

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: **8-11-20:**

Name of Submitter: **Tom Brault**

1. Applicant

- a. Applicant Name: **10509 Summit 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:
None at this time. Will Be Scott Wallace if needed.
- e. Applicant Architect: **DVA**
- f. Applicant Engineers: **Bohler**

2. Property Location

- a. Street Address:
10509 Summit Ave. Kensington, MD 20895
- b. Sector Plan District/Property Name:
Kensington / The Residences at Knowles Station
- c. Current Zoning under Sector Plan (C/R/T & H):
CRT 1.5
C1.0
R0.5
H-72' with 25% MPDU's

3. Has this project been filed with Montgomery County Planning?

No.

a. Application Number for DAIC system:

No.

There will be three processed concurrently:

- 1. Preliminary Plan**
- 2. Site Plan**
- 3. Sketch Plan**

b. What plans have been filed; please circle all that apply **None to date**

- i. Site Plan - **We plan on fling this**
- ii. Elevations- **We plan on fling this**
- iii. Letter of Authorization- **We plan on fling this**
- iv. Existing Conditions Plan- **We plan on fling this**
- v. Zoning Map(s) - **We plan on fling this**
- vi. Forest Conservation Plan/Exemption Letter- **We plan on fling this**
- vii. Justification Statement(s) - **We plan on fling this**
- viii. BioPlanter Land Design Plan- **We plan on fling this**
- ix. Local Area Map(s) - **We plan on fling this**
- x. Montgomery County Tax Map - **NO**
- xi. Conditional Use Application - **No**
- xii. Stormwater Management Plan- **We plan on fling this**
- xiii. Lighting Plan- **We plan on fling this**
- xiv. Traffic Engineering Study- **We plan on fling this**
- xv. Floorplans- **We plan on fling this**
- xvi. Recorded Plat(s) **Future.**
- xvii. List of adjoining/confronting property owners - **We plan on fling this**
- xviii. Department of Assessments and Taxation Sheet (DAT)
- 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.)

No, we are tracking for December 2020.

4. Do you currently own the property?

a. If yes, since when?

Yes, we have owned 10509 Summit for over 2 years

b. If no, are you a contract purchaser, land leaser, or building leaser?

Yes, we are the contract purchaser of 3827 Plyers Mill

This shall serve as notice that we are also in discussions to be the contract purchaser of 2-5 additional sites to import density later. In the event applicant chooses not to provide Live Work

units and / or additional residential density will be required, then additional density will be moved from one of these other sites.

As an example, two of those sites that are the largest:

- 1. 10450 Metropolitan Ave. has over 170,000 SFT of residential FAR.**
- 2. 10620 Connecticut Ave. has over 30,000 SFT of Residential FAR.**

5. Proposed Use:

- a. Are you proposing to develop under the standard/by-right method, or optional method?

Optional Method.

- b. Is this a conditional use or special exception?

No.

- c. If housing, are there population restrictions (i.e. age restricted, MPDUs)?

No.,

We are proposing 100 total units.

75 market Rate and

25 MPDU's, or 25% affordable.

Transportation Staff indicated we could submit traffic statement as age restricted until they can decide how to handle traffic studies with pandemic and no school.

- d. What are the proposed hours of operation?

Unknown at this time. Match Wine & Co. likely.

- e. How many staff members are expected in order to operate as the proposed use?

Unknown at this time.

Estimate 2 onsite staff for residential

- f. Have you reviewed the Kensington Sector Plan for your project's location?

Yes.

Does your proposed use conform to the Kensington Sector Plan?

Yes.

6. Are you seeking any exceptions to the Code or Zoning other than what is allowable by-right?

No.

7. Current Site Size:

- a. Gross Site Area

**Site One: 10509 Summit Ave. and
10414 Detrick Ave. have a Gross Tract Area of 75,386 SFT**

**Site Two: 3827 Plyers Mill Road has a Gross Tract Area of 42,370 SFT
This does not include the ROW of Plyers Mill or ROW for Dupont.**

- b. Net Site Area
32,998 SFT**

8. Density Proposed:

- a. Total Building Gross Square Feet:**

Total Proposed Gross Building SFT is: 114,624

Subtotal Commercial Only	
FAR	22,793.32
Subtotal Residential Only	
FAR	<u>79,472.68</u>
Total FAR	102,266.00

**The commercial / open to public Town overlook on the Roof top
creates was reviewed from a life safety perspective. The stair towers
create two means of egress and are thus to be considered commercial
SFT and not residential. They also connect to commercial on the lower
levels.**

- b. Floor-Area-Ratio (FAR) Proposed:**

Less than 1.40 per MNCPPC Staff GTA of 75,386

- c. FAR Allowed by Sector Plan:
1.50**

**Can be Higher with MPDU and imported but not needed based on above
GTA.**

- d. Square footage by floor/level:
23,197, see table below:**

Development Program - 10509 Summit - Live Work on First Level of Residential Floor									
	Parking Spaces		Commercial FAR		Gross Residential FAR	Unit Type	Total Gross SFT	Residential Units	Net Salable/Residential FAR
	Residential	Commercial	Office or	Retail	FAR				
Lower Level Parking - Retail & CELLAR	50	5	1414	6711	4117		12,242		
P-1	0	48	7661	0	0		7,661		0
P-2	76	0	747	0	-		747	0	-
1st	0		11923	0	11,274	Live Work - 41%	23197	25	20,919
2nd	0	-	464	0	22,733	Market Rate	23197	25	20,919
3rd	0		464	0	22,733	Market Rate	23197	25	20,919
4th	0		464	0	22,733	Market Rate	23197	25	20,919
Roof Top	0		1,070	-	-	Roof Top	1,070	0	-
	126	53	22,793	-	79,473	Total SFT	114,508	100	83,676
				Total FAR	102,266			Avg. SFT Unit	837
Total Parking - Up to This amount	179	Ratio					MPDU	25	20,919.00
Total Residential Parking	126	1.26					Market Rate	75	62,757.00
Total Commercial Parking	52	6.79							
Gross Tract Area is:		75,386	FAR is:	1.36					

9. Building Height:

a. Height Proposed:

Three stories fronting on Knowles per MNCPPC Staff request to step it back from this street. This height matches / a little lower than the three stories the Townhouses face on Knowles as well as the three stories the Townhouses face on Kaiser. Very nice elegant stepping of structures from the park upto to center core of sector plan.

Total residential stories is just 4.

Approximately 30 feet lower than 10400.

Lower than the 5 story Knowles Manor Building that has no above grade parking.

62-64' from MSL grade at entrance level into parking from Knowles Station surface parking lot.

b. Height Permitted by Sector Plan:

72' based on amount of MPDU's

c. Are you including moderately priced dwelling units (MPDUs) such that the height of the proposed structure exceeds the recommended height within the Kensington Sector Plan?

Yes.

d. Total Above Ground levels:

5 defined as:

4 residential levels over a concrete podium Parking Garage

e. Total Below Ground levels:

One.

- i. What is the use of any proposed below ground levels:

We have a reversed sloping site that creates Cellar Space.

We are proposing commercial at lowest level fronting on Knowles and Summit. This is likely to be retail. We have talked to many tenants that include:

- 1. **Magruder's Grocery Store.**
- 2. **Grotto's Pizza, Surf's Up Subs, Sandy Pony Donuts.**
- 3. **Day Care.**
- 4. **Real Estate offices**
- 5. **Financial Services offices.**
- 6. **Bank and ATM.**
- 7. **It could also be live work units**

We can also provide a lower parking level if a shared parking garage cost arrangement can be reached.

10. If Housing:

- a. **Total Number of Units proposed:**

- i. **Mix of unit size (Studio/1BR/2BR, etc):**

24 2-BEDROOM UNITS

50 1-BEDROOM UNITS

26 STUDIO UNITS

TOTAL : 100 RESIDENTIAL UNITS

- ii. **Number of Moderately Priced Dwelling Units (MPDUs) proposed**
25%
- iii. **Number of MPDUs required by code**
12.5%
- iv. **Ratio of MPDU units vs. Market rate units proposed**
25%

11. Parking Spaces Proposed:

- a. **Number of parking spaces proposed?**

Between 150 on two levels or up to 180 on three levels.

b. Number of parking spaces required per County calculation?

71

c. Will parking be surface level/below ground structure/above ground structure?

We will provide surface level and above ground parking.

We also have based this plan on the option to add below grade parking if we get economic support of the below grade parking cost.

**Currently we propose a two level garage with:
5 parallel street level surface parking spaces**

On P-1 Level:

18 Residential Only Parking Spaces.

53 at grade garage

On P-2 Level the podium:

76 residential only spaces.

Optional Lower level Garage:

50 additional Spaces.

d. If your building is greater than two stories in height, are you proposing structured parking? If not, why not?

Yes, yes

12. Exterior Materials:

Brick and Hardi to match townhouses

13. Trash/Dumpster Location/Screening?

Yes. Black fencing to match or cedar wood.

14. Loading/Delivery Area:

Yes, see landscaping plan. Moved to off Detrick entrance in rear of building

15. Exterior Lighting – adjacent residential requires shielding

Street lighting to remain.

Building to have sconces and similar lighting for sidewalks.

None planned. Willing to considering installing street lights along north side of Knowles at the expense of State or Town.

16. Noise – exterior generator? Location?

None planned, if do, will be on roof

17. Signage? Illuminated? Do your signs comport to the Town’s Signage Code?

Yes, but not designed nor planned as yet. If we do they will likely match Wine and Co retail building variances. We will follow all town codes and designs and if required, seek a collaborative variance.

18. Public space improvement (sidewalk, Street trees, Streetscape, overhead utilities)?

Yes, many.

- 1. Sidewalks,**
- 2. Green panels to force sidewalks away from Street.**
- 3. Public plaza’s known as Gateway Entrance into Kensington,**
- 4. public art,**
- 5. Public seating,**
- 6. Enhanced landscaping**
- 7. Town overlook,**

19. Town or County Variances foreseen or required?

None at this time.

20. Does an easement on to any other property currently exist or be necessary?

**No, but we do want a parking for retail building
We may want to enhance stormwater or loading dock enhancements via easement.**

21. Green: What level of LEED will you achieve, if any (Certified, Silver, Gold, Platinum)?

Unknown at this time, likely certified or Silver.

Like LEED, we are studying post covid designs to take a leadership role in the industry. We are considering using some or all of the following:

- 1. We think some Live Work units could make sense and are looking into these from a market standpoint.**
- 2. We think having a safe room or unit that is used like an extended stay hotel room could make sense thereby providing quarantine ability for the residents if desired.**

3. We are looking into touchless technologies for elevator and entrance keys
4. We are looking into temperature gauges or other management ways to ensure amenities can get used while being safe

22. Community Benefits/Amenities proposed:

1. Dedication of Property to the County on Summit Ave. so that the street can be wider to hold the bike lane that also helps encourage county spending of the proposed summit road improvement project.
2. Dedication of Property to the State on Knowles Ave. so that the full 80' wide master plan can be achieved making way for future state investment.
3. Enhancing vehicular movements by creating a through movement between 10509 Summit Ave. and Detrick Ave. thereby creating more intersections. More traffic below.
4. Much more parking than is required under the Code.
5. Street Parking along Summit where today there is none.
6. Public Access to commercial roof top amenity known as Kensington Overlook.
 - a. These amenities are often done on buildings, but not often open to the public. Will be a very nice view of Bethesda and the Capital.
7. Stepping of building so that just 3 stories fronts on Knowles Ave. that matches the 3 stories of towns on Kaiser and 3 story of towns on Knowles.
8. Pave the way for future improvements up Summit Ave.

Additional on-site recreational facilities, the site is adequate for all age groups:

- Resident Lounge
- Interior Courtyard (Level 3)
- Rooftop Amenity
- Public Art Seating (3) – *the “Monolith Stone Benches” per the Studio39 Marketing Plan*
- Stairs/Steps Recreation Element – *the “Steps to Retail Plaza” per the Studio39 Marking Plan*

23. Traffic or circulation impacts/concerns

- a. What size vehicles will access this site?
All sizes.
- b. Do the turning radii accommodate the vehicle sizes?
Yes.
There are more traffic movements after this project than exist before it. A benefit is that.

Currently, the site has one ingress and egress and all stresses generally go to the intersection of Summit and Knowles traffic light.

Post this project, there is a through movement between Summit and Detrick. This enables traffic from the project to avoid the Summit and Knowles Intersection and access Connecticut Ave. from Plyers Mill, Howard Ace., Knowles, or cross Knowles on Detrick and have several access points south, like Baltimore down to Saul Road.

The applicant team generally agrees with the community position that does not want bus movements hindered at Knowles and Summit. Applicant will do what is required by SHA and DOT and the Town, but in sum, prefers to keep Knowles lanes wider. The priority issue for applicant is the ½ block. Meaning, the unification should occur once and if the Kaiser family parcel is developed and interim improvements before that, the applicant does not support, but will do as asked.

The applicant has approached SHA for a cross walk at Detrick and Knowles and enhanced striping. Hope SHA will listen.

Konterra - 10450 Met. Ave.			
Address	Net Taxable Area	Right of Way Area	Total Usable Area by-Right
10450 Metropolitan Ave.	77,456	37,500	114,956
	Met Ave.	18,750	
	CSX	18,750	
	FAR:		
	Commercial	1.5	172,434
	Residential	1.5	172,434
	Excess FAR:		
	Commercial FAR Used		-
	Excess Commercial FAR		172,434
	Residential FAR Used		0

Excess Residential FAR	172,434
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Fire Station			
Address	Net Taxable Area	Right of Way Area	Total Usable Area by-Right
10620 Connecticut Ave	50,256	13,000	63,256
	Connecticut	10,000	
	Plyers Mill	1,500	
	Dupont	1,500	
		26,000	
	FAR:		
	Commercial	1	63,256
	Residential	0.5	31,628
	Excess FAR:		
	Commercial FAR Used		12,952
	Excess Commercial FAR		50,304
	Residential FAR Used		0
	Excess Residential FAR		31,628