

**Rumsey Green Committee (RGC) -
1/25/13 Summary Minutes (Final)**
(Action items in **Bold**)

Attendees: Harvey Heyser, Kathryn Bragg-Stella, Jim Auxer (partial), Steve Ayraud

I. Timeline. Nathan Norris is no longer working for Placemakers (PM) but will be available to complete work on the Development Rules. **Version 2 comments are targeted for submittal to Nathan Norris by end of next week. 02/01/13. Comments shall consist of Meeting Minutes from 1/16/13 Planning Commission Meeting, Bulleted version of RGC Action Items and H. Heyser markups of the document. PM to respond in writing to each of the items.**

II. Figure 2 Illustrative Concept:

- A. **Make Buildings H,G & P striped** (yellow and purple) to indicate that these buildings could be Mixed-use or Residential.
- B. **Add disclaimer to this figure:** This plan represents an exercise in design that was developed prior to application of applicable regulations. Other than street and major tenant locations it is subject to refinement through more detailed design under the provisions of the Development Rules, applicable regulations of the Town and in response to the Regulating Plan.
- C. S. Ayraud suggests that the designation "Commercial/Mixed use" in the key is inconsistent with the designation "Shopfront" in Figure 3 and in the Rules.
- D. **Add** pocket park between Buildings A & B.

III. Review of Street Types

H. Heyser to review the street types with the Public Works Committee at January 28, 2013 meeting.

IV. Review of Rumsey Green District document.

A. Signage –

- 1. Grocery Store/Sheetz. It appears the RDG is unable to provide guidance for signage for the Grocery Store and Sheetz. Can PM provide suggestions? – otherwise this section (in the corresponding Standards Specific to the Sites) will be left with the statement: "Signage requirements to be developed in the future".
- 2. Development Rules - The PC seemed on the verge of consensus to use Title 9 signage ordinance in lieu of separate rules for Rumsey Green. As a concession to RDG the RGC suggests the following revisions to the Title 9 sign ordinance are to be included in the Rules:
 - a. The maximum allowable total signage amount shall be calculated by the formula: premises street frontage multiplied by 1.25, not to exceed forty (40) square feet or be less than twelve (12) square feet.

- b. Wall mounted and projection signs shall be allowed to be mounted no higher than the top of the second floor window.
- B. Building appearance requirements. The intent is to break up monolithic residential buildings and duplicate Shepherdstown massing. **PM to add in next version.**
- C. Site widths/Building Dispositions
 - 1. 80% Building coverage of parcel–**PM to clarify why this was deleted from Version 1.** The RGC would like this to be reinstated.
- D. Ceiling Height Greater than 16' –
 - 1. The RGC would like storys that are designated as a second story due to a height greater than 16' to be designated as “phantom storys”. In section VI. (c) 3) – Permitted Uses **revise the 2nd sentence as follows:** “...50 percent of the square footage of the upper storys (including phantom storys) must be residential use...”.
 - 2. **PM to insert:** Buildings with phantom storys shall be required to have the provisions to easily add a second floor in the future.
- E. Frontage Standards
 - 1. The PC has agreed that **the following should be added:**

Vinyl siding materials are allowed subject to the following restrictions:

 - a) Minimum wall thickness of siding must be 0.042" with sharp edges
 - b) Frontages are to have a maximum of 50% vinyl coverage (this would allow us to use vinyl on dormers, accents, insets, etc
 - c) Vinyl materials are to have a smooth finish (not wood grain)
 - d) Door and window trim must have minimum width of 2"
 - e) Siding shall be Wolverine Restoration Smooth by CertainTeed Co
 - 2. The Planning Commission did not specifically address vinyl windows and doors in its 1/16/13 meeting. This item needs further discussion during the Version 3 review.
 - 2. Landscape Screens. **PM to provide photo examples of these screens.** PM to require gates, wood materials, and wrought iron in addition to brick and stone. H. Heyser will email photos of existing Shepherdstown walls.
- F. Parking
 - 1. Based on the latest parking ratios and initial building sizes it appears that inadequate amounts of parking are shown on the plan for buildings A-H & P.
 - 2. Residential parking. The PC has confirmed that the 0.5 pool space per unit shall be provided off-street. **PM to revise** Section VII. (b) 1) second sentence as follows: “...of a lot shall not be credited toward any ...”.
 - 3. **RDG to review these parking ratios with its design team.**

4. Parking meters and permits may be needed to prevent non-residents/tenants from using the parking at Rumsey Green. This is an enforcement issue that should not result in any changes to the physical layout of the parking areas.

VII. Other Design Issues

- A. Transit center – The proposed Transit Stop at the end of the green establishes a placeholder even though loading is from the middle of the street. More refinement of this design is needed at the Outline Plan stage.
- IX. Next meeting. The next RGC meeting will be scheduled after receipt of the Version 3 submittal.

Submitted by,
Steve Ayraud – Chair
8/25/13