

Mayor Tracey Furman

Council Member Darin Bartram
Council Member Bridget Hill-Zayat



Council Member Conor Crimmins
Council Member Duane Rollins

Agenda
Development Review Board (DRB)
Tuesday, November 19, 2019, 7:00 pm
Map Room, 2nd Floor at Town Hall

Committee Chair: Darin Bartram and Conor Crimmins

- Please provide Minutes for the Meeting

Committee Members: Martha Deale; Mike Henehan; Mark Hudson; Leslie Maxam; and TJ Monahan

County Planning Liaisons: Patrick Butler and Carrie Sanders

Call to Order

New Items

1. **Knowles Station Townhome Project (4000 Knowles Avenue)** – The Developers for the proposed Knowles Station Townhome project (Phase III) will present a preliminary plan to build six (6) townhomes on the property located at 4000 Knowles Avenue.

Adjourn

Meeting Notes

Development Review Board (DRB)
Tuesday, November 19, 2019, 7:00pm
Map Room, 2nd Floor at Kensington Town Hall

Attendees:

DRB Committee Members: Conor Crimmins, Darin Bartram, Martha Deale, Mike Henehan, Mark Hudson, Leslie Maxam, TJ Monahan

Development Team: Tom Brault (Woodside Ventures), Bob Kyte (Bohler Engineering), Meg D'Albora (Woodside Ventures)

Public: Tracey Furman (Mayor, Kensington), Jeff Griffith, Robin Watson, Helen Wilkes, Jim Cooper

- Conor Crimmins, DRB Chair, opened the meeting at 7:00pm and provided an overview of the DRB Process, introduced the DRB Questionnaire with responses provided by the Development Team, and began introductions
- Project being reviewed is located at 4000 Knowles Avenue in the Town of Kensington. At present, no filings have been made with Montgomery County and this project does not yet have a filing application number assigned. The Developer's proposal as detailed below is only preliminary and subject to revision during review by the County's Planning Board Staff and further review by the Town of Kensington:
 - This lot is a part of the Kensington Sector Plan, located in Town Center at TC-22 "Kaiser Family and Carlin properties". TC-22 is zoned CRN 1.0; C 1.0; R 0.5, H 45'
 - Per the Developer, this lot has a Gross Tract Area of 21,711 Square Feet (SF)
 - Per the Developer, this lot has a Net Site Area of 8,494 SF
 - Current Site Plan shows a total building Gross Area of 10,651 SF, which is roughly 200 SF less than permitted by FAR for R 0.5
 - Developer is proposing to build six (6) townhomes on this lot
 - Townhomes would be a "by-right" use within the CRN Zone
 - Falling in the Walter Johnson Cluster, a residential project impacting schools is currently under moratorium with Montgomery County Planning. The Developer is proposing six townhomes that would be allowed to proceed under a moratorium due to one (1) as a replacement to the single family home currently on the property, three (3) as having a de minimis impact on schools, and two (2) identified as age-restricted (55+) that would be permissible under the County's moratorium rules. The developer openly stated that they would like to move the project forward during the moratorium, but if the moratorium is lifted in July 2020, they would petition to have the age restriction on the two units removed.
 - Townhomes would be 40'-45' in total height and would be 4-story units, each with a garage accessed on Kaiser Place and with a recessed atrium on the 4th floor at the front, along Knowles Avenue
 - Unit 1: 20' x 42' = 2,240 SF, side-by-side, two car garage
 - Unit 2: 16' x 42' = 1,849 SF, tandem, two car garage
 - Unit 3: 16' x 42' = 1,849 SF, tandem, two car garage
 - Unit 4: 16' x 37' = 1,529 SF, tandem, two car garage
 - Unit 5: 16' x 37' = 1,529 SF, tandem, two car garage
 - Unit 6: 20' x 26' = 1,655 SF, side-by-side, two car garage
 - Each townhome is proposed to be a 3-Bedroom unit with an option 4th-Bedroom floorplan
 - County Parking Calculation requires 1.0 parking space per unit; Developer is proposing 2.0 parking spaces per unit, each of the spaces calculated is located within the proposed garages
 - Knowles Avenue elevation will be at grade with front door entrances accessible at street level
 - Developer has committed not to use vinyl siding and has committed to using brick and Hardie Board style siding products
 - Developer has stated that they know of no easement onto any other property necessary to complete this project
 - Developer proposed the following community benefits for this project
 - Public plaza at the corner of Summit Ave and Knowles Ave with land dedicated to the plaza area
 - Incorporation of a public art installation at Developer's cost
 - Widen the sidewalk and line of sight at the corner of Summit Ave and Knowles Ave and to integrate greater connection and access to the grass park area located at the Housing Opportunities Commission (HOC) Facility
 - Improved landscaping along Knowles Ave and Kaiser Place
 - Dedication for widening of Summit Avenue and Knowles Ave
 - Removing invasive plants
 - Increasing number of trees

- Enhance the entrance to the Town of Kensington at Knowles Ave and Summit Ave
 - Widen sidewalk along Knowles Ave to 7'-8'
 - Provide area for Master Bike Plan integration
 - Create green buffer between Knowles Ave and new sidewalk
 - Stormwater Management Improvements
 - Proposed stormwater management system that would catch the majority of stormwater runoff and treat that water before release
 - Improved lane markings along Knowles Avenue
- Initial Site Plan showed six, staggered townhomes aligned along Knowles Avenue, Developer re-designed to six, flush rear units along Kaiser Place at the request of Planning Staff
- CRN Zone has multiple uses, commercial, office, residential. The proposed townhomes would be the lowest traffic generating use of those permissible in the CRN
- Public Open Space dedication would be roughly 849 SF, or 10% of the Net Site Area
- Developer is planning to use Studio39 as the Landscape Architect
- Developer is willing to commit to the same materials initially proposed for 10619 Summit Avenue project across the street from this site
- Initial side yard setback from Kaiser property was 4'. Planning asked that it be increased to 6' and developer complied. CRN does not require 10' setbacks that are required in the R-60 zone.
- Developer would be interested in reducing the westward length of Kaiser Place in order to create more green space and connectivity to the HOC grassy park
- Developer has plans to incorporate elevators into all six units so long as he has interest from at least two units prospective buyers
- Initial price point is believed to be \$700,000 - \$1,000,000
- These six units are a separate project and legal entity from the project proposed for 10619 Summit Avenue, however Woodside Development is the common developer for both
- Developer reflected on the impact recent lawsuits on other projects have had and how it increases the risk of development in this area
- Developer believes that residential townhomes is the best use for this site given the market need for housing, ingress/egress, traffic and parking, and retail challenges to this location and access
- Developer still wishes to pursue a crosswalk at Detrick Avenue and Knowles Avenue with State Highway Administration
- Developer would welcome a widening of Knowles Avenue to accommodate a better traffic flow and intersection design at Detrick Avenue and Knowles Avenue
- Developer considers this a "Three-Fronted" development as it is visible from Knowles Avenue, Summit Avenue, and Kaiser Place and is committed to developing a visually pleasing, high-quality finished design as viewed from all three "Fronts" of the project (i.e. fully finished sides on Knowles Ave, Summit Ave, and Kaiser Place)
- Developer would use differentiating materials or material colors to help create separate visual identities for each of the six units
- Developer is working on market testing of a concept name and may request to erect signage at the location to test market interest and branding
- Developer has a Community Meeting scheduled for this project
 - Monday, December 2, 2019
 - 7:30 - 9:00 pm
 - In the Map Room of Kensington Town Hall (3710 Mitchell Street, Kensington, MD 20895)
 - Additional information available on the Town of Kensington website:
 - <https://tok.md.gov/events-calendar/4000-knowles-avenue-preliminary-plan-application-community-meeting/>
- Conor Crimmins, DRB Chair, adjourned the meeting at 9:08pm