



Summary of Actions
Riverdale Park Mixed-Use Town Center Design Review Committee
June 6, 2108

APPROVED JUNE 27, 2018

The Riverdale Park Mixed-Use Town Center (RP M-U-TC) Design Review Committee held its regularly scheduled hearing on June 6, 2018 in the Riverdale Park Town Hall, Town Council Chambers, 5008 Queensbury Road, Riverdale Park, MD 20737.

A. CALL TO ORDER

Chair Thompson called the meeting to order at 7:41 p.m.

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

Marsha Dixon, Jeffrey Yorke (*via telephone*)

Committee Members Absent: None

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

Town of Riverdale Park
Jonathan Greene, Inspector

The chair introduced Jillian D. Lewis, an observer who has been nominated by the Town of Riverdale Park to serve on the Design Review Committee for a two-year term. (Appointments and re-appointments pending Planning Board approval.)

B. APPROVAL OF AGENDA

Chair Thompson asked for a motion to approve the agenda.

Motion: Ms. Dixon moved to approve the agenda.

Discussion: Mr. Arnold asked that items C and D be switched in their order.

Second: Mr. Yorke seconded the motion as modified by Mr. Arnold.

The motion passed in a vote of 4-0-1 (Chair Thompson abstaining).

C. New BUSINESS

1. Riviera Tapas Bar, 6108 Rhode Island Avenue – Hugo Bonilla – Install blade signs on brackets.

Applicant: Mr. Bonilla and Ms. Patricia Martinez presented the application.

Staff: Mr. Sams presented the staff report that determined the project conformed to the development standards. He noted that although the development plan advised limiting blade signs to dimensions of three by three feet, it was not mandatory. Additionally, staff advised that the proposed brackets, if recommended for approval, should be installed in the mortar joints and not the brick.

Committee: Mr. Arnold welcomed the applicants to the neighborhood, noting that he was glad they were there, and that the building needs more love. The committee discussed the three abandoned, internally lighted sign boxes from previous tenants, and asked if they would be removed as part of the new sign installation. The applicant was unsure but stated that removal was a possibility.

Motion: Mr. Arnold moved to recommend approval of the application with the condition that the three old sign boxes be removed and that the brackets for the new signs be installed in the mortar and not the brick if possible.

Motion second: Ms. Anderson seconded the motion.

Discussion: Ms. Anderson asked if the internally-lighted signs were grandfathered. Mr. Sams replied that they were not; if a new translucent plastic sign were proposed to be installed over the boxes it would be a new sign and would not conform to the standards in the development plan. Mr. Yorke asked if the proposed signs were enough to tell people where [the business is] and what the business is. Mr. Arnold stated that was the purpose of the blade signs on different elevations of the building.

The motion passed in a vote of 4-0-1 (Chair Thompson abstaining).

D. APPROVAL OF MINUTES

Chair Thompson asked for a motion to approve the meeting summary of March 3, 2018. Mr. Arnold asked that a portion of the meeting summary draft be amended as follows:

Mr. Arnold ~~remarked~~ stated unequivocally ~~that he was nonplussed by the proposal and that the additional stories would look better if clad in brick. He stated he believes the pre-cast concrete panels would cheapen the look of the building. the substitution of painted concrete panels for brick (as originally provided in the top story of the parking garage before it was~~

taken out and now returned a year or more later) cheapened the appearance of the structure and in fact is cheaper than providing what was originally approved by MUTC. He also stated the Town and its residents have to live with this long after the developer is gone, and that this is a cost control measure after-the-fact at the expense of the long-term quality of the development.

Motion: Ms. Dixon moved to approve the meeting summary as amended.

Motion second: Mr. Arnold seconded the motion.

The motion passed in a vote of 4-0-1 (Chair Thompson abstaining).

E. ADMINISTRATIVE ITEMS

- 1. Committee Nominations.** Mr. Sams stated that he had received the town resolution and was waiting on 1) clarification that Ms. Dixon's term would be extended from the new Planning Board approval and not from October 2018 when her original term expired; 2) that all nominations were for two-year terms; and 3) completion of the Mount Rainer MUTC nominations so staff could obtain Planning Board approval at the same meeting. The Chair asked if staff could send him a reminder email for items 1 and 2. Mr. Sams agreed.

F. ADJOURNMENT

There was no further business.

Motion: Ms. Anderson moved to adjourn the meeting.

Motion second: Mr. Yorke seconded the motion.

The motion passed in a vote of 4-0-1 (Chair Thompson abstaining) and the meeting was adjourned at 8:12 p.m.

Submitted by Daniel Sams, M-NCPPC Staff Liaison