

# October 2011, DRAFT

## **Minutes of Riverdale Park Town Center Design Review Committee Wednesday October 5, 2011**

Committee members present:

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

Also present:

Sara Chadwick, M-NCPPC staff liaison to committee  
Sara Imhulse, Riverdale Park Town Manager  
Chip Reed and consultant team

The meeting convened at 7:35 p.m.

### **Agenda Item 1: Approval of Agenda**

All approved.

### **Agenda Item 2: Dumms Corner Market**

Dumms's Corner Markets has requested approval for a food and beverage store use to include the sale of liquor per the use table. However, the applicant has clarified that Dumm's Corner Market does not have a license to sell liquor specifically, but only has a Maryland license to sell beer and wine at the subject property.

#### **Action:**

*A motion was made by Jonathan Ebbler, second by Alice Ewen, to **approve** the application.*

*The motion carried unanimously with committee member all voting aye.*

### **Agenda Item 3: Cafritz Property**

Chip Reed, Presenter

- CSX crossing – committed to hiker/biker/vehicular crossing.
  - Preliminary engineering contract with AE Com
- Main access to site off Route 1 is Van Buren and serves as main east-west access.
- Sculpture Park - Provides a buffer for University Park residential on west side of Route 1.

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- Village Square for all towns to utilize and be available for active programming.
- Hiker/Biker trail, or Trolley Trail, provides alternative to access or go through site.
- Seven (7) ways to access site without car.

## **Summary of M-U-TC Committee Comments/Concerns**

- 1. Entrance parking needs improvement.**
- 2. Parking lot in middle along Van Buren in between Whole Foods and Hotel provides for “interrupted” pedestrian experience.**
- 3. Townhouse and Multifamily interface should be addressed. Provide sections, etc.**
- 4. 3:1 ratio height and width for some cross-sections.**
- 5. Structure parking for multi-family across from gym...**
- 6. Bridge location.**
- 7. Needs stronger connection to original Town Center.**
- 8. Unit break-down and parking tabulations requested.**

## **Motion to Adjourn**

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

## **Next Meeting**

The next regularly scheduled committee meeting will be held November 2, 2011, 7:30 p.m. at the Riverdale Park Town Hall if applications are received **one week prior** (by) that allows the Committee adequate time to review.