

Town of Riverdale Park, Maryland
Resolution 2007-R- 01

Whereas, the Riverdale Park Town Council has reviewed the Dumm's Corner development proposal including the properties known as 4705 Queensbury Road, 4700 Riverdale Road and 6103 Lafayette Avenue; and

Whereas, the proposed development will provide 120 dwelling units, 16,900 sf of retail; and

Whereas development is proposed in two phases with one 4-story building occurring in Phase 1 and a 5-story building in phase 2. Phase 1 comprises the site of the boarding house and the parking lot. In this way Dumm's Corner remains open during the construction of Phase 1 and proposes 6200 sf of commercial space and Phase 2 proposes 10,700 sf of commercial for a total of 16,900 sf of ground floor commercial space; and

Whereas the developing entity has agreed to provide a minimum of 2000 sf of amenity space available to all residents of the proposed development taken from either the commercial total sf or the residential space.

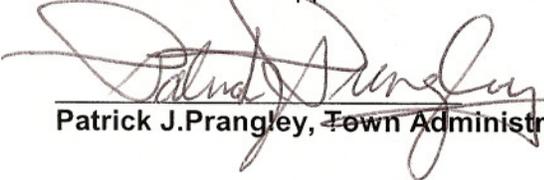
Whereas the proposed development lies within the Town of Riverdale Park Mixed-Use-Town Center Zone and has been reviewed and approved by the Local Design Review Committee subject to meeting the mandatory standards and/or obtaining the necessary departures from the mandatory standards; and

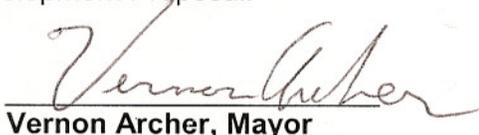
Whereas the Mayor and Council have concluded that the proposed development Conforms to the goal of the Riverdale Park M-U-TC Plan to create a human-scale town center through attractive development that creates a sense of place and supports commercial and residential vitality; and

Whereas the Mayor and Council have concluded that the minimum setback standard from the CSX Rail Road is unduly restrictive and should be waived, and

Whereas the Mayor and Council have concluded that the 3-story height limitation in the historic core should be waived to accommodate this specific project provided the intent of the details of all other M-U-TC standards are reflected in the development to ensure quality, and the project is in accordance with the site plan, elevation sketches and architectural and landscaping materials specified and presented to the Mayor and Council, at its January 29, 2007 work session or as further refined and improved through discussions with the Mayor and Council and value engineering has not diminished its quality;

Now therefore be it resolved that the Mayor and Council of the Town of Riverdale Park do declare their support for the Dumm's Corner Development Proposal.


Patrick J. Prangley, Town Administrator


Vernon Archer, Mayor