

Riverdale Park  
Mixed-Use Town Center  
Local Design Review Committee

Minutes

2/6/2013

Call to order: 2/6/2013 19:40

Present: Alan Thompson, Jonathan Ebbeler, Alice Ewen, Mike Arnold,, Jeffrey Yorke, Sara Imhulse, Fred Sussman, Chad Williams, Applicants & supporters, members of public

- 1) Approval of Agenda (Motion: Jonathan Ebbeler/Mike Arnold second). Passes 4-0
- 2) 5731 Baltitmore Avenue – Dunkin Donuts
  - a) The applicant for 5731 Baltimore Avenue made a presentation about their proposed development of a Dunkin Donuts.
  - b) Chad Williams, MNCPPC Liaison, discussed the application and noted that Dunkin Donuts was a fast-food restaurant and thus required a special exception
  - c) Chad Williams noted that the application was not complete and provided a list of missing items, and suggestions to the applicant of how to proceed
  - d) Because of an incomplete application, no motion was made
- 3) 4519 Madison Avenue – Pepco substation
  - a) The applicant for 4519 made a presentation for their proposed development, an enhanced and expanded utility substation (for electrical transformers)
  - b) Chad Williams presented a staff support, recommending approval
  - c) Motion to defer 30 days (Jonathan Ebbeler / Alice Ewen second) Withdrawn before vote.
  - d) Motion to Approve with Conditions (Jonathan Ebbeler / Jeffrey Yorke second)
    - i) Conditions
      - (1) Articulation of the façade shall continue to the visible parts of the addition.

- (2) The applicant must add landscaping and/or ornamental fencing to screen the view onto the property from the adjacent (future) hiker-biker trail
- (3) The applicant should consider addition of a mural to the visible walls.
- (4) The Committee believes that waiver of other mandatory guidelines including but not limited to building placement, lot coverage, setback, and streetscape is in the best interest of the zone assuming proper attention is paid to the other conditions.

ii) Passes 4-0

4) Minutes for 1/2/2013

a) Motion to approve (Jonathan Ebbeler / Mike Arnold second) Passes 4-0

5) Motion to Adjourn (Jonathan Ebbeler / Alice Ewen second) Passes 4-0.

Adjourned at 21:22