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

ORIGIANAL 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 tracking 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