

TOK Design Review Board

November 2nd 2017

Redevelopment project located at 3906 & 3910 Knowles Ave

Introductions

TJ Monahan DRB Chair

Michael Tucker from Eco-Housing described the project

- Currently project is in pre-design stage & discovery
- Looking at an age restricted apartment building for 60 years and older
- 6 story 124 units max height 75' with west step down height to 60'
- 1st floor communal space, 2-6 floors apartments
- No retail
- Underground parking for 55 cars
- Projected income ratio projection: 60% median, 5% market, 30% AMI
- Project will have Green Elements, Energy Star and possibly a vegetative wall

Committee Concerns

- Not enough parking spaces for number of units, property egress right in right out, inadequate onsite truck delivery parking and short term parking on the property for cars.
- Major concern that development will attract standing vehicles on Knowles Ave.
- SHA should be consulted about setbacks easements and sidewalks
- Developer should contact adjoining property owners at 10400 Connecticut Ave and 3930 Knowles Ave about access or additional parking opportunities

Closing

Mr. Tucker will bring the project back to the DRB committee when they get further along with the design phase.



TOWN OF KENSINGTON
NOVEMBER 2, 2017
DEVELOPMENT REVIEW BOARD
MEETING
SIGN IN SHEET

PLEASE SIGN IN:
NAME/EMAIL/ADDRESS

TJ MONAHAN / TJ@DESIGNEDHAPPY.COM

CONOR CRIMMINS

Bruce Levin - Keystar

MICHAEL TUCKER - ECO HOLDINGS

Brian Hake - DRB

Tracey Furman - Mayor

Matthew Weber - Resident

Martha H Deale - DRB

Darin Bartram

Rick Edson Housing Capital Advisors, LLC

Nora Green

Julie O'Malley

Paul Jettro