feature for all models of townhouses.

COMMENT: The Town supports a wide-variety of housing types to allow for a diversity of users and price points, as well as to encourage public transportation. We support the applicant's proposal to include 32 16-foot wide townhouses within the Cafritz development. 16-foot wide townhouses only allow for a one-car garage.

Town requests to STRIKE staff recommendation 1.b.(6), which as written reads:

Composite exterior finish material for the townhouses shall be predominately in the form of clapboard siding.

Town requests to REPLACE staff recommendation 1.b.(6) with the following language:

Any composite exterior finish material for the townhouses shall be predominately in the form of clapboard siding.

Town requests to STRIKE staff recommendation 4, which as written reads:

Prior to the issuance of building permits for Parcels K, L and M, a Detailed Site Plan and Special Permit application shall be reviewed and approved by the Planning Board in accordance with Part 3, Division 9 of the Zoning Ordinance.

Town requests to REPLACE staff recommendation 4 with the following language:

Prior to the issuance of building permits for Parcels K, L and M, a Detailed Site Plan and Special Permit application for those parcels, limited to height and other bulk issues, architectural features and other site elements, shall be reviewed and approved by the Planning Board in accordance with Part 3, Division 9 of the Zoning Ordinance.

Town conditions of approval for DSP and SP :

As part of the Town Council's recommendation the Town Council urges the Planning Board to include the following conditions as part of the Planning Board's approval of the DSP:

1. Where the attached Matrix (Revised May 5, 2013) identifies a Riverdale Park M-U-TC Design Guideline with respect to a particular building or parcel with the notation "Applicant to Conform, Review at Permit" (Matrix item ## 22, 23, 35, 37-40, 59, 67, 71-73, 75-79, 81-86, 88-95, 98-99, 101, 121-122, 126-128, 135-136, 139-143, 150-155, 159-161, 171-172, 174 and 176), the plans shall be revised to conform to the Guideline before the issuance of a building permit for that building or parcel.

COMMENT: This is not intended to replace staff recommendation #7 in the technical staff report. The Town requests this as an additional, clarifying, condition.

2. Amend Findings 6.f., 6.h., and 6.i. on pages 10-11 of the staff report to insert the following sentence in each finding: Street entrances for ground-floor residential units in multifamily buildings promote more pedestrian activity along the streets.

COMMENT: The applicant is strongly encouraged to have street entrances for ground-floor residential units in order to promote more pedestrian activity along the streets.

3. Prior to certification of the DSP, revise the detailed site plan and special permit plans to show an additional exterior entry to Building 5.
4. Prior to certification of the DSP, revise the detailed site plan and special permit plans to show an additional exterior entry to building 6b.
5. Prior to certification of the DSP, revise the detailed site plan and special permit plans to identify and show shrubbery and trees to screen the CSX railroad tracks and the Post Office site.
6. Prior to certification of the DSP, revise the detailed site plan and special permit plans to show street planting strips at 6 feet or larger instead of 5 feet.
7. Prior to first occupancy permit, public art shall be incorporated into the greenway entrance feature along Baltimore Avenue (US 1), as proposed in the rezoning process.
8. Prior to certification of the DSP, revise the detailed site plan and special permit plans to include a general note indicating that signage shall follow the MUTC signage guidelines,

except as otherwise approved as part of a Secondary Amendment, where signs with internally-lit channel letters may be used.

9. The MUTC development plan guidelines on synthetic modern sidings shall be followed.

COMMENT: This condition is referencing Standard 5 under section Design Standards/Building Design, Architecture (page 13) of the approved Cafritz Property Design Standard Guidelines, and reads as follows:

“Synthetic modern sidings shall not be used with exceptions of cementitious siding. Materials other than masonry, brick, wood, and clear glass may be approved if material samples are provided and examples of existing buildings that use such materials in the proposed way are submitted, and the M-U-T-C Design Review Committee (in review of the SP process) and the Planning Board (in review of the DSP process) finds that it meets the Intent of the section.”

Town recommendations on Secondary Amendments

Based upon the technical staff report for the Secondary Amendments, dated 5-8-13, the Town recommends that the Planning Board take the following actions in regard to the proposed Secondary Amendments listed below. **Items that are different from the staff recommendation are highlighted in bold to assist in review.**

- A. Approve the amendment to street configurations subject to showing two bike lanes within Van Buren Street spanning the distance between Baltimore Avenue (US 1) and the Rhode Island Avenue Trolley Trail.
- B. **Approve the amendment to reduce the parallel parking width to a minimum of seven feet (from a minimum of eight feet.)**
- C. Approve the amendment to tree zone area to widen planting strips to a minimum of five feet in width and a minimum length of tree pit of eight feet in length. Street trees shall be planted approximately 30 feet on center throughout the site, where feasible.
- D. **Approve the amendment to Location 8 to support one-way movement on Rhode Island Avenue. The Town supports the street grid as depicted on the approved PPS.**
- E. Approve the Amendment to Table 1, Building Recommendations, to allow a one-story building for Buildings 1, 2A, and 2B subject to Condition 4 in the staff report.
- F. Approve the Amendments to Building Placement and Streetscape Standards 1 and 2 for Parcel C (minimum net lot coverage), Parcel A (building façade requirement at the build-to-line along Woodberry Street), and Parcel C (building façade requirement at the build-to-line along Van Buren Street), subject to Condition 5 in the staff report.
- G. Disapprove the Amendment to Landscaping Standard 1 to allow less than 10 percent tree canopy coverage.

- H. Disapprove the Amendment to Parks and Plazas Standard 2.
- I. Approve the Amendment to Development Plan to increase the number of townhouses proposed, from 109 to 119 or 126, in accordance with Condition 6 in the staff report.
- J. **Approve** the Amendment to Landscaping and Pedestrian Amenity Zone for the purpose of substituting the eight-foot-wide landscaping/pedestrian strip between the standard sidewalk and the curb, with a serpentine sidewalk and bike path to increase the likelihood of tree preservation. **The Town supports the concept of the serpentine sidewalk as the preferred sidewalk along the Baltimore Avenue (US 1) frontage.**
- K. Approve the amendment to Parking and Loading Design for interior parking lot landscaping on Parcel C, subject to Condition 7 in the staff report.
- L. Approve the amendment to Architecture Standard 7 to allow ground-level residential units to be less than a minimum of three feet above grade, subject to Condition 8 in the staff report.
- M. Approve the amendment to Noise Mitigation to allow HVAC to not be required to be enclosed by a wall or fence **unless the HVAC is visible from a public street or sidewalk.**
- N. Approve the amendment to Signage to allow for the use of internally-lit channel letters on Building 3. **Except for this particular exception for Building 3, the Town supports the MUTC design standards for signage.**
- O. Approve the amendment to Building Openings Standards 1 and 2 for a reduction of the minimum 60 percent of the ground floor to be transparent for Building 4 along 46th Street and Woodberry Street frontages, subject to Condition 9 in the staff report.
- P. Approve the amendment to Building Openings Standard 11 for a reduction of the minimum 40 percent of the façade to be windows for Building 5 for the building frontage, except the corners of 46th and Van Buren Streets and 46th and Woodberry Streets street frontages, subject to Condition 9 in the staff report.
- Q. Disapprove the amendment to Parking and Loading Design Standard 11 for Building 5 to allow the parking garage to use a green screen to screen the parking.

COMMENT: The technical staff report for Secondary Amendments indicates that Items A-Q are subject to the conditions set forth on pages 37 and 38 of that document. All of the conditions on pages 37 and 38 originate in conditions in the technical staff report for the DSP and SP. Set forth below is a table that correlates the staff's Secondary Amendment conditions with the staff's DSP/SP conditions. Where the Town has taken a position contrary to staff's position regarding a particular DSP/SP condition as discussed earlier in this letter that condition is denoted by an *:

SA Staff Condition:

DSP/SP Staff Condition:

1	1.a.(7) *
2	1.a.(8) *
3	1.a.(9) *
4	1.a.(10) *
5	1.a.(11) *
6	1.a.(12) *
7	1.a.(13) *
8	1.a.(14)
9.a.	1.b.(1)
9.b.	1.b.(2)
9.c.	1.b.(3)
9.d.	1.a.(15) *

Therefore, the Town requests that the Planning Board accept the Town's positions regarding the staff's proposed DSP/SP conditions as the Town's positions regarding staff's corresponding proposed SA conditions on pages 37 and 38 of the staff report for Secondary Amendments and accept, modify or reject staff's proposed SA conditions accordingly.

We will do our best to coordinate with the applicant and the planning staff on any revised conditions that may be drafted in order to provide a concise and collaborative position for the Planning Board hearing on May 23, 2013.

Sincerely,

Vernon Archer
Mayor