



Riverdale Park's M-U-TC Zone: A User's Guide

Alan K. Thompson, Chair

M-U-TC Local Design Review Committee

Overview

- * **Why do we have a M-U-TC zone?**
- * **What sorts of projects are covered, and how?**
- * **How does it work? What is the process?**
- * **Resources**

Why M-U-TC?

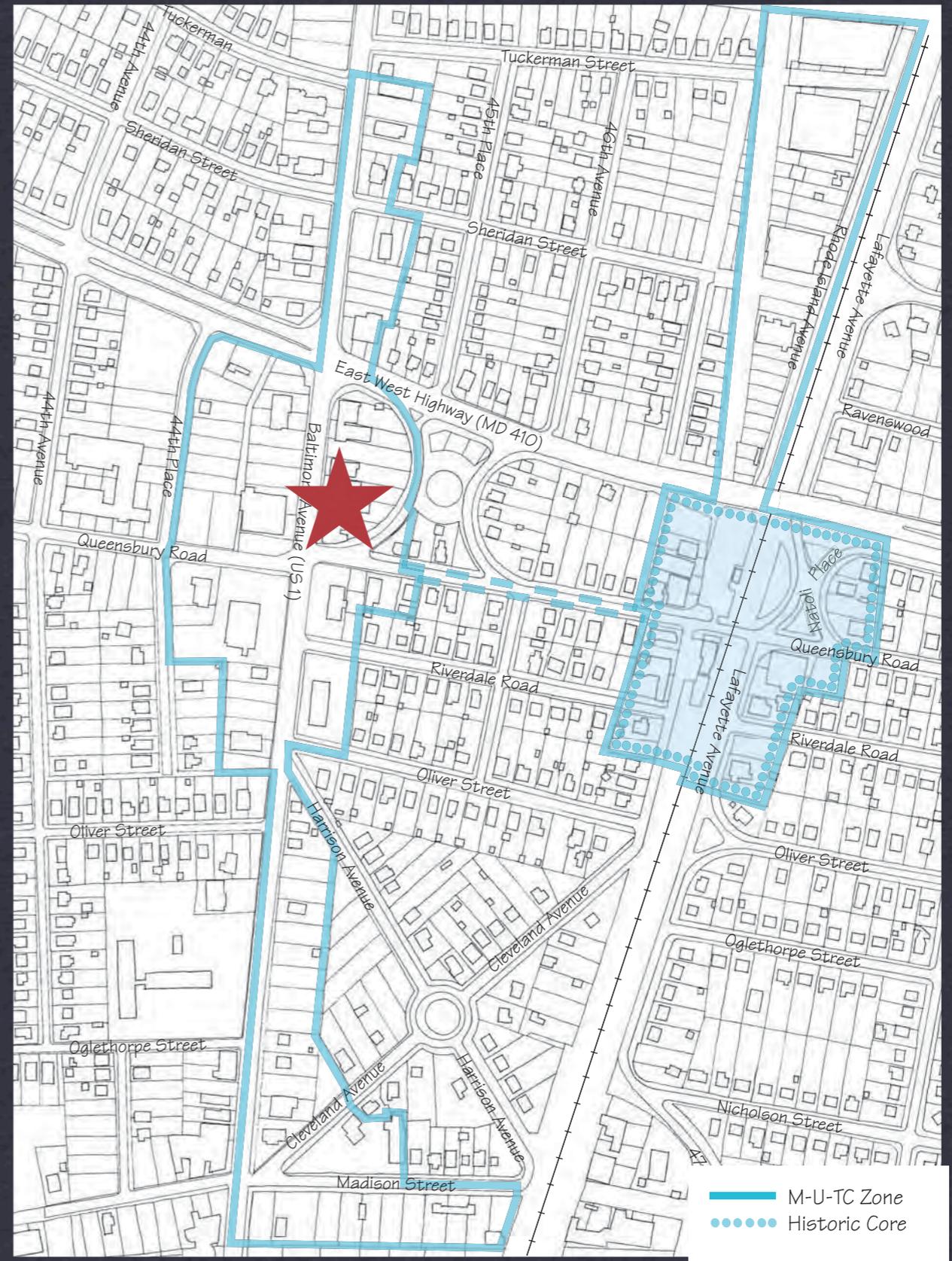
- * **Promote reinvestment and redevelopment in Riverdale Park's older, more established mixed-use areas**
- * **Preserve and enhance existing buildings and infrastructure**
- * **Redevelop the zone using the same "architectural toolbox" as original development**
- * **Ensure high-quality development**

Why M-U-TC? (cont)

To create a human-scale town center through attractive development that creates a sense of place and supports commercial and residential vitality.

Map of the Zone

- * Zone includes everything inside the blue outlines
- * Shaded area is “historic core” where the MARC station is located



Process to create the M-U-TC Zone

- * **M-U-TZ zoning category created in 1994**
- * **Riverdale Town Council requested county apply M-U-TZ zone to area in 2000**
- * **District Council directed M-NCPPC to create zoning map amendment on April 16, 2002**
- * **Plan developed over a one-year period with representatives from Town government, residents, and businesses.**

Process to create the M-U-TC Zone (cont)

- * (Lots of public hearings, meetings)**
- * Preliminary development plan and Zoning Map Amendment released August, 2003**
- * (More public hearings, meetings)**
- * Ratified into law by District/County Council on January 20, 2004 (CR-5-2004)**
- * The “Black Book” contains all relevant information about the zone.**

What sorts of projects are covered, and how?

- * **All new development and improvements inside the zoned area**
- * **Development plans are compared to design standards before permits are issued**
 - * **Some standards are mandatory**
 - * **Some standards are just suggested**
- * **Exemptions to full review**

All new development and....

- * **Buildings**
- * **Additions**
- * **Exterior renovations**
- * **New entrance and window treatments**
- * **Signs**
- * **Fencing**
- * **Landscaping**
- * **Streetscapes**

Standards

- * **Approximately 30 pages of the Black Book are Design Standards**
- * **These standards cover a wide range**
 - * **Building lot coverage to hose bibs to placement of street furniture to fencing materials to soundproofing**
- * **Some are optional (suggestions/permissions)**
- * **133 (one hundred thirty-three) are mandatory**

“Flexible” and “Mandatory”

- * The Black Book has two apparently contradictory statements:**
 - * “The M-U-TC Zone is intended to be flexible and allow the applicant alternatives to strict application of all of the design standards when....[meeting the goals of the zone]”**
 - * “[language signaling mandatory standards]...are always mandatory standards and not discretionary.”**

“Flexible” and “Mandatory” (cont)

- * I’ll discuss more under “How does it work?,” but not complying with mandatory standards, or at least being close to them, usually results in a review by the Town Council and a Planning Board hearing**
- * M-U-TC committee usually specifically calls out ALL missed mandatory standards if they support the overall project even with the non-conforming elements**

Exemptions to full review

- * “New development and improvements” doesn’t include routine maintenance and/or repair
- * In general, internal (not visible outside the building) changes do not trigger M-U-TC review. (Changes of *use* sometimes do)

Process (How does it work?)

- (1) Come up with an idea**
- (2) Make sure it is consistent with Black Book**
- (3) Generate plans**
- (4) Submit plans to M-U-TC Committee for approval
(through Town Administrator Sara Imhulse)**
- (5) Get approved**
- (6) Complete County permit process with approved plans**
- (7) Build!**

(2) Make sure consistent with Black Book

- * If you're using an architect, give them the Black Book *right away***
- * Bring "sketch" before M-U-TC Committee and/or M-NCPPC Community Planning staff for informal feedback**
- * Use checklist (in Resources at end)**
- * Review, review, review**

(3) Generate plans

- * Create the same set of plans that you would to bring to County permits**
- * Including (but not necessarily limited to):**
 - * Site plan**
 - * Elevations for all façades**
 - * Sign details**
 - * Parking plan**
 - * Details including lighting, screening, fencing, and other amenities**

(4) Submit plans

- * Submit plans to Sara Imhulse
(simhulse@riverdaleparkmd.gov,
301-927-6381)**
- * M-U-TC Committee meets first Wednesday of
every month**
 - * Submit plans and application by COB
Friday prior to meeting**
- * Single-page application on page 91 of Black
Book must accompany plans**

(5) Get approved

- * Committee allowed to defer decision by 30 days (to next regular meeting)**
- * Committee allowed to recommend “Approve,” “Approve with conditions,” or “Disapprove”**
- * If “Approved” or “Approved with conditions” (and you accept the conditions) goes to permits**
- * Otherwise must be appealed through Special Permit Process to Planning Board**
- * Planning Board must make three separate findings to grant departure from mandatory standards**

(6) Complete County permit process with approved plans

- * Getting M-U-TC approval doesn't exempt you from getting building permits**
- * Permits has not sent approved plans back except once (Committee had special meeting with ~30-hour turnaround from request to re-approval)**

(7) Build!

This is *everyone's* goal - economic development that creates an attractive and vibrant commercial and residential area

Resources

- * **Black Book**
 - * Printed copies at Riverdale Park Town Hall (5008 Queensbury)
 - * On-line at <http://www.pgplanning.org/page13893.aspx> (in 9 pieces, one of them is huge)
 - * Single-download, not so huge, (but missing a map) at <http://goo.gl/AQQ4tD>
- * Checklist on-line at <http://goo.gl/UWN1uF>
- * Sara Imhulse: simhulse@riverdaleparkmd.gov, 301-927-6381
- * Jonathan Ebbeler: jebbeler@riverdaleparmd.gov, 404-626-2082
- * Alan Thompson: akthompson@riverdaleparkmd.gov (best), 301-927-7407
- * Zunilda Rodriguez: zunilda.rodriguez@ppd.mncppc.org, 301-780-2233

Thank you!

- ✦ Questions?
- ✦ Thanks to Adam Tinworth for photo on first slide & La Citta Vita for this one!

