

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)
Wednesday, August 12, 2020, 7:30 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 proposed Residences at Knowles Station (Phase II) project at 10509 Summit Avenue.

Meeting Notes

Development Review Board (DRB)
Wednesday, August 12, 2020, 7:30pm
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, T.J. Monahan, Mike Henehan

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

- Conor Crimmins, DRB Chair, opened the meeting at 7:30pm 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 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

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Montgomery County. The applicant anticipates filing concurrent application 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’
- Per the Applicant, this lot has a Gross Tract Area of 75,386 Square Feet (SF)
- Per the Applicant, this lot has a Net Site Area of 32,998 SF
- Applicant is proposing a gross building square footage of 114,624
- Applicant is proposing total Floor-Area-Ration (FAR) of 102,266 with 22,793.32 SF Commercial and 79,472.68 SF Residential; as proposed this calculates to 1.36 FAR
- Applicant is proposing to build a five (5) story above grade mixed-use building consisting of one level of below grade (“cellar”) likely to be retail with the potential to include below grade parking, one level of above grade concrete pillar parking with commercial frontage at Summit and Knowles, and 4 levels of residential above
- County parking calculation requires a minimum of 71 parking spaces. Applicant presented two options for parking ramp. Option 1 included 152 parking spaces across Level 1 and Level 2 above grade parking ramp with creation of 5 on-street spaces and Option 2 included 179 parking spaces across lower level, Level 1, and Level 2 parking ramp along with creation of 5 on-street parking spaces
- Development would be by the Optional Method
- Building would include 100 residential units with a mix of sizes (currently 24 2-BR, 50 1-BR, 26 studio units). 25% of project is proposed as moderately priced dwelling units (MPDUs). Building height from the center line is currently 72 feet tall, leveraging the County’s ZTA 18-06 for additional density/height for MPDUs.
- There is no conditional use or special exception included
- Applicant has expressed a potential for LEED Certified with a potential for LEED Silver
- 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”
 - Dedication of Property to County on Summit Ave to provide space for Bike Master Plan and other street improvements
 - Dedication of Property to State on Knowles Ave to full 80’ to make way for future state improvements
 - Creation of a through movement between Summit Ave and Detrick Ave via parking garage
 - Additional parking than required to benefit nearby commercial district
 - Creation of street parking on Summit Avenue where non exists today
 - Building mass step back along Knowles Avenue at 3 stories to create symmetry of massing to 3-story townhouses on south side of Knowles Ave
 - 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 create sideways along Summit Avenue where none exist today
 - Improved landscaping along Knowles Ave and Summit Ave
 - Removing invasive plants
 - Increasing number of trees
 - Multiple exterior, public bike racks
 - Enhance the entrance to the Town of Kensington at Knowles Ave and Summit Ave
 - Creation of publicly accessible “Overlook” on roof of building
 - Stormwater Management Improvements
 - Proposed stormwater management system that would catch the majority of stormwater runoff and treat that water before release; DRB reviewed new rooftop storm water bioswales
 - Improved lane markings along Knowles Avenue and Summit Avenue
 - Green buffers to pull sidewalks away from Knowles and Summit Avenues

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- Applicant is planning to use Studio39 as the Landscape Architect
- Applicant believes that mixed-use commercial storefronts with residential above fits well on the site, is specifically called for within Kensington's Sector Plan, and is desired by the County
- DRB member asked for additional information on traffic counts and circulation
- DRB member asked for additional information on potential school impacts from this project
- DRB members discussed the overall height of the building at different points of the building as the building sits on a sloping lot. DRB also discussed County ZTA 2018-06's impact on providing additional density and height for inclusion of additional MPDUs above the County minimum of 12.5%. This building is proposing 25% MPDUs resulting in a total calculated height of 71'; 11' in excess of Sector Plan
- DRB member suggested modifying parking layout in order to remove visibility of any parked cars from the above grade ramp visible through glass frontage along Knowles Ave at corner of Summit Ave
- DRB member suggested softening the façade by reducing the mix of concrete materials in exchange for other, high quality building materials
- DRB member suggested reviewing the currently proposed loading and trash areas at the adjacent commercial building along Detrick Avenue
- DRB member requested how through movement will work and whether this will require an easement with next door retail at 10414 Detrick Avenue
- DRB member inquired on whether parking in excess of county required would be available to the public and if so whether it would be 'free' or 'fee'. Applicant stated that they would like to make excess parking available to public but had not determined if parking would have a fee or not
- DRB member discussed how this project is a true 'mixed-use' development as called for in Kensington's Sector Plan and presents appropriate mix of retail/commercial along with additional mix of housing type (apartment) also specifically called for in the Sector Plan and recommended in the Urban Land Institute study conducted for the Town as part of the Sector Plan development process
- Conor Crimmins, DRB Chair, adjourned the meeting at 9:10pm.