

# Kensington Sector Plan



Community Meeting  
March 18, 2009

our task...

...highlight initial environmental and transportation analysis findings...

...outline framework for land use recommendations

...hear your questions and concerns



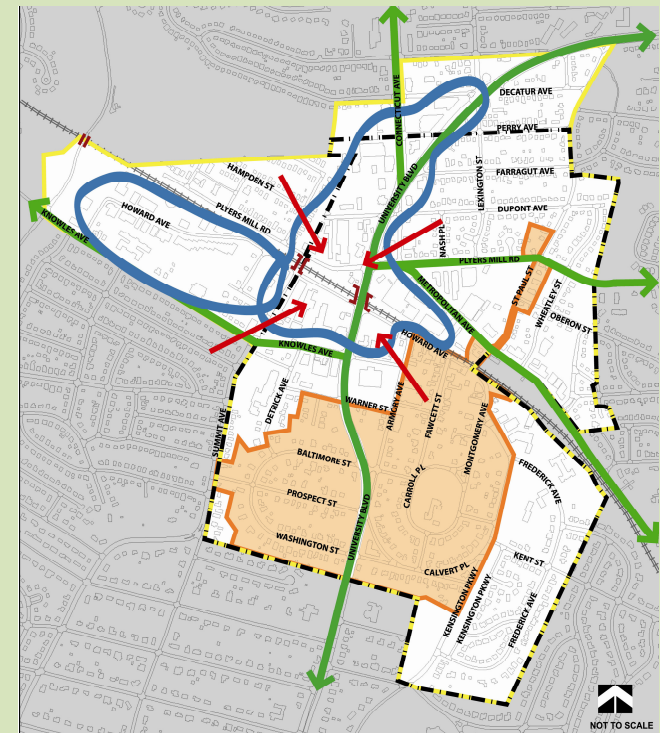
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plan goal

*enable revitalization while preserving scale and character*

objectives...

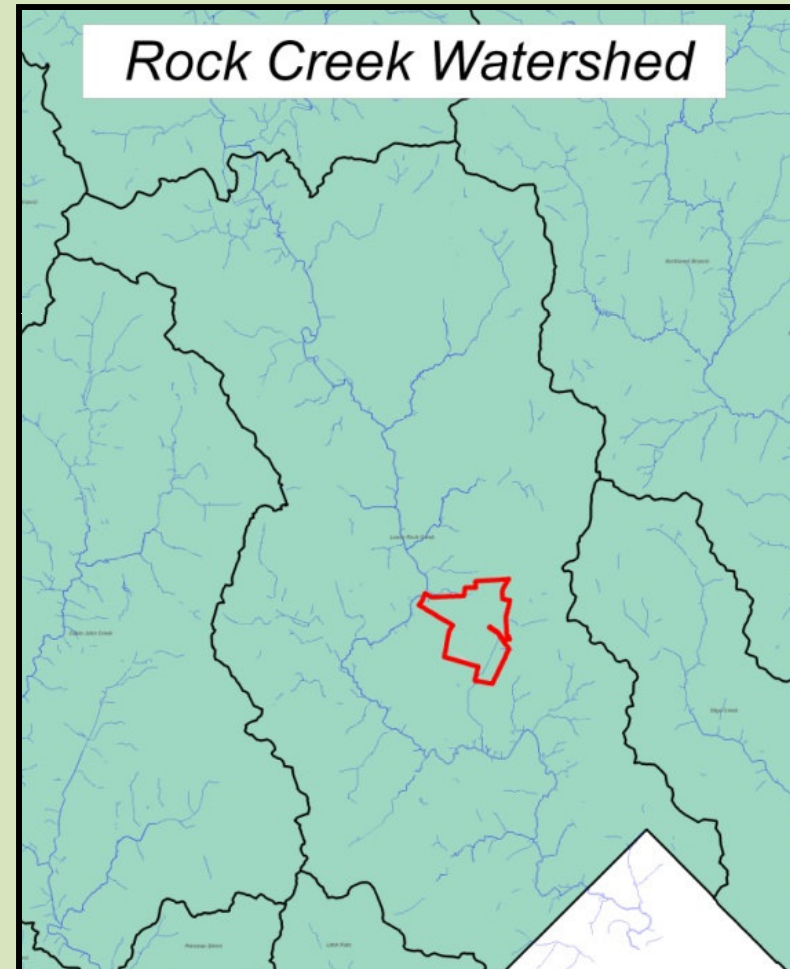
- ...enliven town center
- ...promote sustainability
- ...connect neighborhoods to town center
- ...accommodate regional traffic while creating safe pedestrian atmosphere
- ...protect scale and character of neighborhoods



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# Kensington Environmental Conditions

The Kensington Sector Plan  
area lies within Lower Rock  
Creek Watershed

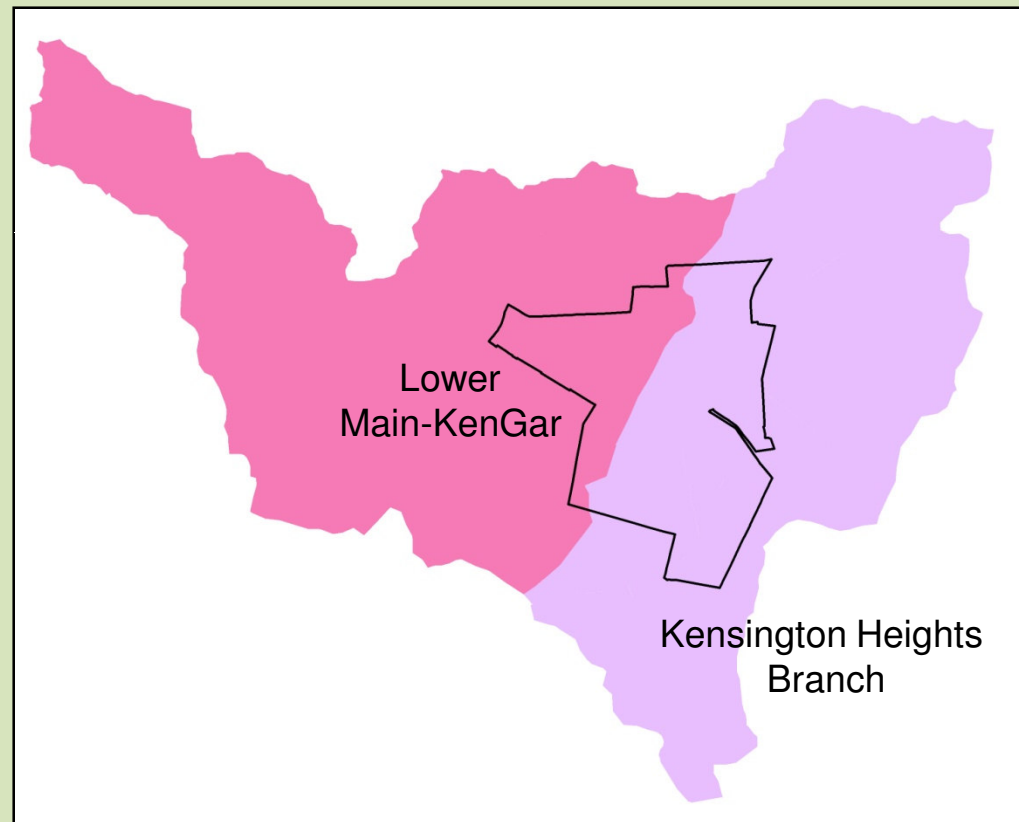


# Subwatersheds

Sector Plan boundaries do not reflect watershed or other environmental boundaries.

Two subwatersheds:

- \*Lower Main-KenGar
- \* Kensington Heights Branch

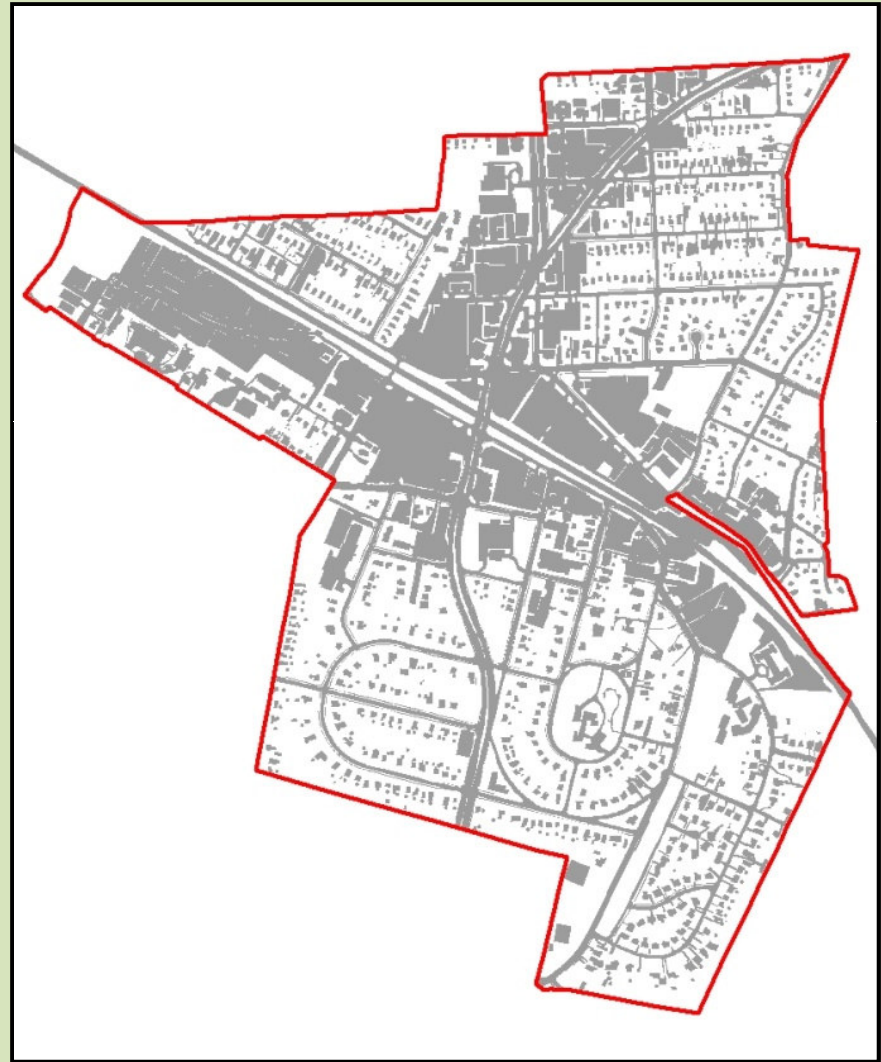


# Impervious Cover

Total Impervious cover

Commercial areas: 89%

Residential: 35%

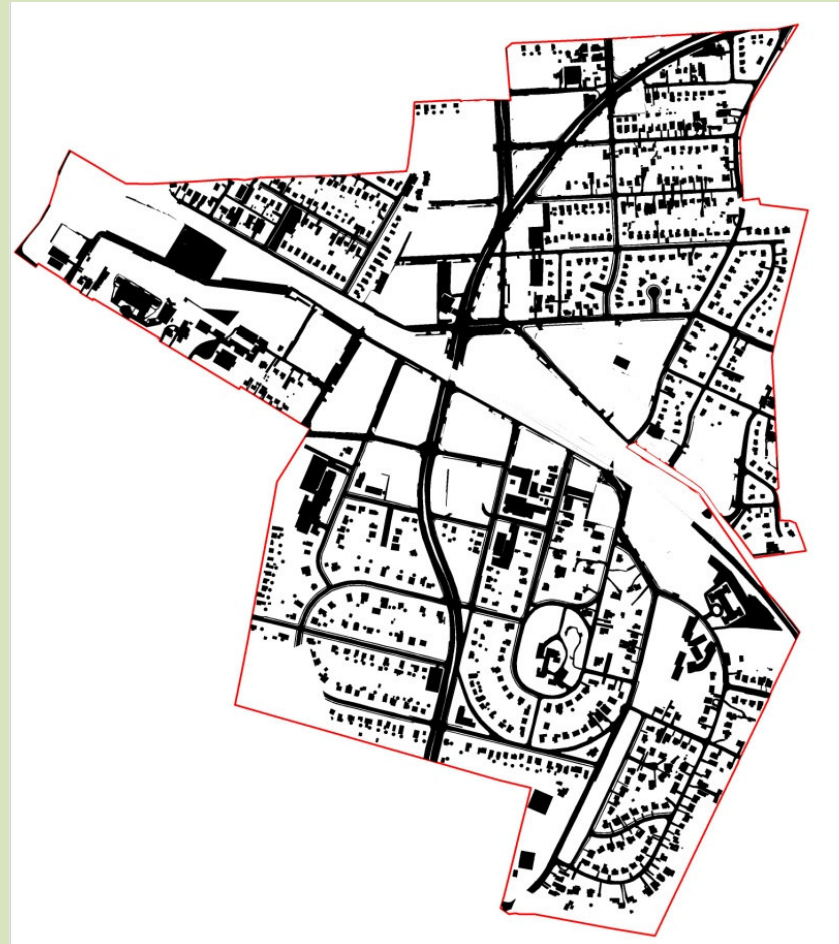


# Impervious Cover

**Commercial areas: 89%**



**Residential: 35%**



# Biological Stream Condition

Watershed	1998 (CSPS Report)	2003 (CSPS Report)
Kensington Heights/Silver Creek	<u>Poor</u> water quality	<u>Poor</u> water quality
Lower Main KenGar/Rock Creek	<u>Fair</u> water quality	<u>Poor</u> water quality

**Fair**: *Intolerant and sensitive species are largely absent; intermediate species present*

**Poor**: *Tolerant species dominate. Poor aquatic habitat.*





Photo #1: Looking north of Oberon St.



Photo #2: Looking N. of Frederick Ave.

### **Contributing factors to water quality**

- \* High impervious cover
- \* No stormwater management
- \* Headwater loss
- \* Increased water temperatures
- \* Loss of natural stream substrate
- \* Loss of stream buffers & floodplain
- \* Little to no in-stream habitat
- \* Reduced oxygen levels

# Stormwater and Flood Control

## Two Areas with Severe Stormwater Impacts

- W. Howard Ave.
  - Stormwater discharge base of Avenue
- Silver Creek
  - Undersized culvert at Oberon Street

## Mild Impacts at Outfalls

- Plyers Mill Road
- Vaughn Street

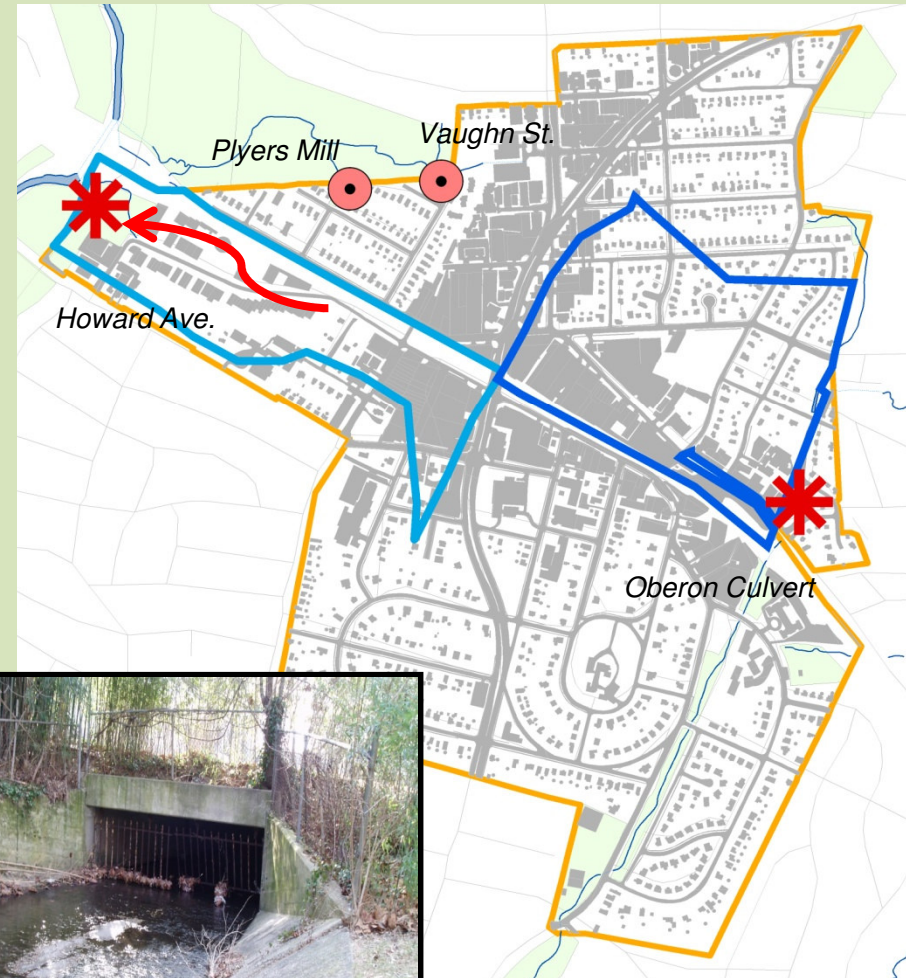
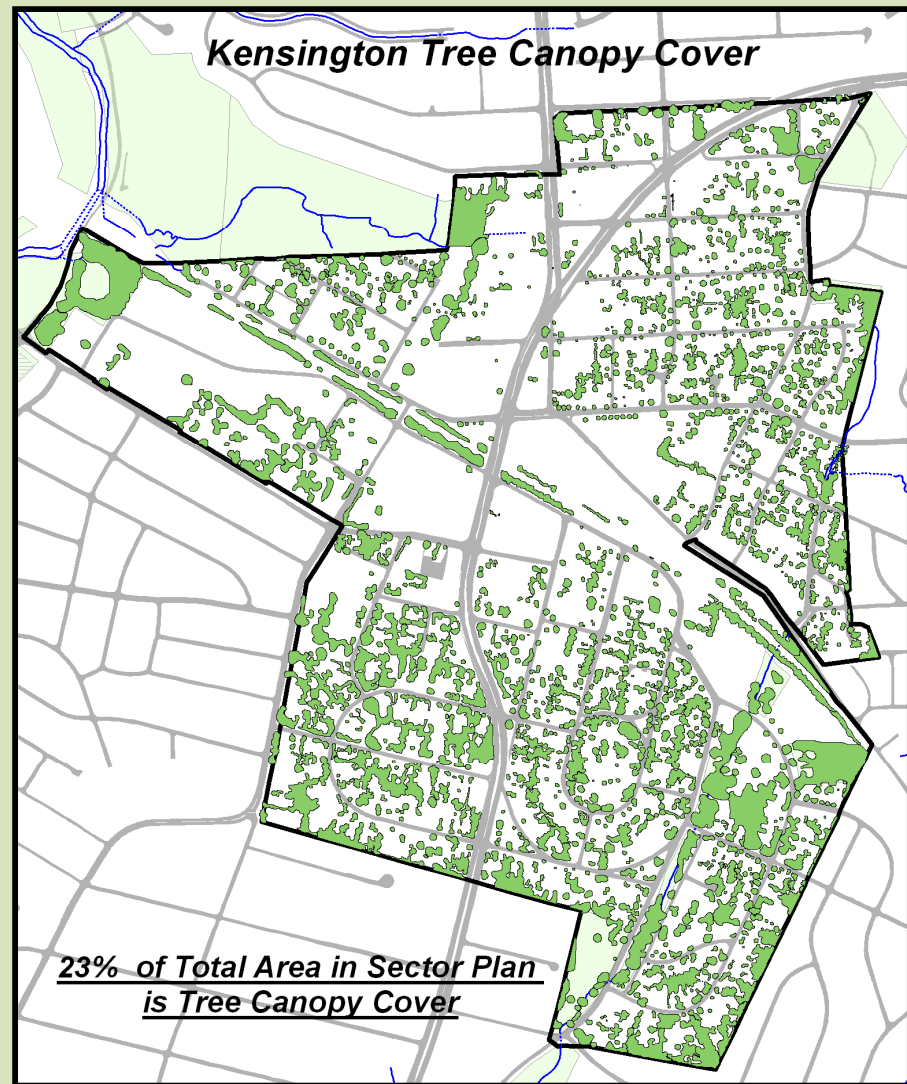


Photo #3: Undersized culvert at Oberon St.

# Forest/Tree Canopy Cover

- **Total Canopy Cover:**  
94 acres or 23% of area
- Residential Tree Cover:  
85 acres or 21% of area
- Commercial Tree Cover:  
9 acres or 2% of area



# Carbon Footprint

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- **Climate Protection Plan**: Stop increasing greenhouse gas emissions by 2010 and reduce them by 80% of 2005 levels by 2050

## Total Emissions:

- Looking at Embodied Energy
- Transportation Energy
- Building Energy

# Carbon Footprint

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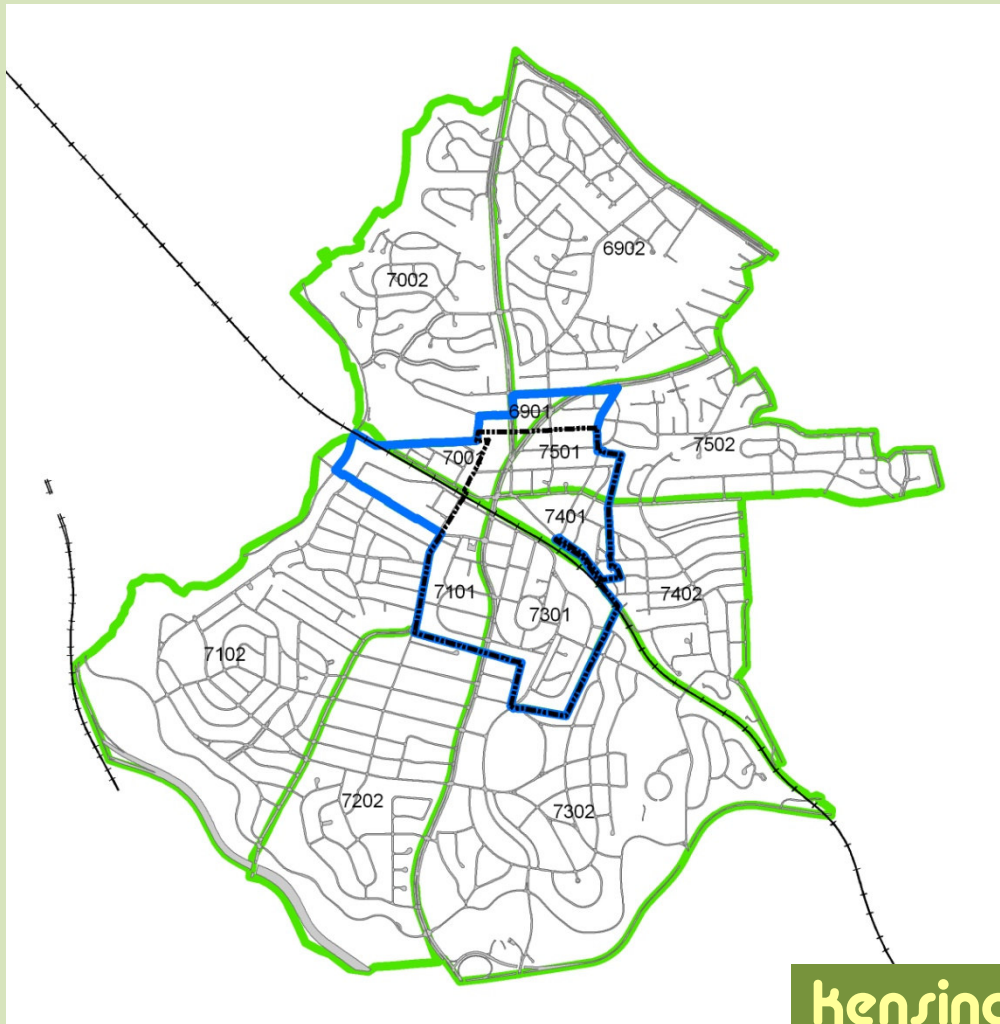
- ***Recommendations will vary and are evolving:***

- Compact development
- Transit services
- Mixed use
- Building LEED (County code, over 10,000 sq.ft.)
- Tree planting and other green measures

- ***Possibly:***

- Energy demand reduction
- Energy production

# transportation



## *current conditions...*

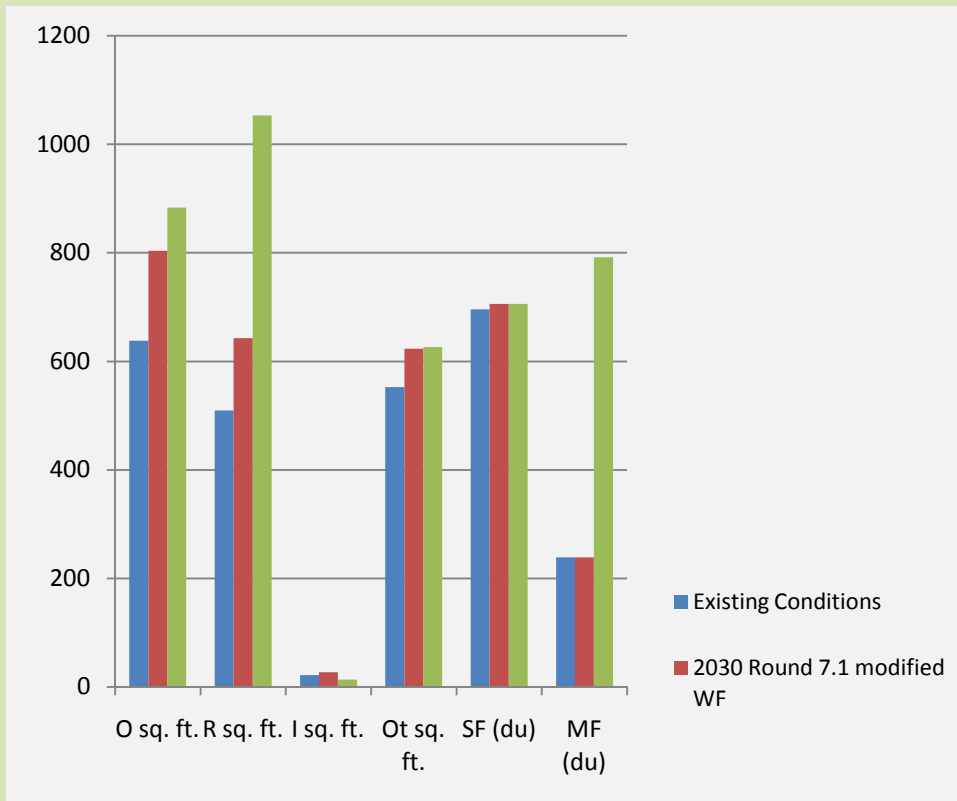
- majority of traffic (75 percent) is from outside area traffic zones
  - 20 percent east-west
  - 80 percent on Connecticut

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# transportation

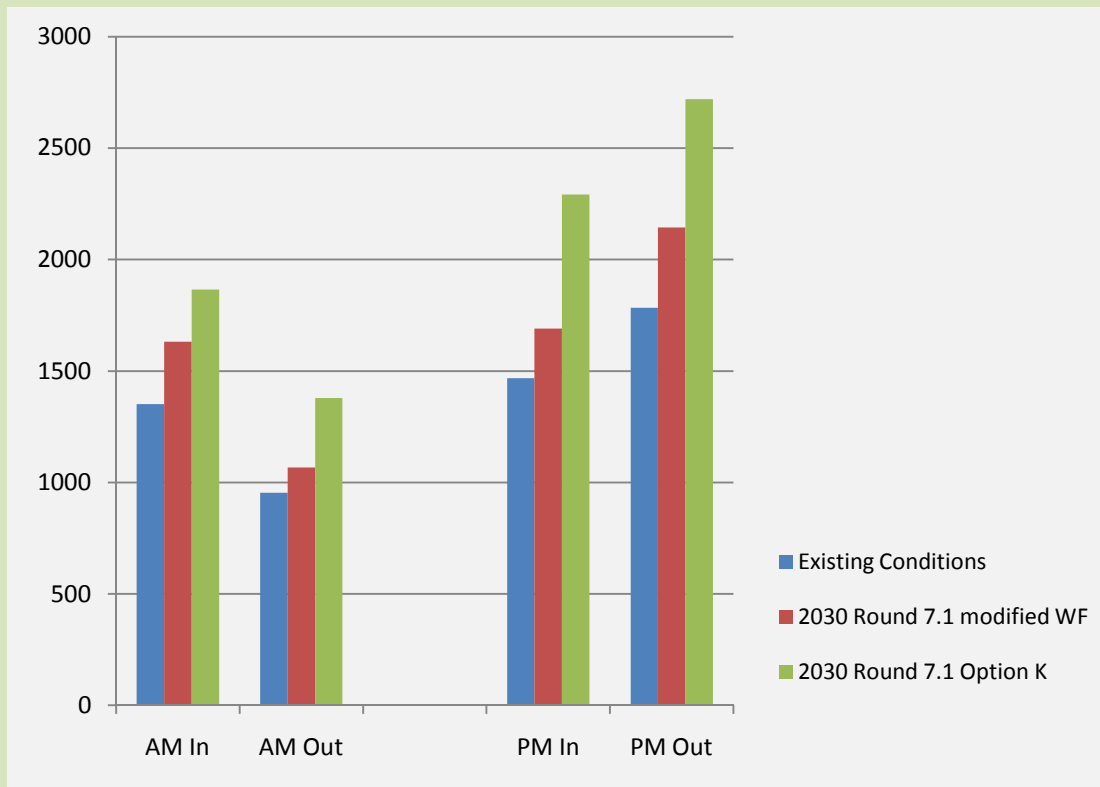
*we are testing....*

- new development totalling an additional 550 multifamily units and 800,000 sf non-residential (model includes recommended development in White Flint)



# transportation

*we are finding....*



- moderate growth (25 percent) in local traffic leading to a small increase (5 percent) in overall traffic through the traffic zones serving kensington

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# transportation

*we are also testing....*

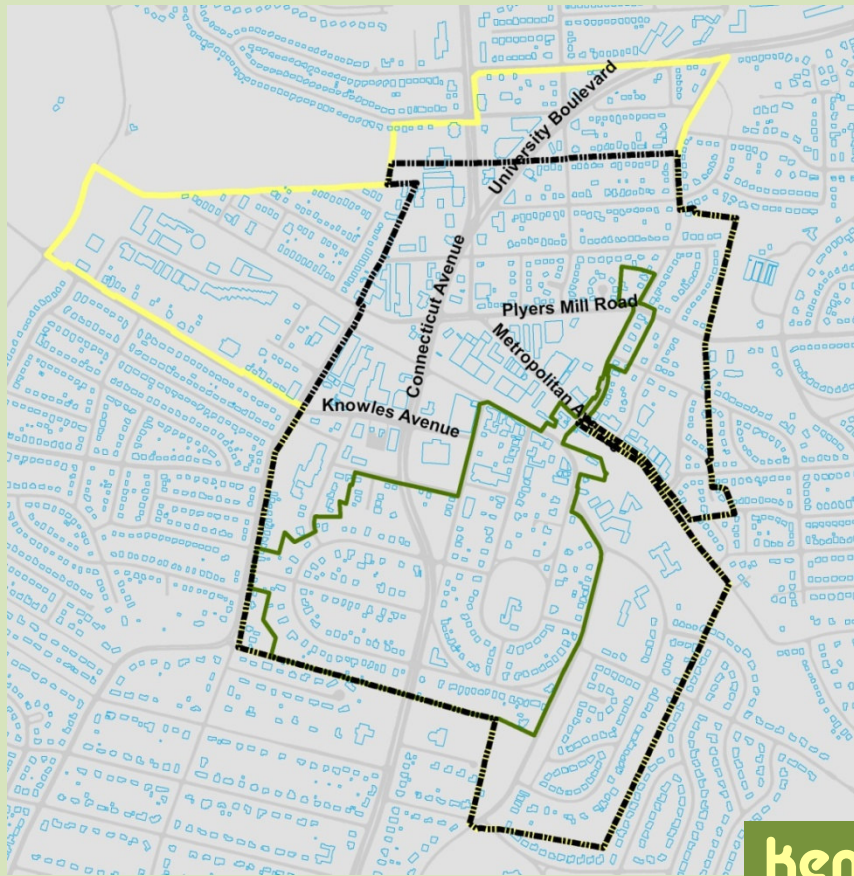
- lower design speeds on connecticut
- changes to university-connecticut intersection suggested in ULI study
- other operational improvements under discussion with SHA and DOT
- a new road west of connecticut, also a ULI suggestion
- additional bus transit

# transportation

## *next steps*

- review with state and county agencies
- involvement with west howard study
- evaluation of potential capital costs of improvements
- involvement with environmental and land use efforts

kensington has....



- ...a range of housing
- ...neighborhood shopping and services
- ...destinations
- ...housing for varying ages and incomes

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sustainability....

...a vision encompassing the environment, transportation and land use



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# planning framework

## *....land uses*

- mixing retail, office, housing

## *...building form and standards*

- building heights
- setbacks
- relationship of buildings to street
- parking



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Uses.....



*Type 1*: Retail (less than 10k sf); seated dining and/ or entertainment; offices; housing; neighborhood services

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## Uses.....



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*Type 2*: Skilled crafts/artisans; service crafts; food service (delicatessens, catering); warehousing; light manufacturing/assembly

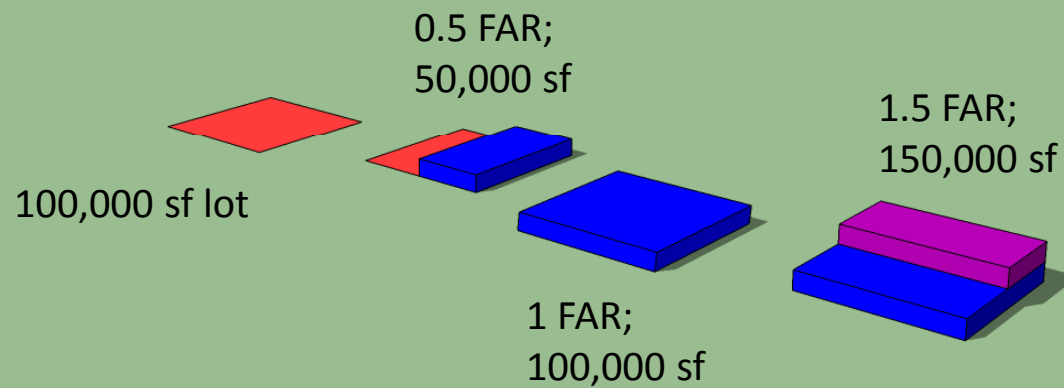
standards...

...residential and non-residential **density**  
to be expressed as a single floor area  
ratio



# floor area ratio...

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...relates  
building floor  
area to lot  
size

standards....

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**heights**

- minimum *and* maximum

**setbacks**

- maximum *rather than* minimum

**street frontage**

- required windows and direct entrances

**parking**

- fewer spaces, directed to the rear of buildings

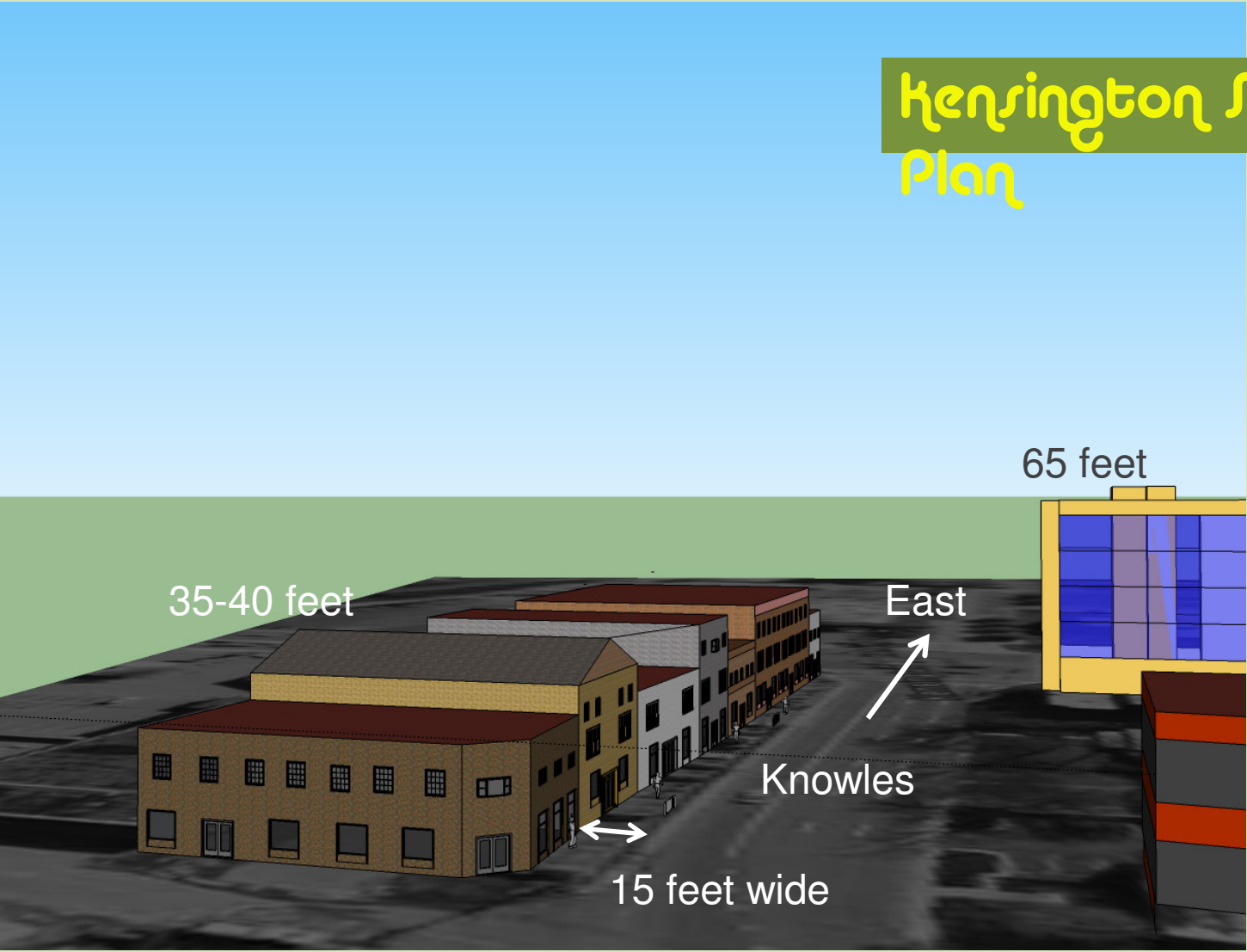
best practices...



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an illustration...

# Kensington Sector Plan



next steps....

*april 16*--planning board status report and discussion

- density targets, other development standards, implementation

*may and june*—further planning board discussions as needed

*july*—target date for sector plan public hearing

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# Kensington Sector Plan

