

IMPLEMENTATION 9

9. IMPLEMENTATION

The Kensington and Vicinity Sector Plan is a guide for community development, a statement of objectives to produce the kind of environment that the people of the community want. The Sector Plan projects community growth patterns, and, with periodic review and amendments, is designed to guide the physical development of Kensington for the next 6 to 10 years. Whether the Plan achieves its objectives depends on the extent to which its recommendations are implemented.

Implementation takes place at many levels. The pattern of a community's development results from the separate decisions made by individual property owners, the business community, developers, and various governmental agencies such as the Board of Education, state and county Departments of Transportation, county Planning Board, and County Council. These separate decisions result in public and private capital improvements which have life spans of 20 to 40 years or more. For these decisions to result in a harmonious and efficient pattern of community growth, there must be a coordinating policy. The Sector Plan is intended to constitute such a policy framework.

9.1 PLAN REVIEW

The Sector Plan is designed to guide public and private development in Kensington for a period of 6 to 10 years. A program of periodic review and amendment of the Sector Plan is essential to ensure that the community's current policies and objectives are accurately and clearly shown on the Sector Plan. As a minimum, the Plan should be reviewed every 6 years. Annual review is more desirable, however. Accordingly, it is recommended that a Sector Plan Review Committee be established to review the Sector Plan on an annual basis in conjunction with county and state capital improvements programs, zoning amendments, and the availability of new programs relevant to the community. Representatives of the town, county government, and Planning Board should make up the Review Committee.

9.2 CAPITAL IMPROVEMENTS PROGRAM

The proposed Capital Improvements Program, detailed in the table on the following pages, recommends public expenditures for transportation and community facilities improvements both during the 6- to 10-year sector plan period and beyond. It is intended that the capital improvements recommended in the Sector Plan be placed in the appropriate town, county, or state capital improvements program in timely fashion in order to ensure that the improvements will be built within the time frame indicated.

9.3 ZONING

Flexibility in zoning districts is highly desirable. However, if the range of uses permitted in a zone is too great, the development that results may not reflect a desirable pattern of activities. For example, normally an office building yields a higher return per unit of floor area than an apartment house. Unless there are incentives for a developer to do differently, he normally will choose to build the

TABLE 28

PROPOSED CAPITAL IMPROVEMENTS PROGRAM

| Item | Currently Programmed | Proposed by Sector Plan | Funded by | During Sector Plan Period (Within 10-Yrs.) | After Sector Plan Period |
|---|----------------------|-------------------------|-----------------------|--|--------------------------|
| <u>Transportation</u> | | | | | |
| Construction of an additional westbound lane on Flyers Mill Road between Metropolitan and Connecticut Avenues | -- | X | State | \$ 27,500 ¹ | -- |
| Widening of Howard Avenue from two to three lanes between Connecticut and Detrick Avenues | -- | X | Kensington and County | \$ 27,500 ¹ | -- |
| Widening of Knowles Avenue from two to four lanes between Connecticut and Armory Avenues | -- | X | Developer | -- | -- |
| Intersection improvements - Newport Mill Road-University Boulevard intersection | X | X | County | \$ 72,000 | -- |
| Construction of commuter parking Lot (approximately 60 cars), rehabilitation of existing station and parking lot, and provision for pedestrian access from commuter parking lot to station including a pedestrian overpass over the railroad tracks | X | X | Federal and County | \$708,000 ² | -- |
| Local bicycle and pedestrian routes | -- | X | Kensington and County | Cost to be determined | -- |
| Widening of Knowles Avenue to four lanes between Connecticut and Summit Avenues | -- | X | State | -- | \$ 950,000 ¹ |

PROPOSED CAPITAL IMPROVEMENTS PROGRAM

| Item | Currently Programmed | Proposed by Sector Plan | Funded by | During Sector Plan Period (Within 10-Yrs.) | After Sector Plan Period |
|--|----------------------|-------------------------|-----------|--|--------------------------|
| Widening of Metropolitan Avenue to four lanes between Players Mill Road and Kensington Parkway | -- | X | State | -- | \$1,000,000 ¹ |
| <u>Parks</u> | | | | | |
| Kensington Heights Local Park | X | X | M-NCPPC* | \$325,000 ³ | -- |
| Ken-Gar park addition | -- | X | M-NCPPC | Cost to be determined | -- |
| <u>Community Development and Housing</u> | | | | | |
| Ken-Gar Renewal Project | X | X | County | \$2,045,000 ⁴ | -- |
| <u>Utilities</u> | | | | | |
| Rock Creek Relief Sewer (Project S 49.03) | X | X | WSSC** | See note ⁵ | -- |
| Rock Creek Branch "F" Relief Sewer (Project S 49.04) | X | X | WSSC | \$ 94,000 ⁶ | -- |

* M-NCPPC - The Maryland-National Capital Park and Planning Commission.

** WSSC - Washington Suburban Sanitary Commission.

¹ Staff estimate.

² County CIP item. County's share is \$143,000.

³ \$234,000 already spent.

⁴ \$1,750,000 already spent.

⁵ Minor portion of project located within Sector Plan Area. No cost estimate made.

⁶ \$3,000 already spent.

use which yields the highest economic return. Traffic or community impact will generally not be a factor in determining the resulting land uses.

Existing commercial and industrial zones permit almost the same intensity of use. Widely divergent uses, with substantially different land use and traffic characteristics, are permitted on the same site. In the general commercial (C-2) zone, which is currently the predominant zone in the business core of the Sector Plan Area, no differentiation can be made between shopping or office areas since both are permitted uses.

The zones utilized in the Sector Plan are intended to implement Sector Plan recommendations by regulating private land development activities. These zoning controls will be initiated through the filing of a comprehensive sectional map amendment for the Sector Plan Area concurrent with or immediately following final approval of the Sector Plan by the Montgomery County Council and adoption by The Maryland-National Capital Park and Planning Commission.

The zoning proposed in this Plan should be subject to review within the same time limits as the other elements of the Plan. (See Section 9.1, Plan Review.) Such a review would have several advantages: the opportunity to review progress in development as it meshes with the contemplated development recommended in this Plan, and the opportunity to review the impact of changes in the available transportation service as Metrobus improvements occur, as Metrorail service begins in Washington, and as other changes in travel habits take place.

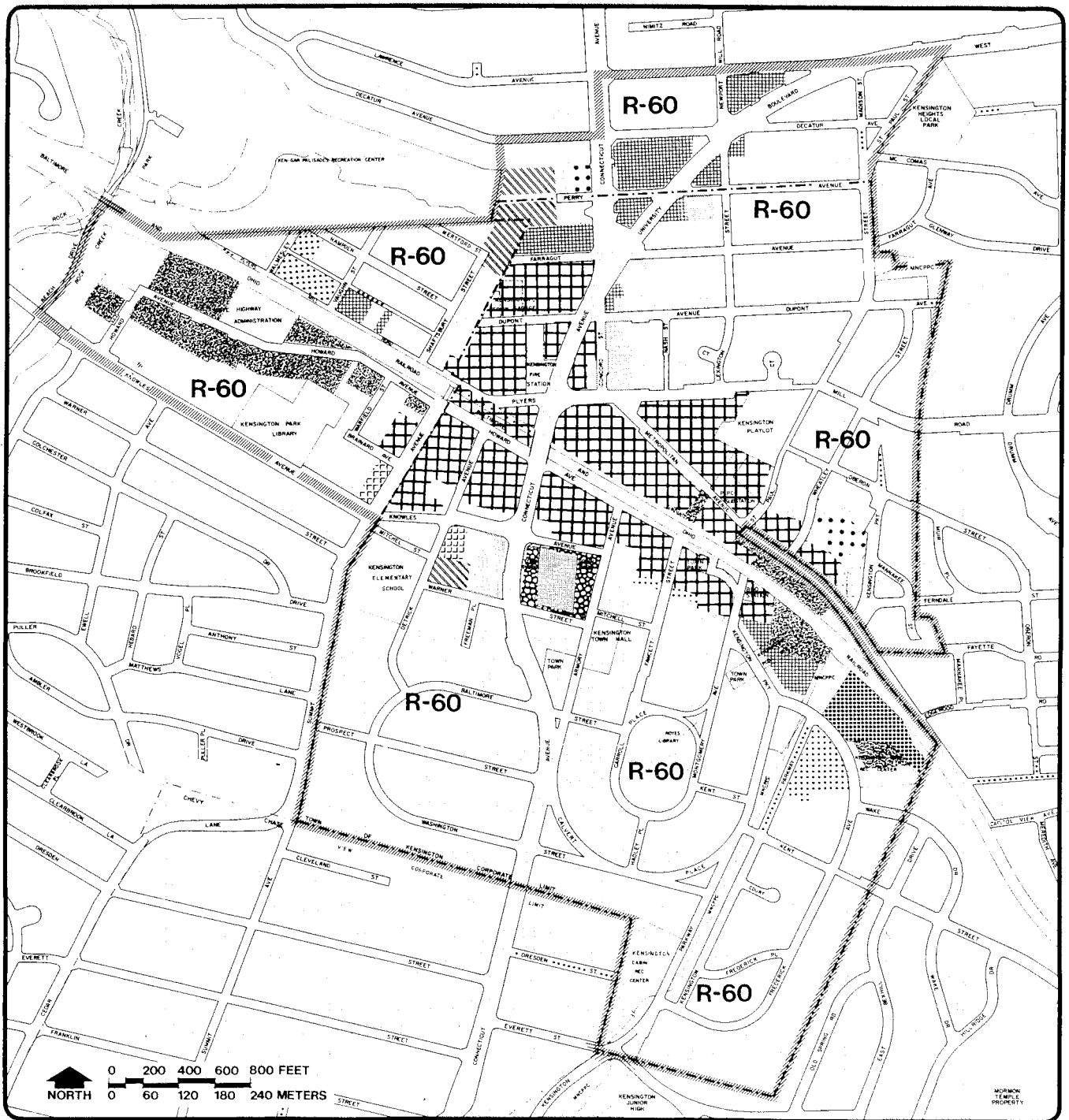
9.31 Proposed Zoning

Figure 20 shows existing zoning. Figure 21 is the Zoning Plan for the Sector Plan area. It shows the zoning recommended in this Plan. Figure 22 highlights the specific changes to existing zoning proposed by the Sector Plan.

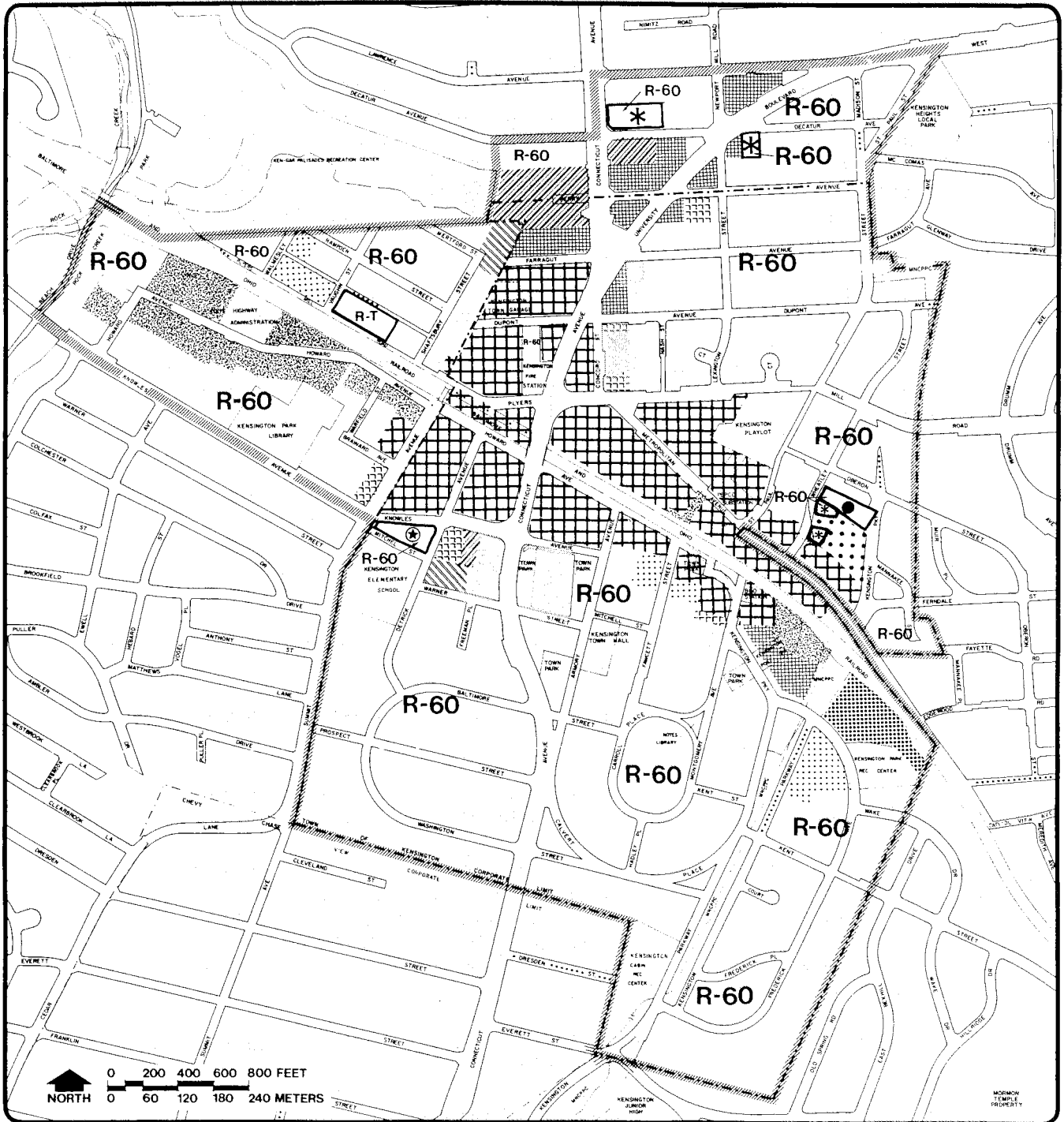
The following changes to existing zoning are recommended and shown on Figure 22:

- . The designation "suitable for townhouse (R-T) zoning" is recommended for the following property. The purpose of the "suitable for . . ." designation is to give the owner of the property either the option to continue the existing use on the property, or to apply for the designated zone and subsequently construct a use permitted by that zone:
 - Approximately 0.8 acre located between Kensington Parkway and Wheatley Street (Lot 23, Block L).
- . The designation "suitable for multiple-family low-density residential (R-30) zoning" is recommended for the following property:
 - Approximately 0.4 acre on the east side of Wheatley Street between Metropolitan Avenue and Oberon Street (Lots 1,3 and 4, Block L, adjacent to existing R-30 zoned land).
- . The designation "suitable for either townhouse (R-T) or commercial transition (C-T) zoning" is recommended for the following property:

- Approximately 0.9 acre on the south side of Knowles Avenue between Summit and Detrick Avenues (Lots 24-28).
- . The designation "suitable for commercial transition (C-T) zoning" is recommended for the following properties:
 - Approximately 1 acre on the north side of Decatur Avenue between Connecticut Avenue and the existing parking lot (Lots 7-13, Block 11).
 - Approximately 0.3 acre at the southeast corner of Decatur Avenue and University Boulevard (Lots 15 and 16, Block 7).
- . Four lots on Fawcett Street between Howard Avenue and Mitchell Street are zoned for general commercial use (C-2) even though the lots are occupied by garden apartment buildings. These apartment uses are, according to the Montgomery County Zoning Ordinance, non-conforming uses. While the apartment uses may continue, under non-conforming use status, severe restrictions are imposed regarding alteration or extension of existing buildings, and reconstruction of existing buildings in the event of damage by fire, flood, or similar cause. To avoid these problems, the lots containing the apartment buildings should be rezoned to an apartment zone. The most appropriate zone in this instance is the multiple-family, medium-density residential (R-20) zone. Rezoning the subject properties to the R-20 zone would eliminate the non-conforming use problem. Accordingly, it is recommended that Lots 446, Block 2 (approximately 0.6 acre) on the west side of Fawcett Street, and Lot 2, Block A (approximately 0.3 acre) on the east side of Fawcett Street be rezoned to the R-20 zone.
- . A parking lot on the west side of Montgomery Avenue at Kensington Parkway is zoned for commercial office building use (C-O). The C-O zone permits buildings up to 11 stories or 123 feet to be built on parcels zoned for C-O. The subject parking lot is located on the "edge" of the commercial area between a one-story commercial building and a large Victorian house. Although this location is totally inappropriate for a high-rise office building, under the C-O zone it might be possible in the future to redevelop it in this manner. To preclude this possibility, it is recommended that a zone which would permit transitional uses be applied to the subject property. Such a zone is the commercial transition (C-T) zone which would permit, on the subject property, a commercial office building of no more than two stories or 24 feet in height. Accordingly, it is recommended that the subject property of approximately 0.2 acre (Lot 6, Block 2) be rezoned to the commercial transition (C-T) zone.
- . A portion of the Kensington Park Recreation Center on Frederick Avenue just north of Wake Drive is zoned for light industrial use (I-1). This industrial zoning was applied to the tract before purchase by The Maryland-National Capital Park and Planning Commission for use as a recreation center. Industrial zoning is not appropriate for a recreation center. While there is no zone strictly for public recreation use, residential zones are most commonly applied to such uses. Accordingly, it is recommended that the portion of Parcel D, Block 5 currently zoned I-1 (approximately 0.8 acre) be rezoned to the single-family (R-60) zone.



- The 1.1 acre parcel of land at Plyers Mill Road and Vaughn Street is shown on the Land Use Plan (Figure 11) as transitional residential, and on the Zoning Plan (Figure 21) as R-T zoning. The parcel is owned by Montgomery County and is located within the Ken-Gar Urban Renewal project area. The county is currently contemplating townhouses for this tract. Accordingly, it is recommended that the subject property (Lots 6-11, Block 2) be rezoned to the townhouse (R-T) zone.
- Three parcels of land are shown on the Land Use Plan (Figure 11) as transitional commercial (low-intensity office) use. These parcels are currently zoned for higher intensity office use (C-O) which permits an office building up to 11 stories. The Plan recommends that development for these parcels be limited to no more than 3 or 4 stories. Accordingly, it is recommended that these parcels be rezoned to the commercial transition (C-T) zone. These parcels are located as follows:
 - Approximately 0.5 acre on the south side of Perry Avenue east of the existing bank building (Lots 25-27, Block 5).
 - Approximately 0.2 acre at the southeast corner of Dupont Avenue and Concord Street (Lot 4).
 - Approximately 0.3 acre at the northeast corner of Plyers Mill Road and Concord Street (Lots 7, 8 and part of Lot 6).
- It is recommended that the moderate-intensity office zone (O-M) be applied to the following properties:
 - Approximately 0.3 acre on the south side of Knowles Avenue midway between Detrick and Connecticut Avenues (Lot 3 and part of 4, Block 6).
 - Approximately 3.8 acres at Connecticut and Perry Avenues (Lots 1-4, 16-19 and Parcel A, Block 4). In addition, the adjoining Lots 16-20 at the southwest corner of Connecticut and Decatur Avenues (which should remain in the R-60 single-family residential zone) would be suitable for off-street parking (as a special exception to the Zoning Ordinance) in connection with the office use.
 - Approximately 0.7 acre at the southeast corner of Connecticut and Decatur Avenues (Lots 16-20, Block 8).
- It is recommended that the property (approximately 1.5 acres) currently zoned light industrial (I-1) located between Metropolitan Avenue and the railroad east of St. Paul Street (asphalt plant) be rezoned to the general commercial (C-2) zone.
- It is recommended that Lots 13 and 14 (approximately 0.3 acre) at the southeast corner of Howard Avenue and Warfield Street be rezoned to the light industrial (I-1) zone.
- Seven additional parcels of land are recommended for rezoning to commercial or industrial zones by the Sector Plan. These rezonings, which



ZONING PLAN RESIDENTIAL

R 60 R-60 One Family

R-T Townhouse

R-30 Low Density Apartment

R 20 Med. Density Apartment

R-10 High Density Apartment

R-H High Rise Apartment

INDUSTRIAL

I-1 Light Industrial

COMMERCIAL

O-M Office Building Moderate Intensity

C T Commercial Transition

C-O High Density Office

C-1 Local Commercial

C-2 General Commercial

● SUITABLE FOR TOWNHOUSE (R-T) ZONING

* SUITABLE FOR MULTI-FAMILY LOW DENSITY RESIDENTIAL (R-30) ZONING

★ SUITABLE FOR EITHER TOWNHOUSE (R-T) OR COMMERCIAL TRANSITIONAL (C-T) ZONING

* SUITABLE FOR COMMERCIAL TRANSITIONAL (C-T) ZONING

KENSINGTON

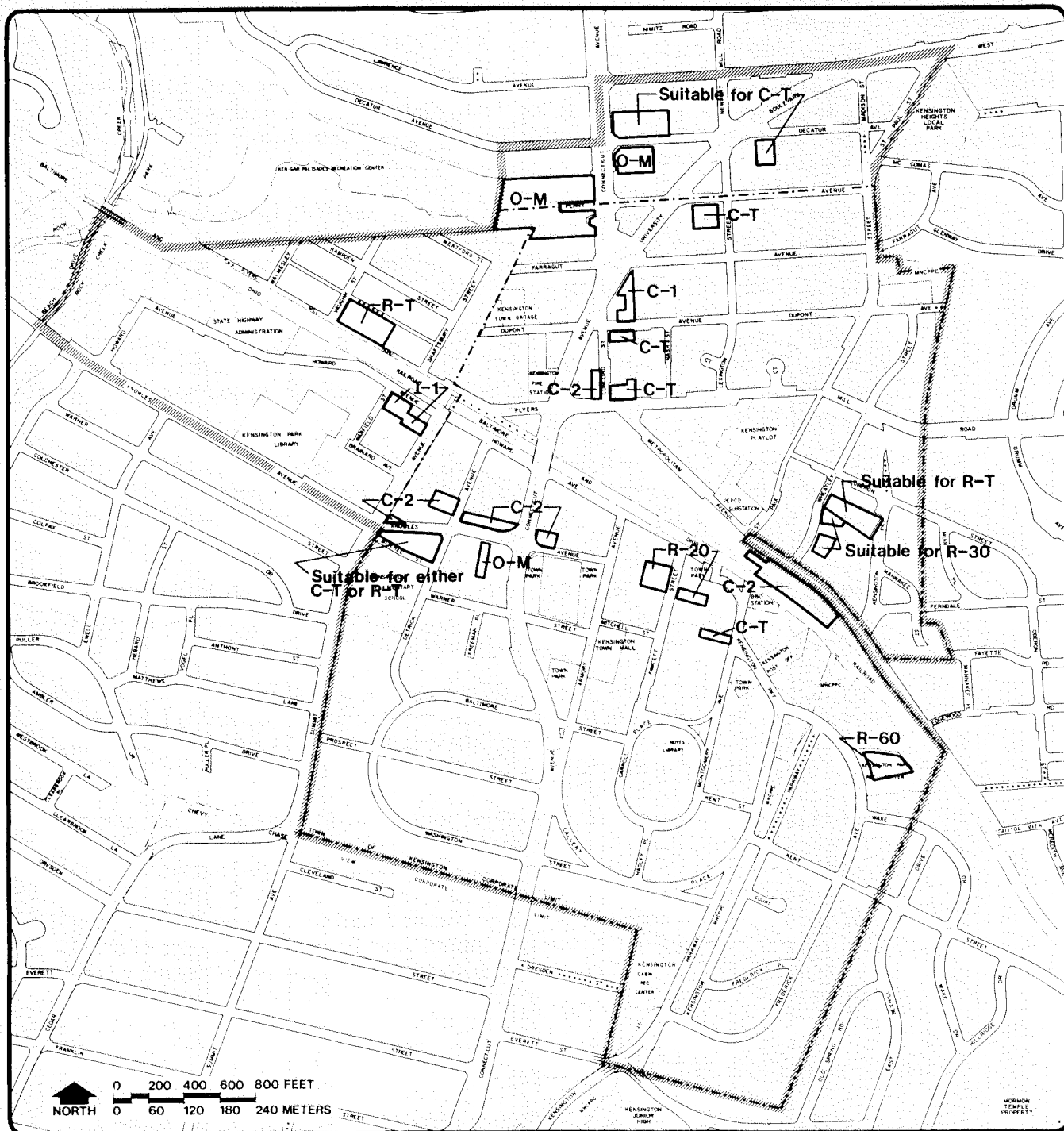
SECTOR PLAN BOUNDARY
TOWN OF KENSINGTON BOUNDARY



MAY
1978

21
FIGURE

SECTOR PLAN
KW
PLANNING AREA



SPECIFIC ZONING CHANGES RECOMMENDED

KENSINGTON

SECTOR PLAN BOUNDARY
TOWN OF KENSINGTON BOUNDARY



MAY
1978

22
FIGURE



are listed below, are either minor roundings-out of existing commercial and industrial zoning or measures to accommodate logical existing commercial and industrial uses which are located on land inappropriately zoned. These parcels are:

- Approximately 0.2 acre (currently in use as part of the paved area of a gasoline filling station) at the northeast corner of Connecticut and Knowles Avenues (Lot 16, Block 1) is recommended for rezoning to the general commercial (C-2) zone.
- Approximately 0.5 acre (currently in use as a parking lot) on the north side of Knowles Avenue between Connecticut and Detrick Avenues (unnumbered lot in R. B. Detrick's subdivision) is recommended for rezoning to the general commercial (C-2) zone.
- Approximately 0.4 acre (currently in use as a parking lot and automobile storage lot) on the west side of Detrick Avenue just north of Knowles Avenue (Lots 14 and 16) is recommended for rezoning to the general commercial (C-2) zone.
- Approximately 0.01 acre (currently vacant land) at the northeast corner of Knowles and Summit Avenues (part of Lot 23) is recommended for rezoning to the general commercial (C-2) zone.
- Approximately 0.2 acre (currently in use as a parking lot and truck service area) on the west side of Summit Avenue just south of Howard Avenue (part of Lot 5 and part of Lot 6, Block 4) is recommended for rezoning to the light industrial (I-1) zone.
- Approximately 0.2 acre (currently vacant land) at the northwest corner of Plyers Mill Road and Concord Street (part of Parcel A) is recommended for rezoning to the general commercial (C-2) zone.
- Approximately 0.4 acre (currently in use as a parking lot) on the east side of Connecticut Avenue between Dupont and Farragut Avenues (Lot 12 and parts of 13, 16, and 17, Block 2) is recommended for rezoning to the convenience commercial (C-1) zone.

9.4 NEIGHBORHOOD PRESERVATION

A detailed field survey of housing exteriors has confirmed the basic soundness of the town's housing inventory and the fact that there are relatively few incompatible land uses intermixed among the residences. The only area showing any signs of housing deterioration²² is the northernmost portion of the town, primarily on the east side of Connecticut Avenue. Homes there are generally between 35 and 50 years old, relatively small, and located on small lots.

²² Housing deterioration in Ken-Gar is currently being corrected through a local renewal project.

The area should be periodically inspected for any signs of further deterioration. A Code Enforcement Program or a county-funded Neighborhood Improvement Program may have to be considered to keep the few structures which are in disrepair from starting a downward trend in the entire neighborhood.

9.5 HISTORIC PRESERVATION

A number of residential and non-residential uses in Kensington are of both historic and architectural significance. These structures should be retained as assets not only to the town, but to the Washington region as a whole.

The specific type of historic preservation program needed for Kensington is beyond the scope of the Sector Plan. The Sector Plan, therefore, recommends that a task force be established to undertake a detailed study to determine which uses have historic or architectural significance, and what would be the best method to aid and control their retention given existing and proposed laws and economic realities. Representation from the town government, citizens of the area, staff of the county government, and Planning Board would be appropriate for the task force.

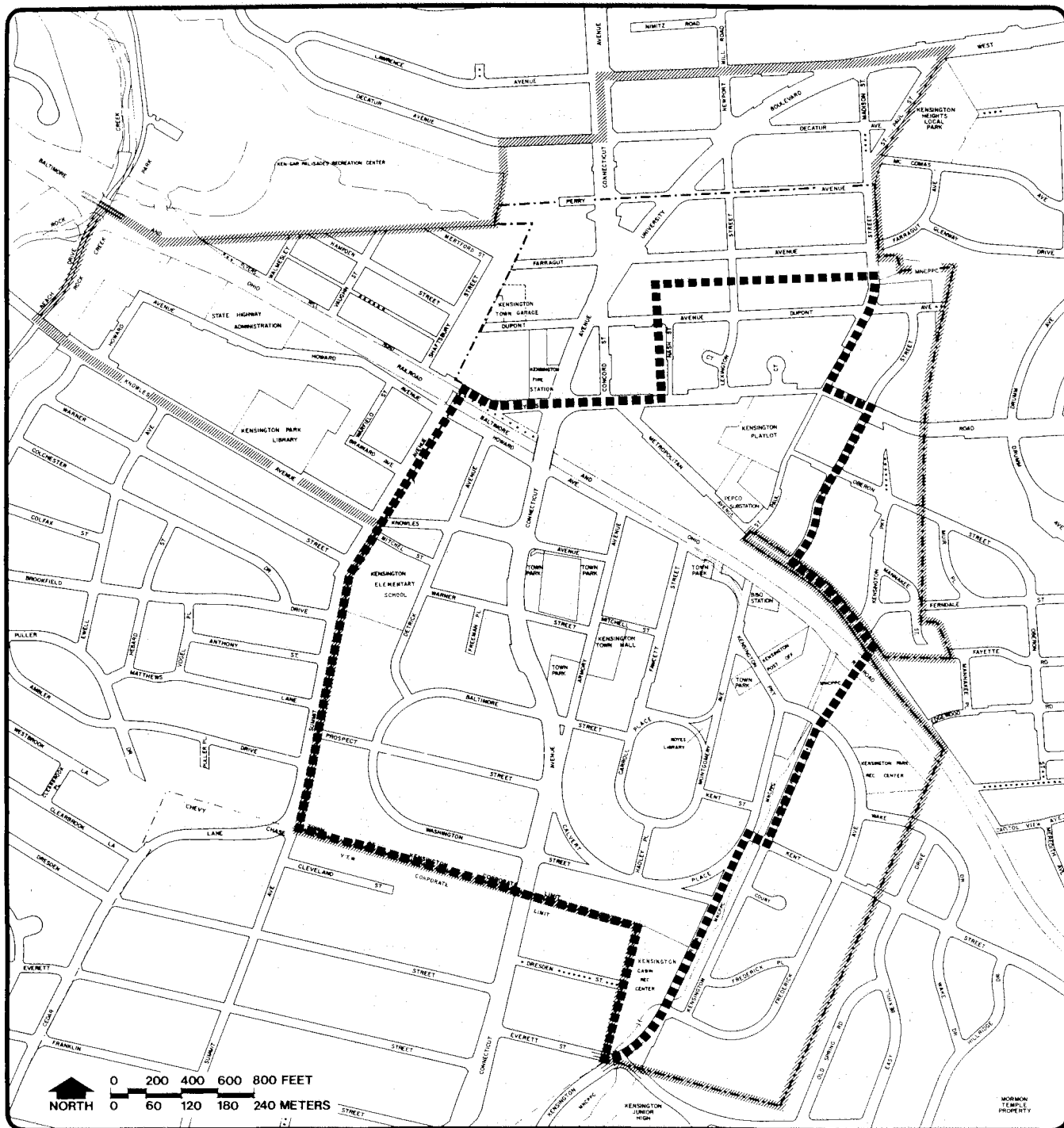
Figure 23 indicates the area containing most of the historic buildings in the town and could serve as the starting point for a historic preservation district study.

9.6 VISUAL APPEARANCE

The Town of Kensington is a residential community whose housing consists mainly of one-family dwellings, many on relatively large lots. The town's environment is of high quality and is reflected in high property values. However, in the town's business areas, the high level of community pride which is expressed in its residential areas is lacking. The exterior of many businesses and the amenities which they provide are far below their residential equivalents. The Urban Design section (Appendix B) analyzes the existing physical and design problems in Kensington's commercial areas, and suggests a general method of approach which might be utilized in creating an environment more in keeping with Kensington's character. Visual improvements which are recommended in the Urban Design section include:

- . sidewalk improvements,
- . redesign and control of both public and private signs,
- . installation of properly designed street furniture, and
- . a street-tree program.

Close architectural and landscaping coordination could influence building massing and elevations; establish a cohesive design for storefronts, show windows and cornice lines; and develop a comprehensive landscape treatment. An attractive business area will be a source of pride for all of the residents of the town.



HISTORIC DISTRICT

■■■■ Proposed Boundary (Approximate,
Subject To Further Study)

KENSINGTON

■■■■ SECTOR PLAN BOUNDARY
----- TOWN OF KENSINGTON BOUNDARY



MAY 1978

23
FIGURE

SECTOR PLAN
KW
PLANNING AREA

9.7 CENTRAL BUSINESS DISTRICT CLASSIFICATION

As indicated in the Commercial Land Use section in this report, the Sector Plan proposes that the Central Business District (CBD) classification for Kensington, established by the County Council in the Montgomery County Zoning Ordinance in 1966, be eliminated.

It is felt that elimination of the CBD classification would aid in preserving the low-intensity character of the community. Accordingly, it is recommended that as soon as feasible, the Town of Kensington, in conjunction with the Montgomery County Planning Board, initiate steps to amend the Montgomery County Zoning Ordinance to delete reference to Kensington as a Central Business District. This would eliminate the possibility of using CBD zones (which, in general, permit development of fairly intensive land uses) in Kensington.