



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 18-101  
Sketch Plan No. 320180210  
Kensington Manor Senior Housing  
Date of Hearing: October 11, 2018

NOV 20 2018

**RESOLUTION**

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review sketch plan applications; and

WHEREAS, on June 13, 2018, Kensington Manor Senior Housing LLC ("Applicant") filed an application for approval of a sketch plan for construction of up to a five-story senior living facility with up to 100,000 square feet of total development (including up to 30,805 square feet exempt from Gross Floor Area as Moderately Price Dwelling Units (MPDUs) or affordable housing units) and up to 94 units, on 34,597 square feet of CRT-2.5, C-2.0, R-2.0, H-75 zoned-land, located at 3906 and 3910 Knowles Avenue ("Subject Property") in the 2012 *Kensington Sector Plan* ("Sector Plan") area; and

WHEREAS, Applicant's sketch plan application was designated Sketch Plan No. 320180210 Kensington Manor Senior Housing ("Sketch Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated October 1, 2018, setting forth its analysis and recommendation for approval of the Application subject to certain binding elements and conditions ("Staff Report"); and

WHEREAS, on October 11, 2018, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on October 11, 2018, the Planning Board voted to approve the Application subject to conditions, on the motion of Commissioner Fani-Gonzalez, seconded by Commissioner Cichy, with a vote of 4-0; Commissioners Anderson, Cichy, Fani-Gonzalez, and Patterson voting in favor with Commissioner Dreyfuss absent.

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Approved as to  
Legal Sufficiency:

 10/31/18  
MNCPPC Legal Department  
8787 Georgia Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320  
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 320180210, Kensington Manor Senior Housing, for construction of up to 100,000 square feet of total development (including up to 30,805 square feet exempt from Gross Floor Area as Moderately Price Dwelling Units (MPDUs) or affordable housing units) and up to 94 units on the Subject Property, subject to the following binding elements and conditions:<sup>1</sup>

A. Binding Elements. The following site development elements are binding under Section 59.7.3.3.F of the Montgomery County Zoning Ordinance:

1. Maximum density and height;
2. Approximate location of lots and public dedications;
3. General location and extent of public open space;
4. General location of vehicular access points; and
5. Public benefit schedule.

All other elements are illustrative.

B. Conditions. This approval is subject to the following conditions:

1. Density

The Sketch Plan is limited to a maximum of 100,000 square feet of residential development on the Subject Property including up to 30,805 square feet of MPDUs or Department of Housing and Community Affairs (DHCA) approved units, which is exempted from the calculation of FAR pursuant to Section 59.4.7.3.D.6.c.iii. of the Zoning Ordinance. The maximum number and distribution of residential dwelling units will be determined at Preliminary and Site Plan.

2. Height

The development is limited to a maximum height of 60 feet, as measured from the building height measuring point(s) illustrated on the Certified Site Plan.

3. Incentive Density

The development must be constructed with the public benefits listed below, unless modifications are made under Section 59.7.3.3.I. Total points must equal at least 50. The requirements of Division 59.4.7.1 and the CR Zone Incentive Density Implementation Guidelines must be fulfilled for each public benefit. Final points will be established at Site Plan approval.

- a. Minimum Parking achieved by providing a maximum of 47 spaces.
- b. Moderately Priced Dwelling Units, achieved through a minimum of 25 percent MPDUs.

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<sup>1</sup> For the purpose of these binding elements and conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

- c. Enhanced Accessibility for Seniors or the Disabled, achieved by providing at least five percent of the units with interiors that satisfy American National Standards Institute A117.1 Residential Type A standards or an equivalent County standard.
- d. Structured Parking achieved by placing parking in a below grade parking structure.

4. Future Coordination for Preliminary Plan(s) and Site Plan(s)

In addition to any other requirements for Preliminary Plans under Chapter 50 and Site Plans under Chapter 59, the following must be addressed when filing a Preliminary Plan or Site Plan:

- a. Applicant must improve the circulation and design at the vehicular access, lay-by-lane and pedestrian sidewalk at the main entrance of the site.
- b. Applicant must finalize the interim and final built out cross-sections, with applicable road code section, as approved by SHA, MCDOT, and Planning Staff.
- c. The Applicant must coordinate with SHA, MCDOT and Planning Staff regarding a potential bus shelter.
- d. Applicant must meet Recreational requirements per Section 59.6.3.9.
- e. Architectural features at Site Plan must adhere to the 2013 Kensington Sector Plan Design Guidelines and 2012 Kensington Sector Plan. Further coordination with Staff is necessary to ensure that architectural design reflects the character of Kensington and is compatible with the surrounding properties.
- f. The development must provide MPDUs in accordance with Chapter 25A with the final distribution of MPDUs approved by the DHCA.
- g. The Applicant must coordinate with SHA, MCDOT and Planning Staff regarding potential installation of traffic control(s) to restrict left turns into and out of the proposed curb cut from Knowles Avenue.
- h. The Applicant must demonstrate that trucks can safely maneuver into and out of the proposed loading area from Knowles Avenue and within the garage.
- i. Further coordination with MCDOT, Commuter Services Section regarding feasible traffic mitigation actions that will encourage alternative non-auto-driver transportation modes.
- j. Further coordination with the MCDOT, Division of Transit Services regarding the necessary modifications to the existing bus stop along Knowles Avenue.
- k. Dedicate additional right-of-way for a total of 40 feet from the centerline of Knowles Avenue.
- l. Assure pedestrian crosswalks are ADA-compliant.
- m. Provide two inverted-U bike racks (or equivalent as approved by the Planning Board staff) for short-term bicycle parking spaces located near the main entrance.

- n. Provide the required number of bicycle parking spaces within a bike room for long-term bicycle parking spaces in a safe and conveniently location in the garage.
- o. The Applicant must obtain approval of any proposed encroachment of the building along Knowles Avenue by SHA, the Montgomery County Department of Permitting Services (MCDPS) and Planning Staff.
- p. The Applicant must show an interim cross section and final cross section for the frontage improvement along Knowles Avenue on the subsequent Preliminary Plan, subject to review and approval by the State Highway Administration (SHA), Montgomery County Department of Transportation (MCDOT), and Planning Staff.

BE IT FURTHER RESOLVED that having given full consideration to the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record and all applicable elements of the Zoning Ordinance, the Board finds that as conditioned the necessary elements of the Sketch Plan are appropriate in concept and appropriate for further review at site plan and that:

- 1. *The Sketch Plan meets the objectives, general requirements, and standards of the Zoning Ordinance.*

The CRT Zone permits a mix of residential and nonresidential uses at varying densities and heights. The CRT Zone promotes economically, environmentally, and socially sustainable development patterns where people can live, work, recreate, and access services and amenities. The application of the CRT Zone is appropriate where impacts can be mitigated by co-locating housing, jobs, and services.

a. Development Standards

The Subject Property includes a tract area of approximately 34,597 square feet zoned CRT-2.5, C-2.0, R-2.0, H-75. The data table below demonstrates the Application’s conformance to the applicable development standards of the zone.

**Table 1- Development Standards and Parking Requirements**

Table 1- Project Data Table			
Section 59	Development Standard	Permitted/ Required	Approved

	Gross Tract Area (sf)		34,597 sq. ft.
	Previous Knowles Avenue Dedication		3,432 sq. ft.
	Knowles Avenue Dedication		2,808 sq. ft.
	Net Area		28,357 sq. ft.
<b>Zone</b>	<b>CRT-2.5, C-2.0, R-2.0, H-75</b>		
<b>4.5.4.B.2.b</b>	<b>Density</b>		
	FAR (Total)		
	Commercial	C-2.0	C-0
	Residential	R-2.0	R-2.0
	Gross Floor Area	69,195	100,000 sq. ft.
	Total CRT Density	86,494 sq. ft.	100,000 sq. ft.
	Exempted MPDUs <sup>2</sup>	n/a	30,805 sq. ft.
<b>4.5.4.B.2.b</b>	<b>Building Height (feet)</b>	75	60
<b>4.5.4.B.3</b>	<b>Minimum Setback (feet)</b>	0	n/a
<b>4.5.4.B.1</b>	<b>Minimum Public/Common Open Use Space (%)</b>	n/a	n/a
<b>6.2.4.</b>	<b>Total Parking Spaces for 94 units<sup>3</sup></b>	47	47

*b. Intent of the Zone*

*The Sketch Plan conforms to the intent of the CR Zone as described below.*

*i. Implement the recommendations of applicable master plans.*

The Sector Plan’s vision aims to “transform Kensington’s exclusively commercial business district into an active Town Center with new residential uses”. The Sector Plan also aims to “broaden housing choices for an array of ages and income.” (Page 1). The Sketch Plan adheres to the community’s concerns and proposes a building height of up to 60 feet which meets the intent of the sector plan for this segment of the block. the Sketch Plan will include a dedication of 2,808 square feet of right-of-way to allow for the Sector Planned 80-foot width on Knowles Avenue. The Sector Plan discusses the need for “Street-Oriented Development” that creates safe, pedestrian oriented environments. The Sketch Plan’s main pedestrian entrance is proposed along the Knowles Avenue frontage. The building will incorporate active rooms containing fitness equipment, arts and crafts, and conferencing solutions at the ground floor along Knowles Avenue.

<sup>2</sup> Approximately 29 units totaling 30,805 square feet (30 percent) are proposed to be exempted from the calculation of the Gross Floor Area as MPDUs.

<sup>3</sup> Parking for bikes and vehicles will be determined at Site Plan

It will also provide comfortable sidewalks along with streetscaping. The Sketch Plan is required to provide a minimum of 12.5 percent MPDUs per the County's MPDU requirements. The Sketch Plan is proposing a minimum of 25 percent MPDUs, with up to 90 percent MPDUs, and is therefore in conformance with the affordable housing requirements. Providing more than the required proportion of affordable housing further supports the Sector Plan's goals for increasing housing options within the Town Center for all ages and incomes.

- ii. *Encourage development that integrates target opportunities for redevelopment of single-use commercial areas and surface parking lots with mix of uses.*

The Property is currently comprised of two office buildings with exclusively non-residential uses and surface parking. The Sketch Plan presents a unique opportunity for redevelopment in the Town Center core that will introduce residential uses to a district that predominantly includes commercial uses. The Sketch Plan is a pedestrian-friendly proposal that will incorporate activating ground-floor design and uses and replace surface parking with a below grade parking garage that is screened from the adjacent residential community.

- iii. *Encourage development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities, where parking is prohibited between the building and the street.*

The Sketch Plan includes at least 25% MPDU residential units, and the Property is located within a half mile of the Kensington MARC Rail Station and within walking distance to several bus stops that provide access to several Metro Stations (White Flint, Grosvenor, Medical Center, Bethesda, Wheaton, and Silver Spring). The Sketch Plan will also replace the surface parking lot with structured parking below the proposed development. The senior housing provides opportunities in the Town for residents that have different income levels to live near many transit options (MARC Rail and Metro).

- iv. *Allows a flexible mix of uses, densities, and building heights appropriate to various settings to ensure compatible relationships with adjoining neighborhoods.*

The Sketch Plan is proposed to have a maximum building height of 60 feet along the Knowles Avenue frontage and a step-down towards the townhouse dwelling units located to the south of the Property. The proposed density utilizes both the maximum 2.0 residential FAR permitted under the zoning for the Property, as well as the applicable density bonus. Thus, the heights and densities proposed by the Sketch Plan are compatible and provide appropriate transitions to the surrounding development.

- v. *Integrate an appropriate balance of employment and housing opportunities.*

The Sketch Plan provides new residential with affordable housing opportunities for seniors, including a minimum 25 percent MPDUs. The Sketch Plan integrates a housing opportunity in an area that is close to retail uses, restaurants, and neighborhood services.

- vi. *Standardize optional method development by establishing minimum requirements for the provision of public benefits that will support and accommodate density above the standard method limit.*

The Sketch Plan will provide the required public benefits from a minimum of three categories to achieve the desired incentive density above the standard method limit.

2. *The Sketch Plan substantially conforms to the recommendations of the 2012 Kensington Sector Plan.*

As discussed in finding 1.b., the Sketch Plan substantially conforms to the recommendations of the Sector Plan.

3. *The Sketch Plan satisfies, under Section 7.7.1.B.5 of the Zoning Ordinance, the binding elements of any development plan or schematic development plan in effect on October 29, 2014.*

The Sketch Plan is not subject to a development plan or schematic development plan.

4. *Under Section 7.7.1.B.5, for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment, satisfy any green area requirement in effect on October 29, 2014; any green area under this provision includes and is not in addition to any open space requirement of the property's zoning on October 30, 2014.*

The Property's zoning classification on October 29, 2014 was not a result of a Local Map Amendment.

- 5. The Sketch Plan achieves compatible internal and external relationships between existing and pending nearby development.*

The Sketch Plan achieves compatible internal and external through the building placement close to the right-of-way and allocation of MPDUs to provide a housing option for residents. The west elevation incorporates a street wall setback to accommodate a stepped down massing towards the residential neighborhood. This massing reflects a stepping down from Connecticut Avenue which achieves height compatibility with the residential scale along Detrick Avenue. Last, the Sketch Plan will upgrade the streetscape along Knowles Avenue to allow for enhanced pedestrian connectivity through the Sector Plan boundaries.

- 6. The Sketch Plan provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading.*

The Sketch Plan provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading. Vehicle and pedestrian access will be available from Knowles Avenue. Bicycle infrastructure will be provided along the frontage as part of a larger CIP project. The Applicant will build an interim frontage improvement that can easily transition into the final design. The loading will occur internally to site and will have to be managed to not obstruct traffic flow entering and exiting the parking garage.

- 7. The Sketch Plan proposes an outline of public benefits that supports the requested incentive density and is appropriate for the specific community.*

Taking into account the considerations in Section 59-4.7.1.B, including the recommendations and objectives of the Sector Plan and any applicable design guidelines, the Incentive Density Implementation Guidelines, the size and configuration of the site and its relationship to adjacent properties, similar public benefits nearby, and additional enhancements related to the individual public benefits, the Planning Board finds that the following outline of public benefits supports the Applicant's request for incentive density and is appropriate for the community surrounding the site. Final determination of public benefit point values will be determined at Site Plan(s).



Table 2 – Proposed Public Benefits			
Public Benefit	Incentive Density Points		
	Note	Max Allowed	Total Approved
<b>59.4.7.3.C: Connectivity and Mobility</b>			
2. Minimum Parking	The project is parking at .5 parking with 62 spaces	10	10
<b>59.4.7.3.D: Diversity of Uses and Activities</b>			
4. Enhanced Accessibility	5% will visitable Type A (3 points per 1% provided)	20	15
Affordable Housing	25% MPDUs minimum	n/a	150
<b>59.4.7.3.E: Quality of Building and Site Design</b>			
6. Structured Parking	100% below grade parking	20	20
<b>Total</b>			<b>195</b>

**Connectivity and Mobility**

*Minimum parking:* The Applicant is seeking to provide 47 parking spaces for 94 units, which is the equivalent of the minimum number of parking spaces required, and at this time the Applicant proposes 10 points in this public benefit category.

Formula:  $[(A-P)/(A-R)]*10$

A (94 maximum allowed spaces)

R (47 minimum required spaces)

P (47 proposed spaces)

$[(94-47)/(94-47)]*10 = 10$

**Diversity of Uses and Activities**

*Enhanced Accessibility for Seniors or the Disabled:* Five percent of the dwelling units in the Sketch Plan will incorporate interiors that satisfy American National Standards Institute A117.1 Residential Type A standards or an equivalent County standard. For every one percent of units that meet this

standard, three public benefit points are allowed. Therefore, the Applicant proposes fifteen public benefit points in this category.

*Moderately Priced Dwelling Units:* The Applicant will seek approval for 150 points for providing 25 percent MPDU's, which exceeds the minimum requirement of 12.5 percent. Twelve points are allowed for every percentage point over the required 12.5 percent MPDUs as demonstrated in the following formula:

$$(25\% \text{ MPDUs provided} - 12.5\% \text{ MPDUs required}) * 12 = 150 \text{ points}$$

Quality building and site design

*Structured parking:* The Project will provide structured parking, with all the 47 parking spaces to be provided in a below-ground parking garage, achieving 20 points in this public benefit category per the following formula:

$$\text{Formula: } [(A/T)*10]+[(B/T)*20]$$

A (0 above-grade spaces)

B (47 below-grade spaces)

T (47 total spaces)

$$[(0/47)*10]+[(47/47)*20] = 20$$

8. *The Sketch Plan establishes a feasible and appropriate phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.*

The Sketch Plan must be constructed in one Phase; thus, all improvements, dedications and public benefits will be provided and determined at the subsequent Preliminary Plan and Site Plan. The final streetscape with bikeway improvements will be constructed within a larger CIP project for Knowles Avenue.

BE IT FURTHER RESOLVED that the Board's approval of a sketch plan is in concept only and subject to further review at site plan, when, based on detailed review the Board may modify the Sketch Plan's binding elements or conditions based on the Montgomery County Code, the Sector Plan, or other requirements; and

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

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BE IT FURTHER RESOLVED that all binding site development elements shown on the latest version of Sketch Plan No. 320180210, Kensington Manor Senior Housing, received by M-NCPPC as of the date of the Staff Report October 1, 2018, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is NOV 20 2018 (which is the date that this Resolution is mailed to all parties of record); and

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**CERTIFICATION**

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Fani-González, seconded by Commissioner Patterson, with Chair Anderson and Commissioners Fani-González, Cichy, and Patterson voting in favor, and Vice Chair Dreyfuss absent at its regular meeting held on Thursday, November 8, 2018, in Silver Spring, Maryland.

  
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Casey Anderson, Chair  
Montgomery County Planning Board