

October 3, 2011

Dear Mr. Reed:

The Riverdale Park Town Council is interested in finding common ground with the development team you represent as you seek support for a change in zoning for the Cafritz project, to include a Whole Foods. After speaking with the Council and our residents, it is clear that the following needs must be addressed as we continue discussions of such changes:

- The zone change should insure that MUTC design standards are met. We strongly prefer that the zone is MUTC.
- Additional vehicular access and associated impacts should be thoroughly studied and planned, including Maryland Avenue, our historic town center, and direct access across the CSX tracks to River Road, possibly through Rivertech Court. Direct access to Tuckerman or Somerset should not be considered.
- A water management scheme should be submitted that includes zero impact on the tributary drainage into the Northeast Branch. Additionally, stormwater management for the entire finished site should be installed at the beginning of the project. Stormwater management should not be installed in phases.
- A maximum amount of residential density should be established. The current proposed number is more than we can support.
- The property owner should be responsible for the completion of the portion of the Rhode Island Avenue hiker/biker trail that is on the property. This construction must commence immediately upon the completion of the portion of the trail directly south of the proposed development.
- The project should aim to offset a minimum of 2,426,970 kWh annually through renewable energy sources which equals the average annual electricity consumption of 190 single-family homes. Acceptable examples of renewable energy resources include solar, geothermal, wind, etc. LEED certification could also be considered part of the offsets.
- The project should include space for the Riverdale Park Farmers Market or any similar community oriented weekly event for a minimum of 10 years.
- The project should reimburse the Town for professional services directly related to the project.
- Streets and rights of way should become public after construction is complete.
- Additional green space should be planned for and included in the project.
- Additional space for Town offices, such as a police substation, or space for a public works lot should be considered.
- The project should consider a contribution to the Riverdale Park Volunteer Fire Department to assist in the purchase of an ambulance or like piece of emergency equipment.

We look forward to discussing these concerns with you.

Sincerely,

Vernon Archer
Mayor