

Mayor Tracey Furman

**Council Member Darin Bartram
Council Member Sean McMullen**



**Council Member Conor Crimmins
Council Member Duane Rollins**

**Agenda
Development Review Board
Tuesday, April 10th, 7:00 pm
1st Floor Conference Room**

Committee Chair: TJ Monahan; Darin Bartram and Conor Crimmins, Co-Chairs

- Please provide Minutes for the Meeting

Committee Members: Chris Bruch; Martha Deale; Brian Hak; and Paul Sexton

Call to Order

New Items

- **10619 Connecticut Avenue** – Presentation by Michelle Hassler, RKAA, for a proposed self storage and retail development project.

Old Items

Adjourn

MEETING NOTES

- The curb cut on Connecticut Ave will remain. Curb cut on Plyers Mill will be closed. An easement will be created to connect the subject property to the 7-11 parking lot for access to Metropolitan Ave
- There will be ground level retail space facing Connecticut ave. Could be multiple tenants or one. Tenant(s) would have access to an outdoor patio as well as a rood deck. The roof deck would be accessed from inside the retail space
 - The retail space will only have access from the street.
 - Signage will be on awnings
 - Upscale tenants are preferred. For example, high end restaurant/wine bar, boutiques, etc. They have had interest from one restaurant that would be interested in the whole space
- There will be a ground level conference room with access from the street as well as inside the building. The conference room would be available for rent to tenants of the self storage facility as well as the community
- Access to the building for the tenants is not 24/7. The building will be open for a period of time before and after the typical building manager hours

**Town of Kensington 3710 Mitchell Street Kensington, MD 20895
Phone 301.949.2424 Fax 301.949.4925
www.tok.md.gov**

- Loading and unloading will be done through two garages on the rear side of the building. This will keep the loading/unloading process hidden as well as provide protection from the elements
- There will not be roll up doors used for exterior storage anywhere on the property
- Windows on the storage section of the building would generally be back-painted, not allowing for natural light or views into/out of the building.
 - Some windows will be left open for light and interior views. Views to the inside would be for marketing and would be of a storage door mock-up (not an actual unit)
- Storage facility use on this site is conditional, and not by right
- DRB asked that for future presentations, the developer (1) think through the ground floor retail as it relates to activating the corner, landscaping, keeping visitors safe from the intersection, (2) how the lighting and marketing windows would work. Can they provide a rendering of the building at night?
(3) Can they show their proposed signage? Individual letters preferred