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
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
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

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Kensington Heights/Silver Creek</td>
<td>Poor water quality</td>
<td>Poor water quality</td>
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<tr>
<td>Lower Main KenGar/Rock Creek</td>
<td>Fair water quality</td>
<td>Poor water quality</td>
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**Fair**: Intolerant and sensitive species are largely absent; intermediate species present

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

- **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

- *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
transporation

current conditions...
• majority of traffic (75 percent) is from outside area traffic zones
  • 20 percent east-west
  • 80 percent on Connecticut
Transportation

We are testing:

1. 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
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
sustainability....

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

...land uses
  • mixing retail, office, housing

...building form and standards
  • building heights
  • setbacks
  • relationship of buildings to street
  • parking
Uses.....

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

Kensington Sector Plan
Uses.....

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

100,000 sf lot

0.5 FAR; 50,000 sf

1 FAR; 100,000 sf

1.5 FAR; 150,000 sf
standards....

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...

Kensington Sector Plan
an illustration...

Kensington Sector Plan

35-40 feet

65 feet

15 feet wide

East

Knowles
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