

Council of the Town of Riverdale Park Resolution 2010-R-08

Introduced By: Alan K. Thompson

Seconded By:

Date Introduced: February 22, 2010

WHEREAS, the Town Council of Riverdale Park has recently endorsed a new membership composed of new and returning members for the Riverdale Park Mixed-Use Town Center Design Review Committee (the "M-U-TC Committee"), and

WHEREAS, the M-U-TC Committee has carefully reviewed multiple iterations of the proposed changes to the portion of Eakin-Youngentob Associates' ("EYA's") Arts District Hyattsville development that falls within the M-U-TC zone, and

WHEREAS, the M-U-TC Committee has worked with EYA to produce designs that will yield the highest-quality real estate development consistent with current economic realities, and

WHEREAS, the Town Council of Riverdale Park is supportive of high-quality real estate development within the Town,

THEREFORE be it resolved, that: The Town Council of Riverdale Park hereby endorses and affirms the recommendations and comments of the M-U-TC Committee, as represented in the attached recommendation excerpted from the draft minutes of the M-U-TC Committee for the February 18, 2010, meeting.

Recommendation Excerpted from the Draft Minutes of the Riverdale Park M-U-TC Design Review Committee's for the February 18, 2010, Meeting

The committee voted to approve the plans provided by EYA labeled A30.1, Feb 8, 2010, with the following conditions and comments:

- Applicant should accentuate vertical articulation, and eliminate long horizontal articulation on the façades.
- Applicant should add transoms over a number of entryways.
- Applicant should incorporate corrugated metal into more bays.
- Applicant should incorporate more intricate cornices especially for simplified façades.
- We support the applicant's proposed mix of brick and other materials on a "per-stick" basis, especially the brick on end-units, but are more concerned with whether the design works overall than in quotas of the two materials
- We suggest that the planning board and applicant consider consolidation of principle façade material on a per-unit basis (example: all masonry or all hardi-panel, with materials used in bay windows and at loft level possibly contrasting as shown in the current design, but excluding mixes of brick and hardi-panel on a given principle façade (with exceptions for the previously mentioned bays and loft level)).
- We encourage the applicant to use divided light windows on a fraction of units should the color-matched vinyl munten windows be available.

- We support the applicant's proposed mix of unit sizes.

Introduced: February 22, 2010

Adopted: February 22, 2010

Approved: February 22, 2010