

August 2012, DRAFT

Minutes of Riverdale Park Town Center Design Review Committee August 16, 2012

Committee members present:

Alan Thompson, chair
Alice Ewen, member
Brian Boettger, member
Jonathan Ebbeler, member
Michael Arnold, member
Jeffery Yorke, member

Also present:

Sara Chadwick, M-NCPPC staff liaison to committee
Sara Imhulse, Riverdale Park Town Manager
College Park Councilmember
University Park Councilmember
Mayor Tabori, University Park
Tim Davis, Applicant's representative
Transportation Consultant

The meeting convened at 7:08 p.m.

Agenda Item 1: Nomination of Chair

Committee nominated Alan Thompson to continue to serve as chair. Alice Ewen made motion to approve, second by Jonathan, all in favor voted aye.

Agenda Item 2: Cafritz Preliminary Plan

Applicant Presentation:

- Revised development plan per 11-2012
- The preliminary plan is consistent with Option "B"/Concept Plan 2
- Transportation is under review with M-NCPPC. Asked to provide phased analysis.
- Transportation not standard traffic impact, TDMP signal analyses, neighborhood analysis standards outstanding.
- Town to request SHA accident data info since data will not be release to private consultants.
- Preliminary plan only shows lots, property lines, street and ROW's

Discussion from Committee:

- Linear Gateway Park along US 1 is contained within "super" lot/block. Applicant to consider dividing into separate lots.

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- Divide Lot 3 into 2 or 3 lots. Can parking lot be shown as own lot/parcel?
- Parks/plaza/bio-retention areas are shown within public ROW. Private maintenance agreement will be required.
- Location of trolley trail at south of property in front on townhouses was in response to feedback previously that there needed to be “eyes on the trail” rather than remaining on the existing Trolley Trail ROW/easement.
- Trip cap issue with more infill and development quantities.
- Easier to create more lots than to take away.
- Is CSX crossing adequate for 27’ rail structure? Need to show sections and how crossing will land on University of Maryland, College Park portion. How will ramp construction be handled when landing occurs outside of property?
- Tree Conservation Plan shows one specimen tree to remain. Applicant stated they are attempting to preserve a larger stand of small trees that will be successful.

Action:

No action made. Meeting was for informational purposes only regarding preliminary plan and status of project. M-NCPPC Certification is necessary prior to the Committee reviewing the preliminary plan and voting.

Motion to Adjourn

There being no more business, a motion to adjourn was made by Jonathan and second by Alice E. The motion carried unanimously.

Next Meeting

The next meeting will be scheduled once the Cafritz development plan has been certified by M-NCPPC and the Committee has adequate time to review the preliminary plan application.