



Kensington Self-Storage Facility Proposal
Update: January 2019

Almost a year ago, a developer came to Kensington with a proposal to redevelop the former gas station site at the corner of Plyers Mill and Connecticut Avenue as a multi-story self-storage building. The original architectural drawings to many citizens were not inviting or inspiring, and the suggestion for building *another* self-storage facility only a block or two away from the two existing self-storage facilities on Plyers Mill and Metropolitan Blvd was not necessarily well received (Original Plan <https://tok.md.gov/wp-content/uploads/2018/06/Huggins.pdf>). Among the concerns was that this corner was perhaps the most visible “gateway” to Kensington (and to our community in Kensington Heights located only a few blocks away), and a singular self-storage building would do nothing to enliven that corner or make for a welcoming gateway. There have been several public meetings on the plans as well as dialogue between the developer and the town's Development Review Board (DRB). As a result, the plans have gone through several additional iterations. The DRB interest included ensuring that the exterior would look less like a self-storage facility and in turn be more visually attractive. The DRB also wanted the facility design to be revised to include retail space for some and preferably all of the first two floors so as to bring people to the site and make it part of an integrated neighborhood area.

During the January 7 DRB meeting, the newest plans were presented. At the end of this report are drawings of the new exterior design and plans for the first two floors. The first floor is set aside for one or more restaurants totaling 6,000+ square feet. Sixty parking spaces are provided for the rear of the business. There is also interest in trying to incorporate a brewpub concept into the space. The second floor is now set up for 30+ artist studio spaces ranging from 92-260 square feet. They are being arranged through Artists and Makers Studios, which already operates two other group artist facilities in Rockville. The plan still has about half of that floor set aside for self-storage, but there was discussion about whether the artist studios could be moved to the area where the self-storage units are now proposed and leave the front areas in the building available for additional retail or further restaurant space. This could ensure that all of those two floors would be used for activities that the community as a whole could utilize. The current plan proposes an open patio space on the second floor that would be available for the artists to use which -- perhaps with some expansion -- also could be used by both a restaurant and the artists. The mix of uses on the second floor suggests some very interesting synergies.

This proposed plan is not complete, but it has changed considerably from the original plan. The integration of a business concept with mixed uses on the ground levels that makes both parts of the project financially feasible is a feature that may continue to be utilized in future developments. KHCA will monitor the development for this site and keep residents informed. We will also notify residents when the next public meeting will be held.

[Submitted by Karen Cordry]

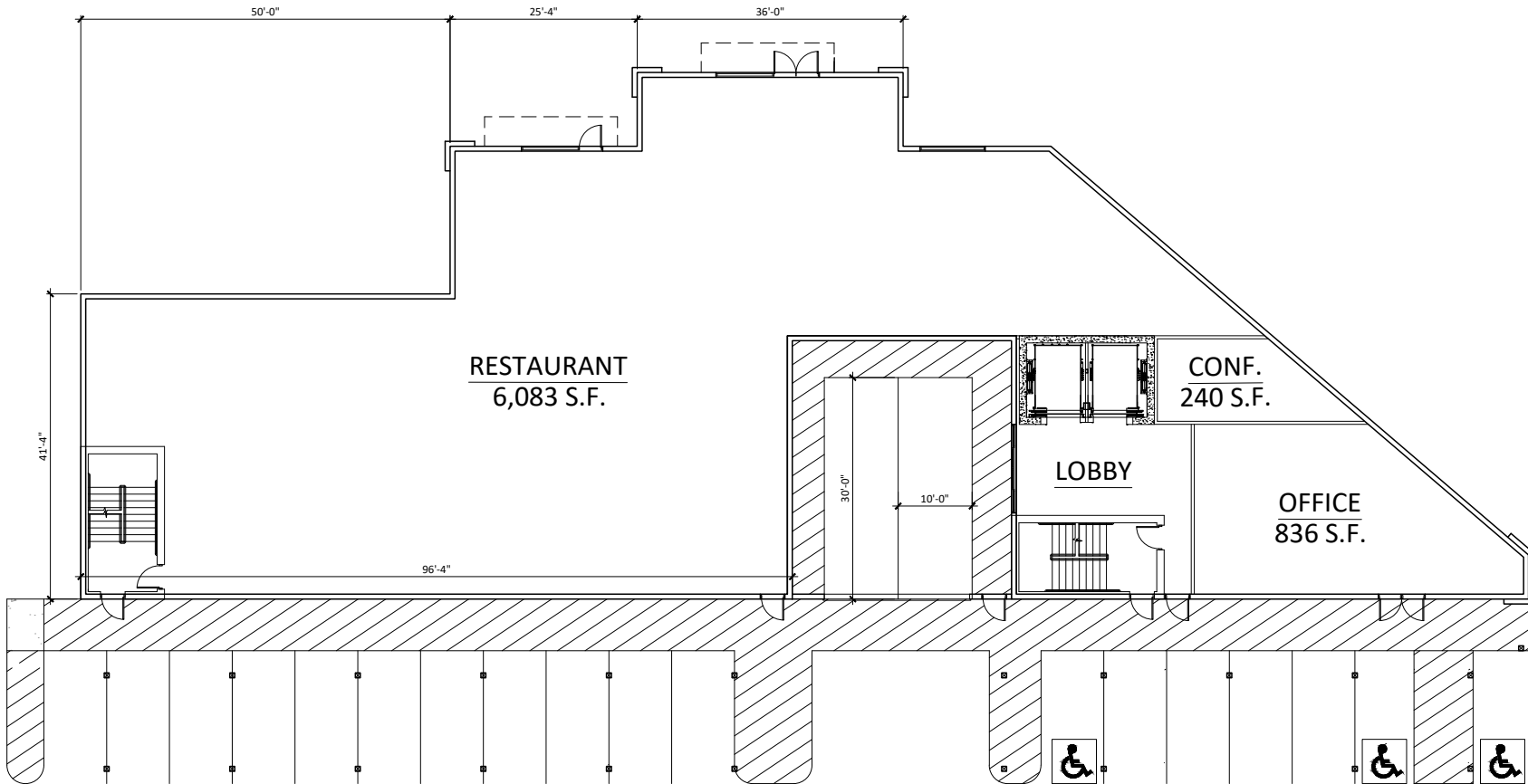


VIEW 1 (OPTION 6)

PROPOSED SELF-STORAGE
 SEC CONNECTICUT AVENUE AND PLYERS MILL ROAD
 KENSINGTON, MARYLAND, MONTGOMERY COUNTY
 DATE: 11-07-2018 (PRELIMINARY NOT FOR CONSTRUCTION)

VIEW 1
 RKAA
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FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

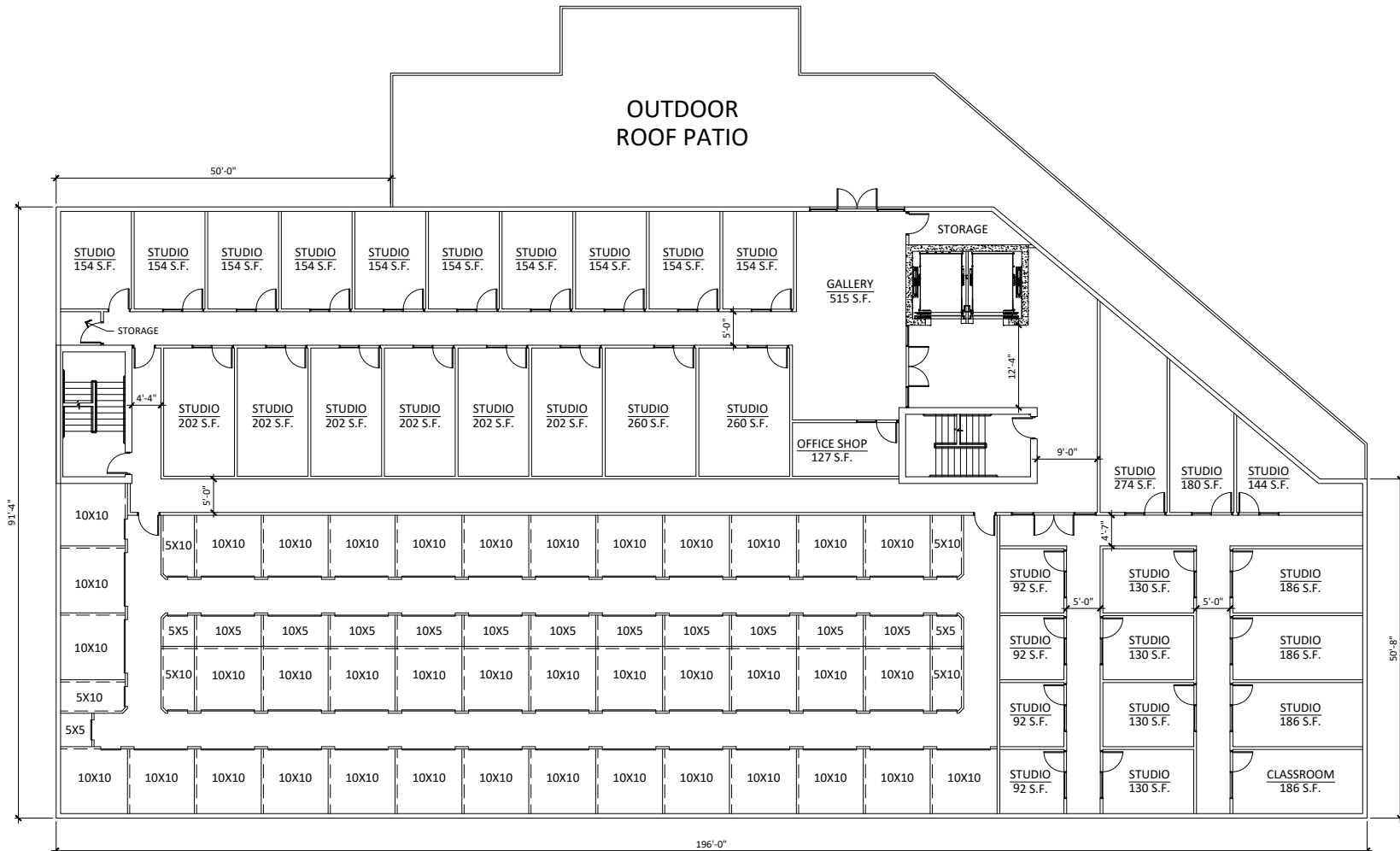
PROPOSED SELF STORAGE
 SEC CONNECTICUT AVENUE AND PLYERS MILL ROAD
 KENSINGTON, MARYLAND, MONTGOMERY COUNTY
 DATE: 10-29-2018 (PRELIMINARY)

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FP-1

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SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROPOSED SELF STORAGE
 SEC CONNECTICUT AVENUE AND PLYERS MILL ROAD
 KENSINGTON, MARYLAND, MONTGOMERY COUNTY
 DATE: 11-15-2018 (PRELIMINARY)

FP-2
 RKAAs 18012.50



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