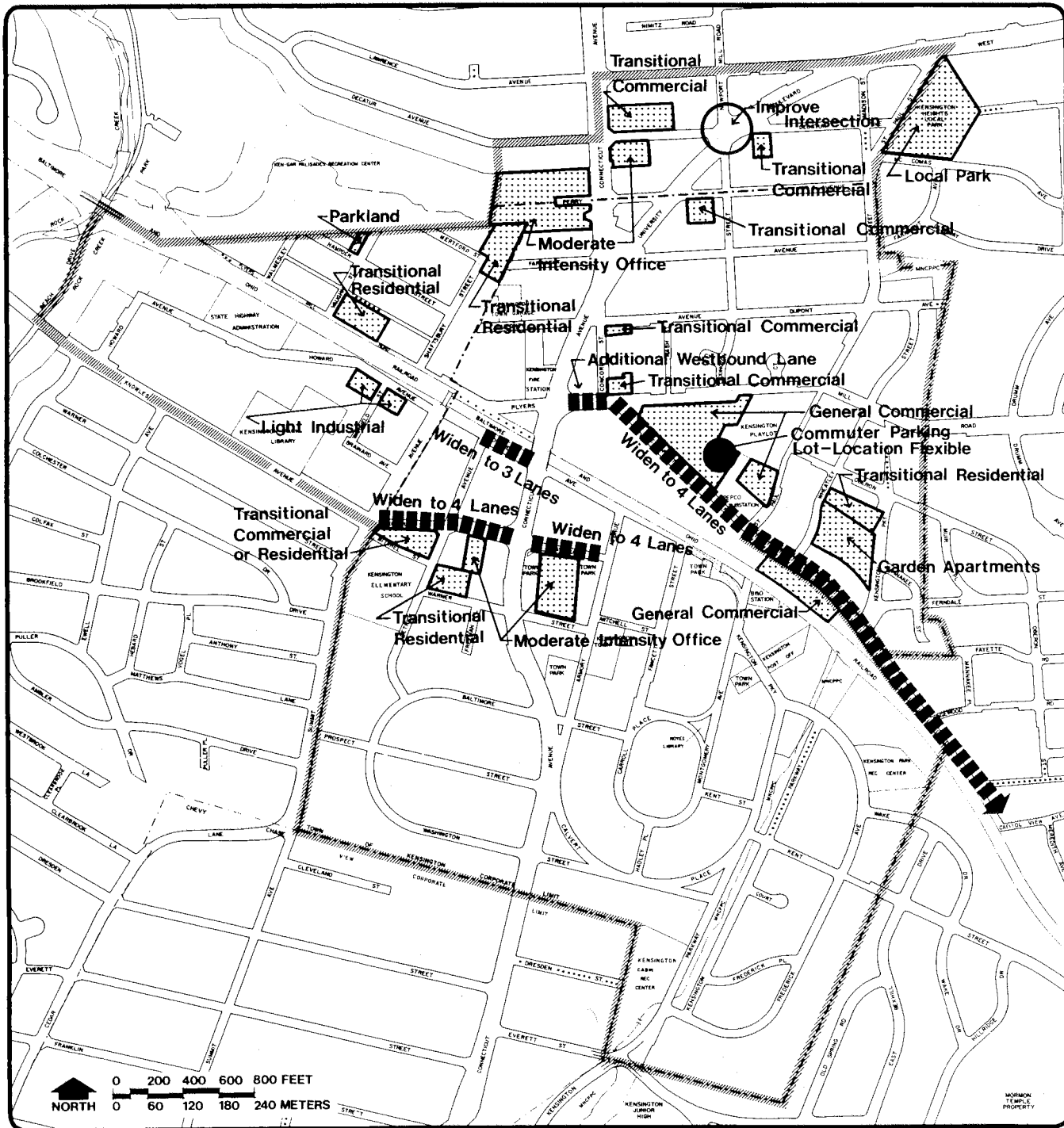


# SUMMARY OF RECOMMENDATIONS **2**



## SUMMARY OF RECOMMENDATIONS

# KENSINGTON

SECTOR PLAN BOUNDARY  
 TOWN OF KENSINGTON BOUNDARY

MAY  
1978

3  
FIGURE

SECTOR PLAN  

 PLANNING AREA

## 2. SUMMARY OF RECOMMENDATIONS

- . The Sector Plan recommends maintaining Kensington's traditional character as a single-family residential "small-town" community. Further development within Kensington's residential areas is limited to "infill" housing and low-intensity transitional uses located at strategic points generally at the fringes of the business area.
- . Rehabilitation of substandard areas and properties is encouraged.
- . Visual improvements to the business area are encouraged.
- . A comprehensive system of transportation services is proposed including:
  - a system of roadways which will separate through and local traffic and reduce traffic congestion within the community,
  - local and regional transit service, accommodating travel needs of the community, and
  - a network of pedestrian and bicycle routes linking homes with schools, commercial areas, and community facilities.
- . The following street and highway improvements are recommended:
  - Construction of an additional westbound lane on Plyers Mill Road between Metropolitan and Connecticut Avenues.
  - Widening of Howard Avenue from two to three lanes between Connecticut and Detrick Avenues.
  - Widening of Knowles Avenue from two to four lanes between Connecticut and Armory Avenues.
  - Intersection improvements for the Newport Mill Road-University Boulevard intersection.
  - Adjustments to traffic signal timing on Connecticut Avenue.
  - Widening of Knowles Avenue to four lanes between Connecticut and Summit Avenues (beyond the 10 year sector plan period).
  - Widening of Metropolitan Avenue to four lanes between Plyers Mill Road and Kensington Parkway (beyond the 10 year sector plan period).
- . The following improvements to the commuter rail system are recommended:
  - Construction of a commuter parking lot for approximately 60 cars on the north side of the railroad, rehabilitation of the existing Kensington railroad station and parking lot, and provision for pedestrian access from the commuter parking lot to the station, including a pedestrian overpass over the railroad tracks.

- . The following additions to the public park system are recommended:
  - A four-acre local park (Kensington Heights) on the east side of St. Paul Street between University Boulevard and McComas Avenue.
  - A small parcel in Ken-Gar of approximately one-fifth acre to be added to the adjacent Rock Creek Park.
- . The Ken-Gar Renewal Plan is endorsed by the Sector Plan.
- . The Sector Plan recommends the following changes to existing land uses:
  - The following parcels of land are recommended as suitable for transitional residential use (townhouses):
    - . Approximately 0.8 acre located between Kensington Parkway and Wheatley Street (Lot 23, Block L).
    - . Approximately 1.1 acres on the east side of Shaftsbury Street at Mertford Street (Parcel A, Block 1).
    - . Approximately 1.1 acres at the northeast corner of Plyers Mill Road and Vaughn Street (Lots 6-11, Block 2.)
    - . Approximately 0.7 acre at the northeast corner of Warner Street and Detrick Avenue (Lots 29-32, Block 6).
    - . Approximately 0.9 acre on the south side of Knowles Avenue between Summit and Detrick Avenues (Lots 24-28). This parcel would be suitable for either transitional residential use (townhouses) or transitional commercial use (low-intensity offices).
  - Garden apartments are recommended for approximately two acres located between Kensington Parkway and Wheatley Street adjacent to the rear of the existing commercial area (portion of Block L).
  - The Sector Plan recommends, as a possible site for housing for the elderly, land located in the triangle formed by University Boulevard, St. Paul Street, and Decatur Avenue. Other sites may be suitable as well, and guidelines are suggested for such sites.
  - The following parcels of land are recommended as suitable for transitional commercial use (low-intensity offices):
    - . Approximately 0.9 acre on the south side of Knowles Avenue between Summit and Detrick Avenues (Lots 24-28). As indicated above, this parcel would be suitable for either transitional commercial use (low intensity offices) or transitional residential use (townhouses).
    - . Approximately 1 acre on the north side of Decatur Avenue between Connecticut Avenue and the existing parking lot (Lots 7-13, Block 11).

- Approximately 0.5 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 6).
  - Approximately 0.3 acre at the southeast corner of Decatur Avenue and University Boulevard (Lots 15 and 16, Block 7).
- The following parcels of land are recommended as suitable for moderate-intensity office buildings:
- 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 would be suitable for off-street parking in connection with the office use.
  - Approximately 1.8 acres comprising the interior portion of Block 6 bounded by Connecticut Avenue, Knowles Avenue, Armory Avenue, and Warner Street.
  - Approximately 0.7 acre at the southeast corner of Connecticut and Decatur Avenues (Lots 16-20, Block 8).
- General commercial use is recommended for two parcels of land in the triangle formed by Metropolitan Avenue, Plyers Mill Road, and St. Paul Street.
- General commercial use is recommended for approximately 1.5 acres currently used for the asphalt plant between Metropolitan Avenue and the B & O Railroad east of St. Paul Street.
- The Sector Plan recommends light industrial use for approximately 0.3 acre at the southeast corner of Howard Avenue and Warfield Street (Lots 13-14, Block 4), and for approximately 0.4 acre at the southwest corner of the same intersection (parts of Lots 11 and 12, Block 3).
- It is recommended that a Historic Preservation Task Force be established as soon as feasible to develop a historic preservation program for Kensington.
  - The Sector Plan recommends elimination of the Central Business District designation for Kensington to aid in preserving the low-intensity character of the community.

- It is recommended that a Sector Plan Review Committee be established to review the Sector Plan on a regular basis in conjunction with county and state capital improvements programs, zoning amendments, and the availability of new programs relevant to the community.