

## **Town Council Summary from the June 12, 2017 Town Meeting**

- Approved the Town Meeting Minutes from May 8, 2017.
- Approved the Special Town Meeting Minutes from June 1, 2017.
- Acknowledged the 2017 Town Election results, as certified by the Board of Supervisors of Elections.
- Held a Courtesy Review for the proposed Solera Senior Living redevelopment project at 10500 St. Paul Street (Mizell Lumber and Hardware property).
- Approved Resolution No. R-10-2017 - A Resolution of the Mayor and Town Council authorizing the Town Manager to install "4 Hour Parking, 7 am to 5 pm, M-F, Except by Permit" signs along the west side of the 10200 block of Kensington Parkway.

### **Town Meeting 7:00 p.m.**

Mayor Furman, Council Members Bartram, McMullen, Rodriguez, and Rollins, Assistant Town Manager Hoffman, and Clerk-Treasurer Engels were present. Town Manager Daily was necessarily absent. The Pledge of Allegiance was recited and a Moment of Silence was observed for Rev. Adam Snell's family.

The Town Meeting Minutes from May 8, 2017 and the Special Town Meeting Minutes from June 1, 2017 were reviewed and approved. See Council Actions.

### **From the Mayor and Town Council**

Council Member McMullen stated that he is continuing to monitor the study group reviewing the potential re-opening of Woodward High School or use as a nontraditional facility. Council Member McMullen encouraged parents to complete the electronic feedback forms distributed by MCPS. The Superintendent will make a decision on the recommendation in October and the Town will decide on taking a formal position at that time. Mr. McMullen also noted that he will submit testimony to support the County Council to set aside land for future schools sites within the Rock Spring Master Plan.

Council Member Rollins thanked the Town Crew for the aesthetic improvements within the Town's parks and green spaces.

Mayor Furman acknowledged the 2017 Town Election results, as certified by the Board of Supervisors of Elections, and congratulated Council Member Bartram and Conor Crimmins. The Mayor also thanked Council Member Rodriguez for his dedicated service and leadership with the Greenscape and Events Committees over the last two years, along with his work on the Flinn Park Fountain and Labor Day Parade.

Mayor Furman thanked the Kensington Historical Society (KHS) for a wonderful 40<sup>th</sup> Anniversary event, and noted that the Town has had preliminary discussions about possibly annexing an area just north of the Town's northern boundary. The area includes 37 homes, 5 businesses, and 3 residential lots between the north side of Perry Avenue and University Boulevard. The Mayor noted that former Council Member Dave Beudet is leading the

discussions, and that the public will have opportunities to comment on the possible annexation at a later date.

### **Traffic Committee Update**

Council Member McMullen noted that the Traffic Committee met on June 7<sup>th</sup> and that they received a petition from the Residents along the 10200 block of Kensington Parkway requesting restricted parking. The Committee reviewed the request and is recommending that parking along the 10200 block of Kensington Parkway be limited to four (4) hours, except by Residential permit. Mr. McMullen also noted that the speed hump along Prospect Street has been installed, and the Committee discussed and approved installing time restrictions with an exception for local traffic.

Council Member Bartram explained that while the Committee discussed installing local traffic only signs during specific hours, the Council was advised that this would not be enforceable; however, “No Thru Traffic” signs could be installed. Mr. Bartram noted that a Resolution would be presented at the July Council Meeting to allow for time restrictions during certain hours preventing thru traffic.

### **Courtesy Review (Solera Senior Living) – 10500 St. Paul Street**

A Courtesy Review was held for the proposed development project at the old Mizell Lumber and Hardware property located at 10500 St. Paul Street.

Peter Fosselman, Chair of the Development Review Board (DRB), stated that the DRB met with McCaffery Interests on June 1<sup>st</sup> to discuss the proposed project, which would include a five (5) story senior living complex consisting of assisted and independent living units, along with memory care. Mr. Fosselman explained that the project fits within the Sector Plan regulations and would have no impact on schools, a minimal impact on traffic, and would maintain the existing historical structure for commercial use. The DRB did acknowledge concerns with regards to parking for visitors, the Metropolitan Avenue streetscape, pedestrian connections, proximity to the railroad tracks, and the height of the proposed structure.

Juan Cameron, McCaffery Interests, Adam Kaplan, Solera Senior Living, and Kevin Sperry, Antunovich Associates, presented the proposed Solera Senior Living project. The project will be a five story building with a maximum height of 60 feet with a total of 146,000 square feet and will have a Metropolitan Avenue address. The facility will have a mixture of private and public amenities, including a coffee shop, open to the public, a courtyard with a water feature, landscaped buffer between the railroad tracks, sub grade parking with limited surface parking, and a circular entry for access. The presentation highlighted floor plans, façade features, along with the proposed textures and materials.

Mayor Furman stated that the proposed development is reflective of what was intended through the Sector Plan and thanked the group for their responsiveness to a number of the concerns raised by the DRB.

Leslie Olson questioned the daily traffic flow expected at the property.

The developers noted that the majority of the traffic will enter off of Metropolitan Avenue; however, larger delivery and moving trucks will enter from St. Paul Street. The circular entryway at the main entrance will provide easy access back onto Metropolitan Avenue and a transportation shuttle will be available for Solera Residents.

Cliff Scharman questioned what environmental features the property would entail, to include storm water management and if solar panels could be used.

The developers noted that they will be instituting a number of green options into the design of the facility, which will include both a cool and vegetative roof. The storm water management will be responsive to County standards.

Helen Wilkes stated that the proposed façade had too many materials and created monumentality to the building, and suggested a simpler pallet of materials to help pair down the size of the building.

The developers noted that the multiple materials are designed to help the structure look smaller, but will take the suggestions into consideration.

Sabina Emerson questioned how many employees would work at the facility.

Mr. Kaplan, Solera, stated that 40 employees would be at the facility during peak hours.

Annie Frazier seconded Ms. Wilkes concerns and stated that design did not necessarily support a Victorian streetscape. Ms. Frazier also suggested designing vertical gardens for the property.

Julie O'Malley questioned whether there was adequate parking.

Barbara Scharman asked about parking at the proposed coffee shop and traffic along Metropolitan Avenue during construction.

The developers noted that a construction plan had not yet been devised, but stated that the coffee shop would allocate eight (8) spaces for patrons and employee parking would be sub grade within the garage.

Peter Fosselman clarified with the developers that the required parking spaces is 75.5 and the proposed design currently has 85 parking spaces.

Helen Wilkes asked if the Town could help advocate for seven day service for the MARC train with the proposed influx of development within the Town.

Jack Gaffey noted the importance of pedestrian crossing along the railroad tracks.

Joseph Campbell questioned whether vegetation along the railroad track was adequate as a noise

buffer.

The developers acknowledged that vegetation would not block 100 percent of noise; however, additional design features and materials would be used to help reduce train noise.

Jennifer Beaudet asked about street lighting and the importance of lighting for safety. Ms. Beaudet also noted concern about the size of the building.

Assistant Town Manager Hoffman noted that the Montgomery County Department of Transportation will be hosting a public meeting to discuss the Summit Avenue extension project tomorrow evening at 7:00 pm. Mr. Hoffman also advised that Mark Hudson would once again be sponsoring the 4<sup>th</sup> of July Bike Parade, and that the staff will be presenting Ordinances pertaining to animals and fences at the July 10<sup>th</sup> Council Meeting.

### **Public Appearances**

Peter Fosselman announced that he is running for County Council District 1 and will focus on balancing growth, attracting and retaining businesses, and the districts aging population. Mr. Fosselman also noted that the Summit Avenue extension project, which he supports, will have a public meeting tomorrow evening and is instrumental for the Town's continued revitalization through the Sector Plan.

Julie O'Malley honored Mayor Furman for her continued support of the Kensington community and commended her for support of the Kensington Historical Society.

Joseph Campbell commented on the Town's Election turnout and stated that it was a large increase from similar elections which he attributed to a local Voters Guide.

### **Ordinances, Resolutions, Regulations**

Resolution No. R-10-2017 – A Resolution of the Mayor and Town Council authorizing the Town Manager to install “4 hour parking, 7 am to 5 pm, M-F, except by residential permit” along the west side of the 10200 block of Kensington Parkway was presented.

Assistant Town Manager Hoffman noted that the Town received a petition signed by six of the seven Residents of the block requesting restricted parking.

Council Member McMullen stated that the Traffic Committee reviewed the request and recommended its approval. The restriction would limit parking to four (4) hours on the block, except by Residential permit.

Council Member Rollins questioned the enforcement of the restrictions.

Assistant Town Manager Hoffman stated that the Code Enforcement officers will be instructed to issue warnings the first two weeks following the placement of the signs and issue tickets after this grace period.

Helen Wilkes clarified this was a resolution not an ordinance.

Leslie Olson questioned whether residential was needed in the resolution.

The Council added “except by permit” to the last whereas of the Resolution for clarification. See Council Actions.

### **Council Actions**

Council Member McMullen moved to approve the Town Meeting Minutes from May 8, 2017. The motion passed unanimously.

Council Member McMullen moved to approve the Special Town Meeting Minutes from June 1, 2017. The motion passes unanimously.

Council Member McMullen moved to approve Resolution No. R-10-2017 - Authorizing the Town Manager to install “4 Hour Parking, 7 a.m. to 5 p.m., M-F except by residential permit” signs along the west side of the 10200 block of Kensington Parkway. The motion was amended to include “except by permit” in the last whereas clause. The motion passed unanimously.

Council Member McMullen moved to adjourn the Town Meeting at 8:33 pm. The motion passed unanimously.