

kensington sector plan

revised recommendations

march 28, 2011

plan goal

enable revitalization while preserving scale and character

objectives...

...enliven town center

...promote sustainability

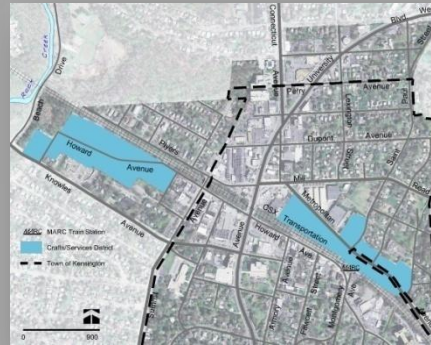
...connect neighborhoods to town center

...accommodate regional traffic while creating safe pedestrian atmosphere

...protect scale and character of neighborhoods



key recommendations



...introduce housing
...manage public realm
through design
...connect neighborhoods
to town center
...promote sustainable
revitalization
...maintain residential
character; evaluate
historic resources

proposed crn zones

....areas 10 and 11

....area 10 proposed for crn
1.5: c 1.5, r 1.5, h 45

....generally preserves
current far

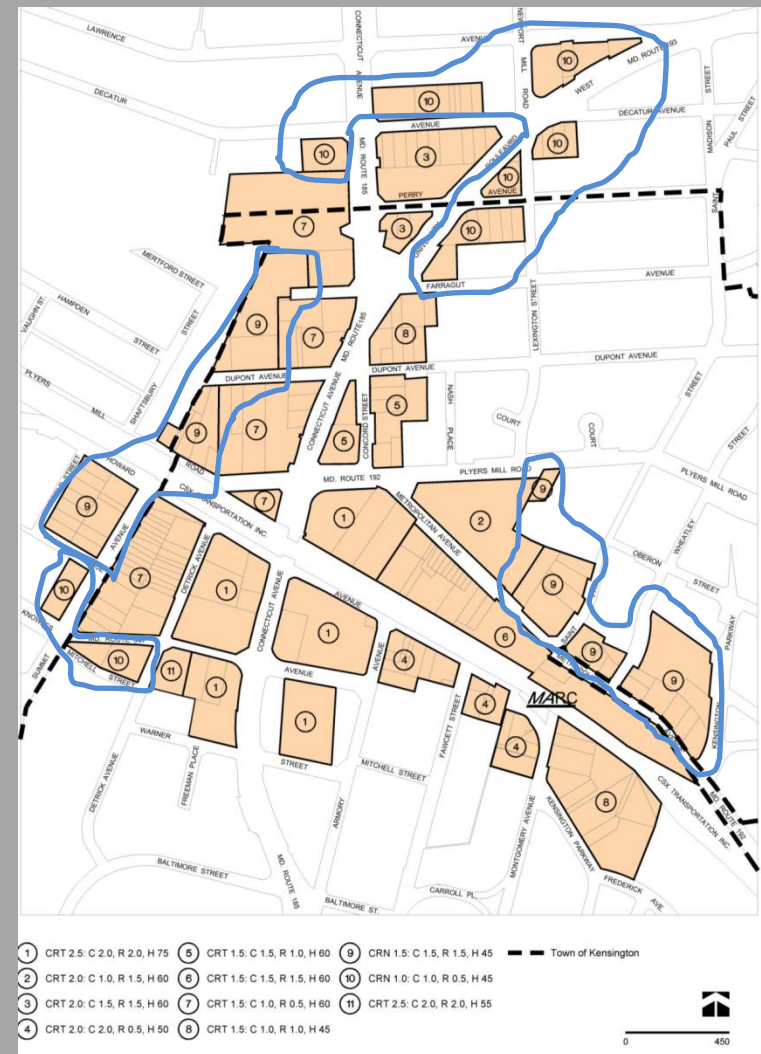
....allows mixed- or
single-use projects

....area 11 proposed for crn
1.0: c 1.0, r 0.5, h 45

....reflects lower existing
far in transition zones

....far “windfall”

undesirable absent
optional method



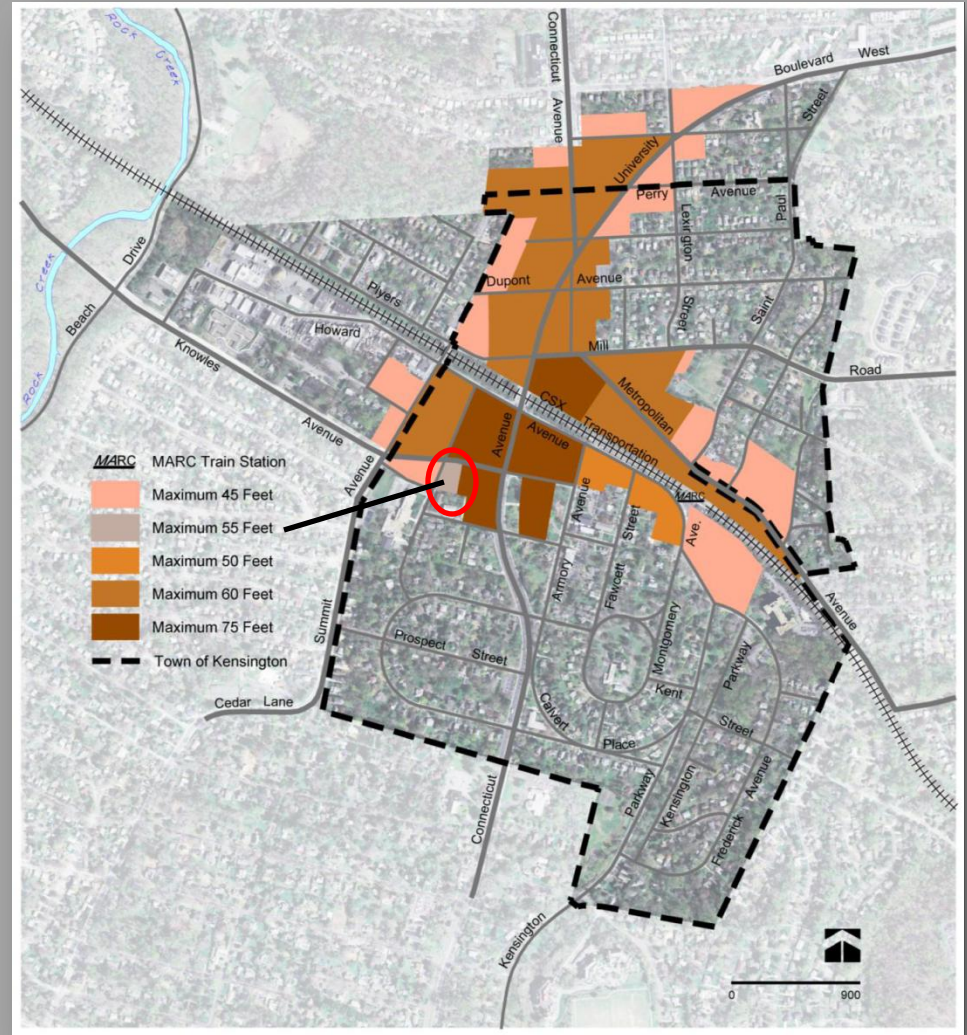
proposed crt zones



-areas 1 through 9 and 12
-far range: 1.5 to 2.5
-heights: 55 feet to 75 feet
-preserves existing far in most areas
-encourages mixed uses in some areas to achieve maximum densities
-reduces building height in area adjacent to townhouses

building heights

....revised to reflect
revised building height
recommendation in
area 1



illustrative models



revised text—individual properties and areas

p 21

...burka property to crt^t 2.5: c 2.0, r 2.0, h 75

...huggins property to crt^t 2.5: c 2.0, r 2.0, h 75

p 24-5

...north side metropolitan avenue to crn

1.5: c 1.5, r 1.5, h 45

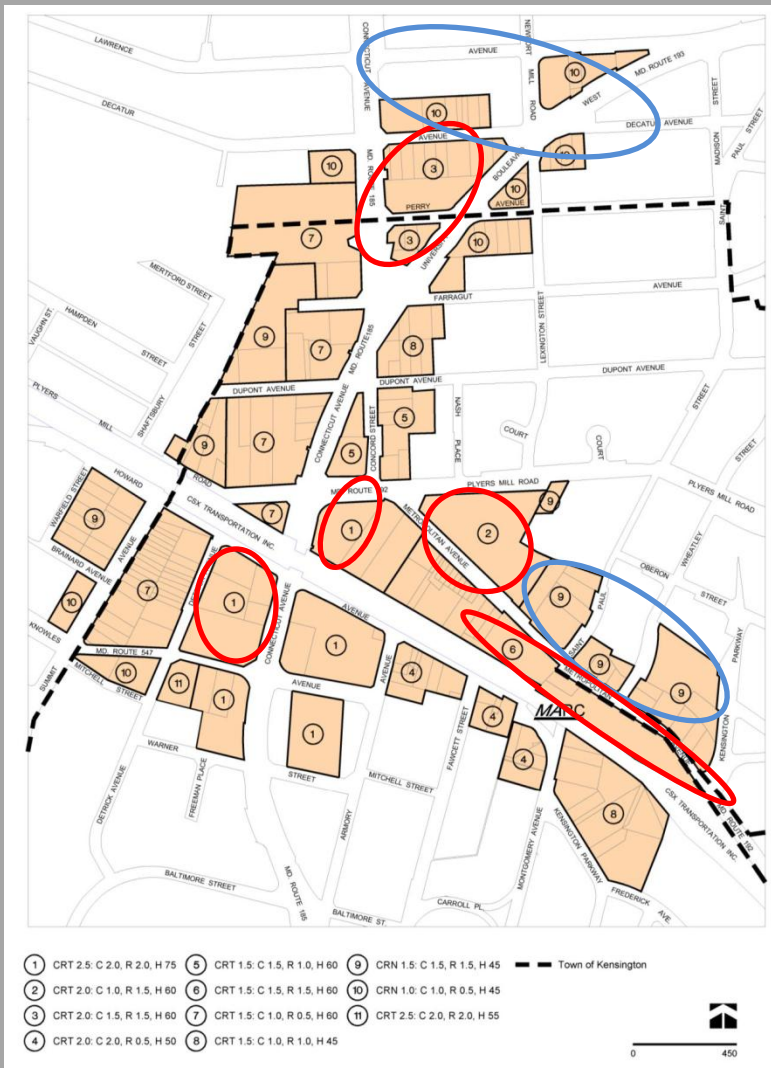
...3700 plyers mill road llc to crt^t 2.0: c 1.0, r 1.5, h 60

...konterra limited partnership property to crt^t 1.5: c 1.5, r 1.5, h 60

p 26

...triangle to crt^t 2.0: c 1.5, r 1.5, h 60

...remainder to crnⁿ 1.0: c 1.0, r 0.5, h 45



revised text--implementation

p 28

....clearly indicates
optional method
requirement and adds
flexibility for provision
of public facilities and
amenities

thereby earning additional density. Projects in the redevelopment areas proposed in this Plan can also achieve additional density using the optional method because of their proximity to the MARC station or well-served public transit.

The CR Zones require public use space for all **optional method** development. Public use spaces may be privately owned but must be accessible to the public. ~~The public use space should be located on site.~~ This Plan assumes that much of the public space system will be obtained through this requirement.

In addition to public use space, the CR Zones require optional method projects to provide public facilities and amenities. ~~on site, or contribute an equivalent to an off-site amenity project.~~ In Kensington, creating open space, providing active recreation space, and reconstructing the existing public streets to accommodate pedestrians and street trees are important public facilities and amenities that benefit the entire Plan area.



revised text--implementation

p 28-9

....emphasizes relationship between plan recommendations and urban design guidelines; notes cr zone requirement for guideline conformity

recreation space, and reconstructing the existing public streets to accommodate pedestrians and street trees are important public facilities and amenities that benefit the entire Plan area.

The Planning Board must adopt urban design guidelines to help implement this Plan. The guidelines provide detailed information on street classifications, types and functions, building form, orientation and massing, and open space. **They are designed to guide developers, regulatory reviewers, and the Planning Board as they design, analyze, and approve projects over the life of this Plan. The CR**

Zones proposed for this Plan require new projects to address design guidelines during their development.

Priority Retail Streets

The figure on page 31 shows priority retail streets proposed in this Plan. This

revised text--implementation

Priority Retail Streets

The figure on page 31 shows priority retail streets proposed in this Plan. This designation reflects the Plan's fundamental goal of enlivening the Town Center by creating a lively, pedestrian-centered atmosphere on Kensington's shopping streets. New and revitalization projects on these streets should pay particular attention to the street-oriented development guidelines put forth in this Plan and in the accompanying design guidelines.

p 29

....adds new language to accompany existing retail streets map

revised text--implementation

p 29

....new section
highlights importance
of parking to
revitalization by
outlining relevant cr
zone provisions and
recommending effort
to build parking
structures

Parking

This Plan endorses creation by the Town of a parking district or shared parking program, which would, with the cooperation of landowners, enable redevelopment projects in the Town Center to draw on existing parking spaces for all or part of their parking requirements. To encourage redevelopment in parts of Kensington with significant numbers of individually owned small lots, the Plan encourages the use of provisions in the CR Zones that allow parking requirements to be met in a variety of ways, including on-street, shared, and other forms of publicly available parking.

The Zoning Ordinance also provides for waivers of parking requirements. In the commercial portions of the Historic District, parking requirement waivers should be considered as one way to maintain historic character while encouraging revitalization and redevelopment. Other areas recommended in this Plan for mixed-use development in the CR Zones are predominantly made up of smaller lots that have many separate owners. Revitalization in these areas could benefit from shared parking arrangements or parking waivers, which could allow well-designed redevelopment on small lots, enable modest mixing of uses, and provide appropriate levels of parking in a cooperative arrangement.

More broadly, the Plan recommends that the Town explore ways to construct parking structures in revitalizing areas. A public parking facility west of Connecticut Avenue, perhaps as part of a new project on the Burka property, could support revitalization in that area. Resolving the parking issues and providing significant amounts of new or shared spaces would provide the most important public benefit of Kensington's revitalization.

revised text--implementation

Regulatory Review

Article 28 of the Annotated Code of Maryland governs the activities of the Maryland-National Capital Park and Planning Commission. This article includes provisions that affect land use and zoning decisions made in the Town of Kensington. Section 7.117.2 and Section 8.112.2 of Article 28 outline those provisions

p 29-30

....adds new language explaining regulatory review relationships with town of kensington

revised text—other recommendations

Finally, Montgomery County is studying the feasibility of bus rapid transit systems along a number of highway corridors, including Connecticut Avenue. Designating dedicated rights-of-way along these routes for priority treatments is one strategy to improve traveler options and contribute to sustainable development. Bus rapid transit planning results completed to date indicate that the Plan's recommended typical section is appropriate, although additional right-of-way needs may be identified for bus priority treatments at specific locations in the Plan area during subsequent design studies.

p 9

....adds new language noting ongoing studies of bus rapid transit and highlighting their importance to sustainable development

revised text—other recommendations

as appropriate.

- Several historic district properties have preservation easements that protect the open space that characterizes this garden suburb; support donation of additional preservation easements for privately owned open space.

This site is proposed for inclusion in the *Master Plan for Historic Preservation*:

- **Kensington Cabin, 10000 Kensington Parkway:** This log cabin was constructed in 1933-34 using funding from a New Deal program and from M-NCPPC. The rustic structure is representative of early recreation buildings in the first stream valley parks, including Rock Creek, Sligo Creek, and Cabin John. *(Moved from "Potential individual sites to be evaluated" below)*

The following potential historic resources merit evaluation for designation on the *Master Plan for Historic Preservation*:

- **North Kensington:** This residential district is north of Plyers Mill Road and



p 12

....creates new section for Kensington Cabin, which has been evaluated and is proposed for historic designation in the master plan

revised text—other recommendations

p 14-16

....editorial changes to environmental recommendations, reflecting changes to density incentive language in cr zones

- Reduce the amount of impervious surface areas to maximize infiltration of stormwater and reduce runoff.
- Use the CR Zones to provide incentives for a variety of landscaping options such as: green roofs and walls, rooftop gardens, ~~and tree planting, infiltration, water conservation, rainwater harvesting, stormwater treatment, and layered landscaping.~~
- Initiate Town, County, or State pilot projects in the areas listed below to provide innovative and aesthetic low impact development (LID) stormwater

- Use the C-R zones to provide incentives for ~~building to LEED (Leadership in Energy and Environmental Design) Gold or Platinum~~ exceeding energy efficiency standards, including the installation of onsite energy production through geothermal, solar panels or wind.

- Use the C-R zones to provide incentives for vegetative layering through tree preservation and planting, green roofs, rooftop gardens, vegetated walls, planted bioinfiltration ~~and, where feasible, groundwater recharge.~~
- ~~Use the C-R zones to provide incentives for the reuse of existing structures for property undergoing redevelopment, including:~~
 - ~~re-using building elements, assemblies, and other components~~
 - ~~applying deconstruction practices~~
 - ~~reducing construction waste.~~

revised text—other recommendations

p 11 and p 27

....revises pedestrian path recommendation to provide added design flexibility

historic resource.

Housing Opportunities Commission Property

The Housing Opportunities Commission (HOC) maintains its administrative offices in a former elementary school on Detrick Avenue. The property lies between the Town Center and the largely historic residential blocks west of Connecticut Avenue and is in the R-60 Zone. The County is currently evaluating sites for a recreation center in the Kensington area. Should HOC decide to move its administrative activities, and should it not be needed for educational purposes, this property is suitable for recreation. Open space on the property could be used for informal recreation and for such community-building activities as community gardens. The property should remain in a residential zone, which will allow recreational uses or, if there are no recreational needs in this area, allow residential development that is compatible with the existing residential community to the south. This Plan recommends constructing a pedestrian path ~~along on the property's southern boundary~~ to connect Summit and Detrick Avenues and improve links to the adjacent residential community.

