

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)
Wednesday, February 12, 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

Items

1. **Residences at Knowles Station (4000 Knowles Avenue)** – The Developer for the proposed Residences at Knowles Station (Phase I) Townhome project will present elevations.

Adjourn

Notes

Development Review Board (DRB)
Wednesday, February 12, 2020, 7:00pm
Map Room, 2nd Floor at Kensington Town Hall

Attendees:

DRB Committee Members: Conor Crimmins, Darin Bartram, Martha Deale, Mark Hudson, Leslie Maxam

Development Team: Tom Brault (Woodside Ventures), Bob Kyte (Bohler Engineering), Bob Vujcic (VCA Architects)

Public: Tracey Furman (Mayor, Kensington), Helen Wilkes, Julie O'Malley, Peter Pickard, Gail Dalfers (Parkwood Res. Associate), Al Lacey, David Judd, and Ruth Hoffman.

- 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 and has been renamed The Residences at Knowles Station. The project application, #120200160, was accepted by Montgomery County Planning on 12 February 2020. 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
 - Developer is proposing to build six (6) townhomes on this lot
 - Townhomes would be a "by-right" use within the CRN Zone
 - Townhomes would be 40'-45' in total height and would be 3-story units at the front (Knowles Ave) and 4-story at the rear (Kaiser Place) with a garage for each unit and with five of the six units having a rooftop terrace at the rear. Each unit garage will be a 2-car, tandem parked garage accessible from Kaiser Place
 - 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
 - Developer has committed not to use vinyl siding and has committed to using brick and Hardie Board style siding products. At the request of the DRB, applicant will provide additional elevation drawings using facades with greater ratio of brick to Hardie as what what shown
 - 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 – to be "Kensington Gateway" with potential for a pergola with seating
 - 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, Summit 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
 - Addition of a 12 foot wide planting strip along Knowles Ave that will accommodate any future revisions necessary for Bike Master Plan
 - Widen sidewalk along Knowles Ave to 6 feet
 - 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
 - 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 18% 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 10509 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 applicant complied. CRN does not require 10' setbacks that are required in the R-60

zone. Applicant is reviewing possibility of a bay window that would protrude into the setback area

- 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. While discussed, this was not part of the Applicant's application
- Developer has plans to incorporate elevators into all six units; plans depict elevators in both the 16-foot wide and 20-foot wide floor plans
- Initial price point is believed to be \$799,000 - \$999,000
- These six units are a separate project and legal entity from the project proposed for 10519 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 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 further acknowledged that future development at the Kaiser property to the east could make the eastern elevation of this project highly visible, resulting in a "Four-Fronted" project
- Developer would use differentiating materials or material colors to help create separate visual identities for each of the six units; however overall development is a joint architectural theme
- Developer is planning to present this project to the Kensington Town Council at the regularly scheduled meeting on March 10, 2020.
- If necessary, the developer has requested the possibility of meeting again with the DRB prior to the March Town Council Meeting. The DRB has reserved Wednesday, March 4, 2020 at 7pm in the Map Room
- Conor Crimmins, DRB Chair, adjourned the meeting at 8:38pm