



## **Online Community Survey for Riverdale Park**

Prepared for the Town of Riverdale Park, Maryland  
July 2006

**The Community Land Use and Economics Group, LLC**  
Truckee, CA ▪ Jamaica Plain, MA ▪ Arlington, VA

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# Preface

This report compiles the raw data gathered from an informal online survey conducted in Riverdale Park in July 2006 to gauge community attitudes and about and impressions of Riverdale Park's town center.

The survey was open to all interested Riverdale Park residents and visitors and was intended to gather input, rather than to represent random sample of Riverdale Park residents or visitors, and the results therefore cannot be interpolated to represent their attitudes, opinions and characteristics. The Town of Riverdale Park publicized the survey's availability through newsletters ("The Town Crier", church bulletins, etc.) and distributed print versions of the survey at the farmers' market and on the MARC train.

Almost 300 people participated in the survey, a phenomenal response for a voluntary survey in a relatively small town, reflecting strong public interest in and concern for Riverside Park's town center.

Survey results will be incorporated into the retail market analysis and downtown business development strategy being crafted for Riverdale Park's town center in late 2006 and early 2007.

## SURVEY DEMOGRAPHICS

### Age

Under 18	3	1%
18-24	10	3%
25-34	57	20%
35-44	76	27%
45-54	80	28%
55-64	48	17%
65-74	11	4%
75 or over	1	0%

### Gender

Female	196	68%
Male	91	32%

### Household income

Under \$10,000	7	2%
\$10,000 - \$25,000	7	2%
\$25,000 - \$40,000	20	7%
\$40,000 - \$70,000	62	22%
\$70,000 - \$100,000	77	27%
\$100,000 - \$150,000	60	21%
Over \$150,000	26	9%
I'd prefer not to answer	26	9%

### Ethnicity/race

African/Black	33	12%
Asian	6	2%
Hispanic/Latino	20	7%
Native American/Pacific Islander	1	0%
Other	9	3%
White	217	76%

### Where respondents live

In Riverdale Park	128	45%
Outside Riverdale Park	154	55%

		% of all respondents	% of all who live outside RP
<i>Adelphi</i>	2	0.7%	1.3%
<i>Beltsville</i>	2	0.7%	1.3%
<i>Bladensburg</i>	3	1.1%	1.9%
<i>Bowie</i>	2	0.7%	1.3%
<i>Brentwood</i>	1	0.4%	0.6%
<i>Calverton</i>	1	0.4%	0.6%
<i>Chesapeake Beach</i>	1	0.4%	0.6%
<i>Cheverly</i>	3	1.1%	1.9%
<i>College Park</i>	9	3.2%	5.8%
<i>Columbia</i>	1	0.4%	0.6%
<i>Crofton</i>	1	0.4%	0.6%
<i>Dunkirk</i>	1	0.4%	0.6%
<i>Edmonston</i>	1	0.4%	0.6%
<i>Elkridge</i>	1	0.4%	0.6%
<i>Frederick</i>	1	0.4%	0.6%
<i>Glenn Dale</i>	1	0.4%	0.6%
<i>Greenbelt</i>	4	1.4%	2.6%
<i>Howard County</i>	1	0.4%	0.6%
<i>Hyattsville</i>	49	17.4%	31.8%
<i>Kensington</i>	1	0.4%	0.6%
<i>Landover</i>	1	0.4%	0.6%
<i>Lanham</i>	2	0.7%	1.3%
<i>Laurel</i>	1	0.4%	0.6%
<i>Mt. Rainier</i>	11	3.9%	7.1%
<i>New Carrollton</i>	2	0.7%	1.3%
<i>Old Greenbelt</i>	1	0.4%	0.6%
<i>Riverdale Heights</i>	1	0.4%	0.6%
<i>Riverdale Hills</i>	1	0.4%	0.6%
<i>Riverdale Woods</i>	1	0.4%	0.6%
<i>Severn</i>	1	0.4%	0.6%
<i>Silver Spring</i>	4	1.4%	2.6%
<i>Takoma Park</i>	2	0.7%	1.3%
<i>University Park</i>	12	4.3%	7.8%
<i>Upper Marlboro</i>	1	0.4%	0.6%
<i>Washington, DC</i>	2	0.7%	1.3%
<i>Wheaton</i>	1	0.4%	0.6%

### Where respondents work

Yes, I work from home in Riverdale Park	18	6%
Yes, I work for a business in Riverdale Park	34	12%
I'm a homemaker	22	8%
I'm retired	15	5%
I'm a student	9	3%
I'm unemployed	4	1%
I work somewhere other than Riverdale	179	64%

		% of all respondents	% of all who work outside RP
<i>Alexandria, VA</i>	2	0.7%	1.1%
<i>Arlington, VA</i>	4	1.4%	2.2%
<i>Bailey's Crossroads, VA</i>	1	0.4%	0.6%
<i>Baltimore</i>	8	2.8%	4.5%
<i>Bethesda</i>	5	1.8%	2.8%
<i>Bladensburg</i>	1	0.4%	0.6%
<i>Brentwood</i>	3	1.1%	1.7%
<i>Cheverly</i>	1	0.4%	0.6%
<i>Clinton</i>	1	0.4%	0.6%
<i>College Park</i>	12	4.3%	6.7%
<i>Columbia</i>	2	0.7%	1.1%
<i>Davidsonville</i>	1	0.4%	0.6%
<i>Frederick</i>	1	0.4%	0.6%
<i>Glenn Dale</i>	0	0.0%	0.0%
<i>Greenbelt</i>	1	0.4%	0.6%
<i>Hyattsville</i>	25	8.9%	14.0%
<i>Landover</i>	1	0.4%	0.6%
<i>Langley Park</i>	1	0.4%	0.6%
<i>Lanham</i>	1	0.4%	0.6%
<i>Largo</i>	1	0.4%	0.6%
<i>Laurel</i>	1	0.4%	0.6%
<i>New Carrollton</i>	1	0.4%	0.6%
<i>Potomac</i>	1	0.4%	0.6%
<i>Rockville</i>	2	0.7%	1.1%
<i>Seabrook</i>	2	0.7%	1.1%
<i>Silver Spring</i>	7	2.5%	3.9%
<i>Suitland</i>	1	0.4%	0.6%
<i>Takoma Park</i>	1	0.4%	0.6%
<i>Tyson's Corner, VA</i>	1	0.4%	0.6%
<i>University Park</i>	1	0.4%	0.6%
<i>Upper Marlboro</i>	2	0.7%	1.1%
<i>Washington, DC</i>	67	23.8%	37.4%

## How often do you visit Riverdale Park's town center?

Characteristic	Almost every day	Often	Occasionally	Rarely or never	Almost every day	Often	Occasionally	Rarely or never
<b>All survey respondents</b>	34	94	118	35	12%	33%	42%	12%
<b>Age</b>								
Under 18	1	1	1	0	33%	33%	33%	0%
18-24	1	5	2	2	10%	50%	20%	20%
25-34	9	20	23	5	16%	35%	40%	9%
35-44	9	20	32	13	12%	27%	43%	18%
45-54	7	29	36	4	9%	38%	47%	5%
55-64	5	14	18	9	11%	30%	39%	20%
65-74	2	4	4	1	18%	36%	36%	9%
75 or over	0	0	1	0	0%	0%	100%	0%
<b>Gender</b>								
Female	16	70	83	22	8%	37%	43%	12%
Male	16	23	35	13	18%	26%	40%	15%
<b>Household income</b>								
Under \$10,000	2	1	2	1	33%	17%	33%	17%
\$10,000 - \$25,000	2	2	0	2	33%	33%	0%	33%
\$25,000 - \$40,000	1	5	9	3	6%	28%	50%	17%
\$40,000 - \$70,000	7	25	25	4	11%	41%	41%	7%
\$70,000 - \$100,000	8	23	33	12	11%	30%	43%	16%
\$100,000 - \$150,000	6	18	26	8	10%	31%	45%	14%
Over \$150,000	5	11	6	4	19%	42%	23%	15%
I'd prefer not to answer	2	8	15	1	8%	31%	58%	4%
<b>Ethnicity/race</b>								
African/Black	6	5	15	5	19%	16%	48%	16%
Asian	0	2	4	0	0%	33%	67%	0%
Hispanic/Latino	7	2	9	1	37%	11%	47%	5%
Native American/Pacific Islander	0	1	0	0	0%	100%	0%	0%
Other	2	4	3	0	22%	44%	33%	0%
White	19	76	87	29	9%	36%	41%	14%
<b>Where respondents live</b>								
In Riverdale Park	24	48	42	13	19%	38%	33%	10%
Outside Riverdale Park	10	46	75	22	7%	30%	49%	14%

**How often do you visit Riverdale Park's town center? *(continued)***

	Almost every day	Often	Occasionally	Rarely or never	Almost every day	Often	Occasionally	Rarely or never
<b>Where respondents work</b>								
Work from home in Riverdale Park	3	9	4	2	17%	50%	22%	11%
Work for a business in Riverdale Park	6	9	15	3	18%	27%	45%	9%
Work somewhere other than Riverdale	18	59	76	23	10%	34%	43%	13%
Homemaker	4	7	9	2	18%	32%	41%	9%
Retired	1	4	6	4	7%	27%	40%	27%
Student	2	4	2	1	22%	44%	22%	11%
Unemployed	0	0	4	0	0%	0%	100%	0%



**SURVEY COMMENTS:**

**What do you like most about Riverdale Park's town center?**

The location is great for me because I live within walking distance. The store fronts give it a very quaint feel, but its just that so many of them are empty.

The location is great for me because I live within walking distance. The store fronts give it a very quaint feel, but its just that so many of them are empty.

It is within a walking distance to our resident home.

The farmer's market is nice.

Traditional commercial architecture and a setting surrounding the railroad station that suggests a traditional small town center. The buildings on both sides of the tracks create a space that creates a sense of both expansiveness and intimacy that few other communities around us can claim.

the farmer's market, the architecture - keeping with the look of a historical district  
We like the old train station, the facades of the renovated buildings, the little park. We like the farmers's market.

Unfortunately, there isn't much to like right now. There ISN'T a town center in Riverdale Park.

The bookstore/coffee shop, however it's gone. The clock is nice.

It has a small town feel to it.

So far nothing

On the Baltimore/Queensbury Rd section there needs to be a better traffic control pattern and better parking for the corner businesses. However, anything added should be done so in a manner that provides pedestrian areas. An example might be the area around the corner of N. Fort Myer Dr and 19th St in downtown Rosslyn. In addition to simply bringing in businesses to the MARC Station/Queensbury Rd area, a place for people to congregate in a nice outdoor setting would be nice. A fountain nearby with benches and an outdoor cafe/coffee shop would be nice. Riverdale has a rich history, however, other than the mansion much of it is hidden. Historic markers and signs would add a sense of community.

The small-scale development and neighborhood feel.

Charming, small-town feel.

convenient location to my house

My favorite things about town center is the central nature, and small town feel of it. In addition the convenience to my house, and the opportunity to support small (non-chain) businesses is very appealing.

That we have the set up that LOOKS like a Town Center!

walkability

1. I can walk to it. 2. the farmer's market! 3. the train stop. 4. S&J. 5..... there's not much else there, is there?

Currently, while many of the buildings are empty, I like the 'idea' of a Town Center - the hope that this will someday be a thriving little retail area. I do like the location and architecture/articulation.

Its potential. Nice store fronts, parking, Calvert Park- a sort of small town crossroads off the main drag.

central location. farmers market. cute, small friendly storefronts. access to train. that it has been cleaned up and ready to rent except for the book store.

Convenient; I like small shops.

Its uniqueness. Its historic look. Its small business appeal. Its close proximity to historic houses and single family homes. The commuter train station with rapid transit to Washington and Baltimore. Hosting the farmers market and its potential as a staging area for site seeing and bus trips etc. It is away from the major roads and intersections.

The fact that the Town Center can be developed to suite the needs of our upcoming generations.

Location: Center of Town..Possibilities are enormous. If developed properly, could become the focus of the town.

closeness to homes, public transportation

MARC Station section: I think the Marc train section of the town center has a charming small town appearance and it is easy to walk to. The S&J is becoming a good neighborhood watering hole. The Farmer's market is wonderful -- go fresh-picked peas! Route 1 section: The Calvert Inn is a nice sit down restaurant.

It's a train stop.

MARC train station is very convenient for travel to downtown Baltimore & DC.

Marc Station -- great architecture and park setting. Combined with a trail and busy businesses, would be very nice.

Farmer's market during the warm weather.

I like the scale of the buildings and the architecture. I like the train station. The memorial garden is beautiful, and the town clock and chimes add to the general small-town feeling. The farmer's market adds a lot to the quality of life in R.P.

Appearance of buildings

The 'train station' is cute.

Within walking distance. The small park.

SMALL TOWN FEEL....FRIENDLY.

Small town ambience. Has potential to be community gathering place.

Its convenience to my house, the quaint and charming architecture. central location, pretty buildings, walking distance from my workplace

The quaint look and feel, including the convenient railroad station.

The small town feel around the train station. Ease at walking (not like driving into a huge mall parking lot).

Nothing. It's a joke to have signs up in the town that say 'Shops' when there is 'nothing' there. The farmers market is nice, but I just don't have time to get there.

This person read(understood): What do you like most about Riverdale and she said: she likes that there is a lot of playgrounds for the kids and that police patrol every block.

The police patrolling

commuter train and atmosphere

the farmer's market

the renovation of the buildings

farmers market historic area

The community promoting layout and small businesses that are here already. The farmer's market with organic and local vendors.

farmer's market

location abundance of sites

rail station on the csx line and dumm's corner

small town charm

the farmer's market

train watching farmers market

it's quaint

the people

I visit the farmers' mkt almost every week it is in session.

market, MARC station

the clock and the park

MARC train farmer's mkt

It has a small town look to it. I like the little park and train depot.

the farmer's market

Most folks are friendly

it looks nice.

farmers market

it is on route 1

centrality to the town

convenience

farmer's market

market

farmer's market

It is close to where I live.

the farmer's market

it has the potential to be an all-purpose neighborhood center--it feels neighborhoody already

Nothing

small town feel

farmer's market, small town feel

farmer's market

the farmer's market

MARC stop and little 'station'

It is close to where I work.

train station, farmer's market, clock, shop potential

the farmer's market the former used bookstore

the old time charm quaintness the trainstop

farmers market used to go to book depot/coffee shop--mostly for the music on saturday nights

farmer's market I liked the former bookstore, but not really enough book turnover. train--maybe more train stuff

It is close to where I work which is the U.S. Department of Agriculture and on my way home, which is in Hyattsville. It is quaint and I like the area.

place to unite and farmer's market

the location is prime for all people.

farmer's market

famrers market

the farmer's market and neighborhood feel

I like the historic, small town feel. I like that is within short, walking distance of my home.

#### Accessibility

It is within walking distance of my place of work-- the USDA building on River Road-- and seems to have a nice appealing 'town center' feeling to it.

#### DO NOT KNOW MUCH

The farmers market.

The remolded buildings and train 'station' are attractive. The weekly Farmer's Market is excellent.

Walkability, the small pocket parks, the trains coming through town and the train station. I like that it is located on train and bus lines, but that it also has convenient parking. I think Douglas Development did a great job on restoring the buildings, and they'll be great assuming we get some tenants!

Quaint looking and old-timey. Location (2 blocks from my house). I go to the S&J twice a week and think that it is an asset. The food's good, the service is quick and it has a 'real' quality that is hard to get in DC. A facade improvement to the front would make it look more inviting -- I lived here 4 years before mustering the courage to enter the place because it looked sort of rough-neck.

It's potential. It does have a feeling of intimacy-the kind of place where neighbors meet

Nice, neighborhood area with a lot of potential

The S&J restaurant

That it serves as a central location for the development of community and has the potential to be a place where I can shop and support the town at the same time. small, quaint, off the beaten path, neighborhood /community feel

Ease of access (from Kenilworth Avenue, following the Farmer's market signs past the Physics center). Decent parking. When we first married in 1970, we lived in an apt. on old Riverdale road next to the river. We loved it there.

the convenience the clock the small town feel

Has potential for a small town center.

close to route 1, quaint.

It's quaint character.

#### Architecture

It's close to where I live (historic district of Hyattsville).

Riversdale Mansion and the river; the Victorian architecture; I also loved Simon's bookstore, but alas that is gone, as is the excellent bikeshop near Route 1. I live closeby (in University Park), and Riversdale seems so much more like a real town (or a potential real town). The market on Thursdays realizes that potential a little bit. cozy, streetlamps, and benches

The potential it carries for offering the community a walkable place to do shopping, eating, etc.

the architecture and farmer's market

It's old town feel. It's character and differentiation from a shopping strip. Plus I live 1 1/2 blocks away.

oppurtunity for numerous unique small businesses close to where we live easy parking

Quaint small town look & feel. Farmers market and S&J's are major attractions.

quaint. 'old-towny' feel. It could be a quaint, pretty place to visit and walk around.

Wide paved sidewalks, great bike & pedestrain access & plenty of parking

it's quaint

Great location -- would be very convenient from my house. Like the look of the store fronts.

It's empty. The location is good. Makes no sense that it has been empty stores for years now.

Location, close to the NW Branch hiker/biker trail.

The brick buildings and small town feel.

I like pretty much everything about the town center around - the buildings, clock, parking, train station. I like the Rite Aid, on the corner of Rte 1 and Queensbury. And we eat at the Calvert House.

That it's off the beaten track, 'cute,' feels like a small town's center.

I love the historic buildings and the town square area where the Farmer's Market is held.

small town USA

very convenient, cute, more traditional, not a mega-mall, outdoorsy

I like the hometown feel. When the bookstore was open, I liked getting out to see my neighbors and enjoy some culture. I like the fact that the trains go by!

its cute, quaint and has a lot of potential love the farmers market and the train tracks, it feels old school

The location and the architecture

Great location! I would love to shop at the town center. IT would be so very convenient to have shops within walking distance.

Farmers Market--- Where will the Farmers Market be is we have businesses?

The farmers' market, hearing and seeing the trains, the charming architecture of the MARC station and the seemingly former train station. The houses surrounding the area.

The Farmer's Market

Farmer's Market

## Walkability

Proximity. Small town Main Street feel.

The Farmers' Market. I loved the bookstore as well, but now it's gone. The town center is also very close and convenient to me.

It's only a couple of blocks from my house

I like that it is very close to my office, and I enjoy the park and the farmer's market. I go only for the farmer's market. However, if it had stores I would shop there because of the easy parking. Also, I like the park.

Location location location! It's cozy, old-fashioned character, too. The clock

Off the beaten path, looks nice

Its quaintness.

It has an old-town historic feel. It feels like it should be more happening with the train coming through. It's quaint.

It has a quaint, old time feel to it. I feel like I might be in Mayberry USA, and I like it.

Like an oasis in the middle of the rat race.

Brick architecture

small-town atmosphere

Ample parking, on a major Metro bus route, it looks cozy; as if it offers one-on-one service to potential customers. Perfect for special boutiques.

I can WALK there. I live inside the beltway and would really like to be able to walk places and take advantage of the fact that I live in a major metropolitan area. The (empty) renovated buildings are also quite attractive.

It's the feel of the place - close, cozy, familiar, etc.

It's small, intimate and personal setting--in contrast to other shopping centers; easy access to parking; the lovely landscaping and cleanliness; the relative safety of the environment; the quaintness of the architecture each uniquely designed building reminiscent of small towns and slower quieter times; the fact that you feel like you know your neighbors, that they know you, and they feel like family/friends when you board/deboard the commuter train; the farmers market that has been a delight and a treasure since I discovered it 3 years ago when I began commuting on the MARC line.

the potential it has for the future

The character of the older buildings and the little park, the farmer's market.

Farmer's market, small, locally owned businesses; friendly atmosphere

landscaping

It's small town feel and cute architecture. Also, I love the farmers' market and the accessibility to public transportation (MARC train etc.).

The clock, the flowers, the train station...

the look of the buildings

It's convenience. It is close to major roads and because it's in a residential neighborhood, it is walking distance for many.

-It's beautiful historic architecture. -The perfect arrangement of structures that would be so conducive to great spirit rousing community events if only..... -It is within two blocks of my house... -beautifully well-kept calvert cemetery park... - o

It is convenient, easily accessible from Route 1, has a number of spaces for stores... but what IS there to like about the actual town center??? The renovation is nice - though it is practically old at this point and will be in need of repair and a paint job soon. The 'town center' is comprised of nothing but empty store fronts and luckily a wonderful market on Thursdays. Too bad that it is not being used to its potential.

I can walk there.

Convenience, small town atmosphere.

The train station; the basic 'look' of the buildings.

The Neighborhood

The historic nature of the buildings. The general flavor of town center is wonderful--so much potential

Quaint, clean, convenient. I like that there is a train station and that the train even stops here. The town clock is a nice touch. The city does a good job maintaining the area. It feels like a downtown.

Convenience and the hours of operation.

It will be a nice addition to the area to have stores and shops convenient for the residents of Riverdale.

train station

train station farmer's market

individually owned business and restaurants - places like Mark's Kitchen in Takoma Park - not too expensive, good/unique food.

It's human scale, the atmosphere made from the architecture and it's off Route 1 in a neighborhood.

Its cozy little town atmosphere.

It is very quaint and attractive. If all the buildings were full, you could walk to all of them. The brick and town clock are pretty.

The physical design (scale and architecture) is very pleasing, seems compatible with surrounding development.

Well that it is easy for me to get to.

The Farmer's Market and good pubs on both sides of the track. Both long time businesses there. I support them. Also close to Riversdale Calvert Mansion.  
farmers market



older buildings, small scale, train station

S&J

accessibility and quaintness of possibilities

I like the 'old town' atmosphere

Farmer's mkt the former bookstore

Cute and appealing shop facades train station

great location, like the layout (a real main street). walkable nature

farmers market

farmer's market

More stores

farmers market--more shops would be great!

we have one?

location size

the ambiance of the train and scale of the buildings. farmers market

history, buildings, etc

farmers market

it's close by and has potential. farmer's market is great.

Nearby bus route

location

It is friendly and small.

it is a very quiet neighborhood

farmers market

farmers market

farmer's market

the variety of the vendors

It is very cosy and intimate. It's close to home. It has the potential to be the focal point of this neighborhood.

safety

farmers market MARC train

farmers market

it's cute, pleasant. the farmer's market as great vendors. kids love the train.

I really like the Riverdale Coffee House and resent that it was closed down due to rent increases.

The town center is in a very walkable location from many directions and public transportation.

Safety .

High traffic volume, high police presence and accessibility to major roads.

Teh quaint, small town feel.

The store fronts in the town center are attractive, landscaping is appealing. The Farmer's Market is convenient. Having a commuter train stop is good. The activities at Riversdale House.

It's walkability, it's proximity to public transportation and its size.

Nice and quiet.

location architecture

the architecture of the town

The town center is quaint.

Dumm's Pizza and Subs

The looks of the new busines rentals.

What town center? Farmers market is there only one day a week, then nothing!!!

The farmer's market, the buildings are nice, human scale, the park.

Easy access to MARC, The Calvert House, the farmer's market, small town feel.

Train station, small shops

The Farmer's market

It's location at a train depot It's charm. It has a small-town feel. The Thursday farm market is perfect there.

I like having the farmers' market there.

It's potential to serve as both an economic area while serving a community function (i.e., it's central location provides a good way for neighbors to both shop and catch up with one another similar to what happens with the Farmer's Market now, and what used to happen with the Riverdale Bookshop). We like that It has smalltown appeal and is very accessible (i.e., walking distance for our family).

The quaint 'small town' feel of the buildings

charming, access to trains, we can walk here

farmer's market, passing trains

The Farmer's Market. The buildings have the potential to be a neat shopping complex. There is parking.

The layout of it, the clock, how it's easy to get to from Rte. 1 if you know it's there but not if you don't!

Close to work

That it's secure.

It has a nice location.

Latin stores

I like everything they sell at the Farmer's Market, the vegetable and the fresh fruit.

It's parks and the river.

I would like to see more clothing stores.

I would like more shades on the bus stops.

The fresh fruits

The Farmer's Market- fresh fruit

Farmer's Market and the bright future as in the renovations, MARC train stop too.

The old architecture and high density.

It's very nice but it would help a lot to have more room and a canvas fromt eh sun or rain

Small town atmosphere

Farmer's Market

It's quiet

Farmer's Market Historic Bookstore (wow gone!)

Location

Historic shops

Convenience of the market

Pleasant environment; farmer's market, ample parking; town center feel

Location

Train station, Farmer's Market

The Farmer's Market

Farmer's Market

It's gone it was the bookstore

proximity; small scale/pedestrian-friendly; near railroad to our house

farmers market and friendly people

farmers market

farmer's market; second time around clothing store

farmer's market

a feeling of community; a link to history

farmers market

farmers market

The train station

The Farmer's Market

Restaurants and availability of a spot to drink coffee.

**SURVEY COMMENTS:**

**What do you like least about Riverdale Park's town center?**

The area along Rt. 1 are highly visible, but the section near the train station are kind of hidden from the general public. I am only familiar with them because I live so close. The lack of businesses is also a negative.

The area along Rt. 1 are highly visible, but the section near the train station are kind of hidden from the general public. I am only familiar with them because I live so close. The lack of businesses is also a negative.

That there are so few stores that I ever go to and there is no reason to spend time there.

The lack of any evidence of commercial activity in the Jemal properties.

no shops!!!! Noisey train horns. The make shift church and the trash they leave behind on Sunday's.

Most importantly, the fact that almost all the buildings are vacant! What a terrible waste. Riverdale Park possesses a demographic that would very much enjoy a quaint town center. An increasing number of young professional couples looking for a small town feel are moving into Riverdale Park. Many of us are starting families and we would love a place to meet on a Saturday or Sunday afternoon. Currently, there is absolutely no incentive to go to the town center. It is ver disappointing. Also, the building which formerly housed the coffe shop and bookstore needs to be renovated to match the rest of the town center buildings. I love S&Js, it's a fun place, but it cold use a facelift as well in order to integrate it into the rest of the twon center. The construction trailers, etc under the overpass are plain ugly. Why are they there?

How about the fact that there isn't a real town center?

All the empty store fronts.

Route 1's section is a bit run down.

I do not find any stores of interest and do not feel that there is any point to go there. The corner of Baltimore and Queensbury is too congested and there is too much trash in the area. The traffic flow needs to be improved and the roads need to be repaired faster... too many potholes around the Beale Circle area. Get rid of Beale Circle all together. Add underground parking and some simple row shops like those by the mark station. Something that will appeal to the residents and draw in visitors as well. Somehow separate Baltimore Ave from the area. Effective use of trees, walls, etc... would work.

The abandoned buildings.

No interesting businesses to patronize other than the farm market.

no shops

My greatest dislike of Town Center is the emptiness of it. When asked what the is there, what shops and stores, I could only name a few. Not enough to entice anyone but the niche market those few stores appeal to.

THat the Town Center is consistently not being utilized by possible shop vendors and that it is virtually a Ghost Town Center

Lack of retail

all the vacant storefronts!!

That is remains mostly empty and the spaces that are rented are not open and drawing traffic/customers.

The vacant buildings. That's not to say to rush out and fill them with anyone or anything, but vacant buildings seem to denote an area in decline.

that it is empty and has been empty for as long as i can remember.

nobody knows it is there. the rent is too high for business.

The shops are empty

Empty buildings. The owners of the empty buildings. The lack of citizen outrage at outside attacks on the towns cultural life.

There are a few building in the Town Center that seem to have been renovated and have been vacant for a time These buildings could be used for small businesses that would attract consumers.

nothing

too small to gain any large businesses like an organic grocery store

MARC Station section: It is essentially empty      Route 1 section: It is ugly, I wish we didn't have a McDonalds right at our gateway      Jamal sitting on our town center.

It's been mostly vacant for 20 years.

Storefront churches.

Haphazard Rt. 1 businesses, odd combo of continuous fronts and curb cuts. The Marc Station center is vacant.

That the property owners don't seem to have any interest in renting to commercially viable businesses.

The book store needs to be renovated. Greg's Towing could be developed into something more interesting.

Railroad tracks East-West bridge needs facelift

There are too many vacant buildings.

There is nothing there; 2nd hand store - I look funny in a dress, is the doll store ever open?, deli/bar food - I cook better food, package store - all the people walking by my house with paper bags (some open bottles some not).

NOT MUCH CHOICES.....NO SIGNS ON KENILWORTH AVE TO MAKE PEOPLE AWARE OF THE TOWN CENTER

That the buildings are vacant.

Mothballed buildings. At the moment, it can hardly be called a 'town center.'

That it is mostly empty, and that the stores there are not ones I frequent.

it doesnt have anything in it yet.

traffic at 410 and route 1

There's nothing there! The surrounding area is plastered with blue Riverdale Shops signs that lead to empty storefronts. That's a disgrace. The town needs to do whatever it takes to jumpstart businesses by the rail station and on the corner of Rt. 1 and 410. That means rethinking MUTC to match current economic realities. Riverdale Park has judiciously applied its MUTC rules for many years, and has nothing but empty storefronts to show for it. 'If you keep doing what you're doing, you'll keep getting what you're getting.'

All the vacancies!!!

The whole place should be razed, including the two rental houses and the whole site re-built from scratch. Keeping the 'OLD' like Hyattsville has done just makes it look 'old and dirty'. Building can be built from scratch with many designs, some that even have that old town style, but they are 'NEW' inside and out. Also you need to build 'UPWARDS' , go to four stories so you can actually offer space to anyone that may want to move there. With new building and a chance for real business to move in and 'Stay' the town should then re-model the train station. Look at what they did with the old hardware store in Hyattsville, while the rest of those 'old tired looking' buildings still look 'old and tired' and mostly empty. Provide more parking by moving that Towing businees further down the road or get rid of it altogether, it's just another eye sore for people to see. Raze to old book store and at least make the S&J remode the front and street side with no parking behind their dinner.

The sound of the trains

This person read(understood): What do you like less about Riverdale Park and replied:  
The robberies and the violence

need to focus front and back route

the fact that it is empty

the fact that its been an eyesore for at least 4 years. Rt 1 is in the same situation

difficult to drive to(not much to be done there) at time of farmer's mkt

it's empty!

nothing

no shops

unaffordable housing

empty storefronts

empty stores

the empty storefronts

the lack of funky stores to spend time in

i don't visit the town center, apart from the market, so don't have a strong opinion, I guess

unoccupied store front

lack of shops. not enough parking for farmers market

no shops!

I hate the mepty buildings. That to me connotates urban decline.

it is empty. no shops.

too many empty buildings

it is empty.

need to know more about what is here

that there is nothing in it

nothing here

not enough things to make me stop.

The railroad causing traffic jam.

hard to get to. tough to find. need better signage.

the rough entrance over the railroad tracks

all the empty storefront in a place with much potential

empty

closing of riverdale bookstore!!! no cool stores

unused storefront--loss of bookstore

that there are empty stores around here where the empty buildings are

would like coffee shop back and stores, but rent must be very cheap, as we are off beaten trap

The lack of nice businesses there.

empty shops, loud trains--unsafe train gates

empty buildings

vacancy-lack of shops

all the empty buildings...where's the groovy action?!

not enough here I have to cross Rt 1 to get here and it is so busy and hard to cross.

That there are no stores, places to eat, hair cutting places etc.

stores aren't occupied

the least thing would be the traffic



bookstore closing

need more activities

the empty buildings!

I would like to shop on Rt. 1 and at the town center more often, but there is not much there. The shops that are there are rarely open. I like SJ's but it is not very kid-friendly. The Calvert House is nice, but the walk along Queensbury is not very friendly. Homes are not all well-maintained. It feels empty.

empty storefronts

Empty store fronts at the MARC station area! There is really very little reason to visit. What a waste of potential!

DO NOT KNOW MUCH ABOUT IT

The empty spaces with no activity all week long

Empty buildings both new and old. What is the problem? Buildings unoccupied for years!!

Though I like the convenient parking, I don't like that the parking lot is in the center of downtown. The town center is very low in scale...I'm probably one of the few residents that isn't too concerned about the height of the condos planned by Patriot Group. I think some relatively tall buildings (though 4 stories might be better than 5) right on the street would help to frame the town center and make it feel more intimate and room-like. There is just too much empty space.

Empty. It would be nice if there was a decent restaurant or cafe or something.... It still sort of looks run down, though not as awful as before. It lacks life. The thrift store and doll shop are never open, which adds to the general downtrodden feeling of hopelessness. The storefront church adds to the vibe that signals 'dead town center / hard luck town' Our town center looks like the bleak, dead little towns of the midwest. We are in the middle of a metro area and it by appearance, we look like we are victims of the dustbowl.

empty store fronts

That that it is undeveloped-- needs stores and restaurants

Empty buildings and homes  
MUTC IS A FARCE  
TAKE LOOK AT HYATTSVILLE ON US1 THIS IS BEING ACCOMPLISHED WITH NORMAL ZONING. THE COUNCIL SHOULD HAVE THE COUNTY COUNCIL CHANGE IT BACK. BECAUSE OF MUTC REQUIREMENTS THE TOWN LOST A NEW SERVICE CENTER, A NEW DRUG STORE AND POSSIBLY A BANK, AND THE CONDOS. THREE WASTED YEARS OF INACTIVITY AND MORE TO COME.

That it's empty!

getting caught by the trains

Where are the shops?

no stores!

People don't know it exists.

no shops, boring shops, run-down.

I am still mourning the loss of the beloved second-hand bookstore. The place just isn't the same without it. We went there to take our children to to hear live music. It's a huge loss.

No businesses

There are no businesses there.

That it is unrealized potential--the stores have been boarded up for years! Route 1 and the intersection of Route 1 and Queens Chapel Road are also eyesores--not to mention dangerous to cross for bicyclists with children (like me).

nothing's there

How unused it is.

the train tracks

No stores.

there are no shops or restaurants

NOt enough safe parking or sidewalks to reach town center easily.

nothing there

There is nothing there but the farmer's market

deserted buildings

Very low occupancy -- no draw to go there except the parking lot during the Farmer's Market.

Question doesn't make sense. It's just empty space. There is one shop, the consignment shop, which is never open (OK, I found it open once) Although I have asked when it might be open, it is not open at the times the owner said it would be. Something very fishy here.

Absense of businesses, including restaurants; the loss of the book store was sad.

There are no stores!

The trains can be really loud. Also, I'm afraid that having businesses on Rte 1 without adequate off-street parking might make traffic worse and increase the potential for accidents.

Traffic-wise, it's difficult to get there. Turning left from Rt. 1 onto Queensbury Rd toward the Farmer's Market at rush hour takes a long time, and the traffic pattern at that light isn't very clear. There is no easy flow of traffic to approach the Farmer's Market from any direction, and getting into and out of the parking lot during the market is always a bit hairy.

Book store closed

Access to/from parking lot can be difficult looks trashy/ill-kept even with the renovations trains can be quite loud church vacant stores lack of coherence

The fact that it's been shuttered for 17 years, practically the whole time I've lived in the town. It's a sin that the Jemal bought it on the condition that he'd develop it and get it leased and then sat on it as he does on most of his properties.

Got rid of the book store, no stores

It's EMPTY!!!!

I believe that the parking could be a problem. Town Center is kinda off the beaten path but great for town's people and the marc riders.

Entrance and Exit are extremely difficult during times of high traffic.

Having swaths of empty buildings is unpleasant to look at, makes it seem as though no one cares about the area and the quality of life of its inhabitants, and makes it look like more of a target for crime. It also makes the MARC station a less than desirable destination at night since it is isolated and there is no pedestrian or commercial traffic. Abandoned buildings that promote a poor image of the town.

Vacant store fronts

Nothing is there. Empty storefronts for years. Why did they close the one successful business, the bookstore/cafe?

The fact that it's sitting empty when it could be in use.

The empty stores, of course

I don't like the traffic jam-ups from people taking shortcuts around the Rt.1/East-West Hwy intersection. The roads are getting torn up, and it is difficult to turn into the side roads and shops with all the steady traffic in the morning and in the evening.

The surrounding area is seedy. And there isn't actually much business there right now.

It's emptiness; the towing company under the bridge gives it a 'gritty' feel

Virtually no shops there

That all the shops are empty

There's nothing there!

There's not enough reason to visit there. There's no sign of the vast amounts of history the town has experienced.

Few stores, no nice restaurants

Speed of traffic cutting through at rush hour

Difficult to find if one is not familiar with the area.

The obvious - there's nothing there.

The vacant storefronts.

The empty buildings and the congestion between 4:30 and 6 pm.

That it is not yet like some other town centers in the DC area- as far as providing things to do/buy/see etc.

Traffic and pedestrian conflict, train whistle at night, vacant stores.

Buildings sitting empty

Lighting

It's currently empty (because the developer is sitting on this property for so long?).

Uh, hello? The lack of tenants?

There is not that many business there

The unoccupied buildings. The bookstore, which was once thriving, is closed and boarded up. It looks terrible!

The fact that it has been empty of businesses for so long!! Come on! It looks like blight right here in our town. How in the world did a viable bookstore get kicked out of town? And why are these buildings perpetually vacant? I also despise the fact that someone is purposefully throwing out their many bags of trash filling each trash can on Sundays. Our tax dollars are paying for that service for someone who obviously does not dispose of their own trash. It is disrespectful to our town center.

Very little to walk to.

Reputation in the larger community that it is not a safe place.

Not much shade; more visible park/public space that's not parking lot.

JAMAL!!!!!!!!!!

That almost all of the buildings are vacant.

Empty, towing guys lurking, S&J clientele sometimes (better atmosphere since smoke-free), people speeding down Queensbury because of poorly-timed traffic lights at Kenilworth and EW Highway, train whistle loud.

That there are no stores or shops there as yet

The lack of occupants and no more bookstore

Empty buildings bookstore is gone

Chain stores and restaurants. Business that serve only a small clientele - like the wedding chapel in Hyattsville

There's potential but nothing is really there but the farmers market. We really miss the bookstore/cafe and the music.

No stores and the fact that the farmers market is on Thursday! I never get home in time to attend the market

Can't think of anything.

That it's so empty!

That there are not enough of the stores I like there and the business and buildings need to be updated and or remodeled.

The lack of the bookstore, I know new development kicked them out. Keep what's good from the old town center.

Vacant buildings

Not much here

Vacant shops, but Dumm's wants to build shops/town center can't even get theirs rented

Being vacant

The closeness to the rail tracks

Empty buildings--miss the bookstore

No businesses open

There has been nothing here for the 8 years I've lived here

Nothing there

Not enough surveillance

Empty spaces for the last 20+ years

It only functions on market day

Selection of things to do

Vacancies. Why can't the rehabbed buildings be rented? Is the rent being asked too high? Vacant buildings do nothing for the community.

Not the best part of town

The train

It's been empty forever. It should not be allowed to sit empty.

It's not used enough.

How long it has been vacant

Railway crossing

Having to wait for the train to cross

Empty buildings!

There is nothing else that I know about

The train! A double gate would help so that the train is not blowing the horn!

Needs more vendors

What can I say? There are no retailers! They are all empty.

Need for a sit-down restaurant

Hours of operation for market is difficult to leave work and get here before closing

Lack of businesses. The bookstore loss was huge.

Scant business hours

The lack of goods and services available in the town center that are needed on a daily basis.

Not alive

The lack of interesting businesses, no natural beauty feature such as flowers, plants, art, etc.

The vacant stores. Doug Jemal has the per square rent so 'off the wall' on his properties that no small business can make a go of it.

The empty storefronts look forlorn and give the town an abandoned air.

The run-down look, the trucks that whiz through the parking lot and the ghost-town feel all make the area depressing. Also, I dislike what the most recent owner has done to the building formerly known as Heinecke's. The silly and pretentious architecture does not fit the community.

No stores

Rail road noise and pollution. No pedestrian walk/no walk crossing signs. Sinking brick in sidewalks. Possible lack of adequate parking once all store fronts are occupied.

The lack of shops especially a grocery

That it's empty!

No stores

Limited parking

What town center?

1) The Bar. A & J or whatever it is called.

Obviously there are few businesses near the MARC station, the storefronts on route 1 look dated or shabby, route 1 businesses are somewhat pedestrian UN-friendly, whole area looks desolate on weekends

Most stores empty-need new businesses.

The empty stores

The empty shops in the beautiful renovated brick buildings.

I don't like having so many empty store spaces.

That it's mostly empty and the few stores/restaurants there are, don't appeal much to our family. Also, it seems to carry a kind of hopelessness about its future whenever

Riverdale Park citizens talk about it. It is seen as kind of a failure or something whose future use is not coming any time soon. (I am referring mainly to the area by the MARC train station--I don't actually consider the Route 1 businesses part of the town center; they don't feel connected to one another; Aesthetically, the route 1 portion feels old and projects an aura of desolation and neglect, especially the closer you get to East West highway.)

The fact that the buildings are empty

Vacant storefronts

No shops!

The empty buildings.

I fear that there won't be enough parking spaces for people too far to walk when it's full of shops etc.

Doesn't seem to be any businesses there

I don't have anything to say.

They need more store and that the farmer's market is open longer hours.

The gangs

That there is no shade.

The violence, robberies and the accidents.

No shade

Vacancies

Vacancies

Not really any interesting store.

More room

Currently, nothing down here, loss of the bookstore stunk!

Lack of retail, restaurants, etc.

Lack of businesses at the train station

Traffic

Departure of bookstore which is what brought me from Greenbelt to Riverdale Park.

No shops

Empty store

Parking

Vacant store fronts

So much empty space! Hard to get to by car--not much parking on market days

Too far from Upper Marlboro!

Empty stores; the book store closing

Congestion

Encroaching crime

So many vacant stores

No parking sometimes on market days

It is empty, no stores

That there is not a lot of variety of places to eat.

Congestion at Route One/Queensbury.



**SURVEY COMMENTS:****What types of new businesses would you like to see in the town center?**

I'd be interested in more restaurants, a bookstore, coffee shop, practical stuff like hardware.

More restaurants (seating outside is great), bookstore, and a market that could be an extension of the wonderful farmer's market with more locally made goods and other unique items & staple items. It would be great to be able to walk and get some great produce and bread.

More restaurants (seating outside is great), bookstore, and a market that could be an extension of the wonderful farmer's market with more locally made goods and other unique items & staple items. It would be great to be able to walk and get some great produce and bread.

Trader Joe's, an ice cream shop, a bakery/coffee shop, Deli place, gift shop/flowers/balloons

Businesses that aren't chains and that cater to socializing and spending time such as a coffee shop, an ice cream shop, a place where teens would hang out (such as a gaming store or an arcade), restaurants, a bakery.

Non-chain retail serving the needs of the town: bakery, restaurant, barber, ice cream parlor, bookstore, coffee shop, small appliance repair, and consumer services such as tax preparation, notary, bank, etc.

A cafe or coffee shop would be nice and some additional dining that's not the greasy spoon! Maybe someplace to buy produce. A bakery or ice cream shop would be wonderful too. I could go on... movie rental, antiques, anything that would attract people outside of Riverdale as well - like Franklins does for Hyattsville.

I would love to see a coffee shop where I could get a cup of coffee in the morning and spend time on the weekends (tables outside in warm weather would be fantastic!). I would love to see a bookstore and perhaps some specialty shops. An 'upper casual' dining restaurant would be absolutely fantastic. Of course, an anchor is necessary and a grocery store like Whole Foods or Trader Joe's would be perfect. There are none in the area, and thus the store would attract, not only Riverdale Park residents, but also residents from University Park, College Park and Hyattsville. I believe that the demand to make the above enumerated businesses thrive in Riverdale Park exists.

There are a lot of things this community doesn't have right now - a variety of restaurants (more than McDonalds!), retail stores and chains, a book/media depot, name-brand clothing outlets, novelty/specialty shops. It would be nice to see a town center/shopping area that resembles Main St. in Laurel or in historic Ellicott City.

A couple of real restaurants. Not more mom and pop carryouts.

A Whole Foods Store. More Specialty Shops and a Book Store

Whole Foods, Wachovia, a movie theater, ice cream shop, clothing stores, Starbucks, gym, DSW Shoe Warehouse, Borders, Fuddruckers

- Coffee Shop (cafe style with outdoor seating area) - Bookstore - Antique Store - Cosi's style cafe - Bakery - Flower Shop - Cultural Center - Information Center - Grocery Store (Trader Joe's)

Anything useful: Small grocery (especially if Dumm's Corner goes the way of the developers), coffee shop, bookstore, specialty retail, ice cream parlor, sandwich shop, hardware store. NOT check-cashing, NOT fast-food franchise, NOT anything with a drive-up window.

Bookstore, cafe/coffee shop, antique store, restaurant, art gallery ...

Gourmet food, natural food, sit-down restaurant, brewpub

An organic market [perhaps a Trader Joe's, MOM, or Whole Foods]; a coffee/tea shop; book store; art related shops, boutiques and/or supplies; a local hardware. Generally speaking I'd be happy with any variety of stores, boutiques, and small restaurants.

Providing that enough advertising is done to guarantee noticeability, hairs/nails, jewelry (where is the security tho!), fresh food market in the larger space, offices, print shop, boutique for antiques that are marketable to the period of most houses. Where's the Coffee shop!! Or a starbucks, (that would bring in customer traffic), Herbs, teas, and eclectic merchandise (YES)

Dry cleaner bakery cafe art studio/gallery

1. A nice restaurant. It's hard to get really good food in this area. The rest in no particular order: 2. drycleaners 3. salon 4. bookstore/newsstand 5. Grocery store! Even if it's a mini ethnic or organic market 6. Coffee shop 7. Anything locally, independently owned!!!

Bakery, cafe, bodega - any food or service merchant

Whole Foods, Trader Joe's, a bistro, coffee shop, perhaps a newsstand or wine store. Small privately owned businesses that would make nice gathering places for the town residents. I would love to see a non-profit food co-op, a coffee shop, maybe some sort of art store and a small restaurant with OUTDOOR SEATING!!!

hair cut place grocery including organic coffee shop ice cream parlor antique shops craftsmen doing period work pottery, glass blowing making stuff that corresponds to mansion period lace maker, dressmaker, etc deli town museum for Riv. & surrounding areas/town history w/all the funny cute pictures train store sidewalk cafe

I would love to see a little grocery store. Maybe a hardware/crafts store. Ice Cream/hoagie shop. I prefer running up to small store to get what I need rather than a mall or big store.

A used bookstore. Boutiques, Salons, barber shop, restaurants, bakery, galleries, leather goods, secondhand stores, library, post office, UPS, doctors office, ice cream shop, coffee shop, arts and crafts supplies, frame shop,

The existing businesses are great for the type of social atmosphere that exists in Riverdale Park. There are a few other businesses that would prove to be aspiring to our younger generation such as Music Stores or even a Music Studio, A small Library, Computer Store.

Bakery, deli, gift shoppe, (book store, coffee shop?) an ice cream parlor.. Businesses that would serve all the residents, A friendly place to gather.

Dry cleaners, restaurants (always need more than one), ice cream shop/bakery, post office

My idea of a perfect town center is the plaza in Old Greenbelt. I would love a New Deal type coffee house, another good sit-down restaurant, a market, a movie house, a community center. The Roosevelt plaza has benches and little tables and is often lively on nice evenings, with people visiting with neighbors. I've also been there when there are music events in the plaza. The old Riverdale Bookstore & Cafe would be wonderful resurrection. An ice cream parlor. An art/craft gallery

Bakery, pet groomer, local produce outlet, hair cutter, coffee/book/magazine shop, deli/luncheonette, antique shop, Christmas/gift/toy/card shop, wine and cheese, dentist.

Smaller mom and pop type stores, e.g. ethnic grocery store, florist, coffee shop, pub, etc. Frankly, I'd rather see ANYTHING there than nothing at all!

More food restraints, eat in and to-go, not just Chinese. A midsized local independent (like MOM's or Magruder's) or chain (like Trader Joes).

Barbershop, shoe repair, dry cleaner, similar businesses that create daily foot traffic. Personally, I would support a natural food store and a good ethnic restaurant that serves beer and wine. A decent kids store would add to the mix, and I wouldn't be opposed to a dollar store. I would support a hardware store.

Starbucks Coffee Shop Delicatessen Bookstore

Coffee shop

Coffee shop/bakery - don't drink coffee but would be nice to sit have a pastry and check email, maybe talk to someone. Book store/news stand. Don't know the volume, but things to support the train commuters.

MORE FOOD BUSINESSES...SIT-DOWN CAFES..NATURAL OR HEALTH FOOD STORES AND 'MOM+POP'STYLE SMALL RETAIL

Restaurants (not chain restaurants tho) a place to get groceries a book/music store Bistros, cafes, small retail, green market.

A bookstore/coffee shop ;), anything viable but not so busy that there is /more/ traffic on Queensbury.

Bookstore, coffee shop, vintage store, thrift store, market, wine shop, record store, specialty clothing, restaurant -- not chains!

Antiques, Chinese restaurant, good consignment shop.

Cleaners, health food market, coffee shop, drugstore, restaurants, convenience store, hardware store, bakery, veterinarian, doctors' office, lawyers' office, bank, appliance/electronics store.

Well, let's start with the bookstore and coffee house for starters! Beyond that, we're not gonna get a 5 & Dime and probably not a hardware store, nice as that would be. Music instrument/supply? LP/CDs? Small offices (insurance, etc)? Computer repair? Antiques/furniture? Niche restaurants? (Could draw from campus, Calvert House & Franklin's certainly do). Latin/green grocers? Bakery would be awesome.

Re-model the train station. Look at what they did with the old hardware store in Hyattsville, while the rest of those 'old tired looking' buildings still look 'old and tired' and mostly empty. First floor could be small shops, no 'Auto or Junk' shops like along Kenilworth Ave., near the Post Office. A cleaners, small hardware and/or a Co-

op/Natural food store like the one near RI Ave and Edgewood. Second floors and above could be medical offices, never enough doctors.

A market and a retail store

Bakery restaurants shoe repair cleaner art supply store

Coffee shop bookstore family own business

A mixture of retail shops and restaurants a starbucks would be very nice

Art store/art supplies I would like to open one.

I'd like to see a used bookstore come back, a florist, a cafe, music/instrument store. I like the novelty shops.

Larger bookstore--Barnes and noble size

Nail salon, pool hall, day care, bookstore, hair salon, anything!

Railroaders place near the tracks with a hobby store just for model railroaders

Use your eminent domain power and get Jemal out

Holistic, homeopathic coop like gluts in mt. rainier

handcrafted gift shoppe coffee shop not starbucks ice cream shoppe children's clothing store (new)

Bookstore

Restaurant/coffee house, bookstore, 'green'supplies, art supplies, gallery/workshop

Arts bookstore crafts coffee house

Good restaurants, a good grocery store, a bookstore like vertigo (college park)

Restaurant

Grocery store or something similar restaurant

Eatery bakery specialty type shops artist space

Ones that will serve the basic needs of the town and stitch its citizenry together. Ideally the businesses would be family run as they tend to be friendlier.

Any shops! Or restaurants!

A reasonably-priced sit-down restaurant not fast food without a bar

Doctor's offices bakery/cafe antique store bookstore

Restaurants and coffee shops

cd/records bookstore

Bakery cafe/coffee shop any type of independent retailer/grocer

Shoe store

Music store book store

Another restaurant

Coffee house not starbucks bookshop small town type shops cute non-McDonalds restaurants

A bakery. Currently I use the Rolling Pin in Cheverly. Also, a good soul food or fish fry with simple recipes.

Some nice restaurants.

Small town places antiques and crafts used bookstores nails/manicure outdoor cafe mixture of places for everyone

Chick-fil-a baby gap/gap store Irish pub

Non-chain, family-owned and run businesses. Preferably a casual restaurant open for breakfast, lunch and dinner with outdoor seating and yummy food. A coffee shop would be great! Also, a used bookstore, clothing store, record store, etc.

Every business just like College Park shopping center.

Coffee shop/restaurants

Movie theater cool clothing stores restaurants

Gourmet food/wine shop

Thrift store clothing store restaurants

Drycleaners restaurants

A small restaurant or sandwich shop. Maybe a bakery too. Not sure if there is room, but even a big restaurant like Franklins would be nice.

bakery coffee shop pizza parlor/restaurants book shop music store ice cream shop

Small restaurants ice cream parlor craft shops bookstore

Small business coffee shop ice cream flowers books unique small town stuff

No chains please good, but affordable restaurants, healthy food funky boutiques bring book depot and music back holistic health services music/instruments and arts/crafts

Coffee bakery bookstore restaurants train museum or kid-oriented train adventure/interactive place/store

A pizza shop. A deli. A bakery. A nail salon and hair cutting place. Maybe a dry cleaning store. A small hallmark store or a store that carries cards, small gift items, etc. Mostly eating places would be good because I know that people who work at USDA would walk there to eat lunch because we have a horrible deli at our work. Also people getting off the train would probably pick something up for dinner to eat on occasion.

Florist cafe coffee shop ice cream shop

A dry cleaner would be nice. Coffee shop. Recreation center.

Card/bookstore

Coffee house

Card store outdoor cafe sit-down restaurant used book store--bring back Simon! European feel newspaper/magazine/candy store

Anything really. There are a lot of environmentally-conscious people in town as well as artists. I'd like to see a store that sell green homebuilding products and I'd like to see a store that markets the artistic talents of our residents. The train is a big part of our community--maybe a kids train shop/toy store/restaurant with a train feel. Rt. 1 needs to feel more like a main street, if that is even now possible. Maybe even housing on Rt. 1 and housing at the town center. Restaurants/coffee shop would be great. Kids' new clothes/consignment store. A dry cleaner and an ATM, if not small bank.

Small restaurants (not chains) bookstore (not chains) bike shop art supply

Sandwich shops or cafes, coffee shops, bakery, a pub, perhaps a gift shop... The area could easily generate a lot of traffic (even on foot) at lunch and happy hour/dinner from the large number of employees in the River Road and Paint Branch Road office buildings.

RESTAURANT -- ETHNIC TYPES --MEXICAN (LATIN AMERICAN, ASIAN) ETC

Restaurants, a small hardware store, hair stylist, a specialty food retailer.

BookStore, Coffee Shop, Real Hardware Store, Trader Joes (okay that's unlikely), Decent (sit-down as opposed to fast food) Restaurant. Bike Rentals. Find tenants that will attract more upscale customers. No need for more Nail Shops, Liquor Stores, Check Cashing or Beauty Parlors. (Plenty of Room on Kenilworth for those)

Local service-oriented businesses - restaurants, coffee shops, small organic grocery....I'd like businesses that are open in the evenings - not craft or antique stores that close at 5:00. Well- not ENTIRELY stores like this, one or two would be great! I have a fear that the empty stores would become a Radio Shack, a Quizno's and a Mattress Discounters, which already comprise 95% of the retail opportunities in PG County and would definitely NOT be desirable. I think we'll need to have community-oriented businesses because most people traveling up and down Route 1 don't even know Riverdale has a town center, so the stores won't be able to rely on through traffic. They'll rely on people who live here, or by word of mouth.

A baker/coffee/lunch/salads kind of place or a Thai/Indian/ethnic restaurant. I think a place like Firehook (bread,soup,sandwiches,coffee) could do well and serve as a regional post for their company in this part of DC. I would rather see a good independent co like FireHook or Spring Mill Bread Co. than an Atlanta Bread Company or some other fake-nice place that actually makes lousy bread and is just like 8 million other places. Other potential would be a housewares/antiques sort of store like they have in Del ray or Kensington, although I don't really spend money at those -mostly just browse. On the list of 'things not to do' --- the Little Giant on Route 1 is an example of a new business that is just giving us more of the same stuff that we already have plenty of - lame atmosphere, plastic cutlery, and cheese steaks (and bad service, which is why it's not successful.) If restaurants and services are just not possible, maybe the area could attract architectural and renovation businesses - capitalize on our area as one of the few parts of DC with a fair number of bungalows, Victorians - use it as a tool to market and showcase the area to the 'old house' renovators / urban renewers. That might spark something better later or have a

generally positive ripple effect. I would NOT like to see anything that signals poverty - no social services offices, at risk youth centers, free health clinics, etc. I recognize the value of these services, but they would completely kill any hopes of turning around the town center. I would also NOT like a business that is Spanish-speaking only. We have the 'Little Mexico' area on Kenilworth, which is very successful -- but I'd prefer we not to expand the strategy into Town Center. I am fine with restaurants that serve a diverse crowd -- but if you go to Tres Reyes or some other restaurants on Kenilworth and try to speak English, you literally can't communicate - it is a Spanish-only experience that is uninviting to outsiders and attracts only adventurous gringos. If you take your mom from the Midwest to Tres Reyes, she finds it scary, bewildering, and off-putting.

Coffee shop, book store, ice cream store, music venue, restaurant, artisans

Restaurants, copy shop, artsy shops, local coffee shop, a MOM's or Takoma Park Silver Spring Coop (like the one in Silver Spring)

This survey has been taken a dozen times and always gets the same answers. Barber shop, bakery, ice cream parlor, gift shop, dry cleaners, you name it. IT'S STILL UP TO THE OWNER WHAT HAPPENS THERE, THIS GAME CAN GO ON FOREVER

Coffee shop, small cafe, gift shop, convenience store, gourmet grocery store

Arts, food/drink

Bakery, used bookstore/coffee shop, barber shop (not hairdresser), yarn or specialized craft shop. And please, not 'shoppes' - too precious sounding. A small 'tea' shop - for lunch.

Bookstore, coffee shop/eatery, art gallery, antique store, stores on the order of what's in old town Takoma Park.

Eclectic clothing, produce grocery store, coffee shop, books store.

Perhaps we can get the aforementioned beloved second-hand bookstore back! The types of business that interest me would be: An organic food store, small restaurants, a bookstore, a cyber cafe, a child-care/day-care center, perhaps a 'wet'-cleaner (an environmentally friendly type of dry-cleaner) and other establishments that would generate regular business which helps bring shoppers to the area on a regular basis...

Drycleaner

Coffee shop, book store, deli, produce market (similar to the Farmers market only year round and indoors (when possible), florist, internet cafe, craft store, woodworking shop,

Simon's bookstore and café, should come back (or something similar). A not too high-brow Italian (or other ethnic) food market; a bakery; a bicycle store (another recent and huge loss to the area); a shoemaker; a seamstress for repairs; a doctor's office Art supply store, sewing and hobby shop, gift store, baby gymboeree, seniors game room, organic market, book store

For all of these, I would prefer \*not\* a chain: A good bakery Hardware store Cafe Bookstore

Coffee shop, home made ice cream, organic deli, book store, clothing shop

A nice mix of things like florist, convenient store (with Dumms' probably at some point disappearing), dry cleaner, small businesses with a niche.

Antique shop garden embellishment shop place to eat used books shop craft/art shop pottery studio architectural salvage shop

Small, locally owned shops & cafes that are easily accessible by foot or bike from surrounding towns.

I liked the old bookshop -- too bad that didn't succeed. A specialty grocery store, such as Trader Joe's. Nice restaurants would be GREAT. Route 1 doesn't have much more than chains, middle-mainstream eateries and places for students. I'd like to see more restaurants like Franklin's and Calvert House -- This would be great. In fact, it would be excellent to see several nicer restaurants there, of different kinds of ethnicities, -- a 'restaurant-row' for example!!

Continue farmer's market. Can you bring back the bookstore? - We really miss Saturday evening music. Used bookstore, eateries (not chain stores), bike shop, bagel place, coffeehouse, tea trader,

Coffee shop book shop gift shop nice family restaurant with healthy food pet supply store

Restaurant, coffee shop, antique shop, gift shop, bakery, video rental, 'health' store -- vitamins etc., sandwich shop or deli

Real ones! Could be a bakery, coffee shop (not Starbucks), bookstore, gift shop, craft shop, florist, herbalist.

Coffee shop/cafes; book store; bike shop (due to the loss of the Riverdale shop).

Bakery, deli, gift store, boutiques

I'd like to see unique clothing and gift stores perhaps an artist's studio, and maybe a restaurant. It would be great if the bookstore or something similar could come back. NO CHAIN STORES!!

Restaurant, bakery, anything non-chain, non-big box!

The current traffic and parking limitations pretty much limit it to small boutiques or restaurants and cafes. Perhaps some kind of restaurant/pub that would serve as a community center (similar to Franklin's) could anchor that area. A really good used bookstore/internet cafe with live music in the evenings or something? (I know there used to be one there, but the space didn't seem very well organized or laid out for that.) A great Thai or Vietnamese restaurant or an Asian food market? (The nearest good ones are in Wheaton.) A food co-op like GLUT or SMILE?

Food stores, bakery, restaurant

restaurant(s)with take-out coffee shop book store brew pub or wine store with tastings/classes bakery cheese/gourmet store video rental dance/yoga studio make your own pottery crafts consignment/clothes would be okay if they were ever open

Cafe, bakery, bookstore. Seafood restaurant. Fair trade gift store like 10,000 Villages. Kitchen goods store. A branch of the Rolling Pin Bakery (HQ on Annapolis Road) would be fab! They bake great cakes, pies, cookies, and breads and they could just be a retain outlet in Riverdale with the baking occurring in Bladensburg! There are no bakeries in this area except the Rolling Pin. Professional firm such as architecture, law, consulting.



book store, coffee shop, art store/gallery, bakery, anything independently owned. NO STARBUCKS

An antique place. A DECENT Bistro??? Perhaps a few UNIQUE gift shops or ART stores. A Spa-type Beauty Salon???

Nice Coffee Shop. Quaint gift shop. Bakery. No more restaurants. Help S & J to enlarge somewhat and stay in area.

Riverdale Park is still family oriented, we need this to be a place where everyone in the family will have something of interest. Have a town information welcome center. Places for people to sit on the sidewalk and have a bite to eat or a ice cream cone. A train shop.

A return of the used book store and cafe would be great. Perhaps focusing on needed artisan tradespeople could be a Riverdale 'thing.' It could be the place to go for a tailor, shoemaker, cabinetmaker, etc, when you really wanted the job done right. I would also like to see a more permanent local (ie, Maryland growers) produce stand, perhaps supplemented by other produce in the winter and early spring.

Hardware store, carryout,

Upscale, sit down non-chain restaurant; bookstore; cafe

Restaurants, especially niche ones (e.g. sushi bar, Mediterranean, Mongolian Grill, barbeque), children's resale store (ala Togs for Tots in Wheaton), bookstore with coffee bar

Bookstore, cafe, restaurant, arts theater, art gallery.

Bring the bookstore back. Also a coffee shop with wireless internet access. These could provide the kind of cultural space that is lacking in Riverdale now. Maybe an ice cream store and/or a cafe--casual dining. A Trader Joe's would be wonderful, but there's not really space for it.

a store like Dummies where you can get an ice cream cone, or a slice. A Gourmet Grocer. A dry Cleaner, a Tailor, a bank. if the town center had those stores I would not need to go to College Park, or Hyattsville.

I would like to see a bookstore, possibly. But mostly I would like to see a nice place that I could walk to, to sit and get lunch with my co-workers. There aren't many places like that, without driving into the campus area.

I would like to see a book shop, coffee shop, boutique, clothing store, gallery, etc. There's enough space to put all of the 'college town' type businesses that do not exist in College Park, and it's close enough so that people C.P. and the university will come. Something to cater to MARC commuters would be a great start. A hardware store? A great book and coffee shop was there and we all loved it. 'Slim Hippy's Granola Market and All-Night Boulangerie'?

Community gathering places -- coffee shop, ice cream shop, brewpub, etc. Small local hardware store Restaurant

Book store, cafe, deli, shops with character. It really is a pity that the bookstore was closed!

A great independent coffee shop would be awesome -- not Starbuck's or Caribou or anything else like that. An independent restaurant, like a small bistro. Any shop,

actually would be nice that was independent, quaint, and dedicated to preserving the feel of the area.

1. Small restaurants that would serve lunch and have outside tables for eating outside in nice weather. 2. Small stores where a person could browse at lunchtime and perhaps pick up unique gifts for an event. Could be boutiques, or even something along the lines of what Franklin's handles...a little bit of everything! 3. Perhaps a small book store. 4. Perhaps a bakery. 5. A small wine store, 6. Or a combination store of some of the above!

Restaurants, coffee shop

home-furnishing stores, hardware store, clothing and gift boutiques, sidewalk cafes.

Coffee shop, unique boutiques, newsstand, or maybe something like a kinkos or something. A place where one can take care of things like copying, faxing, pay bills, etc.

1. A coffee shop/bakery. There are no nice places like this ANYWHERE around our town - I drive to Takoma Park when I want to sit in a cute cafe and meet with friends. This needs to be more than just another Starbucks, though - it needs to be a place with the potential to be the hub of our community. 2. Bookstore. If it's a good shop, people will come from miles around. 3. Anything OTHER than a check cashing place or a liquor store.

bring back the used bookstore/coffee shop/music junction!! Anything that enhances community, becomes a destination and not just a business. Perhaps a microbrewery? medium quality thrift shop?

I would like to see businesses that compliment the things people like about the center that would not overwhelm it with traffic but add to the quality of life of the community. I would like to see small businesses that offer something the big shopping centers and megastores can't afford to have: 1. highly knowledgeable, skilled people who work because they love their field--no matter what it is--and who bring a sense of history and community to the area. 2. a music shop that gives lessons in a variety of instruments and a variety of styles of music drawing on the UMD music department, and that sells sheet music and MIDI software; and encourages the development of small bands and has afternoon preschool classes in music/dance/language arts and that stays open evening to encourage community participation by all ages. 2. an art gallery/coffee shop which uses the upper floors to offer classes in photography, watercolor painting or monotype printmaking and print framing; but also hosts openings for artists who want to rent the space in after peak hours. 3. a confectionary shop combination bakery/ice cream shop/candy store that offers cooking classes in the summer. 4. a dinner-to-go-shop that sells soup-to-dessert menus of dinners prepared for pickup in the evening by commuters and others. 5. a tailor/shoe repair/valet (dry cleaning/laundry) shop that would pick-up and deliver, a home cleaning/errand service for elderly and working adults, a vacuum cleaner maintenance company, a sewing/knitting/crocheting exchange. 6. a year round indoor upscale natural foods farmers market (or a Whole Foods grocery store). 7. a small specialty hardware store that had knowledgeable staff (like the East West Hardware on Riggs Rd and East West Hwy). 8. a dance studio on the second floors that taught ballroom, jazz, tap, ballet, belly, and yoga.

unique boutiques and restaurants. Customer service driven small businesses. some clothing stores, maybe a trendy second hand clothing store... coffee shop with internet access

Thai restaurant, coffee shop (with wireless internet), ice cream shop, corner store (organic would be great!) where I could get milk, etc. Use some of the space for

community events/services, like children's story hour, English as Second Language classes, a film festival, etc.

bookstore/cafe/coffeehouse    antique store    hardware store    upscale restaurant

Deli, convenience store, coffee shop, small gift/card shop

Cafe/coffee shop/bookstore/bakery (any of these combined)    Restaurant (something that wouldn't compete w/ S&J, but provide some other dining choices). And PG is so short of good, independent, mid-price restaurants, that it would also draw folks from outside of Riverdale, increasing traffic to the other businesses.

Coffee, cleaners, sandwich shop, bookstore, ice cream, mid to high end consignment/thrift store, things that residents might walk to enjoy.

anything that will bring un money for the town (keeping in mind, there is an elementary school down the street)

I'd love to see another bookstore go in there. A music store would be good. Also an ice-cream parlor or small cafe, like the New Deal in old Greenbelt, with live entertainment.

FOOD! FOOD! FOOD!!! Anything - a small restaurant, a bakery, a small, individually owned coffee shop. Possible a small record store or flower shop.

Restaurants, restaurants, restaurants, garden center (the old plumbing place would be ideal for this).

Health food store/vegetarian restaurant, 'country store' type of shop.

restaurant, bookstore (secondhand or specialty is fine), specialty grocery (maybe a wine shop or cheese monger), music store, video rental, ..., the sorts of things I have to go to Takoma Park or College Park for now.

Restaurants--we need nice places to eat in Prince George's county

Bakery, bookshop, coffeeshop, coop grocery or something like Trader Joes, local restaurant of non-fried food or chain origin, toy store, hardware/general store.

Everything works well for me. I cannot think of anything right now but I am always up to any suggestions.

convenience store, bakery, Laundromat, dollar store

mom and pop restaurant

family resident--open early for train riders

restaurants, healthy/eco conscious business, café,s,

NOT chains. I live in College Park, and if it ain't a chain it won't live here. I love Takoma Park, the small stores oriented to what the locals like. It's eclectic.

Starbucks, Panera Bread Eatery, Little Restaurants, Pastery Store.

Restaurants.    Gourmet shop.

A food store with broader offerings than Dumm's. Like Glut or the Takoma Park-Silver Spring Co-op. Book store / gathering place (like we used to have, although I'm happy

that the S&J is nicer, these days). Coffee shop / bagel shop / bakery. Maybe in conjunction with a bed and breakfast? Small school? Gym?

I would like to see stores that are more popular. For example Marshalls, Shoe City Etc.

book shop coffee shop

trader joe's or natural health food store coffee house/preferably not starbucks art house movie theatre

curves ice cream/farmer's market

coffee shop, book store, pharmacy, brew pub, studio space, record store

community-oriented organizations (non-profits)

restaurants/food

good cafe/coffee shop ice cream bookstore antiques?

wine and cheese clothing a store like Now and then in Takoma Park

coffee shop, small restaurants, independently owned gift/craft shops. small grocery store for the convenience of those who live nearby. need something unique/homey to draw people here

book store organic food stores Thousand Villages Restaurants serving vegan food

Starbucks trader joes

ice cream shop dry cleaner pizza cafe

more restaurants and food stores

coffee shop/book store/restaurant, quality gift shop--somewhere to shop & purchase the 'letter' gift locally

a coffee house and bookstore a place for people to gather a place to walk to

coffee ice cream card/gift shop library music store professionals bldg--law etc

a bakery, a food store like mom's, a bookstore, fine arts shops, other service shops

white table cloth restaurant

CVS shopping center

coffee shop stores of any kind book shop restaurant (other than icky S&J)

bookstore, coffee shop, card shop, organic market, sandwich shop

sandwich, coffee shop, restaurant, bakery

small clothing shop

places to eat and shop also, a grocery

coffeehouse, bookstore, arts and crafts supplies, children's clothes shop

restaurants!

bakery, coffee shop, pharmacy

fresh meat markets

I would love to see a co-op supermarket opened here. a small cafe would be nice, it could be a whole concept area with the safe setting, books, and music. you could also consider having a pet store/grooming centre here. how about a child care center? a retailer feeling. interesting home wares would be nice.

I would love to see some boutiques or consignment shops.

restaurant--like Mark's kitchen in Takoma Park coffee shop bike shop again gift shop like Now and Then in Takoma Park Jewelry-making store bakery small sandwich shop a place that is great to bring small children--like a low-key children's museum or indoor gym yoga studio or a curves for women

bakery and ice cream parlor

a good hair salon that is competitive skill wise a decent quality non-chain restaurant

can't say, but my interests are books, music, food, clothes and entertainment. maybe a theatre, movie house

A market for quick shopping needs. Dry Cleaners, a liquor store, coffee shop, restaurants.

Mixed complex

I would like to see specialty shops such as deli's, ice cream franchise, better restaurants, and a great gift shop.

Upscale restaurant, card shop, dry cleaner, post office, ice cream shop, antique shop.

A coffee house like the one that used to be there. A bakery. shops selling interesting clothing, antiques, a gym.

I'd love to see quality local (not chain) restaurants. Any type of tradesman or arts and crafts would be welcome. There is a coffee shop but it is never open when I want coffee. I'd love a nice bakery - try enticing the Rolling Pin Bakery currently in a run down area on Rt. 450 to move to Riverdale. How about an ice cream store?

Blockbuster Video, Radio Shack, Starbucks, Dunkin Doughnuts, Cingular Store - only brand names, no Mom and Pop stores. Health Food store (GNC).

coffee shop bakery grocery store vitamin store wine and cheese shop liquor store restaurants drug store

cafe, bookstore, grocery

Privately owned small business like a diner/ coffee shop and a hair salon and barber shop.

something interesting enough to get people off the train like a bakery/coffee shop or good music store

Anything but auto repair/parts stores where everyone leaves their trash in the parking lot. Doctors, dentist, credit union, book store, professionals. The vet along Rt 1

could move there and then you could tear down everything else along Rt. 1. Police sub - station on the west side of the tracks.

1)An organic market hopefully an upscale one like MOM's organic market. 2) Some sort of Arts organization offering classes would be wonderful. 3)A cafe or restaurant. 4)A gourmet wine and cheese shop would be great and go along with the farmer's market.

nice casual restaurant, green grocer, club with live music in the evenings, bookstore (new/used), sandwich shop, wine store, florist, art gallery that shows local/town artists. Although some chain stores would be necessary as anchors, I would hope that the chains would be local (for example, Lebanese Taverna) and that the bulk of the businesses would be somewhat unique and funky.

Whatever suits residents and meets their needs. I would like cafe, food store, thrift store, bakery, books, or anything else. No fast food.

restaurants, convenience store, other retail

A barber shop, a hair place for women and men. There really are very few around. A cafe-bakery with light restaurant fare would also be welcome. A Starbuck's or Caribou or something similar would definitely get attention. I can see a South American restaurant fitting in very nicely, or Tex-Mex, or something multicultural in the moderate price range with the Hispanic population in mind. I can easily picture a small bank, a post office, a veterinary clinic, a chiropractic clinic, and a small specialty museum, like a doll museum or stamp collector's museum, for examples. Now I am seeing a train museum, or shop because of the proximity to and history of the railroad. It would be wonderful for folks to learn the history, without ruining the charm. There's a great train museum in Ellicott City. A tiny version of that could be wonderful. If there is space for art studios, great. I can see a gallery of multicultural art. A dance studio like the one in Mt. Rainier... I can very easily picture a small Hispanic grocery store.

Coffee house, delicatessen, restaurant.

A bike store and a bookshop (both of which existed when I moved here 5 years ago) are high on my list personally. A cafe or bakery would be nice. An interesting mix of businesses would be ideal (e.g., dry cleaners, art gallery, restaurant/cafe, book store/library, bike shop, etc.).

restaurants Small Hardware store bicycle shop Used book store New bookstore coffee shop, independent bookstore, toy store, thrift store, Trader Joe's, art gallery/jewelry store, ice cream store

gift store, clothing store, bookstore, coffee shop, restaurant, antique shop, bakery any kind of store so I don't have to travel so far to shop

Antiques/gifts--could be more than one of these. People who like these shops enjoy visiting an area where they can visit a number in one trip. Art gallery.....or arts/crafts consignment shop to market local artists' work. Sidewalk cafe.....sandwiches, coffee, or ice cream. Quilt shop.....with classes.

I'd like to keep the farmers market and maybe have a store with CSA products and goods, restaurants, a cafe, a bookstore, a wine shop, pet grooming or pet products shop - upscale things that are local, no chain stores!

Restaurants - cafes with sandwiches, salads, etc.

More Hispanic businesses.

Clothing stores and restaurants.

Bakery

Restaurants, Ice creams or a Juice bar.

Grocery stores

Restaurants

Latin grocery stores

more vendors or more variety

Bakery, Ice cream store, bookstore

Bookstore, coffee shop/bakery/antiques

Bookshop(again), organic food, cafe, something for kids

A place where you could sit and have a cold drink on hot days.

coffee shop, ice cream store, bookstore

Restaurant (not a chain), bookstore

Restaurants

Bookstore, Restaurant, Food

Bookstore and restaurant

New restaurants

Clothing boutique, bookstore, gift stores

restaurants, dry cleaners, locally owned craft shop.

Diverse food

Health food store, Ice cream shop, bookstore, coffee shop, art galleries

Cafe

Restaurant-healthy food

Local art gallery

cafe w/wifi--my only option now is College Perk, bookstore, restaurants!!, galleries, sporting goods

restaurants, bookstore

restaurant

restaurants; bookstore; pet stuff--not live animals

bookstore. restaurants

coffee shop; family restaurant; hobby shop

women's clothing boutique, jewelry, high end arts and crafts, coffee shop like New Deal in Greenbelt

nice pub/brewery; good food; movie theatre; yoga studio

Clothing stores

Ice cream shops, super market, restaurants

Bring back a place to relax and have coffee/read books at the MARC station. That area would benefit from something like a convenience store, too. During Farmer's Markets, they could offer something special to highlight them and bring them into the fold.



**SURVEY COMMENTS:**

**Please tell us one or two ideas for making Riverdale Park's town center a better, more vibrant district**

I think outdoor seating at restaurants and even nice benches along the sidewalks, something to bring the community together where we can hang out. The connection between Rt.1 and the train station needs totally revamped. The sidewalks are in bad condition, trees hang down low, etc. Clean it up, add flower pots and benches, etc. Improve the road condition for Queensbury Rd. and Lafayette Rd.

The vision should be a place that feels unique and that a family can spend some time--an afternoon or an evening. This means that there should be no chain stores allowed or it will feel just like any other strip mall in suburbia. A place with socially oriented non-chain stores would lead to seeing and chatting with neighbors and would be a fantastic addition to our community.

Maybe Riverdale Park Day could have two locations: the mansion for children-oriented activities and the Town Center with live music, beer, food and other activities that would draw citizens to the center. Second idea: use condemnation to seize the properties from Doug Jamal and find buyers willing to actually occupy the store fronts.

Shops!! A sign off of Route 1 that would attract people to the Town Center, like the brown 'Historic District' signs. I often am attracted to these signs and seek out these areas when traveling. Banners off of Route 1 that advertise special days like a 'Riverdale Park day' - see Greenbelt community for example, they often have banners displayed across Crescent Rd that attract folks into the town center.

The foundation is definitely there. As mentioned before, the facades of the newly renovated buildings are lovely. Looking around Riverdale Park one sees a lot of people investing in their homes, but some people need help. To help people with 'curb appeal,' we may want to start a grant for people to paint their houses, landscape and replace fencing (the no chain link fences in front yard should be enforced - it isn't). Perhaps a certain percentage of tax money could be designated, or we could start a fund. Labor may be supplied by local residents or schools. To attract people to the town center before it is completely reborn (and after) we might want to have concerts there (instead of only at Riversdale), cook outs, and movies outside. Most importantly, bring in the business!!!

Create a useful, interesting and appealing area for people to shop, eat, entertain and interact with others in the community. Create a town center that is classy but has a small-town feel. Perhaps go for an architectural design that has a retro/Main St. look but is new and exciting. The vacant buildings next to the railroad tracks are a sorry sight - every time I drive past it and I just shake my head. They need to be torn down completely (the buildings, while partially-restored, do not look aesthetically pleasing). Some of the abandoned houses behind them could also be purchased and torn down to increase the amount of space needed for a REAL town center. Anything planned for Route 1 should be handled with care. The road is already a traffic nightmare, and anything built along it should have easy access in-and-out. All of the current buildings along Route 1 is a mis-match of random designs and styles. It would be nice to have a unified look for everything built from here on out. And let's not forget about parking. There needs to be a reasonable amount of parking spaces (if you think people will walk to and from the town center, you are kidding yourself). There also needs to be a well-planned traffic pattern to direct cars in and out of the town center. And while the buildings in the town center should be nice, the area AROUND the town center should be equally-appealing. The look and feel of the town center should expand into the rest of the community, with nice buildings, benches, banners, roads, curbs and sidewalks.

Free movies or performances in the little park near the center.

I think that by bringing certain types of stores it will help the center. I really enjoy Silver Spring's town center and I think a small scale of that would be great for Riverdale Park

A combination of pedestrian sitting areas with shades and fountains, and historic markers around the town telling about the town's history and experience.

I don't have a clue about how to get businesses that don't want to be here to move in. Needs a new owner who is willing to accept more modest rents to accommodate community-based businesses (national chains will never locate so far off the beaten track, anyway). Also, with College Park and Hyattsville having developed or in the process of developing the trolley trail, connect the trails through the Town Center to create a pedestrian/bike access that would help bring people to the types of neighborhood businesses that might thrive there.

increase advertising for the farmer's market renovate the bookshop building

My basic beliefs are that you must include a variety of stores and businesses that are open a broad range of hours to make any town center a viable, vibrant area. Include ideas/ businesses that appeal to the public on a variety of levels, both convenience shopping [food markets, book store, etc.] and cultural endeavors [arts organizations, independent movie theaters, open mic night at a coffee place, etc.] to appeal to people in a variety of ways. Try to get people to stay in town, not just drive through or stop quickly, but a place that people can identify as a great place to find a number of activities.

Providing that enough advertising is done to guarantee noticeability, hairs/nails, jewelry (where is the security though!), fresh food market in the larger space, offices, print shop, boutique for antiques that are marketable to the period of most houses. Where's the Coffee shop!! or a Starbucks, (that would bring in customer traffic), Herbs, teas, and eclectic merchandise (YES)

1. better sidewalks with space between road and sidewalk, especially on rt 1

Take out a contract on Douglas Jemal. Or could we find some incriminating photos of him for blackmail? Sigh, somehow I don't think he'd care. Meanwhile, could we have a Saturday flea market? or do something like the farmer's market more than once a week? Especially Saturday and Sunday. Anything to bring people there. Live music in the summer? A little train museum? A fountain for kids to play in? Make it a destination, and businesses will follow.

Anchor the vision of the town center in quality, while being open to the many possibilities of development.

get the community involved. this survey is a wonderful idea. it may be helpful to publish it in the town crier so that EVERY Riverdalian has the opportunity to fill it out! advertising, billboard on e/w high flowers around all trees keep gardening up

Having a place where people can gather/meet others in the town.

Return the Riverdale Bookshop. Force Jamal to complete all renovations and constructions and rent or sell spaces at reasonable rates to small businesses.

During my travels through the town center I noticed that some of the streets need improving. Some of the older shops could use a face lift.

First of all, find out the truth...does the town have any leverage here to bring the developer to come to the table and say what his attentions are. If there is no chance of the town getting these properties developed thru him, What actions (of any) are available to the town? Why make plans for something that cannot happen?

develop a better working relationship with the developer; stop being a business-unfriendly government

Make the train crossing a four-way crossing to quite the whistles a bit. Figure out how to control the traffic at that intersection a little better. (4-Way Stop signs so people would wait a little for the people on Lafayette to make their turns, etc.) See #3 for the types of businesses that would make for a more vibrant district.

Find someone with connections to Jamal and ask him what it would take.

1. Traffic restrictions on Queensbury Road to make Town Center more pedestrian friendly. 2. More community events that take place at the Town Center, as opposed to the Mansion.

Connect trail with R.I. Ave trail in College Park and Hyattsville to Bladensburg Riverfront Park. Add a bakery with small eat in option.

None at present time, since the property owners have no interest in dialog.

One thing I really like about Riverdale Park is that it's a quiet, small town. I work in the district and I like coming home to less density and more open space. I would like to see development in the town center that is modest and progressive... we're so close to the University of Maryland and the new M Square.

Road repair

Improve traffic flow

sense the idiot that owns the buildings in town center won't/can't fill them, make Beal Cr a park and do something with Rt1 between Queensbury and 410.

GET THE NEW BUSINESSES I SUGGESTED THEN ADVERTISE THE NEW TOWN CENTER BY PROPER SIGNS ON RT1 AND KENILWORTH AVE...KEEP IN MIND ALL NEW BUSINESSES MUST HAVE AN UPSCALE LOOK TO HAVE IMPACT AND ATTRACT CUSTOMERS....PARKING PLACES ARE ALSO IMPORTANT AND GOOD LIGHTING FOR SECURITY.

Good, moderately priced, family-oriented restaurant. Uptown Baker (located in Hyattsville)bakery and cafe

Destination businesses. The area isn't set up well for a business model that relies on foot traffic. Even things like doctor's/lawyer's offices above would bring a decent about of business to the area.

I love the farmer's market. It would also be great to have placards around about the town's history. And bus service to the center should be provided from Hyattsville and College Park stations. Also, I love the little train depot. Could that be a museum or an ice cream stand?

concerts at the train station

Rethink and relax MUTC. MUTC Committee and Town Council need to expect to say 'Yes!' to developers unless a project is proven unworkable; the default today is clearly to shout 'No!'. (Are you reading, Kiernan?) This town needs to reach a critical

mass of people in order to support local shops, since today, residents are clearly used to traveling out of town to obtain goods & services. Projects such as the proposed condo/retail building on Lafayette and Queensbury need to be encouraged, not thrown out on technicalities, because Riverdale Park clearly needs to bring in that density of people. That developer understands that two stories of residents above one story of retail does not bring in enough people to support the retail. Maybe in a bygone era, when transportation was much more arduous, that type of a building worked, but today, it clearly doesn't. So relax the MUTC process, and let Patriot build the condo/retail complex by the train station. That will jumpstart the entirety of the town center, making the rents in the existing storefronts cost-effective again.

Re-Build the whole place. I hate to repeat myself but all you have are a few tired, old looking buildings, that includes all the buildings along Route One, except the former Citizens Bank Building. It's just not very appealing to anyone. Sell it and let a 'real' developer develop it, no more 'Greek' slum lords. The Route One Queensbury road area has to be re-done, sidewalks, lighting, etc

get the buildings occupied

more marketing/advertising more events more renovations avoid too many high end commercial businesses

An eatery with community appeal--events open air seating, etc A community center space for clubs, etc Public transportation--bus route

affordable housing

music, concerts, barbeques in town center

train watching park with covered benches

more festivals, a flea market (selective)

music arts and crafts fair

fill store fronts

fountain bathroom and water fountains permanent stage for music performances

need businesses

Put out planters and fill the empty buildings

do something

do more outreach programs community activities

live music

more centralized parking

the shops where they may provide a reason for me to visit. I used to stop by the used bookstore regularly.

yard sales in town center

hold seasonal events Easter egg hunt corn roast/pumpkin patch meet/photo with Santa snow hill/dump snow pile for kids

concerts in the park in the summertime, inviting families to bring picnics and hear free music    more non-chain businesses (hardware store, environmentally-sound dry-cleaning, natural food store, etc.)

more good stores/less empty stores and houses

more stores    more eating places

I think getting more businesses that would attract foot traffic would help a lot. Also, improving access from the Physics Building, USDA building and the soon-to-be NOAA building would help. Maybe building a nice sidewalk that makes walking there from these buildings a bit more attractive. There are a lot of potential customers for a lunch time crowd nearby.

get the shops filled and extend shop district month by getting rid of car lot and old industrial facilities. get some residential condos built.

lower rents so businesses can move in

make the current owner of the buildings co-operate

a summer evening festival or some such thing. I am thinking of Hyattsville's Summer Jam

There should be more flowers, decorations or signs to make it more colorful and noticeable

more community events

food-grocery

open farmer's market later

more businesses and restaurants

we need more people/density    focus on our assets--history, artists, environment and trains.

Bringing in more businesses that target the employees in the USDA and FDA buildings, future tenants of the former Riggs building, etc. Find ways to advertise to those communities.

MAKE IT USER FRIENDLY -- ADVERTISE THIS LOCATION    WE WORK IN FEDERAL BUILDINGS -- THIS MAY BE THE BEST PLACE TO PLACE FLYERS

Increase business in the Farmers market as a means to get people used to coming there. Hold other public events there, such as a flea market, an arts festival, etc.

Mixed Use is good. Exhibits or small museum on Riverdale History.

In addition to what I mentioned in # 2, it would be great if the space under the MD Route 410 bridge could be made 'friendlier'. I live north of 410 and east of Route 1 so I get to the town center by walking on a dark and somewhat creepy sidewalk, down a flight of stairs, and under the bridge. More lights would be helpful, especially along the sidewalk. It would encourage people in that whole 'quadrant' of Riverdale to visit the town center more often.

We should leverage the success of the existing Farmer's Market in whatever way we can. Maybe you should conduct a survey to document the foot traffic and value of

weekly sales during July and August at the farmers market. If you have a methodology for doing it, we can assign the market coordinator to carry it out for you. (Assuming you think that data would be valuable to econ dev efforts) Likewise, is there any way we can capitalize on the train watchers or interest in trains? This is probably too narrow a group, but it is the only other sign of street life in town center. How about open houses or tours that are regularly scheduled, aggressively marketed, and geared to showcasing town center and the general area? You could market it to developers, retailers, and commercial leasing agents; hold it on summer Thursdays when the Farmer's Market operates, give them some wine and cheese and try to sell them on how great the area is. I think that a lot of business people still make decisions based on gut instinct and observation -- if they SEE that there are a bunch of yuppies buying expensive bread and flowers in PG County, it changes their perception of the area. (even if it's a relatively small number of people) Attention to appearance and details. The town has done a poor job of maintaining our gardens and pocket parks so I doubt they could manage to do this for town center. But, sprucing it up with NONWEEDY planters, bright flowers, clean sidewalks would help its appeal. ENFORCEMENT OF RULES would also help. Douglas Development has had a piece of plywood in one of the door transoms since the previous town mayor, so that is at least 1 year, possibly two years that have gone by. (I have asked every ward rep to no avail to please get them to put glass back in the window) Right now the church is disposing of all its garbage in the trash receptacles, so the trashcans are overflowing with trash, with piles of trash surrounding the cans every weekend (which is a code violation, that never seems to get enforced.) The church should not get away with disposing of its trash improperly just because they are a church or because they speak Spanish and no one on the town staff can communicate properly with them. Besides that, I thought that leasing to a storefront church was no longer an allowable use in the town center? rationalize traffic flow. keep cars slow, maybe divert through traffic, clarify right-of-way at offset stops.

good places to go, to eat and to hang out --maybe even a local art gallery

Fill the buildings or tear them all down and put up what should have been put up on the other side of the tracks. Stop thinking of Riverdale Park as a LITTLE TOWN WHICH NEEDS A TOWN CENTER TO EXIST, IT REALLY DOSN'T

define a destination by creating a food drink destination to rival s&j

I only visit each Thursday during the time the Farmer's Market is open, but would make the trip for really good shops, or a nice place to go for lunch.

make it all nice, so that there is nothing run down looking (the train station and clock and street lights and brick are so charming, but there is a lack of consistency)

shops, restaurants, galleries that would interest people plus you need ADVERTISING.

advertising.

Don't ever let the farmer's market get away. It's the best farmer's market ever, with music and the train, it's always a treat!

higher residential density!! This will help all of the surrounding areas.

Get some businesses in there. Host evening/weekend at the center nights to attract people

Of all the towns in this neck of PG county, RP has the most character. Whereas semi-private initiatives (such as the market and the mansion) can only go so far in revitalizing the area, big commercial investors would certainly ruin it by robbing it of

its character. So perhaps it is not so bad to go slowly with revitalization and choose wisely among possible interested parties.

Encouraging local people who have an interest in starting a business to do so there.  
Have some shops there

Nothing other than fill the stores.

signage on route one to indicate all the new businesses social event on maybe one weekend a month encourage artists to the area

Fill the existing store fronts with businesses. Connect College Park & Hyattsville onto Mt. Rainer with accessible hiker/biker trail.

It is too out-of-the-way to attract drive-by traffic. So, I think the only type of business that would survive is a business which you already know about and are willing to drive to. (such as restaurants). We also need many more choices in cultural events. Other than Clarice Performing Arts Center, this general area is a cultural wasteland. Why not have a high-end Jazz club? (by 'high-end' I mean a place that will attract older people who want to listen to music, and are okay with paying a little more for it) -- Maybe something like 'Blues Alley' in DC. Or a small movie theatre that shows specialty films? Old Greenbelt theatre does this to some extent. But, what about a small movie theatre that has something different -- such as baked goods instead of only popcorn. And showing highly selective films -- There is a theatre in Albany NY that I am thinking of -- it is called the Spectrum. very successful. It has found its niche. maybe take a look at their marketing strategy. Overall, I think that it would be good to get more information from people in University Park. Most of us need to drive way out of town for entertainment -- but we would RATHER spend money right here in our own neighborhood! So, I would do more surveying in UP, and I'd consider business to attract a crowd that is a bit older, highly educated, fewer children, and with a bit more money to spend. Personally, I leave town to eat at nice restaurants, to find some live music, to shop at a good grocery store with lots of choices, and to see a good movie.

Get some stores in there! Recreate a great small venue for live music that is inexpensive & family friendly

better signage leading people there -- it's hidden from the main roads and you don't know it's there till you're in the middle of it

Bring in 1 or 2 businesses that draw traffic to others

Get something in there

Advertise changes/events/openings on the listserve; make it pedestrian/bicyclists' friendly.

I would like the Riverdale Coffee Shop to return!

We should study what other small towns have done to revitalize their business districts. Maybe offer tax incentives or seed money on easy terms for LOCAL entrepreneurs.

A good restaurant will bring people in -- talk to Mandalay?

With the current renovation of Rt 1 as a commercial and arts district, I would prefer to see the businesses remain in that area, and keep Riverdale Park residential.

get a bike/pedestrian path along right of way from college park to here fill the stores!!

A community bulletin board, open-air but sheltered. Many communities have these and it's an inexpensive way to advertise and find out what's happening. A bike path to join up with the new bike path from College Park. Well lit and occasionally patrolled by police on bikes to keep it safe. Bus transportation from Riverdale to Greenbelt. There's no way to get there directly by public transportation without taking the Metro and about two hours (for 5 miles!).

obviously it needs actual stores, a destination

Make it UNIQUE - not just the same old thing. A place to hang out, have a glass of wine or a cup of coffee - perhaps add an Internet Cafe'?

Open businesses. Riverdale Park is beautiful the way it is. WE NEED BUSINESS.

### BUSINESS

Keep the Farmers' Market going; offer up something like Hyattsville's Family night or summer concerts (or more things like the rides to see the lights at Christmas) so that folks can see what a charming town Riverdale is. Get in some useful businesses in the center so that it doesn't look like a depressed ghost town.

Work with the owner of the property to promote occupancy of the buildings.

Get tenants for vacant buildings that encourage a lively walking and shopping area;

Activities that draw families in the evenings. Maybe you can do something like the Hyattsville Summer Jam (except on a different night, of course).

Get businesses in. Not low-rent dollar stores, but something nice.

We need independent, locally owned businesses that are committed in the community and economically and culturally grounded here. These are the kinds of businesses that would not only meet shopping and dining needs but ideally could foster a sense of local community in new ways.

Have a cafe area. Perhaps live music once and a while.

I've heard the rents in the town center are high. Are there any federal, state, or county grants available to the town or to businesses that could offset the high rents? Can you approach the P.G. Chamber of Commerce?

A walking trail or park near by so that you go do a little shopping or looking and then, stroll through a park.

As mentioned earlier, bring in small independent shops to provide services for our community. Food would be most welcome. Not a hair place, or mobile phone stores, or chain stores, please!!! Bring us something that we can't get by driving to the next town over, or the next state over. Please develop to encourage walking into and using the town center, rather than driving and parking.

With the many buildings that are present (and continue to grow) on River Road, there is a vast lunch crowd always looking for places close by to spend their lunch hour (and money!). Riverdale Town Center is in a perfect location to attract these patrons. Besides adding some of the business I mentioned above, here are a few other ideas that would draw me there often:

1. Focus on Riverdale's rich history and contributions to Maryland's conception...and then flaunt it! Perhaps by using names from history for business, or for lunch specials, or decorative but tasteful banners.
2. Add some nice hanging baskets of flowers.
3. More benches (in the shade and



sun so in the summer there's a cool place to linger and in fall/spring, a warm place to linger). 4. Revitalize any run-down buildings. 5. Put some focus on the train station because it is part of the quaintness of the town.

Closing off car traffic at least one night a week, providing parking elsewhere, opening up the area for free performances and late-night shopping.

Bright signs, lights, definitely food. A cute indoor/outdoor cafe would be nice. Since there are many Latino in the area, perhaps a chic place that offers Hispanic foods would be nice. Put emphasis on the word 'chic'. You want to be careful to maintain the sense of class and good taste the town center has.

1. Continue to build up the farmer's market crowd. 2. Allow local, innovative establishments to move in and take the big risk of starting a business through grants or initial aid from the town. 3. Get on the ball and continue the bike trail that runs along the old trolley line/train tracks. Berwyn Heights and College Park have invested in a paved trail, and people regularly bike, rollerblade, walk, or run through their towns because of it. If we would pave and light our portion of the path (which is dangerously overgrown most of the year), the town center could be a destination for all of those people that use the trails. Wouldn't that make our new cafe happy? user-friendly parking behind the Calvert House Inn/vet - the big curb you have to drive up is a little off-putting. encouraging bike riders to come - bike racks, shade trees, drinking fountains.

Throughout the summer, publicize and hold: -- evening music concerts featuring different age groups and styles of music with dancing; -- arts and crafts fairs -- sports/games contests: bicycling with children, remote control demos including miniature airplane, cars, trains, etc.;

The park at the town center needs a fence to separate it from the traffic on 410. Also, city/county engineers could be consulted on other possible traffic calming measures for the MARC station area. More publicity for the town to attract businesses - like the article in the Post on 7/8. Provide/Better publicize specific volunteer opportunities to improve town center.

more events going on...musical performances? More things to get people to stick around after they get off the train, or come down, frequent the businesses, and spend their money.

Lease up the vacant stores; make Jemal do something constructive with the book store he closed.

I like the idea of periodic fairs (e.g. taste of Riverdale Park?), live music (how about a 'Live in Riverdale Park' music and food fest once a year sort of like 'Live on Penn' in DC?). Also, I think just the mere presence of some businesses, restaurants, fun pub, etc. would really liven up the place.

Get the bookstore back? I'm sorry, I have no idea how to fix this problem.

we need to have some kind of vacant commercial property tax to stress the importance of having revenue for our town ....also I think a new condo community would be a mistake. there are better areas for more of a town house than condos.

Getting businesses in there is the first thing, then advertisement. People will come if they know it's there. The Farmer's Market is great and it's one way to attract people to the area, but it's not enough because there's nothing there to attract people now, except that S&J, which is seedy.

It is obvious that the town center is a 'town center' in name only. It is centrally located to be sure, but it obviously needs some draw. Other than the train stop and the farmers market there is no reason to go there. The idea would be to populate the stores so there is a draw.

improved pedestrian access, more residential

Getting something into the empty storefronts.

GET RID OF JAMAL - HE'S AN A\$\$HOLE Paint the center lines down Riverdale Road -  
- In front of Riverdale Elementary School. They are faded and NO ONE can see them.

Attract more businesses

Target residents. I've talked to several residents who would open one of the listed businesses if they could. People might feel that something was getting done if it was a little more out in the open and not paying high-priced economic consultants to muddle behind the scenes. Buy some of the downtown space, and create a leasing company to manage it. College Park is fixing up the bike path in Calvert Hills. Let's finally fix up our section.

get rid of present owner

Get rid of Jemal owner

one good restaurant would pull people in. some type of place to hang out at - cafe, mellow nice bar. something to DO - not sure what would exactly fit in - maybe a bar that has live music - jazz, folk, bluegrass

Gosh look around; Silver Spring, Bethesda Alexandria, Takoma Park they're all vibrant and alive. Music, arts , shows, markets, crafts, restaurants(again Cluck-U chicken is not on the list).

Keep it personal but also add a few more parking spots, which would allow commuters to want to come to that station and visitors

Need more people around without necessarily generating traffic. Need to make the folks closer to Kenilworth Avenue feel more welcome. Can town hall move closer?

a place to go from the train more landscape

shops

crime control different more diverse population

small independent businesses

better streets aping--plants,etc free concerts

hold community events here (concerts, fairs, etc)

stores playground

traffic control better care of parks and gardens more shopping

festival, fair

How about bring some art shops here to go with Hyattsville? Route 1 business row is pretty dismal. Get some new businesses built there especially restaurants. Too much parking there.

jazz bar restaurants

Put some businesses in it. Coffee shop!

have music going on late--like til 10pm

evening entertainment--outdoor movies

see 2. train!

Important to have a good retail concept. the weekly farmers market should remain, with live music would be nice. have regular events to bring in the crowd from all over, including people living outside Riverdale.

maybe a restaurant

an occasional event targeted to kids or some educational element (like period artisans) something more distinctive than a generic fair

longer hours

this whole side of PG county needs better restaurants, hair salon, cafes. Franklins has a nice atmosphere, but mediocre food. the Burmese restaurant in college park was wildly popular, but moved to Silver Spring.

regularly scheduled, diverse events to draw in people throughout the week--we have parking

Work with MARC to increase the availability of trains to and from the Riverdale station. Increase traffic calming measures to limit traffic to local only and decrease speed. Increase street lighting to add a feeling of security at night.

make sure you provide good parking areas/buildings.

An unrealistic desire to take the property away from the Jemal brothers and give it to someone with vision and deep pockets. This area is never going to turn around while the Jemals keep that property at such a ridiculous per square foot price. I'm sure it's just another write off for them.

establish bicycle lanes, improve train crossing so that there is less need for trains to use warning whistle.

Create a sense of place. There area does not have an image, despite the big clock - it still reads like a parking lot. Increase the density. Tear down the McConky/Heincke Building. Improve the Rt 1/Queensbury RD intersection so that it entices people into Riverdale Town center. Right now that intersection is so unwelcoming that you only want to get away. In the interim, do something at the town center that creates activity, such as a childcare center so that people have to come there. Make it visible from 410. Use light and color - take a look at Franklin's Restaurant, including its sign and the view of the brewery through the windows.

Connect its parking area to E-W highway.

more frequent MARC trains better plantings

Planned events that bring the community together. Buy the property from Jemal because he's not interested in renting anything to anyone.

a big sign like Franklin's on Rt 1 a fountain

Farmer's Market Parking in the lot across the tracks if allowed should be marked 'Additional Market Parking'.

Tear down the small 'old buildings'. 1920 has come and gone. Expand to the northern side of E-W Hwy. Get rid of the towing company. Start from scratch, build up and expand the train station. Look at what they did with the old hardware store in Hyattsville. When an area looks old and dumpy( Rt 1 and Town Center ), the people you are trying to attract will just avoid it. Get the vet on Rt 1 to move to the Town Center and then you could tear down everything else along Rt. 1.

If you could bring an anchor store like a Whole Food's market which we do not have in P.G. county--that would really help. I think a MOM's organic market might also do the trick. This may sound obnoxious but a starbucks might also bring people in. Also it is a very historic area, you could bring tourists here if Riversdale mansion had better funding and staff, you could have historic walking tours or bus rides, maybe even something in conjunction with the free boat ride on the Anacostia that leaves from the Bladensburg harbor which is wonderful and the dueling grounds near there. This entire area is very historic and the University of Maryland special collections library might be able to help with information to develop a walking tour. Tying into arts district somehow might also be a good idea.

Obviously, getting anything in the town center would be a start. I would suggest holding art and music festivals, athletic events such as a 5 or 10 K run. If we get a couple more restaurants, particularly those that have live music, it could help build a nightlife. The town center also should not shut down at 5:00, if we are to have a vibrant district we must have a nightlife.

Open businesses, hold community events there.

The area needs to attract more people. The vacant stores turn people away.

Bring commerce, a bank, bring a brand name-popular coffee shop like Starbuck's for an immediate image jolt (!), bring food, nice fast food or moderate priced attractive restaurants, bring in the Riverdale history with the Anacostia, and the railroad..Keep the wonderful open air market on Thursdays. Have cultural events like 'Riverdale Day' every year, and have events for children, events for families. Have a weekly or monthly flea market like the ones in Georgetown and other places. People love them. Have a friendly police visibility. One or two riding on bikes. Have a kooky contest. Have a coffee shop that has musicians play. Have musicians play outdoors...Musicians love to play, and people love them around.

I really think that there need to be businesses in the space by the MARC station.

Well, if the 'town center' is to be both the area by the MARC train station and Route1, there has to be some sort of visual or human connection between them (similar architectural styles or signage; landscaping or pathways that join them (I mean this more in a psychological sense as they are already physically joined by both street and sidewalk). I tend to think of the town center as 90% empty or unfinished, so making it more vibrant means filling it with tenants and getting people to go there. The farmer's market is a good example of something vibrant that goes on there. The Riverdale Bookstore used to be a great place to both shop and catch up with neighbors/friends--it also served as a kind of performance venue with free music on Saturday nights. S&J has been doing some of these outreach type of events--I think businesses and events that reach beyond just trying to make a profit build a real sense of community in

Riverdale Park. Prior to the businesses moving in to the town center, it would be wonderful to see it being used for more community events or rented out as a backdrop for movie filming.

Businesses that people return to frequently so there is lots of traffic--places to go for a cup of coffee, gifts for kid birthday parties, fun gifts for friends, place for a quick inexpensive BUT GOOD meal on a night when you don't want to cook

If Route 1 is to be an Arts District, we need shops that reflect such products...either supplies to create them or places to purchase art. A small gallery would be nice. Activities available such as music, art shows, flea markets, etc.

Have events there - performance art, free concerts, art exhibits, pet parades, etc. Also have more shops open late when you do have shops. S&J is great for what it is but there needs to be more. Have a bus, trolley or shuttle going from nearby places like Mt. Rainier, Queens Chapel & Hamilton, College Park, Peace Cross etc. to the town center.

Have businesses present

Cleaning

It's perfect as it is.

More police surveillance

Putting more trash cans on the street and more trash pick-up.

A toy store

More policeman

Music

Occupy business space

Perhaps, galleries or other destination activities

No drugstores

Concerts

A cafe or a restaurant w/full service meals. Recreation area for young people/children.

Locally owned business such as craft shops, dry cleaners, etc.

Bring retail/food

Variety of stores

More bike friendly-it's ok now but this can always be improved. WABA website has lots of idea if you need specifics.

advertising

It's walkable, unlike any other place for dinner--it's off Route 1 and quiet, great for kids and outdoor dining

parking

More activities there.

More actives around town or in the town center like flea market, more Farmer's Market days, plus it needs more advertisement(Farmer's Market)

Set eating areas outdoors off Route One. Have more trees/flowers and get away from a linear look.

**SURVEY COMMENTS:**

**Anything else you'd like us to know about Riverdale Park's town center?**

After living here for one year, I really love the community. The farmer's market is great and I think the buildings in that area have great potential once some businesses can be attracted to the area.

After living here for one year, I really love the community. The farmer's market is great and I think the buildings in that area have great potential once some businesses can be attracted to the area.

The only Indian restaurant in the area recently closed so it's an open niche.

This is a treasure the Town government cannot afford to let stand idle. Let's hire a good lawyer and force Jamal to move. Let's blanket the press with publicity about Jamal's abusive business practices and put an end to his blatant disregard of the people who live here. I have quite enough of our town's attempt to be nice in convincing him to be reasonable. As a corporate citizen of the town, he has an obligation to the rest of us who have to endure the results of his decisions.

The buildings look absolutely beautiful from the outside. S&J's is thriving. When we had the bookstore, it got quite a crowd when local musicians played there... People want to come here! What are we waiting for, let's get some businesses in here now!

Please make sure a town center actually happens! And plan it out so that people will enjoy it, instead of agonize over all of its shortcomings.

Don't build condos anywhere near the town center! Meaning the Dumm's corner project. Riverdale Park has too many high-rises.

I think Riverdale Park's town center has a lot of potential. A focus on pedestrian areas with shade, seating, fountains, etc... would draw visitors and help vitalize downtown.

Don't tear it down.

fixing this is the most important issue facing our town

I have lived here for 22+ years and the fact that we've not populated the 'Ghost Town Center' with businesses is due in part to the owner of the property. Gee, is he getting a tax write off because he's not renting or something!!

If it had viable shops and (swoon) a good restaurant! (drool) I'd be there almost every day. Well, evening. (I'm surprised you didn't ask how many people in my household -- just one).

The town center project needs to move forward. Use the momentum generated by the Hyattsville Arts District to kick start the development of this property. This goes for the corner of 410 and RT 1 as well. Keep focused on quality, and the retention of whatever historic/vintage buildings remain. Riverdale Park needs to begin to lead, by following up on previous initiatives to bring this important commercial district back to life!

it is a diamond in the rough... there are countless people in our area that would patronize the town center if the right shops came around!

we should have bands come play, regular our day music, bring chair, have a hot dog stand, dance. Have dog training classes. have a flea market. have a 5k hike. have a

bike riding day or something like it. save the Taylor Wells bldg and put historic plaque on it. have Riverdale trivia plaques with neat pictures of long ago.

It's been empty or under construction for 20 years. When the Bookshop was open, it was becoming the 'town center' Without Audrey Bragg and a few enthusiastic leaders to stand up to Jamal and land developers, the space isn't worth squat. Gut it and make it a parking lot for Mark train commuters. Put in parking meters and one cheap liquor store. Maybe a pool hall.

Why don't the Mayor ask the developer to come to a town meeting and say just what his intentions are? Not just the usual 'it's coming, it's coming' like he usually says. Will the new economic development group put a plan together for the town? If so, will there be a presentation? Does R P have any other locations that could be developed besides the center?

How many surveys are we going to fill out; I have been completing these since 1987 (at least 2 several years apart; go back into the records and look up the results!). It's time to sit down with the developer and say 'ok, here's what we can offer you, what can you offer us.' If not, then get some people in who can do that.

I think it is important that we do not compromise on the vision for our town represented through the MUTC guidelines. We have one chance to get it right ~ once large over-sized developments are built then we no longer have the small town charm that so many of us love.

It doesn't need 5 story high buildings; it doesn't need low-end rental apartments, which is what any apartments will become with time due to the train and East-West Highway. The nearby big Victorian homes, now used as multi-family homes, should be restored for continued multi-family use, bed & breakfast, museum (train?), headquarters for compatible organization.

Wide sidewalks are better.

The town has to figure out how to balance its interests in both town center and the Kenilworth commercial center.

I'm relieved that the five story building was voted down. I think we can do better. Thanks for asking!

I don't think it can ever become much of anything. It is too far off the beaten path. The regular foot/auto/train traffic is not enough to build much of anything. The restriction of Queensbury Road in the morning is a detriment to any development, too.

I'm glad it's not going to be five stories high.

Would love nothing more than to see it become a real town center, community gathering place, maintain small town feel.

Down with Jamal!

Two points: 1. I think the town center is beautiful and has a lot of potential; it's what attracted me to this town in the first place. Now, I want all those blue signs to point to something special, not just another example of the death of Main Street. 2. I live on Riverdale Road, and would be directly affected by any development in the Dumm's area or in the Town Center. The increased traffic would directly affect my home, but I believe it's worth it and I say, Bring it on!

Would love to see it prosper -- without 5 story apartments!



I have said it all, raze the place.

Hang in there

we should also try to improve Rhode Island Ave. past the 410 overpass. including the property of Gregg's towing and also Rhode Island at the old bookstore.

It has a lot of potential and I'm glad you're looking into it! :)

It's a vibrant railroad district full of rail fans all over the U.S.A.

I love the little historic sites

Definitely needs more businesses

make it upscale! I'm a teacher with 5 kids at home--I shop locally!

Farmer's mkt first attracted me. Keeps me coming back. Need an attraction for the winter months.

clock needs to be reset

we think it would add to the feel if you painted the whole town center lime green

the dogs and kids like it so maybe you can make something for them. they like the farmer's market but that is only one day a week.

Seems like there is a lot of potential if the right businesses move in.

get shops filled! married, 30's, one-child, 2-working professionals

when will our leaders take control and make things happen.

I'm a vendor at the farmer's mkt and there is a very supportive customer base--would support more shops and restaurants.

Nearby lunch and dinner options for the work crowds around River Road are fairly grim. If you don't like cafeteria food in your building, in the area there's only a few Mexican food places, chain restaurants on Greenbelt, or fighting the traffic and college kids in College Park and northward on Route 1. Riverdale Park town center has a lot of potential.

I FOUND OUT FROM ONE OF MY COWORKERS ABOUT THIS PARK AND THAT PERSON REQUESTED TO RESPOND TO THIS SURVEY --LET US KNOW WHAT OTHER BUSINESSES EXIST THERE --ADVERTISE WHAT IS OFFERED THANKS FOR THIS SURVEY

We need a lot more local population in town to support a vibrant town center.

I grew up in East Riverdale and moved back here (to Hyattsville) three years ago. Great Potential in Town Center but there needs to be some signs of movement. To leave so many buildings vacant for so long is dangerous to long terms prospects for a vibrant Town Center

I'm very excited that Clue Group is going to work with us! I am just starting my thesis in a historic preservation program. NTHP's Main Street program strongly influenced my decision on choosing to get my degree in preservation rather than

archeology. Once I finish my thesis (this time next year) I hope to become much more involved in preservation/economic development issues in town.

I have the sense that we've been reactive, hoping that the Town Center will just sell itself. I'd like to see some real focus on recruiting what we want, and what will work. It does not seem like Douglas Development will do this - we are small potatoes to them and they could just hold the property empty and still be profitable. So, I'd rather see the town stop lamenting this fact. Either light a fire under their butts or stop complaining and just start doing something proactive to change the situation.

I assume it should be integrated with Hyattsville's development plans so that you have a nice walking area between new route 1 developments and Riverdale Park.

STOP STIFLING DEVELOPMENT,VILLAGERS!!!!

Portland Oregon has made some dynamic areas to visit in their downtown with lots of small arty shops. Would that work here? Especially with more art places further down Rt. 1 towards Mt. Rainier.

PLEASE utilize that great space. People WILL come!

I wish it were filled with shops--we would patronize.

what has been the problem with renting those spaces why were all those old buildings on route one torn down only to leave an ugly vacate lot

Encourage all efforts to keep S&J's & the Farmers Market open.

I think it is great that you are doing this survey. We have lots of places for students, and lots of places that are mainstream, low-end (such as all of those chain 'restaurants' that just opened on route 1 across from College Park plaza -- what a disappointment!) -- But we don't have anything that really attracts the people who live right here. (other than students). I like the farmer's market. I go occasionally.

love the farmers market miss the old used book store S&J's is pretty seedy -- could use some upscaling

I love the location and convenient parking - I just wish more was offered there. I make a point to spend money near where I live.

I'd like you to find out what is really going on with the empty shops, the elimination of the bookstore in order to create another empty shop, and the whole ghost town atmosphere.

Why hasn't the developer done more to rent out these properties? Can we sanction him in some way for keeping them empty for so long or buy the properties back?

The MARC train station in Riverdale Park is a tremendous asset to the surrounding community, but nothing else at that location currently supports or reinforces that station-- it seems very isolated. I love the Farmer's Market and try to go there every week, and I always enjoy the small-town feel, but the small businesses in that area seem to come & go-- the used bookstore, the bike shop, etc.

having festivals/music events would help - we could do little parades related to Riverdale day, pet day etc... some consideration about Spanish clientele would be good given they do come to the farmers' market and may have limited transportation options - they may be good patrons of potential businesses

I don't want a Hooters or even a Starbucks. I don't want a chain store if possible.

it has so much potential, please don't sell out to big business. I can't believe there are no stores in those lovely storefronts, such a shame.

Town Center COULD be a GREAT place for residents AND visitors to shop and bring much needed income to the Town. DON'T let it be turned into a lower-income place with the predictable problems. Go more for a Georgetown or Adams Morgan type of ideas.

I have waited many years to see something positive happen in Town Center. Faith can move mountains, I hope to see something positive SOON!

Signs indicating that one is entering the town center are located in seemingly mysterious places--over by the park near the College Park metro station, for example--and it's really perplexing to people new to the area. The sign on Route 1, at the corner of Queensbury Road, announcing the Farmers' Market is well placed.

Access to the Town Center parking is difficult at most times due to the entrance to the lot off of Queensbury and its proximity to the train crossing.

Hope you can get some vibrant businesses in there soon. We love visiting there and love to support local businesses.

It's embarrassing - The signs pointing you in the direction of 'The Town Center' and then you get there and it looks like a Ghost Town. Perhaps the signs should be taken down until there is actually a town center to go to. I've had more than enough people ask me 'What's going on with the Town Center? There are all these signs, saying it's there, and then you get there, and there is no there there!'

It's attractive and easy to access from other towns on Route 1. I hope you're able to do something constructive with it.

My husband and I like to walk to S&J's for the casual atmosphere, draft beer, and crab cakes. We love the unique nature that only S&J's can provide. More unique shops like that (but, admittedly, perhaps a bit more upscale) would be great. We don't need another chain of ANY store! Also, more services/conveniences over there might bring more customers to MARC ... it would be a shame to lose MARC service there for lack of riders.

I LOVE the farmers' market...Please keep it up!

It has lots of potential. I wish I had the capital to start a business there.

Perhaps posting information about the MARC train schedules? It may actually be posted, but I haven't looked closely enough. I automatically use Metro, but MARC might actually be a transit option, and a quick visit to a shop would then be easy. I'm glad you asked me and I'd like to work with you to make it all it can be!

Town newsletter is great, especially for people new to community. I plan to try the Pollo Fiesta - didn't previously know it existed.

My fiancé and I are new residents--we look forward to seeing Riverdale continue to blossom!

The only reason I don't visit it is that there is nothing but the S&J. However, with their upgrades in appearance, and the cessation of smoking, we may give it a try one of these days.

The town would be more appealing to new businesses if there were better routes and more public knowledge of our business district, also more business would bring in more tax money where the town would not have to sell off its assets to make the budget.

It is brimming with potential. It is both a disadvantage and an advantage that it is set off a bit from Route One. It can be quiet and secluded, somewhat more historic in character thanks to this characteristic. People just have to learn that it is there!

Though I appreciate the opportunity to comment on the town center, I wish there was something to comment on. I am confused why we would be asked these types of questions before we are even seeing any movement on populating the properties. These are unbelievably basic questions that make it sound like the idea to renovate the town center is brand new, but I have been under the impression that this town center was going to be developed for over 5 years. It is absolutely a shame that it has not been used to its potential all these years. I hope it doesn't continue!!

I love the farmer's market.

It would be a better and MORE happier place without Jamal

Be patient. Let's not jump at something that doesn't fit. The residents will be patient, too, as long as they informed and educated about the process.

Keep up the good work.

If you build it, I will come. Thank you so much for all your hard work!

Flowers are always nice, so plantings would make the area more attractive. Guess, since I live in College Park, that I'd be most likely to come to Riverdale Park's town center to eat at an unusual restaurant - something upscale gourmet. It would have to be for food that I wouldn't get anywhere else.

I understand Montgomery County just approved a new plan for Damascus. It's not online, yet, but I wonder if it's not a similar enough place that we might be able to steal some of their ideas? I also wonder if we could get the urban planning students at the University of Maryland to take us on as a design/planning project?

when is there going to be shops

the farmer's market is great!

winter market like Takoma Park

lived here 19 years and love it!

If built up, would be a great neighborhood gathering space

it's a very nice city.

get the spaces filled!

when will they build more stores?

I'm hopeful!!

Riverdale is a good place to live.

when is it coming to life?

Calvert family history is rich.

I am a new home owner in the Riverdale Park area. I am very excited about the prospects for beautifying and increasing the livability of Riverdale Parks town center.

Dannielle please keep doing a good job.

We've been trying to get this area turned around for 15 years. The owners of the property at the corner of Queensbury and Rhode Island Avenue have always been the problem. We have watched three owners, the Heinekys, Tony McConkey and now the Jemals hold our growth captive. Now, with the Jemals owning 3/4's of the town center buildings, we are in even deeper trouble. Good luck.

Please don't allow a high density condominium/rental apartment project to be built in the town center.

Don't waste tax dollars on the Town Center until Rout 1 turns around. Take less costly steps like increasing the activity, encouraging occupancy of the buildings seven days a week, and sponsor events there like in-line hokey and maintain the Farmer's market.

You have spend money to make money

You must improve the roads that are in the Rt 1 and railroad tracks area. Also the homes, store fronts in this area need to be improved. The dirty restaurant on the corner ( S & J ) needs to be relocated, it's an eye sore as it is. Tear down the old book store. Old empty buildings just say don't come here.

I think it could be a great success. Don't know what is keeping businesses from opening. They have been empty for years.

I liked the bookstore, which has unfortunately closed.

Yes. Riverdale Park's town center is very special to me. It is small and rich with history. I would like to see some of the history come alive in stories. I would like to see Riverdale tell its stories. Children, old people and everyone else can benefit. I think there are seniors with Riverdale stories to share. I think there are children who would reenact stories that have been recorded. And finally, if I can be of any use, please contact me at ramsaur@comcast.net or at 301-442-9609. Thank you for this opportunity. I want the very best for Riverdale Town Center. it is a treasure waiting to be uncovered, and discovered!

I commute on the MARC train. I would probably patronize businesses in the town center frequently because they would be so convenient to the MARC station.

I often wonder about whether there is enough parking or whether the street setup could handle the traffic were the town center actually thriving and busy. These potential limitations as well as its being kind of hidden from the main roads (again, referring mainly to the MARC station area) makes me more pessimistic than I'd like to be about the potential for businesses to bet on Riverdale Park. There is a small, energetic, and vocal group of people interested in these issues, but judging by voter turnout and what I'm guessing you received in terms of survey responses, it seems the demographics may not actually support what the vocal minority desires. Development projects on River Rd. could bode very well for the town center in terms of bringing daytime patrons, as well as bringing more attention to the area.

Who owns those buildings?? Is anyone trying to secure tenants??

I love nature, and I love the flowers at the farmer's market, maybe a little more variety.

More police surveillance

More surveillance

A Laundromat

We've been waiting a long time.

The farmer's market on more days of the week

Farmer's Market is great

Glad it is here! Keep the Train Station

good luck

I feel it should preserve its tie to history. Riverdale Park should market itself to rail fans. The railroad here is of historic significance, and it is a prime location for safe railfanning.

Those empty locations need to be fill soon.

The area at the MARC is under-utilized. Not sure what ethnicity in that area is, but maybe a Pupusas place with unique dried foods of Central/South America would be welcomed.