

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, March 4, 2020, 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)** – Discuss and review the proposed Residences at Knowles Station (Phase I) Townhome project.

Adjourn

Meeting Notes

Development Review Board (DRB)
Wednesday, March 04, 2020, 7:00pm
Map Room, 2nd Floor at Kensington Town Hall

Attendees:

DRB Committee Members: Conor Crimmins (Chair), Darin Bartram, Martha Deale, Mark Hudson, Leslie Maxam, T.J. Monahan

Development Team: Tom Brault (Woodside Ventures), Bob Kyte and Lauren Tuttle (Bohler Engineering), Bob Vujcic (DVA Architects), David Judd (Studio 39)

Public: Tracey Furman (Mayor, Kensington), Julie O'Malley, Jon Gerson, Jim Cooper, Clare Murphy

- Conor Crimmins, DRB Chair, opened the meeting at 7:00pm and provided an overview of the DRB Process, introduced the applicant team and passed out copies of the site plan and landscape architecture plans provided by the applicant
- 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 Applicant'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 Applicant, this lot has a Gross Tract Area of 21,711 Square Feet (SF)
 - Per the Applicant, this lot has a Net Site Area of 8,494 SF
 - Applicant is proposing to build six (6) residential townhomes on this lot
 - Townhomes would be a "by-right" use within the CRN Zone
 - Townhome height from Knowles Ave is currently about 38-40' 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 will have a garage that parks a minimum of 1-car, as required by County parking requirements.
 - Each townhome is proposed to be a 3-Bedroom unit with an option 4th-Bedroom floorplan
 - Applicant 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's updated design includes a greater ratio of brick to Hardie as what was shown in February 12, 2020 DRB meeting
 - Applicant 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 Applicant'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 and to reduce vehicular traffic speed turning from Northbound Summit Ave to Eastbound Knowles Ave
 - Improved landscaping along Knowles Ave, Summit Ave, and Kaiser Place to include four (4) street trees along Knowles Ave and one (1) street tree along Summit Ave to be planted by Applicant and maintained by Applicant or future Home Owner Association (HOA)
 - 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; DRB reviewed new storm water bioswales
 - 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 22-25% of the Net Site Area
 - Applicant is planning to use Studio39 as the Landscape Architect
 - Applicant is willing to commit to the same materials initially proposed for 10509 Summit Avenue project across the street from this site

- Applicant 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
- Applicant 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 Applicant for both
- Applicant reflected on the impact recent lawsuits on other projects have had and how it increases the risk of development in this area
- Applicant 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
- Applicant 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); Applicant 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
- Applicant 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
- Applicant is planning to present this project to the Kensington Town Council at the regularly scheduled meeting on March 10, 2020
- Applicant requested DRB's support to Town Council for this project.
 - **The DRB discussed the project as presented and agreed, unanimously, to recommend support for the project to the Kensington Town Council.**
 - The DRB recommends to applicant that they continue to work closely with Montgomery County Planning staff to ensure they meet County requirements and incorporate input from Planning staff
- Conor Crimmins, DRB Chair, adjourned the meeting at 8:12pm