

Mayor Tracey Furman

**Council Member Darin Bartram
Council Member Nate Engle**



**Council Member Conor Crimmins
Council Member Bridget Hill-Zayat**

Agenda

**Development Review Board (DRB)
Monday, August 24, 2020, 7:00 pm**

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. **The Residences at Knowles Station – Phase II (10509 Summit Avenue)** – Discuss and review the revised sketch plan for the Residences at Knowles Station (Phase II), 10509 Summit Avenue.

Meeting Notes

**Development Review Board (DRB)
Monday, August 24, 2020, 7:00pm
via Zoom Teleconference**

**Project Address: 10509 Summit Avenue, Kensington, MD
Project Development Team: Woodside Ventures**

Attendees:

DRB Committee Members Present: Conor Crimmins (Chair), Darin Bartram, Mark Hudson, Leslie Maxam, Mike Henehan, Martha Deale

Development Team: Tom Brault (Woodside Ventures), Bob Kyte (Bohler Engineering), Bob Vujcic (DVA Architects), David Judd (Studio 39), Wes Guckert (Traffic Group), Lauren Witten (Bohler Engineering)

- Conor Crimmins, DRB Chair, opened the meeting at 7:06pm and provided an overview of the DRB Process, introduced the development team and invited the development team to provide a follow-up presentation for their project

- The Project being reviewed is located at 10509 Summit Avenue in the Town of Kensington and has been renamed *The Flats at Knowles Station*. The project application has not yet been filed with Montgomery County. The applicant anticipates filing concurrent applications for Preliminary Plan, Site Plan, and Sketch Plan with the County prior to September 1, 2020
 - This lot is a part of the Kensington Sector Plan, located in Town Center at TC-19 “Detrick and Summit block”. TC-19 is zoned CRT 1.5; C 1.0; R 0.5, H 60’
- The Development Team reviewed their proposed density transfer from two other properties within ¼ mile, as permitted in County zoning. Current proposed project is 1.36 FAR in the mixed-use CRT with a FAR 1.5
- The Development Team reviewed school impact calculations generated by Montgomery County Parks and Planning. Calculations indicated the proposed project would generate a total of 7 additional students: 4 elementary school, 1 middle school, and 2 high school. The Development Team equated this level of school impact as the same level that is produced by 15 single family detached homes
- Based on a request from the DRB during the 12 AUG 2020 DRB Meeting, the Development Team’s traffic engineers performed a full traffic study and determined that the traffic impact from this project would result in a 0.3 second delay at PM peak at Connecticut and Knowles queuing. The DRB has requested a copy of the traffic study for review.
- Based on feedback from the DRB during the 12 AUG 2020 DRB Meeting, the Development Team reviewed a new “Option 1” for the structured parking containing retail frontage at the corner of Summit Ave and Knowles Ave on the ground floor level and additional retail at this corner frontage on level 1 by pulling back the parking area so that retail would be in the activated frontage of the project and no vehicles would be visible on level 1 of the parking garage. At level 2 of the parking garage there would be spandrel glass that would obscure any visibility of parked vehicles. This plan would provide for 129 parking spaces. The required minimum parking as calculated by Montgomery County Parks and Planning is 71 spaces. The newly proposed “Option 1” would also include 43 new indoor bicycle parking spaces located within the structured parking for residential tenants. The Development Team expressed their desire to move forward with a parking option supported by the community. The Development Team is still offering “Option 2” with additional parking on level 1 expanding the overall parking count to 152 spaces or “Option 3” with an additional level of parking in the cellar level that would produce 179 parking spaces. The DRB reviewed vehicular and pedestrian movements based on the new parking layout. There was interest from the DRB in exploring the possibility of eliminating the parallel parking spaces located at the Wine & Co. property at 10414 Detrick Ave and providing for these spaces within the structured parking. The aim would be to create a safer, wider two-way through movement between Detrick and Summit Avenues.
- The Development Team reviewed the design and architecture of the proposed building and reviewed the overall height of the building based on how it is calculated by County code. Building total height is calculated at 71 feet 6 inches at the centerline. The Development Team acknowledged that they are leveraging Zoning Text Amendment (ZTA) 2018-06 that permits additional density and building height in return for increased moderately priced dwelling units (MPDUs). The Development Team is required to provide a minimum of 12.5% MPDUs, but has elected to provide 25% MPDUs, pursuant

to ZTA 2018-06, in exchange for additional density to add one extra level of residential housing resulting in a building height of 71' 6", 11' 6" in excess of the Kensington Sector Plan for this zone.

- Based on feedback from the 12 AUG 2020 DRB Meeting, The Development Team reviewed a newly located loading area accessible via Summit Ave. This loading area would provide for garbage removal, resident move in/out, package and mail delivery, and retail deliveries for oversized trucks. The loading area would have a spandrel glass door that was proximity motion activated so that the door would remain in the closed position unless actively being used.
- Based on feedback from the 12 AUG 2020 DRB Meeting, the Development Team reviewed new options for landscape design to reduce uses of concrete and pavers at Knowles Ave and Summit Ave and increase planting beds, greenery, and expanded grass strips. In addition, the Development Team reviewed their street tree, planting, and bioswale greenery options envisioned for this project
- The DRB and Development Team discussed the design element at the roof crown of the building at the corner of Summit Ave and Knowles Ave. The Development Team conveyed a willingness to work with Planning Staff and the community on the most appropriate design element for this corner roofline.
- After review, questions, and discussion with the Development Team, the Development Review Board expressed general support for this project and proposed recommending to the Kensington Town Council that they vote to draft a letter of support for the project with the following areas recommended for additional follow-up or review:
 - That Parks and Planning staff review the Traffic Study performed by the Development Team's traffic engineers and conclude as to whether their trip generation and impact calculations are accurate.
 - That Parks and Planning staff review the building crown design element at the roofline of the corner of Summit and Knowles and consider if it should be modified.
 - That the Development Team work with Planning Staff on a design for the parking garage that provides activated retail at the corner of Summit Ave and Knowles Ave for both the ground (cellar) level and level 1 of the parking structure and to ensure that all parking is obscured from sight from the exterior of the building at the corner of Summit Avenue and Knowles Avenue.
 - That Planning Staff and Development Team consider additional ways to enhance the relationship between the existing Knowles Station (10414 Detrick Avenue) and the proposed project.
 - That Planning Staff review the option for 10414 Detrick Avenue to remove parallel parking spaces within their parking lot in order to create a wider, safer through movement to the proposed parking structure at 10509 Summit Avenue and that 10509 Summit Avenue dedicate any necessary spaces to 10414 Detrick Avenue use to offset the loss of the parallel parking spaces at 10414 Detrick Avenue.
 - That the Development Team review and provide suggested signage and lane stripping that direct movements to/from this building along routes other than Knowles Avenue and to engage both Montgomery County Department of Transportation (MCDOT) and the Maryland State Highway Administration (SHA) on options to improve the intersections of Knowles Avenue at Connecticut Avenue, Detrick Avenue, and Summit Avenue.