Town of Kensington
Development Review Board

4000 Knowles Avenue
February 12, 2020
TC-22 Kaiser Family and Carlin properties
This area consists of two adjacent properties on 0.8 acres bounded by Knowles Avenue, Detrick Avenue, Mitchell Street, and Summit Avenue. The Carlin property, nearer the intersection of Summit and Knowles Avenues, has been used as both an office and a residence; the Kaiser Family property, at the corner of Knowles and Detrick Avenues, is a residence. The Plan retains the R-60 Zone for the Kaiser property, which could be eligible for historic designation. If the property is not designated for historic preservation, it is appropriate for the same CRN Zone.

This Plan recommends CRN 1.0: C 1.0, R 0.5, H 45 for the Carlin property, which reflects the existing Commercial, transitional (C-T) zoning.
Red Comments are from Applicant
Green Comments were added by DRB Chair
DRB Packet for 12 FEB 2020; received 10 FEB 2020

Town of Kensington
Development Review Board Committee

Development Review Board Project Questionnaire Checklist

The purpose of this document is to create a standardized project review questionnaire for projects proposed by an applicant within the Town of Kensington for review by the Development Review Board (DRB). Please return this project questionnaire to either the DRB Chair or Town Manager no less than three (3) business days prior to your scheduled meeting with the DRB.

Date of Submission: 2-10-2020

Name of Submitter: Tom Brault

1. Applicant
   a. Applicant Name:
      4000 Knowles Venture, LLC
   b. Applicant Points of Contact (Name/phone/email):
      Thomas A. Brault
      703-868-2832
      tbrault@woodsideventures.net
   c. Applicant Business Address:
      10509 Summit Ave, Kensington, MD 20895
   d. Applicant Attorney:
      Scott Wallace, Linowes
   e. Applicant Architect:
      DVA - Bob Vujcic and Gary Yuan 301-590-8900
   f. Applicant Engineers:
      Bohler Engineering - Bob Kyte - 301-809-4500

2. Property Location
   a. Street Address:
      4000 Knowles Ave.
   b. Sector Plan District/Property Name:
      Kensington Sector Plan / None.
      [DRB: Pg 32; TC-22 Kaiser Family and Carlin properties]
   c. Current Zoning under Sector Plan:
      CRN - 1.0
      [DRB: CRN 1.0: C 1.0, R 0.5, H 45]
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3. Has this project been filed with Montgomery County Planning?
   a. Application Number for DAIC system
      None at this time
      [DRB: 42020111E; and 120200160, not yet accepted by Planning]
   b. What plans have been filed
      i. Site Plan
         Not required in this zone and scale project. However, a Preliminary Plan has been filed and accepted by the County.
      ii. Elevations
         None at this time
      iii. Letter of Authorization
         A redacted version of the contract was filed.
      iv. Existing Conditions Plan
         Yes. [DRB: Provided for 12 FEB 2020 Meeting]
      v. Zoning Map(s)
         No
      vi. Forest Conservation Plan/Exemption Letter
         Yes. [DRB: Provided for 12 FEB 2020 Meeting]
      vii. Justification Statement(s)
         Yes.
      viii. BioPlanter Land Design Plan
         Yes, referred to as the SWM Concept Plan, not separate from the SWM Concept question below, it's the same plan.
      ix. Local Area Map(s)
         Not to my knowledge
      x. Montgomery County Tax Map
         Not to my knowledge
      xi. Conditional Use Application
         Not to my knowledge
      xii. Stormwater Management Plan
         Yes, but just the concept.
      xiii. Lighting Plan
         No, not required.
      xiv. Traffic Engineering Study
         No, just a traffic statement
      xv. Floorplans
         No.
      xvi. Recorded Plat(s)
         No.
      xvii. List of adjoining/confronting property owners
         Yes.
      xviii. Department of Assessments and Taxation Sheet (DAT)
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No, not to my knowledge.
xix. Any other documents, please specify
   c. Do you have a hearing scheduled, if so, date and with what entity (i.e. Planning Board, Hearing Examiner, etc.)

Not at this time
4. Do you currently own the property?
   a. If yes, since when?
   b. If no, are you a contract purchaser?

4000 Knowles Venture, LLC is the contract purchaser.
Both the developer and builder, but will make final evaluation as to build it after permitting and pre-marketing, but the current plan is to build it.

5. Are you the developer? Builder?
   a. Identify past similar project experience (name/address/website if available):
      Both the developer and builder, but will make final evaluation as to build it after permitting and pre-marketing, but the current plan is to build it.

Woodside Builders is the home construction division of Woodside, Both owned and controlled by Tom Brault. Woodside Builders has delivered several new single family detached homes in the area ranging in price from $1.55 to $2.25 Million. Website is: www.woodsidedc.com
Many other projects including Commercial Knowles Station.

6. Current Site Size:
   a. Gross Site Area
      Approx. 21,711 SFT
   b. Net Site Area
      Approx. 8,494 SFT

7. Proposed Use:
   a. Are you proposing to develop under the standard/by-right method, or optional method?
      Townhouses are a by-right use in the CRN zone.
      We believe MNCPPC will require Standard Method of development.
   b. Is this a conditional use?
      No.
   c. If housing, are there population restrictions (i.e. age restricted)?
      Yes, 4 market rate and 2 age restricted. We may convert the 2 age restricted back to market rate after the moratorium ends.
   d. What are the hours of operation?
      Not relevant
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e. How many staff members are expected in order to operate as the proposed use?  
Not relevant

8. Are you seeking any exceptions to the Code or Zoning other than what is allowable by-right?  
No.

9. Density Proposed:  
a. Total Building Gross Square Feet:  
Its premature for these answers, but Lessard and other design professionals have stated we will be approximately 10,851, which is approximately the amount in the zone.
b. Floor-Area-Ratio (FAR) Proposed:  
0.5
c. FAR Allowed by Sector Plan:  
0.5
d. Square footage by floor/level:  
N/A

10. Building Height:  
a. Height Proposed:  
45'
b. Height Permitted by Sector Plan:  
45'
c. Are you including moderately priced dwelling units such that the height of the proposed structure exceeds the recommended height within the Kensington Sector Plan?  
No
d. Total Above Ground levels:  
4 on one side and 3 on the other.
e. Total Below Ground levels:  
0
i. What is the use of any proposed below ground levels:

11. If Housing:  
a. Number of Units proposed  
   i. Mix of unit size (Studio/1BR/2BR, etc):  
6 townhouses, 3 bedrooms with optional 4th bedroom.  
Given the two age restricted sites and the unique angular shape of the lot, it is possible that the final two units become a two over two townhouse, but that is not the design scheme at this time. We can see something like that if pushed by the jurisdictions or community.
   ii. Number of Moderately Priced Dwelling Units (MPDUs) proposed
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iii. Number of MPDUs required by code
iv. Ratio of MPDU units vs. Market rate units proposed

12. Parking Spaces Proposed:
a. Number of parking spaces proposed?
   2 per unit.
b. Number of parking spaces required per County calculation?
   1.0
c. Will parking be surface level/below ground structure/above ground structure?
   Surface
d. If your building is greater than two stories in height, are you proposing structured parking? If not, why not?

13. Exterior Materials:
   No vinyl siding.
   Brick,
   Hardy board and plank, or equal.

14. Trash/Dumpster Location/Screening?
   n/a
15. Loading/Delivery Area:
   n/a
16. Exterior Lighting - adjacent residential requires shielding
   No.
17. Noise - exterior generator? Location?
   Non planned. Would do roof top if done.
   n/a
19. Public space improvement (sidewalk, Street trees, Streetscape, overhead utilities)
   MNCPPC sent applicant a 1-22-20 proposed layout by Walker Freer, which applicant has incorporated into its submission. Yes, it's a full street scape and sidewalks along Knowles with a Gateway plaza.

20. Town or County Variances foreseen or required?
   Not to our knowledge, however, we do want rear cantilevered decks as an option and think that they are by-right. We are awaiting confirmation.

21. Will an easement on to any other property be necessary?
   Not to our knowledge, but we will be granting several.
22. Green: What level of LEED will you achieve (Certified, Silver, Gold, Platinum)?
   n/a as for commercial buildings.

23. Community Benefits proposed – its early, but we see:
   1. Public plaza fronting on Summit and Knowles.
      a. The County has named this “Gateway Plaza”, and we liked that and kept it.
   2. Enhance and widen transition / sidewalk from HOC park to north side of Summit for access to community retail.
   3. Improved landscaping along Kaiser Place.
   4. Improved landscaping along Knowles.
   5. Dedication for Summit Ave. widening.
   6. Dedication for Knowles Ave. widening.
   7. Remove evasive plants.
   8. Enhance view and entrance into Town.
   9. Increase total number of trees.
   10. Provide for the bike lanes off of Knowles.
   11. Provide separated movement between back of curb and side walk off of Knowles. Big public safety issue that we help.
   12. SWM enhancements.
   14. Knowles lane markings improved

24. Traffic or circulation impacts/concerns
   a. What size vehicles will access this site?
      Unknown.
   b. Do the turning radii accommodate the vehicle sizes?
      Yes, as Kaiser Place is wide enough to handle any regular vehicle.
January 30, 2020

Joshua Own Maisel  
Benning & Associates, Inc.  
8933 Shady Grove Court  
Gaithersburg, MD 20877

Re: Forest Conservation Exemption 42020111E; 4000 Knowles Avenue

Dear Mr. Maisel:

This letter is to inform you that your request for an exemption from submitting a forest conservation plan, 42020111E, 4000 Knowles Avenue, Kensington, MD, is confirmed. This plan submitted on January 6, 2020 is in compliance with Chapter 22A-5(5)(2) of the Forest Conservation Law. This exemption covers an activity conducted on a tract less than 1 acre that will not result in the clearing of more than a total of 20,000 square feet of existing forest, or any existing specimen or champion tree, and reforestation requirements would not exceed 10,000 square feet. Forest in any priority area on-site must be preserved. However, since this activity necessitates the removal of a specimen tree, a tree save plan is required to be submitted at the time of administrative subdivision plan review.

An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins to verify the limits of disturbance and tree protection required. The property owner should contact inspector David Wigglesworth at David.Wigglesworth@montgomeryplanning.org or at 301-495-4581 before construction schedule this pre-construction meeting. The property owner, construction superintendent, the forest conservation inspector, and the Montgomery County Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.

You may contact me at Kristin.Taddei@montgomeryplanning.org or at (301) 495-4597.

Sincerely,

Kristin Taddei  
Forest Conservation Planner  
Development Applications & Regulatory Coordination

8787 Georgia Avenue, Silver Spring, Maryland 20910  
Development Application and Regulatory Coordination Division: 301.495.4550  
Fax: 301.495.1306  
www.MontgomeryPlanning.org


From: Freer, Walker <Walker.Freer@montgomeryplanning.md.gov>
Sent: Wednesday, January 22, 2020 10:29 AM
To: Bob Kyle <kyle@bohlereng.com>; Tom Frell <thom@woodsideavenues.net>
Cc: Butler, Patrick <patrick.butler@montgomeryplanning.md.gov>; Shenna, Aiki <aiki.shenna@montgomeryplanning.md.gov>; Matthew Jones <mjones@bohlereng.com>; Bradford Fox <bxfox@bohlereng.com>; Kali DiPietro <kdipietro@bohlereng.com>; Graham, Tamika <tamika.graham@montgomeryplanning.md.gov>; Lindsay, Amy <amy.lindsay@montgomeryplanning.md.gov>
Subject: Re: Revised Drawings for 4000 Knowles Ave., Kensington

This email summarizes our proposed approach for the streetcape at 4200 Knowles Avenue. We redesigned the frontage along Knowles Avenue based on the layout provided earlier this month. The interim and final section diagrams are attached. This modified layout accommodates two areas of public open space and a phased approach for constructing the bike lanes, with an interim section to be completed by your team and a final section to be completed through a future CIP project.

Currently, right-of-way does not exist to construct the two-way separated bike lanes on Knowles Avenue, as recommended by the 2013 Bicycle Master Plan. The interim section allows the frontage to be converted as part of a future CIP project, with minimal reconstruction required (outside the landscaped buffer). The final section represents the desired layout following the completion of the CIP project. More specifications for the interim and final sections are detailed below and modified layouts are also attached.

Stormwater management and retention facilities should be redesigned in a more linear fashion and should not impede on the two proposed public open spaces. Also consider linear bioswales along the east property line and in the median between driveways. Two areas are designated as public open space, the "gateway plaza" at the intersection of Knowles Avenue and Summit Avenue and triangular green fronting the townhome. The "gateway plaza" should be constructed to allow for future expansion south via Mitchell Street to provide a connection with the existing field and the Kensington Skatepark.

Interim Section:
- The interim cross section along Knowles Avenue includes a 12-foot landscaped buffer and a 5-foot sidewalk.
- The interim phase also includes construction of a triangular green (approximately 20 x 50 feet), with a 5-foot wide internal sidewalk that connects to each dwelling unit and a sidewalk along Knowles Avenue; the triangular greens should not be reduced or altered during construction of the final section.

Final Sections:
- The final section along Knowles Avenue should include a 6-foot landscaped buffer, 10-foot two-way separated bike lanes, 1-foot transition panels, and a 6-foot sidewalk.
- The final section requires travel lanes on Knowles Avenue to be reduced by a total of 5-feet to realign the curb; this is expected to be completed through a future CIP project and is not the responsibility of the Applicant.
- The eastbound travel lane on Knowles Avenue should be reduced by 4-feet (to 11-feet) and the southbound turn lane should be reduced by 1-foot (to 10-feet).
- The design of the two-way separated bike lanes aligns with the angled development approach for bike facilities in the Knowles Manor Site Plan, which features an 8-foot two-way separated bike lane (approved in July 2019).

I'm out of the office the rest of the week and Tamika is returning on Monday, January 27. Please email Patrick if you have concerns/questions this week.

Thanks,
Walker

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From: Bob Kyle <kyle@bohlereng.com>
Sent: Tuesday, January 14, 2020 5:00 PM
To: Butler, Patrick <patrick.butler@montgomeryplanning.md.gov>; Freer, Walker <Walker.Freer@montgomeryplanning.md.gov>; Matthew Jones <mjones@bohlereng.com>; Bradford Fox <bxfox@bohlereng.com>
Cc: Shenna, Aiki <aiki.shenna@montgomeryplanning.md.gov>
Subject: Revised Drawings for 4000 Knowles Ave., Kensington

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