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September 30, 2011

## **VIA FEDERAL EXPRESS**

The Honorable Vernon Archer  
Mayor  
Town of Riverdale Park  
5008 Queensbury Road  
Riverdale Park, Maryland 20737

**Re: Cafritz Property**

Dear Mayor and Council:

On behalf of Calvin and Jane Cafritz and the Development Design Team, please let me thank you for all of the time and energy you and your staff have expended considering our plans and designs for this important property. We feel you appreciate the importance of the "Core" elements of this plan and the opportunity to create a Gateway Park entrance to the northern edge of your Town. Substantial progress has been made in coming to understand your priorities and the interests of your residents, and we are confident that you appreciate the reasoning supporting our development concept.

One particular priority we have gained a fuller understanding and appreciation of is the interest in the potential of what has been described as the northern "front door" to Riverdale Park. We share in the desire to create a special gateway from US Rte. 1 which fits within the context of that segment of the roadway. To that end, we propose to include within the green buffer certain stormwater management techniques, such as bioretention, as well as artworks created by an internationally recognized artist(s) to be set in a sculpture garden

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which will significantly enhance the pedestrian experience, mitigate the parking and establish a Gateway Park statement at this important entranceway.

Let me also express our appreciation for your efforts in sharing your responses in writing and allowing us the opportunity to comment on your specific interest and concerns. As I expressed in our worksession Monday evening, we agree with the vast majority of your requests. Enclosed please find confirmation of our understanding, as well as proposed revisions as presented.

Your consideration of this matter is greatly appreciated as we move forward in our effort to realize the mixed-use transit supported development of this strategic parcel of land. We are excited about the opportunity to bring Whole Foods Market as well as other community amenities necessary to support and catalyze economic development in the area and to anchor the northern gateway to the Town of Riverdale Park.

Sincerely,



Richard K. Reed

RKR:led

Enclosure

C: The Honorable Jonathan Ebbeler  
The Honorable Alan Thompson  
The Honorable David Lingua  
The Honorable Chris Henry  
The Honorable Raymond Rivas  
The Honorable Alejandro Silva  
Ms. Sara Imhulse

CAFRITZ PROPERTY  
RIVERDALE PARK  
PROPOSED CONDITIONS

9/30/2011

1. The zoning change should insure that MUTC design standards are met as amended, including the "Gateway Park" along the US Route 1 frontage, featuring sculptures created by internationally recognized artist(s) to be selected by a panel of jurists to be designated by the Developer, as well as stormwater management facilities, such as bioretention, with buildings and parking set back behind the buffer.
2. Additional vehicular access and associated impacts should be thoroughly studied and planned, including Maryland Avenue, the historic Town Center, and direct access across the CSX tracks to River Road, possibly through Rivertech Court. Direct access to Tuckerman or Somerset should not be considered.
3. A water management scheme should be submitted that includes zero impact on the flow draining into the Northeast Branch. Additionally, stormwater management for the entire finished site should be installed at the beginning of the project. Stormwater management quantity facilities should not be installed in phases; water quality devices shall be installed concurrently with construction in each phase.
4. A maximum amount of residential density should be established which could be built prior to the funding of the CSX crossing with future development phased in thereafter.
5. The construction of the portion of the Rhode Island Avenue hiker/biker trail located on the property shall commence upon the later to occur of the completion of the portion of the trail directly south of the proposed development or the completion of Phase I of the development.
6. The Developer will provide LEED checklists and a strategic plan to describe the sustainable measures the project seeks to

incorporate, as well as to describe the Sustainable Guidelines that will be provided to Builders.

7. The project should include space for the Riverdale Park Farmers Market or any similar community oriented weekly event for a minimum of ten (10) years.
8. The developer should reimburse the Town for professional planning services directly related to the zoning of the project in accordance with invoices submitted not to exceed \$25,000.00.
9. Streets and rights-of-way should become open to the public after construction is complete in accordance with urban street standards to be maintained by the developer.
10. Additional green space should be planned for and included in the project.
11. Additional space for Town offices, such as a police substation consisting of up to 1,500 square feet to be designated by the developer, should be considered within the development.
12. The developer should explore the possibility of a waiver of the County Public Safety Fee and consider a contribution to the Riverdale Park Volunteer Fire Department to assist in the purchase of an ambulance or like piece of emergency equipment.