

**Mayor Tracey Furman**

**Council Member Darin Bartram  
Council Member Bridget Hill-Zayat**



**Council Member Conor Crimmins  
Council Member Duane Rollins**

**Meeting Notes  
Development Review Board  
Monday, January 7<sup>th</sup>, 7:00 pm  
Map Room, 2<sup>nd</sup> Floor at Town Hall**

**Committee Chair:** TJ Monahan; Darin Bartram and Conor Crimmins, Co-Chairs

- Please provide Minutes for the Meeting

**Committee Members:** Martha Deale; Brian Hak; Mike Henehan; and Paul Sexton

**County Planning Liaisons:** Patrick Butler and Carrie Sanders

**Call to Order**

**Old Items**

1. **Kensington Square Self Storage (10619 Connecticut Avenue)** – Review the revised floor plans and elevations proposed by the developer.

**Meeting Notes**

- Erin gave a review of design iterations and process thus far
- Current iteration has
  - More parking
  - About 6000 sf of retail
  - No self storage reveals at all
  - More studio spaces
- Proposed easement to 7-11 parking lot still exists
- Where do dumpsters in 7-11 parking lot move?
- Is it possible to create retail for the entire second floor?
  - Developer is nervous about being able to rent out the second floor on the back of the building

- some of the first floor space was reduced to add additional parking
  - Can the parking be moved underground?
    - Development team doesn't think that underground parking is viable due to cost and restrictions of circulation
- According to Judith, who runs the studio space in Rockville, says that windowless studios are much harder to rent than ones with natural light
- There's potential to increase studio space on the second floors along the exterior walls
  - Still need to determine the right ratio for Judith and the developer
  - Parking is also a concern - 43 spots are required now, and 60 are provided
- First floor ceiling height is currently set at 14' clear