

Summary of Actions

Riverdale Park Mixed-Use Town Center Design Review Committee

November 1, 2017

APPROVED DECEMBER 6, 2017

The Riverdale Park Mixed-Use Town Center (RP M-U-TC) Design Review Committee held its regularly scheduled hearing on November 1, 2017 in the Riverdale Park Town Hall, Town Council Chambers, 5008 Queensbury Road, Riverdale Park, MD 20737. Chair Thompson called the meeting to order at 7:45 p.m.

Committee Members Present: Chair Alan K. Thompson, Melissa Anderson, Michael Arnold, Marsha Dixon, Jeffrey Yorke

Committee Members Absent: Salvadore Lopez

Staff Present: **M-NCPPC**
Daniel Sams, Riverdale Park M-U-TC Staff Liaison

Town of Riverdale Park
Kevin Simpson, Development Services Director
Jonathan Green, Inspector

Chair Thompson asked for a motion to approve the agenda. Mr. Arnold moved to approve the agenda as submitted. Ms. Anderson seconded the motion. The motion passed unanimously in a vote of 3-0.

Committee Member Marsha Dixon arrived at 7:46 p.m.

Chair Thompson asked for a motion to approve the meeting summary of October 4, 2017. Mr. Arnold moved to approve the meeting summary with the addition of Melissa Anderson and Salvadore Lopez, and the removal of Jennifer Hare, to "Committee Members Absent." Marsha Dixon seconded the motion. The motion passed unanimously in a vote of 3-0 with Ms. Anderson abstaining.

D. OLD BUSINESS

1. **Gold's Gym, 4595 Woodberry Street** – Frank Cavanagh – Revision to previous application of temporary signs and previously approved permanent signs.

Applicant: Mr. Cavanagh, representing ARK signs, noted that instead of the previously-proposed banners, the revised temporary signs were composed of an aluminum composite

material and would be installed in the locations of the permanent signs and use the same mounting holes.

Staff: Mr. Sams stated the findings of M-NCPPC's staff memorandum that the proposal was found to be in conformance with the Riverdale Park Town Center Development Plan, M-U-TC Zone (Cafritz Property at Riverdale Park) provided the signs were not internally lighted. Mr. Sams further noted there was no approval process for temporary signs and if approved by the committee, the "temporary" signs would be considered permanent.

Committee Members: Mr. Arnold confirmed the temporary signs were signs not banners. Ms. Dixon asked that the website name on the temporary signs on the trailer be changed to reflect that the town's name is Riverdale Park, not Riverdale, and asked how long would the temporary signs be installed.

Mr. Cavanagh stated that the signs would be up as long as they needed to be, perhaps two months and asked if there were no objections to the temporary building signs as proposed.

Ms. Anderson asked when they would like to install the permanent signs.

Michael Murphy, Gold's Gym District Manager, stated they would like to install them as soon as possible, noting there was a lengthy fabrication time for the permanent signs.

Ms. Dixon asked if the temporary building signs would be illuminated.

Mr. Cavanaugh stated they would not be illuminated, and confirmed the temporary signs would be mounted in the same holes that would be used for the permanent signs.

Mr. Sams gave a detailed report on the sign changes from the staff memorandum, noting what had been approved previously and what was now proposed.

Mr. Murphy explained the applicant's proposals for the blade sign: Option 1 would be internally lighted; Option 2 is preferred by the applicant.

Mr. Arnold stated that either option was approvable.

Ms. Dixon asked Mr. Murphy why the applicant preferred Option 2, noting that she preferred Option 1, and preferred the white color over the gold/yellow.

Mr. Murphy stated the blade sign could be fabricated in white. A general discussion of LED lighting and its durability and color ensued.

Mr. Arnold stated that he preferred the blade sign with the Gold's Gym logo [Option 1] and that he appreciated the changes made by the applicant. He stated that that his inclination was that the committee should approve the vertical sign [Option 2].

Ms. Dixon stated to the applicant that it "sounded like you have your sign." Ms. Dixon moved to approve the application as submitted, selecting Option 2 for the blade sign. Mr. Yorke seconded the motion. The motion was discussed. Ms. Anderson stated she believed the proposed monument signs were fine. Ms. Dixon asked why the applicant did not propose yellow for the monument signs, rather than black. Mr. Murphy stated that the monument sign itself is white. Mr. Cavanaugh noted that all the signs will be gold/yellow.

Mr. Yorke asked how many square feet the building had. Mr. Murphy stated that it was 38,000 square feet, and it was the only “company-owned Gold’s Gym in P.G. County.” The motion passed unanimously in a vote of 4-0.

E. ADMINISTRATIVE BUSINESS

Mr. Sams asked for the stamped approval of the Town Center Market application, which was approved at the September 2017 meeting. Chair Thompson stated that he would look for it.

Committee Member Mr. Yorke left the meeting at 8:26 p.m.

F. ADJOURNMENT

With there being no further business, Ms. Dixon moved to adjourn the meeting at 8:29 p.m. Ms. Anderson seconded the motion. The motion passed unanimously in a vote of 3-0.

Submitted by Daniel Sams, M-NCPPC Staff Liaison