

Riverdale Park
Mixed-Use Town Center
Local Design Review Committee

Minutes

1/2/2013

Call to order: 1/2/2013 19:45

Present: Alan Thompson, Jonathan Ebbeler, Alice Ewen, Mike Arnold, Jimmy Spiropolous, Jeffrey Yorke, Brian Boettger, Sara Imhulse, Chad Williams, Quynn Nguyen

- 1) Approval of Agenda (Motion: Jonathan Ebbeler/Alice Ewen second). Passes 6-0
- 2) Motion to approve Cafritz Preliminary plan with conditions (Motion: Mike Arnold / Jonathan Ebbeler second)
 - a) Presentation by Paul Mortensen
 - b) **Motion** (Jonathan Ebbeler/Alice Ewen second): Add Condition: the Baltimore Avenue ROW should remain as small as possible. Committee supports applicants plan for meandering sidewalk with an included public easement and significant landscape buffer between the street and sidewalk wherever possible. Passes 6-0
 - c) **Motion:** (Jonathan Ebbeler/Brian Boettger second) Add Statement: Committee supports pedestrian access along Baltimore Avenue across the WMATA property connecting Albion to Woodbury. Passes 6-0.
 - d) **Motion:** (Jonathan Ebbeler/Brian Boettger second) Add Condition: Maintain historic ROW through top stick of TH. passes 6-0.
 - e) **Motion:** (Jonathan Ebbeler / Alice Ewen second) Add Statement: Committee endorses 10'-15' corner radii. Passes 6-0.
 - f) **Motion:** (Jonathan Ebbeler / Alice Ewen second) Add Statement: Committee endorses the applicants proposal to adjust the southern entrance location to save as many additional

specimen trees as practicable. Passes 6-0.

g) **Motion:** (Jonathan Ebbeler / Alice Ewen second) Add Statement: Committee endorses a variety of townhouse lot widths. Passes 6-0.

h) **Motion:** (Jonathan Ebbeler / Jeffrey Yorke second) Add Statement: The applicant is encouraged to negotiate in good faith with all parties having available ROWs for the bridge and landing. Passes 6-0.

i) **Motion:** (Jonathan Ebbeler / Brian Boettger): Add Statement: We continue to support the plan as submitted for the location of the trail; if a trail along the historic ROW were to be considered, it should be in addition to the pedestrian connections in the design as submitted. Passes 6-0

j) **Motion:** (Jonathan Ebbeler / Alice Ewen second) Add Statement: Adopt findings of the staff archaeological referral as received. Passes 6-0

k) **Motion:** (Mike Arnold/Jeffrey Yorke second) Extend Md Ave and extend Van Buren to connect, only dedicating as public ROW. Passes 6-0

l) **Motion:** (Alice Ewen / Jeffrey Yorke second) Add Statement: Regarding public utility easements, the committee supports the urban design as submitted and leaves it to political process to make it happen. Passes 6-0.

3) Motion to Adjourn (Jonathan Ebbeler / Brian Boettger second) Passes 6-0.