

Riverdale Park Sustainability Committee

RIVERDALE PARK STATION

The Town of Riverdale Park continues to increase its efforts towards sustainable community goals and efforts, especially when 37 acres of wooded area comes into play as a new development. Riverdale Park Council and staff spent countless nights over a two-year period to ensure that Riverdale Park Station meets the strict sustainability standards set forth in the Mixed-Use Town Center (M-U-TC) Zone. This zoning was key and critical to making this development the most sustainable development it could be. The zoning change from Residential (R-55) to M-U-TC Zone requires a walkable and aesthetically pleasing design with high quality materials. Riverdale Park Town Council put several conditions on the property's zoning that included stormwater management, tree conservation, green space and walkability. These conditions were all made possible by the rezoning from R-55 to M-U-TC. Riverdale Park Station will be the first LEED ND project in the Prince George's County. A larger component of this sustainable project is the comprehensive stormwater management plan. A combination of methods used will include roof top disconnects, bioretention, as well as other ESD devices such as rainwater Cisterns and/or rain barrels, pervious paving, microbioretention and landscape infiltration. Riverdale Park Station has already broken ground and is expected to open portions of the site in 2015.

ZONING

Zoning for this project was a huge point of contention for the surrounding communities and municipalities. CM Ebbeler encouraged the developer to seek the M-C-TC zoning for the project. The developer was originally looking to attempt the M-U-I zoning. This zoning doesn't have nearly the level of design review and is focused around cars. The Zoning was hugely fought about ultimately going to the County Council Planning Board for a decision. After numerous hours of testimony from the community, elected officials and area experts, a discrepancy was uncovered. In the 2004 Master Plan, the M-U-TC Zone maps were inconsistent – one map included the development site for Riverdale Park Station and the other did not. The County Council Planning Board ruled in favor of the rezoning of the then Cafritz Development to be zoned as M-U-TC.

For your reference here are the definitions of each zoning from Prince George's County Zoning Code.

http://www.pgplanning.org/Projects/Ongoing_Plans_and_Projects/Community_Plans_and_Studies/Mixed-Use/Project_Overview/Existing_Zoning_Tools.htm

Mixed-Use Town Center (M-U-TC) Zone

"The Mixed-Use Town Center (M-U-TC) Zone was established for the redevelopment or creation of town centers. It is intended to ensure a mix of commercial and residential uses, and to establish a safe and vibrant 24-hour environment where the preservation and adaptive reuse of selected buildings in older commercial areas is promoted. The M-U-TC Zone requires concurrent drafting of a development concept plan. There are currently four M-U-TC areas in Prince George's County, three along the US 1 Corridor in the northern portion of the county and the fourth in Suitland, adjacent to and including most of the Suitland Federal Center.

Administration of the M-U-TC Zone requires a great deal of staff time. It was originally intended to function with the active involvement of a municipality and a citizen design review committee. In areas where there is no municipality, such as Suitland, administration of this tool has the potential to overwhelm staff that must take a larger role in the process."

Mixed-Use Infill (M-U-I) Zone

"The Mixed-Use Infill (M-U-I) Zone was approved in 2002 to allow for mixed-use development and promote Smart Growth principles by encouraging the efficient use of land, public facilities, and services in areas that are substantially developed. It is the newest zone in the county Zoning Ordinance. The M-U-I Zone typically requires the use of an overlay zone (DDOZ or TDOZ), but may also be used on property owned by a municipality or by the Redevelopment Authority of Prince George's County, without the presence of an overlay zone. Where the M-U-I Zone has been used with an overlay zone it has been difficult to establish and inconsistently applied to development projects. Despite its drawbacks, the M-U-I Zone is currently considered by staff to be perhaps the best mixed-use tool available to the county."

STORMWATER MANAGEMENT

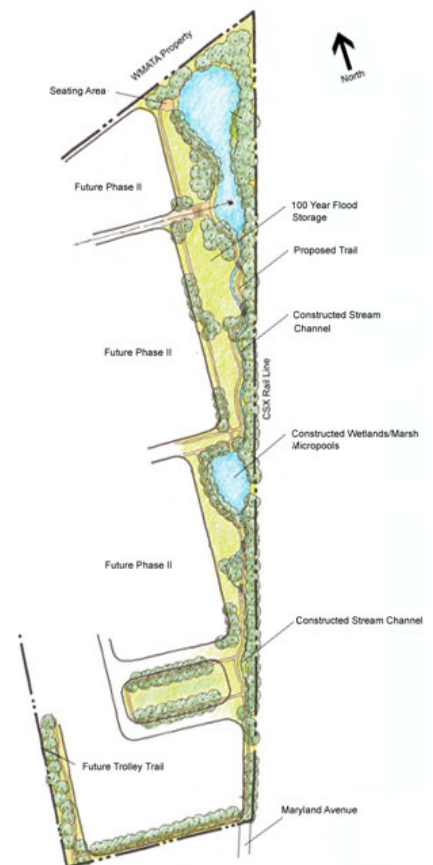
Riverdale Park Station will be the first LEED ND project in the County. The project will benefit the community by providing improvements to existing public infrastructure around the project site. This will include street frontage improvements including paving, lighting, sidewalks, and storm drainage. The construction of the 'Trolley Trail' through the site will complete an important link in the local trail network. Not only will the building materials be up to LEED standards, but permeable pavers and ravines will ensure control of Stormwater. Stormwater Management (SWM) control will help provide 100-year flood control and water quality protection. It will also help protect existing natural resources, and be part of the drainage solution in Wells Run. The stormwater from Cafritz Property will drain to three (3) primary points:

- The western end of site drains south along U.S. Route 1 to Wells Run.
- The north eastern portion of the site drains to an existing 24 inch culvert under CSX rail lines, which will be upsized. There is a 48 inch storm drain on the east side of the CSX line that was designed to handle the 10 year storm from the west side of the CSX line. This 48 inch culvert is undersized for the flow draining to it. For this reason we will be providing slightly better than 100 year SWM control to this point.
- The south eastern portion of the site drains along Maryland Avenue to the culvert under the CSX rail line.

The riverine park will be designed along the eastern edge of the property. It will provide 100 year Stormwater control for the undersized culvert, (to be increased in size) under the CSX rail line and downstream through the Center for Physics site. It will also provide water quality control using created wetlands and vegetated swales. This facility will be connected to the proposed Trolley Trail and will include recreational opportunities for use by residents.

Environmental Site Design (ESD) features, which are part of the 2007 State SWM Act and included in the County new SWM bill (CB-15), will be used to provide water quality control in each of the drainage areas on the property. Methods used will include roof top disconnects, bioretention, as well as other ESD devices such as rainwater Cisterns and/or rain barrels, pervious paving, microbioretention and landscape infiltration.

Riverdale Park Town Council put several conditions on the property's zoning that included stormwater management, tree conservation, green space and walkability. These conditions were all made possible by the rezoning from R-55 to M-U-TC.



REFERENCE LINKS

Prince George's County Planning Board decision for Cafritz: http://www.scribd.com/doc/100959250/ZoningOrdinance11-2012-CafritzRezoningDecision?secret_password=1cow6zbt1i7ii5z06gxj#fullscreen

Riverdale Park's Draft Resolution for County Planning Board:
<http://www.riverdaleparkmd.info/Draft%20resolution%20for%20Planning%20Board.pdf>

Riverdale Park Re-Zoning Documentation: <http://www.riverdaleparkmd.info/cafriz.cfm>

Paul Mortenson's (Urban Planner) Review of Riverdale Park Station Detailed Site Plan:
http://www.scribd.com/fullscreen/72823192?access_key=key-1fyf1eifavh39j3hvjo6

Riverdale Park Station: <http://www.cafritzpop.com/>

Riverdale Park Station Promotional Video: <http://www.cafritzpop.com/video/>

ATTACHMENTS

PAGE 4: Riverdale Park Station Sustainability Policy

PAGE 5: Riverdale Park Station Stormwater Management Plan

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Sustainability

SUSTAINABILITY_ | [STORMWATER MANAGEMENT](#)

The Cafritz property will be designed using sustainable principles. The redevelopment of the Cafritz Property will provide residents and visitors easy access to the Metro system at College Park, the MARC system at Riverdale Park, and the future Purple Line station on River Road, east of the site. Additionally, the property will be serviced by several bus lines and will provide trail and pedestrian connections onsite. The project will provide the opportunity for residents to live and work on the site, or quickly access the regions' public transit network. This concept of sustainable urban development near transit will give site users realistic opportunities to reduce their dependence on the use of automobiles. As noted above, SWM will be a key development component. The SWM provided on the property will control runoff from the site, protecting water quality



and providing some control of the 100 year flood because of the undersized storm drain (48 inch) which runs from the CSX line to River Road and to the existing pond east of Rivertech Court. Additionally, the control provided in the riverine SWM area will be part of the solution to flooding in Wells Run, by managing the 100 year runoff from the Cafritz property.

Sustainability will also be achieved through the efficient use of resources. Rain water can be harvested to provide irrigation for landscape and green area. Materials and plantings will be used to reduce the heat island effect. During the construction process, waste material will be managed and recycled, regional and renewable materials will be used.

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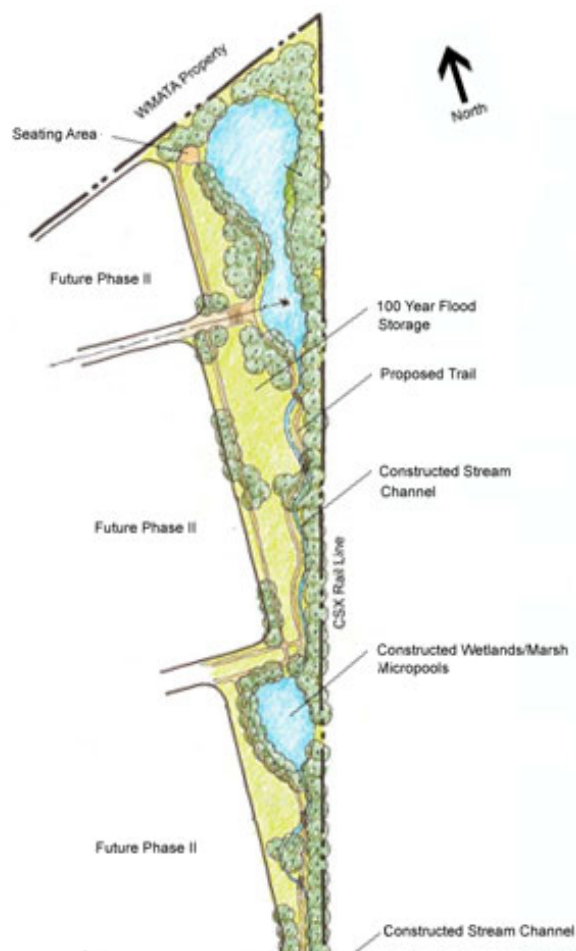


Sustainability

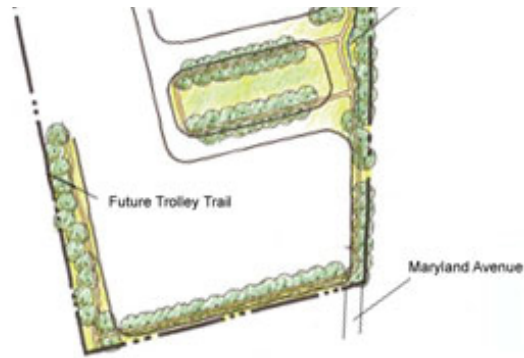
SUSTAINABILITY | STORMWATER MANAGEMENT

The control of Stormwater runoff will be a critical component of the site development work on the Cafritz Property in Riverdale Park. Stormwater Management (SWM) control will help provide 100 year flood control and water quality protection. It will also help protect existing natural resources, and be part of the drainage solution in Wells Run. The stormwater from Cafritz Property will drain to three (3) primary points:

- The western end of site drains south along U.S. Route 1 to Wells Run.
- The north eastern portion of the site drains to an existing 24 inch culvert under CSX rail lines, which will be upsized. There is a 48 inch storm drain



on the east side of the CSX line that was designed to handle the 10 year storm from the west side of the CSX line. This 48 inch culvert is undersized for the flow draining to it. For this reason we will be providing slightly better than 100 year SWM control to this point.



- The south eastern portion of the site drains along Maryland Avenue to the culvert under the CSX rail line.

The property is currently in residential zone, R55. As developed, it will be denser than a typical R55 development, but will discharge water at a rate equivalent to or less than that required in the R55 zone. It is anticipated that SWM on the Riverdale site will be accomplished using a variety of control methods including:

- The riverine park will be designed along the eastern edge of the property. It will provide 100 year Stormwater control for the undersized culvert, (to be increased in size) under the CSX rail line and downstream through the Center for Physics site. It will also provide water quality control using created wetlands and vegetated swales. This facility will be connected to the proposed Trolley Trail and will include recreational opportunities for use by residents.
- Environmental Site Design (ESD) features, which are part of the 2007

State SWM Act and included in the County new SWM bill (CB-15), will be used to provide water quality control in each of the drainage areas on the property. Methods used will include roof top disconnects, bioretention, as well as other ESD devices such as rainwater Cisterns and/or rain barrels, pervious paving, microbioretention and landscape infiltration.

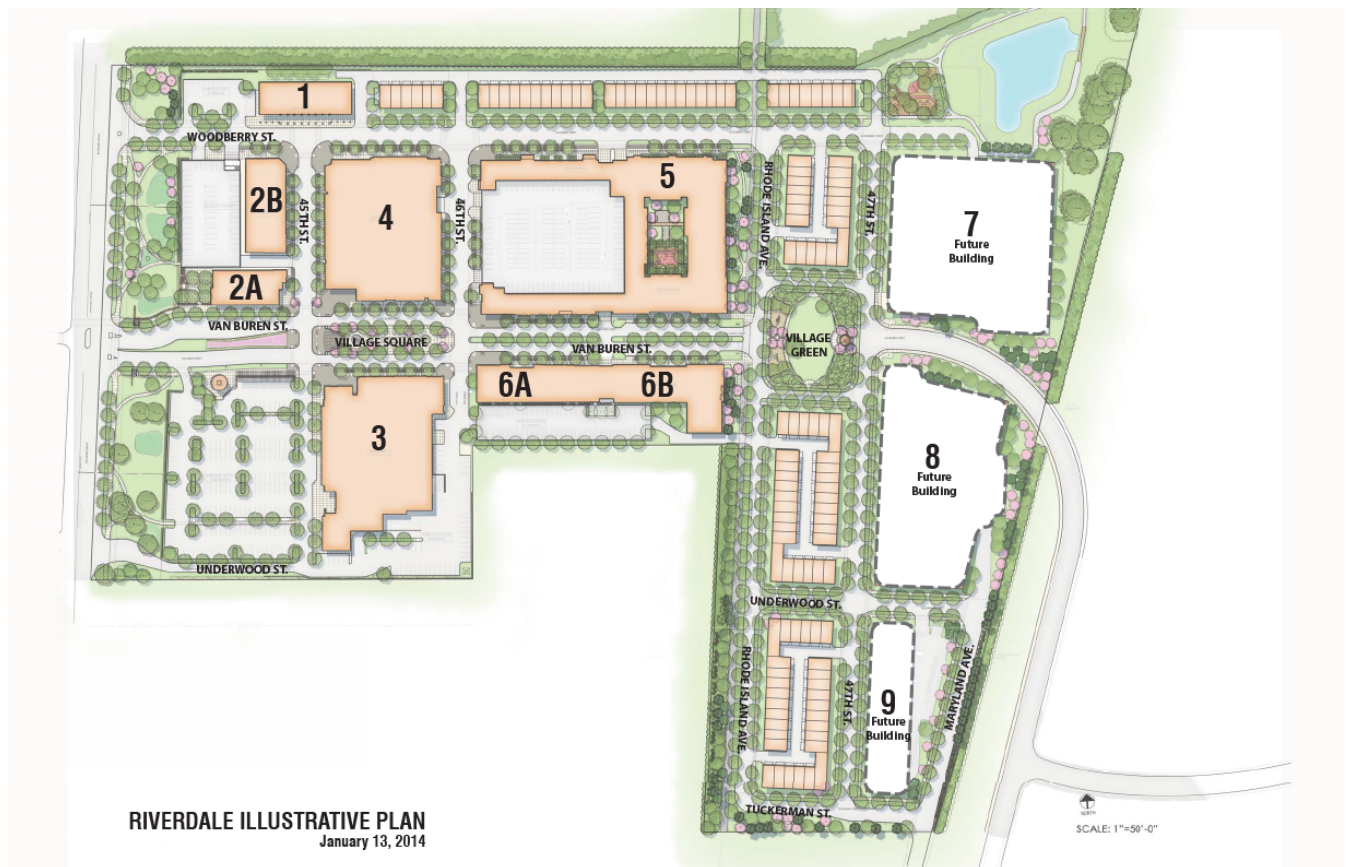
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RIVERDALE PARK
STATION

Project Plan



Riverdale Park Station – LEED Development

Cafritz Property Development

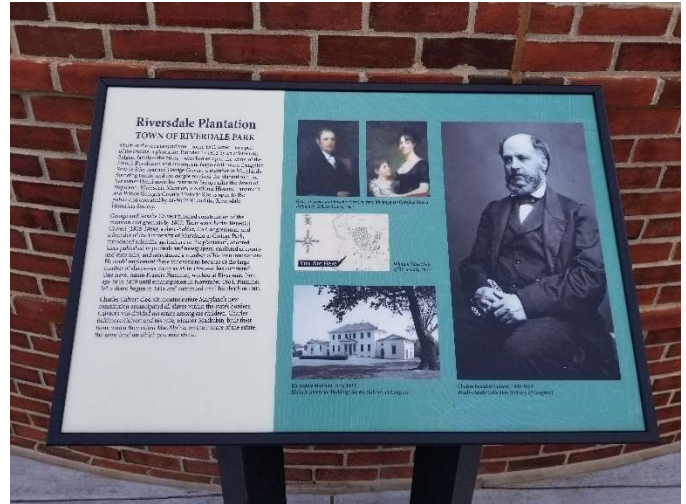
Riverdale Park Station is the first Leadership in Energy and Environmental Design, Neighborhood Development (LEED ND) project in Prince George's County. A larger component of this sustainable project is the comprehensive stormwater management methods being used onsite. These methods include roof top disconnects, bioretention, as well as other environmental systems design (ESD) devices such as rainwater cisterns and/or rain barrels, pervious paving, microbioretention and landscape infiltration. The stormwater management is a feature design element of the project. This development is a great education opportunity for people using this site for shopping, dining or as their residence. Consider the project a standard for development in Maryland. It incorporates mixed use development that caters to its environmental surroundings.

The Riverdale Park Sustainability Committee is finalizing arrangements with the developer for an inaugural tour of the ESD features for the benefit of Sustainable Maryland staff, Riverdale Park staff and elected officials, and neighboring municipality Green Teams. The following photos illustrate the implementation of LEED-ND design elements:

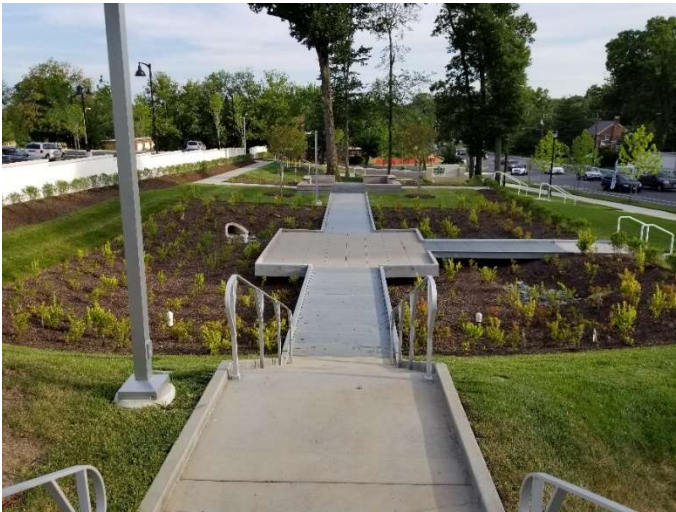
1. Stormwater retention ponds



2. Amenities in the development



3. Rain gardens integrated into parks



4. Mixed use development



5. Transportation elements - bike lane integration, wide sidewalks (with accessible curb ramps), bike parking and maintenance, electric vehicle charging stations





6. Permeable pavement



7. New multi-use trail to complete the connection of the trolley trail between College Park and Riverdale Park



