

Riverdale Park  
Mixed-Use Town Center  
Local Design Review Committee  
Minutes  
5/1/2013

Call to order: 5/1/2013 19:49

Committee Members Present: Alan Thompson, Jonathan Ebbeler, Brian Boettger, Mike Arnold,, Jeffrey Yorke, Alice Ewen,

Others: Chad Williams, Applicants & supporters, members of public

- 1) Approval of Agenda (Motion: Jonathan Ebbeler/Jeffrey Yorke second) with addition of “4701 Queensbury” between items 3 and 4 with renumbering. Passes 5-0
- 2) Yoga Studio DSP – Motion to Approve (Motion: Alice Ewen/ Jeffrey Yorke second). Passes 4-0-1 (Mike Arnold abstaining)
- 3) 4701 Queensbury – Motion to defer up to 30 days (Motion: Jonathan Ebbeler/Alice Ewen second). Passes 5-0
- 4) Cafritz project preliminary plan of subdivision – Motion to Approve with Conditions, Conditions to be added during discussion
  - a) Motion to amend to add condition (Motion: Alice Ewen/Jonathan Ebbeler second): “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. Expansion of the ROW would remove specimen trees and cause higher speeds along Baltimore Avenue.” Passes 5-0.
  - b) Motion to amend to add condition (Motion: Alice Ewen/Jonathan Ebbeler second): “The committee support the applicants proposal to have the marked east-west bike lanes on Woodberry Street. We believe that bikes will be able to use van Buren but want to encourage bicycle traffic to go on Woodberry as a way of maintaining the width of van Buren and minimizing traffic issues at the van Buren entrance from Baltimore Avenue.” Passes 5-0.
  - c) Motion to amend to add condition (Motion: Mike Arnold/Brian Boettger second): “The village green and adjacent streets bordering the park on the north and south, which are currently shown as part of a single parcel (Parcel G), should be separated into distinct parcels.” Passes 5-0.
  - d) Motion to amend to add condition (Motion: Alice Ewen/Jonathan Ebbeler second): “Because multiple points of access to and from the new development are encouraged as a way to prevent concentration of traffic at one location, we support the applicants proposed ingress/egress

options at Woodberry Street, but only without a deceleration lane on Baltimore Avenue.”  
Passes 5-0.

- e) Motion to amend to add condition (Motion: Jonathan Ebbeler/Brian Boettger second):” The committee supports the one-way couplet streets of Rhode Island Avenue and 47th Street as proposed by the applicant.” Passes 5-0.
- f) Motion to amend to add condition (Motion: Jonathan Ebbeler/Jeffrey Yorke second): “The 300' radius of the bridge is unwarranted and promotes higher speeds in a pedestrian-oriented development and zoning. We strongly support a tighter radius that promotes an environment friendly to pedestrians, bicycles, and automobiles.” Passes 5-0.
- g) Motion to amend to add condition (Motion: Jonathan Ebbeler/Brian Boettger second): “The committee supports the long-standing tradition of the Town for public-owned rights-of-way, so long as it does not impact the urban design of the development.” Passes 5-0.
- h) Motion to amend to add condition (Motion: Alice Ewen/Jonathan Ebbeler second): “In conveying this motion to the Town Council, the Chair may make minor editorial changes to the wording of the motion so long as the intent is preserved.” Passes 5-0.
- i) Main motion, as amended, passes 5-0

5) Schedule meeting at 7:30 pm on 5/8/2013

6) Motion to Adjourn (Motion: Jonathan Ebbeler/Mike Arnold second). Passes 5-0.

Adjourned at 22:31

Adjourned at 20:00