

**3/28/19 Meeting Notes - Newport Middle School
Community Meeting For 10619 Connecticut Avenue
1784 Capital Holdings, Kensington Self-Storage**

- Explained conditional use within CRT Zone based on self-storage use
 - Adverse Impacts
 - Conditional Use question must be overcome in order to head to sketch plan
 - Filed Conditional Use application in August based on initial input into the project
 - Pulled the application after it was apparent that the community was uncomfortable with the plan based on Sector Plan and Town and MCPP Staff input
 - Held Community meetings with other local community groups
 - Hired two new architects to redesign the project based on input from community
- ORIGINAL PROJECT**
- Initially 3600 sq ft of retail on 1st floor and then remainder was self storage
 - 31 parking spaces
 - Constrained site - can you assemble with the site behind (No, long term lease and other ownership)
 - Why not residential with mixed use
 - power lines create set back; cannot underground them due to \$
 - MD Clean Up standard for residential use is too costly \$
 - Location - intersection, gas station, firehouse
 - Why self storage?
 - Market survey suggests that there is still a need for self storage in the area
 - Minimal impact on trucking and low parking requirements

NEW PROJECT

- 17% open space vs 5% requirements
- New sidewalks, new bikelanes - which must be required
- Restaurant space 6300 sq feet
- desire for a single user for the whole space
- May be divided into two spaces if a single user doesn't materialize
- Do not have any restaurant commitments at this time, due to too early in process
- Reduced from 4 to 2 loading bays
- 2nd Floor Studio and Gallery Space
- Artisans & Makers approached for 2nd floor artist studio spaces
- All along Plyers Mill and Connecticut frontage with access to patio
- Operating for 4 years
- 13K and 23K sq ft in A&M 1 and 2
- 150 artists affiliated with A&M at the time
- For profit
- 2 silent partners along with Judith HeartSong
- Promote educational and business skills development for artists
- Educational classes and workshops for public
- 350 guests each first Friday event

- 34 studios on rendering (1 already rented)
- It will be a requirement to provide off-site parking and shuttles for 1st Friday events as part of Agreement
- No reveals promised
- Self-storage is what will allow for all the other improvements: financial engine for the rest of the space
- All green space will be part of the Approval and must be maintained by the development
- Conditional use can be revoked if developer doesn't maintain the project as approved
- Happy to covenant it and entitle it into the Agreement for restaurant and retail
- Complications: contamination, rail line, easements, power lines, traffic, economics
- If you cut the retail on 1st floor into multiple bays you can achieve more rent — possibly 2 or 3 could be achieved based on retail broker analysis (CBRE, Cushman/Wakefield)
- 20 more spaces in current plan than the code requires
- Assurance that restaurants will not be fast-food

QUESTIONS

- Entitlements would keep self-storage from expanding into other areas
- Will parking impacts from 1st Fridays spill onto community streets
- Dupont residents concerned about self-storage in town
- Lighting: how will this be addressed
- Traffic/trucks: pedestrian safety and emissions
- Outdoor area: how would you ever make this space inviting
- Why 6 floors: economics
- Storage access: time of day, will not be open 24 hours
- What alternatives beside residential have been explored
- Office: no office market; high vacancy rates
- Residential: not economical
- What are the next steps
- Regroup after this meeting
- Meet with DRB on revised plan
- Meet with MCPP staff on revised plan
- Hold a hearing at hearing board
- Hold a hearing at zoning board
- How early could this open: 2.5-3 years
- Right turn lane for NB Connecticut Avenue: it can be accommodated, its a question of how
- Left turn lane for SB Connecticut Avenue: the Mayor is working on it
- Building mass as a giant cube is intimidating and abrupt — how would you better articulate the building to create a more pleasant entry point to the Town
- How will the County address pedestrian traffic across Connecticut Avenue
- Signage: what would the signage be; Town Code enforcement

- How can you better make this project look like residential
- Can you take some of the massing from above grade and move it below grade to reduce the massing of the entire building
- Can the economics work with a smaller massing (even though the Sector Plan allows for 75')
- Can you adjust the project to mass along Plyers Mill/Metropolitan to increase pedestrian walk ability
- Will the storage noise interrupt the restaurant retail artist space
- Will there be a granted a liquor license
- Will there be any green space included into the development
- Will there be any electric car charging stations
- Will improvements in retail make surround rents increase to the place where other local small businesses may choose to leave