

**Kensington Manor Senior Housing**  
*[Knowles Avenue]*  
*Updated November 29, 2018*



This is a housing project on Knowles Avenue designed for seniors, with emphasis on affordability. It has the approval of the ToK Council. Based on comments previously received from the community, the developers revised their proposal by making it five stories instead of six and reducing the planned number of units from 123 to 94. This changed the ratio of parking spaces to units to 1:2. There is a pull off area (a lay-by) sufficient to hold an ambulance and, possibly, a fire engine as well as cabs, hail services, and visitor drop offs.

The Planning Board (PB) held a review meeting of the preliminary sketch plan on October 11. Almost 30 area residents submitted written comments to the board in advance of its meeting. In addition, Parkwood residents Kira Lueders and Liz Cummings, along with Delegate Al Carr, and residents of other neighborhoods testified at the session. The primary concerns raised at that meeting and in the written comments were about increased traffic, the adequacy of access to the building, and the safety of residents. Despite these issues, those testifying at the meeting said that they supported the goal of the project to provide more affordable housing for senior citizens.

At its meeting on November 8, the Planning Board formally approved the Sketch Plan.

**Related documents**

[Planning Board Staff Report](#), October 11, 2018

[Staff PowerPoint presentation](#), October 11, 2018

[Planning Board approval of the plan](#), November 8, 2018

**Next Steps**

The applicant now needs approval for a Preliminary Plan and a Site Plan, which Planning Board (PB) staff expect them to file sometime in January for review. PB staff stated via email that there will be a community meeting before the application is filed.