

MEMORANDUM

February 2, 2012

TO: Planning, Housing, and Economic Development (PHED) Committee

FROM: Marlene Michaelson, ^{MM} Senior Legislative Analyst

SUBJECT: Kensington Sector Plan

This is the Planning, Housing, and Economic Development (PHED) Committee's third worksession on the revised Kensington Sector Plan (June 2011). This worksession presents Staff recommended changes to the land use portion of the Sector Plan, including detailed recommendations regarding the specific properties. At the last worksession, the Committee asked Planning Staff to prepare a rationale for each recommended change in zoning and also asked Council Staff to present more detailed comments on changes in zoning recommended by Staff. A summary chart appears later in this memorandum, and the more detailed text appears on © 16 to 25. Planning Department Staff has made a first attempt to draft amendments to the Sector Plan to respond to the Committee's request for more detail. This language will be modified as the PHED Committee and Council make decisions on the Sector Plan and will be circulated again in the draft approval resolution. The Committee asked for the Town of Kensington's feedback on the Design Guidelines, the Village Center concept, and Staff proposed changes in zoning; Town resolutions on these issues appear on © 2 to 15.

Committee Members should bring a copy of the Sector Plan to the meeting for reference.

TESTIMONY

The Council received a significant amount of testimony on the Sector Plan. Testimony submitted before the close of the record on the public hearing was summarized in the previous staff memoranda and is not repeated here.¹ Since that time, the Council has continued to receive testimony on the Sector Plan generally supporting or opposing the recommendations in the Sector Plan. Since most of the testimony

¹ General comments were summarized in the memorandum for the 11/21/11 meeting and property specific comments were summarized in the memorandum for the 12/5/11 meeting.

on the Staff recommended changes in zoning described in this memorandum was delivered to the Council shortly before the preparation of this packet, Staff will summarize these comments verbally at the meeting.

MODERATELY PRICED DWELLING UNITS

At the last meeting, Committee Members expressed their concern that Kensington did not have its own requirement for Moderately Priced Dwelling Units (MPDUs) and believed this was particularly problematic since the Sector Plan recommended adding housing. On December 12, 2011, the Mayor and Council of the Town of Kensington introduced an Ordinance (O-01-2012) that would have the County laws regarding MPDUs (including any future amendments, revisions, or changes) apply in Kensington (see © 2 to 4). A public hearing on the Ordinance has been set for February 13, 2012.

DESIGN GUIDELINES

Sector Plan Design Guidelines are developed and approved by the Planning Board and do not require Council approval. The process allows the Planning Board to modify the Design Guidelines over time as design standards change, without requiring a formal master plan process. The Design Guidelines can be reviewed at

http://www.montgomeryplanningboard.org/agenda/2011/documents/20111013_Kensington_Design_Guidelines_000.pdf. The Planning Board transmitted the draft Kensington Design Guidelines to the County Council in November 2012. The PHED Committee asked the Town Council of Kensington to indicate whether they support the Guidelines. The Town Council reviewed them and support them as indicated by the resolution on © 5. The Town also plans to “diligently pursue with stakeholders its own set of Design Guidelines and marketing documents to provide an additional resource to those interested in investing and redeveloping Kensington”.

VILLAGE CENTER

At the last Committee meeting, the Committee discussed the idea of a Village Center near the MARC station and asked for Town of Kensington feedback on the concept. The Town Council met on January 17 and supported the concept as indicated in the resolution attached at © 6. Planning Department Staff has drafted some preliminary language, which is attached at © 19. The new language does not change the heights or densities for any of the properties in this area, but does describe the types of open space and amenities recommended to foster creation of a village center. Staff recommends adding this concept to the Sector Plan.

RECOMMENDED CHANGES

Staff recommends that the Council make various amendments to the Sector Plan. The general text that precedes specific recommendations should have new language regarding compatibility with surrounding properties (in addition to language for specific properties described below). As discussed in the last Committee meeting, the Sector Plan should more clearly identify preferred public amenities required under the optional method of development in the Commercial/Residential Town (CRT) zone.

In addition to these general changes to text, Staff is recommending several changes in zones or changes in the height limits for specific properties in the Sector Plan for the following key reasons:

- For properties adjacent to existing residential neighborhoods, new language is recommended to express the importance of transitions and to limit heights at the edges. In some cases, Staff is also recommending a residential appearance for properties at the edges.
- For CRN or CRT properties surrounded by existing residential development, Staff recommends making sure there is sufficient residential density to allow the property to develop as townhouses, rather than favoring commercial development by making the residential potential too low to be fiscally viable. In several cases, this means increasing the residential density from 0.5 Floor Area Ratio (FAR) to 1.0 FAR. This would allow for a townhouse density.
- In a limited number of cases, the zoning density on an edge property was greater than the density on an adjacent property closer to the core (see properties in area 9). In these cases, Staff is recommending reducing the commercial and residential density.

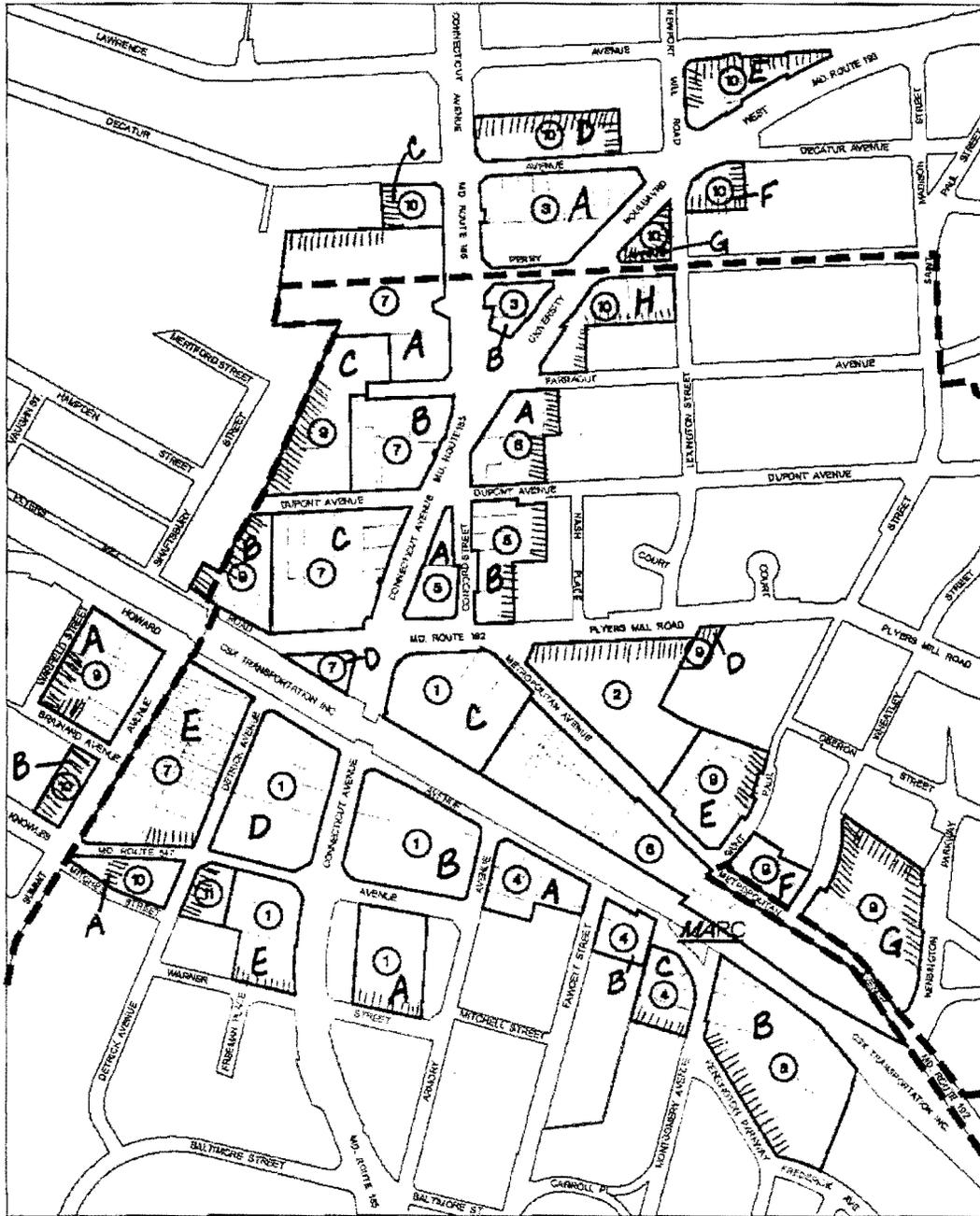
All of these recommended changes in zoning and height are summarized in the chart that follows and have been supported by the Town Council of Kensington and Planning Department Staff, except for the Konterra property where a majority of the Town Council agrees with Council Staff and a minority agrees with the Planning Board recommendation (discussed further below under Area 6). **The Committee should be aware that any effort to change zoning from that supported by the Town Council of Kensington will require a supermajority of the County Council (6 votes.)** The resolution supporting the Staff recommended changes in zoning and indicating that the Town Council does not support any further changes in the Sector Plan that can affect incentive to redevelop in the town is attached at © 8. This resolution was supported 4-0 by the Town Council. A second resolution specifically opposing any further reduction in floor area ratio (FAR), height, or any changes in the Sector Plan that can affect incentive to redevelop in the town was supported 3-1 (© 15).

The following chart summarizing the Staff recommendations on each property. The map attached at © 1 identifies each of the properties using the areas identified in the Plan (map on page 32) and further distinguishes the properties in each area with a letter designation. Although Staff does not usually prepare detailed changes to Sector Plan language until preparation of the resolution after Council worksessions, the Committee expressed an interest in seeing more detail. Therefore Planning Department staff drafted preliminary changes to the Sector Plan to reflect the general changes described above and the recommendations in the chart (see © 16 to 25). As noted above, this language will be amended to reflect Committee and Council decisions on the Sector Plan.

Area	Ref.	Exist- ing Zoning	Sector Plan Recommended Zoning	Staff Recommended zoning
1A	Baker's Union	C-0	CRT 2.5, C2.0, R2.0, H75	Support Sector Plan zoning. Maintain open space and 45' height limit on southern portion. Emphasize importance of transitions to historic structures.
1B	Safeway Block	C-2	CRT 2.5, C2.0, R2.0, H75	Support Sector Plan zoning. Add language for compatibility across Armory Ave.
1C	Huggins	C-2	CRT 2.5, C2.0, R2.0, H75	Support Sector Plan zoning.
1D	Burka	C-2	CRT 2.5, C2.0, R2.0, H75	Support Sector Plan zoning. Change language to provide greater flexibility on the location of the public open space.
1E	10400 Conn. Ave.	C-O and O- M	CRT 2.5, C2.0, R2.0, H75	Add language to place tallest building at the corner of Connecticut and Knowles to retain the current bulk relationship. Step down building height to 60' on 3910 and 3906 Knowles Avenue lots and 45' on area 11 (3930 Knowles Avenues). Limit height along Warner Street to 45' with townhouse like scale and residential appearance; if redeveloped, no garage exposed along Warner.
2	3700 Plyers Mill Rd	C-2	CRT 2.0, C1.0, R1.5, H60	Support Sector Plan zoning. Specify 45' height limit along Plyers Mill Road and require residential appearance along Plyers Mill Road.
3A	Conn./ Univ. Triangle – Econoway	O-M, C-1, & R-60	CRT 2.0, C1.5, R1.5, H60	Support Sector Plan.
3B	Donut King/CVS	C-1	CRT 2.0, C1.5, R1.5, H60	Support Sector Plan zoning. Indicate that it may not be possible to achieve full FAR.
4A	Antique Row – Antique Village	O-M and C-2	CRT 2.0, C2.0, R0.5, H50	Support Sector Plan zoning. Add language re importance of design, maintaining ground floor retail, transitioning to adjoining single family residential properties, and relationship to Village Center concept.
4B	Antique Row	C-2	CRT 2.0, C2.0, R0.5, H50	See 4A.
4C	Prevention of Blindness, Sweatshop, Jubilee	C-2 and C-T	CRT 2.0, C2.0, R0.5, H50	See 4A.
5A	Dunkin Donuts, Mobil Lube	C-2	CRT 1.5, C1.5, R1.0, H60	Support Sector Plan.
5B	Concord Building	C-T, C-O, & R-60	CRT 1.5, C1.5, R1.0, H60	Support Sector Plan zoning. Add language to keep current bulk relationship of 10605 with maximum height on Concord Street, require transition towards single family detached by requiring residential uses limited to 45 feet near the Nash Place residences.

Area	Ref.	Exist- ing Zoning	Sector Plan Recommended Zoning	Staff Recommended zoning
6	Mizell, Konterra	C-2 and R-60	CRT 1.5, C1.5, R1.5, H60	Support Sector Plan zoning for Mizell. For Konterra, Council Staff supports the majority position of the Kensington Town Council to allow a maximum of 75 feet on the site if the property owner provides a significant amenity. The minority on the Kensington Town Council supports the Planning Board recommendation for 60 feet.
7A	Kaiser	O-M, C-1, C-2	CRT 1.5, C1.0, R0.5, H60	Support Sector Plan zoning. Add requirement to lower height at back of site and where it is across from residential. Require that the rear of site be kept in open space. Stress compatibility and transition.
7B	Savannah Restrtr.	C-2	CRT 1.5, C1.0, R0.5, H60	Support Sector Plan zoning and extend 7B to include all of the Calomiris property. (Change zoning on area being moved from 9C to 7B to CRT 1.5, C1.0, R0.5, H60 and indicate need for transitions. Note this keeps the same total density for the entire Calomiris property but reduces the commercial and residential maximums on the portion that was in 9C consistent with the rest of 7B.)
7C	Fire Station Block	C-2 & R-60	CRT 1.5, C1.0, R0.5, H60	Support Sector Plan.
7D	Plyers Mill/ Conn. Ave.	C-2	CRT 1.5, C1.0, R0.5, H60	Support Sector Plan.
7E	Hawkins/ Summit Block	C-2	CRT 1.5 C1.0, R0.5,H60	Support Sector Plan.
8A	Schlesinger/ Capital One Bank	C-1, C-O, and R- 60	CRT 1.5, C1.0, R1.0, H60	Support Sector Plan zoning. Add compatibility and transition language to keep existing bulk relationship between Schlesinger property and the adjoining single family detached. (Highest densities along Connecticut Ave. and lower densities/height and residential appearance on eastern edge of property.)
8B	Johnson's	C-1, I- 1, and C-2	CRT 1.5, C1.0, R1.0, H60	Support Sector Plan zoning. Add language re Village Center concept, civic green, and need to transition to existing single family homes across Kensington Pkwy. Keep at Plan recommended densities and encourage optional method to obtain amenities for Village Center.
9A	Brainard/ Warner	I-1, C- 2, and C-T	CRN 1.5, C1.5, R1.5, H45	Support Sector Plan zoning. Add language re transitions to residential neighborhoods to the south and west, particularly at Southwest corner.
9B	Plyers / Summit	C-2	CRN 1.5, C1.5, R1.5, H45	Reduce maximum commercial and residential densities consistent with properties to the east and new recommendation for properties to the north. Change zoning to CRN 1.5, C1.0, R0.5, H45.
9C	Jiffy Lube	C-1, R-60, and C-	CRN 1.5, C1.5, R1.5, H45	Move Calomiris property to 7B and change zoning to CRT 1.5, C1.0, R0.5, H60 and indicate need for transitions. Change zoning on remaining portion of 9C

Area	Ref.	Exist- ing Zoning	Sector Plan Recommended Zoning	Staff Recommended zoning
		2		to CRN 1.5, C1.0, R0.5, H45.
9D	Plyers Mill Montessori	C-2	CRN 1.5, C1.5, R1.5, H45	Next to the park, not much redevelopment potential, change zoning to CRN 1.0, C1.0 R1.0 H45.
9E	Crafts/ Services District	C-2	CRN 1.5, C1.5, R1.5, H45	Support Sector Plan zoning. Add language regarding transitions to single family homes across Saint Paul.
9F	Crafts/ Services District	C-2 and R-60	CRN 1.5, C1.5, R1.5, H45	Support Sector Plan zoning. Add language regarding transitions to single family homes.
9G	Crafts/ Services District	C-2 and C-T	CRN 1.5, C1.5, R1.5, H45	Change zoning to CRN 1, C.75, R1.0, H45 and add language regarding transitions to surrounding R-60 development.
10A	Kaiser Family House	C-T and R-60	CRN 1.0, C1.0, R0.5, H45	Keep CRN recommendation for C-T property. Change zoning to keep Kaiser house as R-60 until M-NCPPC determines whether it is historic. (Plan should note that Kaiser house is appropriate for CRN zoning if M-NCPPC determines it is not historic; encourage them to make this determination before the SMA.)
10B		C-T	CRN 1.0, C1.0, R0.5, H45	Support Sector Plan
10C		C-T	CRN 1.0, C1.0, R0.5, H45	Support Sector Plan zoning. Add language for compatibility and transition to adjoining and confronting residential across Decatur.
10D	Decatur and Conn.	C-T and R-60	CRN 1.0, C1.0, R0.5, H45	Change zoning to CRN 1.0, C 0.75, R1.0, H45. Reduce C and increase R to allow the possibility of townhouses since surrounded on 3 sides by R-60. Add language re compatibility to existing residential to the north.
10E	Credit Union/ 7-Eleven	C-1 and R-60	CRN 1.0, C1.0, R0.5, H45	Change zoning to CRN 1.0, C1.0, R1.0 H45. Increase R to allow the possibility of townhouses. Keep east end in green space.
10F		C-1 and C-T	CRN 1.0, C1.0, R0.5, H45	Change zoning to CRN 1.0, C0.75, R1.0. Reduce C and increase R to allow the possibility of townhouses.
10G	Univ./ Lexington/Per ry	C-1	CRN 1.0, C1.0, R0.5, H45	Support Sector Plan zoning. Address compatibility with residential neighborhood to the east.
10H	Lexington/ Perry	C-1, C-T, and R-60	CRN 1.0, C1.0, R0.5, H45	Change zoning to CRN 1.0, C1.0, R1.0, H45. Increase R to allow the possibility of townhouses. Add language requiring residential appearance for lots that are closest to residential development to the east and south.
11	Detrick/ Knowles	CT	CRT 2.5, C2.0, R2.0, H60.	Change zoning to CRT 1.5, C1.5, R1.5, H45 to provide transition to Kaiser house to west. Add language about importance of transition to nearby residential properties.



- ① CRT 2.5: C 2.0, R 2.0, H 75 ⑤ CRT 1.5: C 1.5, R 1.0, H 60 ⑨ CRN 1.5: C 1.5, R 1.5, H 45 ——— Town of Kensington
- ② CRT 2.0: C 1.0, R 1.5, H 60 ⑧ CRT 1.5: C 1.5, R 1.5, H 60 ⑩ CRN 1.0: C 1.0, R 0.5, H 45
- ③ CRT 2.0: C 1.5, R 1.5, H 60 ⑦ CRT 1.5: C 1.0, R 0.5, H 60 ⑪ CRT 2.5: C 2.0, R 2.0, H 60
- ④ CRT 2.0: C 2.0, R 0.5, H 50 ⑥ CRT 1.5: C 1.0, R 1.0, H 45



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ORDINANCE NO. 0-01-2012

AN ORDINANCE AMENDING CHAPTER 5, "HOUSING AND BUILDING REGULATIONS" BY ADDING ARTICLE 6 MODERATELY PRICED HOUSING" TO REQUIRE THAT FUTURE RESIDENTIAL CONSTRUCTION INCLUDE A REQUIREMENT FOR MODERATELY PRICED HOUSING.

WHEREAS, the Town Council hereby finds that a severe housing problem exists within the Town and the County with respect to the supply of housing relative to the need for housing for residents with low and moderate incomes; and

WHEREAS, the Council has determined that it is in the public interest to provide for low- and moderate-income housing to meet existing and anticipated future residential and employment needs in the Town and in the County.

Section 1. NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Kensington, in public meeting assembled, that Chapter 5, "Housing and Building Regulations", Article 6, "Moderately Priced Housing", of the Code of the Town of Kensington be enacted to read as follows:

Section 5-601.MODERATELY PRICED HOUSING

(A) CHAPTER 25A OF THE MONTGOMERY COUNTY CODE, ENTITLED "HOUSING, MODERATELY PRICED", WHICH PROVIDES FOR LOW- AND MODERATE-INCOME HOUSING TO MEET EXISTING AND ANTICIPATED FUTURE EMPLOYMENT NEEDS, INCLUDING ANY FUTURE AMENDMENTS, REVISIONS, OR CHANGES THERETO, IS HEREBY ADOPTED AND MADE PART OF THIS CODE BY REFERENCE, EXCEPT AS OTHERWISE PROVIDED IN THIS CODE. THE ANNUALLY REVISED STANDARDS OF ELIGIBILITY FOR THE MODERATELY PRICED DWELLING UNIT ("MPDU") PROGRAM SET BY REGULATION BY THE COUNTY EXECUTIVE FOR MONTGOMERY COUNTY ARE HEREBY ADOPTED. THESE STANDARDS SPECIFY MODERATE-INCOME LEVELS FOR VARYING SIZES OF HOUSEHOLDS WHICH WILL QUALIFY A PERSON OR HOUSEHOLD TO BUY OR RENT AN MPDU. REGULATIONS UNDER SECTION 25A (10) OF THE MONTGOMERY COUNTY CODE, AND AS THEY ARE ADOPTED OR AMENDED, ARE HEREBY ADOPTED.

(B) THIS SECTION IS AN EXCEPTION TO THE GENERAL EXEMPTION ENACTED BY THE TOWN OF KENSINGTON IN SECTION 1-202 OF THIS CODE.

(C) THE TOWN HEREBY REQUESTS AND AUTHORIZES MONTGOMERY COUNTY TO ENFORCE THE PROVISIONS OF THIS SECTION.

CAPS
[Brackets]
Asterisks ***
Ordinance

: Indicate matter added to existing law.
: Indicate matter deleted from law.
: Indicate matter remaining unchanged in existing law but not set forth in

(D) A COPY OF CHAPTER 25A OF THE MONTGOMERY COUNTY CODE SHALL BE KEPT IN THE TOWN OFFICE AND SHALL BE MADE AVAILABLE DURING NORMAL BUSINESS HOURS.

Section 2. BE IT FURTHER ORDAINED AND ENACTED by the Mayor and Council of the Town of Kensington that it is the intention of the Council, and it is hereby ordained, that the provisions of this ordinance shall become and be made a part of the Code of Ordinances, and the Sections of this ordinance may be renumbered to accomplish such intention.

Section 3. BE IT FURTHER ORDAINED AND ENACTED by the Mayor and Council of the Town of Kensington that upon formal introduction of this proposed Ordinance, the Clerk Treasurer shall distribute a copy to each Council member and shall maintain a reasonable number of copies in the office of the Clerk Treasurer. The proposed ordinance or a fair summary thereof together with a notice setting out the time and place for a public hearing thereon and for its consideration by the Council, shall be:

- a. Posted at the town hall by the next business day;
- b. Posted on the official town website;
- c. Sent to those persons listed on the official town email list /mail subscription service; and
- d. Published once prior to the public hearing in the town newsletter or sent by substitute regular mail to newsletter circulation addresses.

The public hearing shall be held at least fifteen (15) days after introduction and may be held separately or in connection with a regular or special council meeting and may be adjourned from time to time. All persons interested shall have an opportunity to be heard. This Ordinance shall become effective on _____ provided that the ordinance or a fair summary thereof is:

- a. Posted at the town hall by the next business day for at least two (2) weeks;
- b. Posted on the official town website;
- c. Sent to those persons listed on the official town email list /mail subscription service; and
- d. Published once in the town newsletter.

INTRODUCED by the Mayor and Council of the Town of Kensington, Maryland at a regular meeting on the 12th day of December 2011.

ADOPTED by the Mayor and Council of the Town of Kensington, Maryland at a regular meeting on the _____ day of _____ 2012.

EFFECTIVE the ____ day of _____, 2012.

ATTEST:

**THE TOWN OF KENSINGTON,
MARYLAND**

Peter Fosselman, Mayor

THIS IS TO CERTIFY that the foregoing Ordinance was adopted by the Town Council in public meeting assembled on the ____ day of _____, 2012

Susan Engels, Clerk-Treasurer

RESOLUTION NO. R-02 2012

A RESOLUTION OF THE TOWN COUNCIL OF KENSINGTON SUPPORTING THE MONTGOMERY COUNTY PLANNING BOARD PROPOSED DESIGN GUIDELINES FOR THE TOWN OF KENSINGTON.

Whereas, the Design Guidelines have been approved and transmitted to the Montgomery County Council by the Montgomery County Planning Board on November 14, 2011; and

Whereas, the Town of Kensington's Revitalization Committee at its December 21, 2011 meeting unanimously supported the immediate adoption of the Montgomery County Planning Board's proposed Design Guidelines and has recommended same to the Council; and

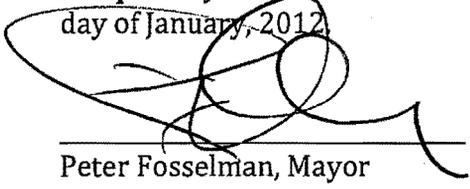
Whereas, the Town of Kensington will diligently pursue with stakeholders its' own set of Design Guidelines and marketing documents to provide an additional resource to those interested in investing and redeveloping Kensington; and

Whereas, the Committee has recommended that the Town of Kensington seek to formalize an agreement with the Department of Permitting Services to be notified of, and included in, all redevelopment activity within the Town of Kensington; and

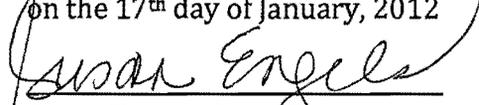
Whereas, the Town of Kensington's Design Guidelines, marketing documents, and any agreement with the Department of Permitting Services will not impede or delay the adoption of the Kensington Sector Plan.

Now Therefore Be It Resolved that the Town of Kensington continues to support the immediate adoption of the Montgomery County Planning Board's draft version of the Sector Plan and Design Guidelines.

Adopted by the Town of Kensington Council, in public meeting assembled, this 17th day of January, 2012.


Peter Fosselman, Mayor

This to certify that the forgoing Resolution was adopted by the Town Council in public meeting assembled on the 17th day of January, 2012


Susan Engels, Clerk-Treasurer

RESOLUTION NO. R-03-2012

**A RESOLUTION OF THE TOWN COUNCIL OF KENSINGTON EXPRESSING
SUPPORT OF THE VILLAGE CENTER CONCEPT**

Whereas, a "Village Center" concept that extends from approximately the Johnson's Flowers property to the MARC Station was presented by Diana and Stowe Teti at the Revitalization Committee Meeting on December 21, 2012; and

Whereas, the identified area is adjacent to the historic district and is recognized as being "culturally important" to the Town of Kensington; and

Whereas, the Village Center concept can be accommodated under the existing Montgomery County Planning Board draft of the Kensington Sector Plan without any change to height, FAR, or any other elements of the plan; and

Whereas, Montgomery County Planning staff can broaden the language of the Kensington Sector Plan to accommodate the Village Center concept without delaying the adoption of the Kensington Sector Plan; and

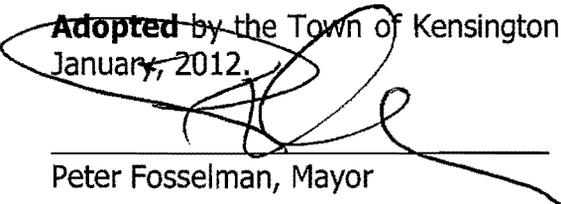
Whereas, the Revitalization Committee supports the Village Center concept and has recommended this to the Council; and

Whereas, the Town of Kensington understands the importance of an investment by the Konterra Properties Limited project in Kensington and is generally supportive of exploring additional height not to exceed 75 feet, if certain public amenities are provided for if practicable, including but not limited to: a pedestrian overpass or a pedestrian underpass, a clock tower, or other architectural features that diminish the height effect; and

WHEREAS, the Town would be willing to participate in a public charrette regarding design of the Village Center concept that is appropriate given the proximity to historic resources.

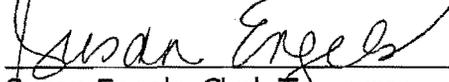
Now Therefore Be It Resolved that the Town of Kensington continues to support the immediate adoption of the Montgomery County Planning Board's draft version of the Sector Plan and Design Guidelines and further to support the "Village Center" concept while exploring additional height for the Konterra property, at no point to exceed 75 feet in height, if certain public amenities are provided for, if practicable, including but not limited to: a pedestrian overpass or a pedestrian underpass, a clock tower, or other architectural features that diminish the height effect. Further, the Town would be willing to participate in a public charrette regarding with respect to design of the Village Center area that is appropriate given the proximity to historic resources.

Adopted by the Town of Kensington Council, in public meeting assembled, this 17th day of January, 2012.


Peter Fosselman, Mayor

(6)

This to certify that the foregoing
Resolution was adopted by the Town
Council in public meeting assembled
On the 17th day of January, 2012



Susan Engels, Clerk-Treasurer

RESOLUTION NO. R-05-2012

A RESOLUTION OF THE TOWN COUNCIL OF KENSINGTON EXPRESSING CONTINUED SUPPORT FOR THE REVISED KENSINGTON SECTOR PLAN (JUNE, 2011) AND REQUESTING CERTAIN MINOR AMENDMENTS

Whereas, the revised Kensington Sector Plan (June 2011) is now before the County Council; and

Whereas, the County Council referred the Sector Plan to the Planning, Housing and Economic Development ("PHED") Committee for review and comment; and

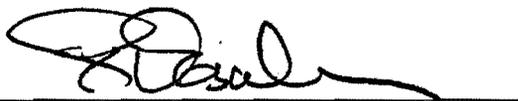
Whereas, County Council staff has recommended certain minor changes to the Sector Plan, attached hereto as Exhibit A, to the PHED Committee; and

Whereas, the Council supports the Sector Plan with the concepts proposed by the County Council staff. The Council urges the PHED Committee to adopt the proposed concepts in its recommendation to the full Council; and

Whereas, the Council does not support any further changes in the Sector Plan that can affect incentive to redevelop in the Town.

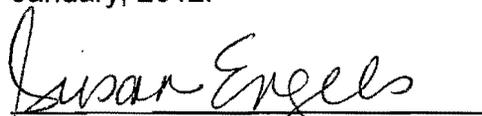
Now Therefore Be It Resolved that the Council of the Town of Kensington supports the revised Sector Plan (June 2011), with the concepts proposed by the County Council staff, as more particularly set out in the attached Memorandum dated January 13, 2012 and table, marked as Exhibit A. The Council requests that the PHED Committee approve the Sector Plan with the proposed concepts recommended by the County Council staff in its recommendation to the full Council.

Adopted by the Town of Kensington Council, in public meeting assembled, this 30th day of January, 2012.



Peter Fosselman, Mayor

This to certify that the foregoing Resolution was adopted by the Town Council in public meeting assembled on the 30th day of January, 2012.


Susan Engels, Clerk-Treasurer

MEMORANDUM

January 13, 2012

TO: Town of Kensington Mayor and Council

FROM: Marlene Michaelson, Senior Legislative Analyst

SUBJECT: Changes in Zoning for Kensington Sector Plan

The County Council's Planning, Housing, and Economic Development (PHED) Committee last met in December to discuss the Kensington Sector Plan. At that time, Council Staff recommended several changes from the Planning Board Draft Plan. The PHED Committee asked Staff to draft more detailed recommendations and to present any recommended changes in zoning to the Town of Kensington Council before the Committee met again. The Committee is tentatively scheduled to meet on February 6 to continue their discussion of the Sector Plan.

Council staff has been working with Planning Department staff to refine the zoning recommendations, particularly for those properties directly adjacent to low density residential development. The attached chart summarizes all recommended changes upon which Council staff and Planning Board staff **agree**. Changes in zoning are highlighted. As you are probably aware, if the County Council differs from the Town of Kensington Council on any zoning recommendation, it will require a supermajority of the County Council to support the zoning. Several Councilmembers have expressed their hope that this will not be necessary and that the Town and County Councils will agree on all zoning recommendations.

Members of the PHED Committee have not discussed the Staff recommendations, so I cannot tell you whether they will support these recommendations. They were interested in hearing from the Town before making any decisions, so it would be helpful to receive your recommendations on the attached changes. I will be at the meeting on the 17th to address these changes and answer any questions and am also available via e-mail to address any questions you would like answered before you meet (marlene.michaelson@montgomerycountymd.gov).

Area	Ref.	Existing Zoning	Sector Plan Recommended Zoning	Testimony submitted by Town of Kensington	Staff Recommended zoning
1A	Baker's Union	C-0	CRT 2.5, C2.0, R2.0, H75	Limit on height on southern portion to 45' and keep open space.	Maintain open space and 45' height limit on southern portion. Emphasize importance of transition to the south.
1B	Safeway Block	C-2	CRT 2.5, C2.0, R2.0, H75		Add language for compatibility across Armory Ave
1C	Huggins	C-2	CRT 2.5, C2.0, R2.0, H75		
1D	Burka	C-2	CRT 2.5, C2.0, R2.0, H75		Add language about the possibility of putting green space west of Connecticut.
1E	10400 Conn. Ave.	C-O and O-M	CRT 2.5, C2.0, R2.0, H75	Limit height on 2 NW parcels to 45' and 50' and on southern portion to 45' but otherwise support 75'.	Add language to place tallest building at the corner of Connecticut and Knowles to retain the current bulk relationship. Step down building height to 60' on 3910 and 3906 Knowles Avenue lots and 45' on area 11 (3930 Knowles Avenues). Limit height along Warner Street to 45' with townhouse like scale and residential appearance; if redeveloped, no garage exposed along Warner.
2	3700 Plyers Mill Rd	C-2	CRT 2.0, C1.0, R1.5, H60		Specify 45' height limit along Plyers Mill Road and require residential appearance along Plyers Mill Road.
3A	Stubbs	O-M, C-1, and R-60	CRT 2.0, C1.5, R1.5, H60		Support Sector Plan
3B		C-1	CRT 2.0, C1.5, R1.5, H60		Indicate that may not be possible to achieve full FAR
4A	Antique Row	O-M and C-2	CRT 2.0, C2.0, R0.5, H50		Add language re Village Center concept, importance of design, maintaining ground floor retail, and transitioning to adjoining residential properties.
4B	Antique Row	C-2	CRT 2.0, C2.0, R0.5, H50		See 4A

Area	Ref.	Exist- ing Zoning	Sector Plan Recommended Zoning	Testimony submitted by Town of Kensington	Staff Recommended zoning
4C	Antique Row	C-2 and C-T	CRT 2.0, C2.0, R0.5, H50		See 4A
5A		C-2	CRT 1.5, C1.5, R1.0, H60		Support Sector Plan
5B		C-T, C-O, & R-60	CRT 1.5, C1.5, R1.0, H60		Add language to keep current bulk relationship of 10605 with maximum height on Concord Street, require transition towards SF detached by requiring residential uses limited to 45 feet near the Nash Place residences.
6	Konterra	C-2 and R-60	CRT 1.5, C1.5, R1.5, H60		
7A	Kaiser	O-M, C-1, C-2	CRT 1.5, C1.0, R0.5, H60		Add requirement to lower height at back of site and where it is across from residential. Require that the rear of site be kept in open space. Stress compatibility and transition.
7B	Savannah Restr.	C-2	CRT 1.5, C1.0, R0.5, H60		Support Sector Plan zoning and extend 7B to include all of the Calomiris property. (Change zoning on area being moved from 9C to 7B to CRT 1.5, C1.0, R0.5, H60 and indicate need for transitions).
7C		C-2 & R-60	CRT 1.5, C1.0, R0.5, H60		Support Sector Plan
7D		C-2	CRT 1.5, C1.0, R0.5, H60		Support Sector Plan
7E		C-2	CRT 1.5 C1.0, R0.5,H60		Support Sector Plan
8A		C-1, C-O, and R- 60	CRT 1.5, C1.0, R1.0, H45		Add compatibility and transition language to keep existing bulk relationship between Schlesinger property and the adjoining SF detached. (Highest densities along Connecticut Ave. and lower densities/height and residential appearance on eastern edge of property.)

Area	Ref.	Existing Zoning	Sector Plan Recommended Zoning	Testimony submitted by Town of Kensington	Staff Recommended zoning
8B	Johnson's	C-1, I-1, and C-2	CRT 1.5, C1.0, R1.0, H45		Add language re Village Center concept, civic green, and need to transition to existing single family homes across Kensington Pkwy. Keep at Plan recommended densities and encourage optional method to obtain amenities for Village Center.
9A		I-1, C-2, and C-T	CRN 1.5, C1.5, R1.5, H45	KC: C-T portion of block should be zoned CRN 1.0, H45	Add language re transitions to residential neighborhoods to the south and west, particularly at Southwest corner.
9B		C-2	CRN 1.5, C1.5, R1.5, H45		Reduce max. C and R densities consistent with properties to the east and new recommendation for properties to the north. Change zoning to CRN 1.5, C1.0, R0.5, H45
9C	Jiffy Lube	C-1, R-60, and C-2	CRN 1.5, C1.5, R1.5, H45		Move entire Calomiris property to 7B and change zoning to CRT 1.5, C1.0, R0.5, H60 and indicate need for transitions. Note this keeps the same total density for the entire Calomiris property but reduces the commercial and residential maximums on the portion that was in 9C consistent with the rest of 7B.) Change zoning on remaining portion of 9C to CRN 1.5, C1.0, R0.5, H45
9D		C-2	CRN 1.5, C1.5, R1.5, H45		Next to the park, not much redevelopment potential, change zoning to CRN 1.0, C1.0 R1.0 H45
9E	Crafts/ Services District	C-2	CRN 1.5, C1.5, R1.5, H45		Add language regarding transitions to single family homes across Saint Paul.
9F	Crafts/ Services District	C-2 and R-60	CRN 1.5, C1.5, R1.5, H45		Add language regarding transitions to single family homes.
9G	Crafts/ Services	C-2 and	CRN 1.5, C1.5, R1.5, H45		Change zoning to CRN 1, C.75, R1.0, H45 and add

Area	Ref.	Exist- ing Zoning	Sector Plan Recommended Zoning	Testimony submitted by Town of Kensington	Staff Recommended zoning
	District	C-T			language regarding transitions to surrounding R-60 development.
10A	Kaiser Family House	C-T and R-60	CRN 1.0, C1.0, R0.5, H45	Retain the existing zoning.	Keep CRN recommendation for C-T property. Change zoning to keep Kaiser house as R-60 until M-NCPPC determines whether it is historic. (Plan should note that Kaiser house is appropriate for CRN zoning if M-NCPPC determines it is not historic; encourage them to make this determination before the SMA).
10B		C-T	CRN 1.0, C1.0, R0.5, H45		Support Sector Plan
10C		C-T	CRN 1.0, C1.0, R0.5, H45		Add language for compatibility and transition to adjoining and confronting residential across Decatur
10D	Decatur and Conn.	C-T and R-60	CRN 1.0, C1.0, R0.5, H45		Change zoning to CRN 1.0, C 0.75, R1.0, H45. Reduce C and increase R to allow the possibility of townhouses since surrounded on 3 sides by R-60. Add language re compatibility to existing residential to the north.
10E	Credit Union/ 7-Eleven	C-1 and R-60	CRN 1.0, C1.0, R0.5, H45		Change zoning to CRN 1.0, C1.0, R1.0 H45. Increase R to allow the possibility of townhouses. Keep east end in green space.
10F		C-1 and C-T	CRN 1.0, C1.0, R0.5, H45		Change zoning to CRN 1.0, C0.75, R1.0. Reduce C and increase R to allow the possibility of townhouses.
10G	Univ./ Lexington/ Perry	C-1	CRN 1.0, C1.0, R0.5, H45		Address compatibility with residential neighborhood to the east.
10H	Lexington/ Perry	C-1, C-T, and R-60	CRN 1.0, C1.0, R0.5, H45		Change zoning to CRN 1.0, C1.0, R1.0, H45. Increase R to allow the possibility of townhouses. Add language requiring residential

Area	Ref.	Exist- ing Zoning	Sector Plan Recommended Zoning	Testimony submitted by Town of Kensington	Staff Recommended zoning
					appearance for lots that are closest to residential development to the east and south.
11	Detrick/ Knowles	CT	CRT 2.5, C2.0, R2.0, H60		Change zoning to CRT 1.5, C1.5, R1.5, 45 to provide transition to Kaiser house to west. Add language about importance of transition to nearby residential properties.

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RESOLUTION NO. R-06-2012

A RESOLUTION OF THE TOWN COUNCIL OF KENSINGTON OPPOSING FURTHER REDUCTION IN FAR, HEIGHT, OR OTHER CHANGES IN THE SECTOR PLAN THAT CAN AFFECT INCENTIVE TO REDEVELOP THE TOWN.

Whereas, the revised Kensington Sector Plan (June 2011) is now before the County Council; and

Whereas, the County Council referred the Sector Plan to the Planning, Housing and Economic Development ("PHED") Committee for review and comment; and

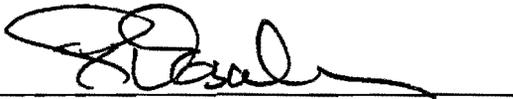
Whereas, County Council staff has recommended certain minor changes to the Sector Plan to the PHED Committee; and

Whereas, the Council has voted, per Resolution No. R-05-2012, to support the Sector Plan with the concepts proposed by the County Council staff, and

Whereas, the Council does not support any further reduction in FAR, height, or other changes in the Sector Plan that can affect incentive to redevelop in the Town.

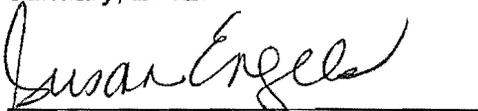
Now Therefore Be It Resolved that the Council opposes any further reduction in FAR, height, or other changes in the Sector Plan that can affect incentive to redevelop in the Town.

Adopted by the Town of Kensington Council, in public meeting assembled, this 30th day of January, 2012.



Peter Fosselman, Mayor

This to certify that the foregoing Resolution was adopted by the Town Council in public meeting assembled on the 30th day of January, 2012.



Susan Engels, Clerk-Treasurer

FROM PLANNING DEPARTMENT STAFF:

Here's a suggested paragraph order

In the town center section.....

- Burka
- Huggins
- 10400 Connecticut
- Safeway
- Bakers Union
- Antique Row
- Johnson's
- 10605 Concord
- Kaiser Connecticut Avenue properties
- Calomiris and other properties
- Kensington Fire Station and other properties
- Detrick and Summit block
- Schlesinger block
- Warfield and Summit block
- West Dupont and Farragut block
- Knowles Summit block

In the Crafts and Services section, Metropolitan Avenue area

- 3700 Plyers Mill
- Konterra and Metropolitan Avenue South
- Metropolitan Avenue North

In the Connecticut/University section

- Stubbs, Curtis Properties and vicinity
- Decatur and Lawrence blocks
- University, Decatur, Lexington and Perry blocks

New language to follow fourth paragraph on page 18

Revitalization in the town center is likely to take one of two forms: an optional method of development on larger parcels in the CRT zones and a standard method for smaller properties and land in the CRN zones. For all optional method projects, and standard method projects with site plan, the Planning Board must carefully analyze the proposal's height, bulk, scale, building setback and relationship to street, building massing and articulation, and relationship to surrounding properties to ensure compatibility.

Where smaller redevelopment projects are more likely, those projects should also use building mass, façade articulation or residential appearance to create a transition to one-family residential neighborhoods. These areas include the edges of the Antique Row area along Armory and Montgomery avenues, the blocks of Decatur and Lawrence avenues, just outside the town boundary, the western portions of the blocks of Dupont and Perry avenues immediately adjacent to University Boulevard and the blocks of Warfield Street and Summit Avenue south of the CSX tracks, where a unified development proposal for properties now in single ownership could focus non-residential uses along Summit Avenue and residential uses along Warfield Street, providing a transition to the small collection of houses on Warfield Street and Brainerd Avenue.

Top of page 20

1D Burka Property

The approximately three-acre Burka property (part of Area 1, page 32), currently zoned C-2, has significant redevelopment potential. Development on this site should provide street-level shops along Connecticut, Knowles and Howard Avenues, with residential and/or office above. A significant public open space at the corner of Connecticut and Knowles Avenues on this property would be an appropriate complement to the existing open space at the southeast corner of that intersection. Additional public use space in the form of widened sidewalks that can accommodate café seating is appropriate on Knowles and Howard Avenues.

This property is recommended for CRT 2.5: C 2.0, R 2.0, H 75.

1C Huggins Property

The approximately one-acre Huggins property (part of Area 1, page 32), currently zoned C-2, may also support mixed-use development. Any development should include street-level shops on Connecticut Avenue and Plyers Mill Road. Parking facilities for this property should be to the rear, with access from Plyers Mill Road. Joint development of this property and the adjoining properties to the east, for a single, mixed-use development, would be desirable.

This property is recommended for CRT 2.5: C 2.0, R 2.0, H 75.

The following paragraphs follow the Huggins paragraph in the order they have been written

1E 10400 Connecticut Avenue and vicinity

Redevelopment of 10400 Connecticut Avenue, a 1.1-acre property on the west side of the intersection of Connecticut and Knowles avenues (part of Area 1 on p 32) can make a substantial contribution to the town's revitalization. The building currently houses offices, with retail activity on the ground floor. The CRT zone proposed for this property adds the potential for residential development to the existing office and retail uses. It provides additional density as an incentive for revitalization and additional height to encourage development that can accommodate public benefits. An optional method project can provide public benefits such as quality design, streetscape, open space or public parking. A new project at this location should maintain the current spatial relationship, with taller buildings towards Knowles Avenue and surface parking or residential buildings of up to 45 feet along Warner Street to the south. If parking structures are built, only their entrances and exits should be visible from Warner Street. New development should also use design techniques that respect the historic residential or commercial contexts of Warner Street.

Smaller properties on Knowles Avenue could undergo joint development under the optional method or separate development under the standard method, with parking requirements expected to reduce the intensity of development and building heights. Building heights on Knowles between Connecticut Avenue and Detrick Avenue should step down from 75 feet at Connecticut to 60 feet at mid-block and 45 feet at Detrick. Reduced density and building height at Detrick Avenue will help create a smoother transition to CRN or R-60 properties across the street.

This Plan recommends CRT 2.5 C 2.0 R 2.0 H 75 for this property and the properties at 3906 and 3910 Knowles Avenue. The two smaller properties should have maximum heights of 60 feet. The property at 3930 Knowles Avenue is recommended for CRT 1.5 C 1.5 R 1.5 H 45.

1B Safeway block

The CRT zone proposed for this approximately 3-acre block (part of Area 1, page 32) adds the potential for residential development to the existing office and retail uses. It provides additional density and height as an incentive for revitalization to encourage optional method development to achieve public benefits such as quality design, streetscape, open space or public parking.

Any new development should also use design techniques that respect the historic contexts of Armory Avenue, with appropriate scale, mass and height.

This Plan recommends CRT 2.5 C 2.0 R 2.0 H 75 for this block.

1A Bakers Union

This 1.7-acre property on the east side of the Connecticut/Knowles intersection is the headquarters of the Bakery, Confectionary, Tobacco Workers and Grain Millers International Union. (It is in Area 1 on p. 32) Like 10400 Connecticut Avenue, potential redevelopment could contribute to the overall goal of

revitalization, and an optional method project could provide public benefits such as quality design, streetscape, open space or public parking. Existing spatial relationships should be maintained here as well, with taller buildings toward Knowles Avenue and gradually reduced heights to the south of the property. Retain open space along Warner Street and limit the height of buildings close to Warner Street to 45 feet. A new project at this location should also use design techniques that respect the historic residential or commercial contexts of Warner Street and Armory Avenue.

This Plan recommends CRT 2.5 C 2.0 R 2.0 H 75 for this property.

4A, 4B, 4C Antique Row

Antique Row is Kensington's best-known destination, with shops, small restaurants and other retail activities located along Howard and Montgomery avenues near the train station. The area (Area 4 on page 32) totals about three acres and is currently in three different commercial zones that do not allow residential uses. A single zone for this area is appropriate given the desirability of mixed use developments here. This area is close to the train station and could serve as a gateway to the "village center" recommended below. Some additional density is appropriate to create a revitalization incentive on properties large enough to use optional method; however, revitalization in this area depends on creating a parking district or shared parking program, as recommended elsewhere in this Plan. In addition to the design guidelines, the Historic Preservation Commission's review process, including a more detailed design review, will further assure the compatibility of new developments to the historic character of this area.

This Plan recommends CRT 2.0 C 2.0 R 0.5 H 50 for Antique Row. Redevelopment projects should include ground floor retail. Projects adjacent to one-family residential neighborhoods on Armory and Montgomery avenues should use compatible building mass, height and setback, and façade articulation to create a transition to those neighborhoods.

8B MARC Station/Johnson's Nursery

The area immediately to the south of the train station, which includes the Post Office and Johnson's Nursery, is currently a center of community and business activity. In addition to the Post Office and Johnson's, the Kensington Farmers Market occupies the train station parking lot on weekends and is a focal point for community life. This 4.4-acre area (the southern portion of Area 8 shown on p 32) could, with revitalization, become an even more visible community center. The modest increase in density recommended along Antique Row could support this area's evolving role as a center of town life.

The Plan recommends CRT 1.5 C 1.0 R 1.0 H 45. Optional method development in this area could provide public benefits such as exceptional design, open space and streetscape, enabling the area to function as a "village center." The Plan recommends public open space—also a public benefit—in this area as well as the recommended pedestrian crossing to be pursued with the CSX Corporation. Public open space could create an attractive public realm for adjacent commercial, residential and civic uses and the crossing could connect this part of town to the new development on the Konterra property and communities north of the rail tracks. Maximum building heights of 45 feet will create a smooth

transition from the mixed-use district to the historic residential neighborhood across Kensington Parkway.

5A, 5B 10605 Concord Street and vicinity

The 0.85-acre property at 10605 Concord Street (the eastern portion of Area 5 on p 32) houses an office building, with an associated parking facility in the R-60 Zone by special exception. The plan recommendation provides an opportunity to add residential uses that can create a transition to the adjoining residential neighborhood at lower densities than in the core. An optional method project on this property can provide public benefits such as quality design, streetscape, open space or public parking; smaller adjacent properties on Concord Street and Plyers Mill Road are likely to develop more modestly using the standard method, with parking requirements constraining densities.

A new project at 10605 Concord Street should focus taller structures along Concord Street, stepping down to a maximum of 45 feet near Nash Place with residential appearances, providing a transition to residences there and along Dupont Avenue. Buildings of up to 45 feet are also appropriate along the north side of Plyers Mill Road at Concord Street to allow for compatible redevelopment along Plyers Mill Road.

This Plan recommends CRT 1.5 C 1.5 R 1.0 H 60 for this property and the adjoining smaller lots.

7A, 10C Kaiser Connecticut Avenue properties

These properties, totaling 4.7 acres, contain a Kaiser Permanente medical facility (a portion of Area 7 and a portion of Area 10 on p 32). If redevelopment occurs, an optional method project could provide public benefits such as quality design, streetscape, open space or public parking. Some additional height can encourage design that can accommodate public benefits.

Should these properties redevelop, buildings should be located nearer Connecticut Avenue and existing wooded open slopes kept as open space. Residential development on this property should have maximum heights of no greater than 45 feet at the north and west ends of the property, nearer Decatur Avenue. Project design should insure compatibility with residences adjacent to and confronting the Kaiser properties.

This Plan recommends CRT 1.5 C 1.0 R 0.5 H 60 for the larger Kaiser property. The smaller property, on the corner of Connecticut and Decatur avenues, is recommended for CRN 1.0 C 1.0 R 0.5 H 45.

7B Calomiris and other properties

These seven properties total about 3.5 acres and lie west of Connecticut Avenue between Farragut and Dupont avenues (a portion of Area 7 on page 32). The recommended extension of Summit Avenue to Connecticut Avenue will affect redevelopment in this area. Optional method development is desirable for the Calormiris property to achieve public benefits such as quality design, streetscape, open space or public parking. The maximum 60-foot building height is needed for a mixed use project with residential wood construction and design flexibility to achieve benefits stated above.

This Plan recommends CRT 1.5 C 1.0 R 0.5 H 60 for these properties. Building heights should step down from 60 feet at Connecticut Avenue to 45 feet at Summit Avenue extended.

7C, 7D Kensington Fire Station and other properties

These properties are located west of the intersection of Connecticut Avenue and Plyers Mill Road (a portion of Area 7 on page 32). Although the ownership and lot size pattern in this area suggest that likely revitalization will use the standard method, with parking requirements expected to reduce intensity of development and building heights, optional method, mixed-use development is desirable should significant land assembly occur.

This plan recommends CRT 1.5 C 1.0 R 0.5 H 60. It also recommends the same CRT zone for the fire station, reflecting its non-residential use.

7E Detrick and Summit block

This block consists of about 30 relatively small properties that total about four acres in size (part of Area 7 on page 32). Although the ownership and lot size pattern in this area suggest that likely revitalization will use the standard method, with parking requirements expected to reduce intensity of development and building heights, optional method, mixed-use development is desirable should significant land assembly occur.

This plan recommends CRT 1.5 C 1.0 R 0.5 H 60.

8A Schlesinger block

The proposed zone adds the opportunity to introduce some residential uses to this 1.5-acre area (Area 8 on page 32) while maintaining the ability to leave existing non-residential uses in place. Proximity to a one-family neighborhood should constrain building heights of any new development.

This Plan recommends CRT 1.5 C 1.0 R 1.0 H 45. The area should retain existing spatial relationships with bulkier buildings placed to the west and north of the property and residential character employed adjacent to the neighborhood.

9A Warfield and Summit block

Preserving existing service industrial uses in much of this 2.2-acre area is desirable (part of Area 9 on page 32). The proposed CRN Zone adds the opportunity to introduce some residential uses while maintaining the ability to leave existing non-residential uses in place. This zone will create a smooth transition to existing residential uses while maintaining the same general densities as currently allowed. Along Warfield Street and Summit Avenue, lots are in single ownership and could redevelop into a modestly sized mixed use development. Such a project should focus non-residential uses on Summit Avenue, which is currently a commercial block, and concentrate residential uses along Warfield Street and Brainerd Avenue, where they could provide a transition to residential development.

This Plan recommends CRN 1.5 C 1.0 R 0.5 H 45.

9B, 9C West Dupont and Farragut block

This 3.3-acre area is also located west of Connecticut Avenue and is adjacent to the Ken-Gar neighborhood (part of Area 9 on page 32). Preserving existing service industrial uses in much of this area is desirable. The proposed CRN zone adds the opportunity to introduce some residential uses while maintaining the ability to continue existing non-residential uses with the same general densities as currently allowed. The extension of Summit Avenue to Farragut Avenue will place the edge of this area opposite residences in Ken-Gar, making 45-foot maximum building heights appropriate. .

This Plan recommends CRN 1.5 C 1.0 R 0.5 H 45.

10A, 10B Knowles/Summit block

This area consists of three properties at or near the intersection of Knowles and Summit avenues (part of Area 10 on page 32). Two of the properties are in office uses; one is a converted residence and the other is an office building. The third property is a residence. This Plan recommends CRN 1.0 C 1.0 R 0.5 H 45 for the two properties now in office uses, which will preserve the existing uses. The Plan retains the R-60 Zone for the residential property, which could be eligible for historic designation. If the property is not designated for historic preservation, it is appropriate for the same CRN zone.

The following paragraphs are part of the Crafts and Services Section, beginning at the bottom of page 23

2 3700 Plyers Mill Road LLC Property

This approximately 3.6-acre property (Area 2 on page 32), at the intersection of Metropolitan Avenue and Plyers Mill Road in the C-2 Zone, is close to the MARC station and offers a significant opportunity for a largely residential project, if it redevelops. Single-family attached units at a maximum height of 45 feet are appropriate along Plyers Mill Road, where they would face an existing one-family neighborhood. Multifamily units could be placed in the site's interior, with some retail uses along Metropolitan Avenue, where they would face retail and crafts/services uses across the street and along the Plan's proposed extension of Lexington Avenue. An open space should be provided at the intersection of Metropolitan Avenue and Plyers Mill Road.

The Plan recommends CRT 2.0: C 1.0, R 1.5, H 60.

6 Konterra and Metropolitan Avenue South

This 6.2 acre area is located on the south side of Metropolitan Avenue and east of the intersection of Metropolitan Avenue and Plyers Mill Road (Area 6 on page 32). Preserving existing retail and service industrial uses in much of this area is desirable. The proposed zone adds the opportunity to introduce some residential uses while maintaining the existing non-residential uses in place. The maximum 60-foot height is needed to accommodate additional density in a mixed use development with public benefits such as quality design, streetscape, open space or public parking, creating a mixed-use, pedestrian-centered realm on both sides of Metropolitan Avenue.

The Town plans to use a portion of the former concrete plant site (Konterra property) for additional commuter parking and an open space. This Plan's recommended CSX pedestrian crossing should be located on a portion of this property. This Plan recommends the CRT Zone to encourage a mixed-use development on the portion not used for parking and civic space. Revitalization in this area should incorporate additional open space and use best management practices for stormwater management.

This ~~property~~ area is recommended for CRT 1.5: C 1.5, R 1.5, H 60. ((Marlene: should you decide to allow 75-foot maximum heights on the Konterra property, this would be an appropriate place to put your rationale, and any other development restrictions you think appropriate.))

9D, 9E, 9F, 9G Metropolitan Avenue North

The north side of Metropolitan Avenue consists of a mixture of office, retail and service industrial uses like ironworking and specialty auto services. There are multiple property owners in the 4.2-acre area (part of Area 9 on page 32). Preserving existing uses in much of this area is desirable. The proposed CRN zone adds the opportunity to introduce some residential uses while maintaining the ability to continue non-residential activities, especially along Metropolitan Avenue. The largest parcel in the area, the Parkway property on Kensington Parkway (part of Area 9G), is appropriate for less density than other parts of this area and a residential focus, to provide a better transition to adjoining residential neighborhood. The single lot at 3514 Plyers Mill Road is appropriate for less density and the opportunity for a small scale commercial or residential project, to preserve small-scale commercial uses or add a small amount of additional residential on this south side of the street.

This Plan proposes CRN 1.0 C 0.75 R 1.0 H 45 for the Parkway property (area 9G); CRN 1.0 C 1.0 R 1.0 H 45 for 3514 Plyers Mill Road (area 9D); and CRN 1.5 C 1.5 R 1.5 H 45 for the remainder of this area. Redevelopment projects adjacent to or confronting residential neighborhoods should use appropriate building mass, façade articulation or residential appearance to create a transition to those areas.

The following paragraphs are part of the Connecticut Avenue/University Boulevard section, and should follow the introductory narrative paragraph on page 24

3A, 3B Stubbs, Curtis Property Properties and vicinity

The area includes the approximately 1.2-acre Stubbs property and the 1.7-acre Curtis properties, now a neighborhood shopping center and currently zoned C-1 (Area 3 on page 32). ~~This property is~~ These properties are in single ownership and ~~is~~ are suitable for mixed uses. ~~Its~~ Their location at the gateway to Kensington makes ~~it~~ them suitable for a mixed-use ~~building~~ revitalization with a maximum building height of 60 feet. Additional density is needed to create an incentive for revitalization with added housing public benefits such as quality design, streetscape, open space or public parking. 60-foot maximum building is appropriate and needed for such a mixed-use development even though smaller properties south of Perry Avenue may use the standard method at less than the allowable maximum density and building height.

This Plan proposes CRT 2.0 C 1.5 R 1.5 H 60 for this area. ((The following sentence is now part of the next section.))~~Except for some single-family houses along Lawrence Avenue, the remaining properties in~~

this district are recommended for CRN 1.0 C 1.0 R 0.5 H 45 to provide a transition to the residential neighborhoods to the north.

10D, 10E Decatur and Lawrence blocks

Most of the 3700 block of Decatur Avenue is currently in non-residential uses; the 3600 block of Lawrence Avenue is entirely in non-residential use (part of Area 10, page 32). Preserving these office and retail uses is appropriate and the location at the edge of the commercial area makes the CRN zones suitable. A 1.0 residential FAR would allow part of the area to develop with residential uses at transitional densities while a 0.75 commercial FAR would allow modest commercial revitalization. The plan reclassifies a single isolated R-60 lot on Decatur Avenue to CRN, which would allow non-residential uses without compromising continued residential use. This block also includes R-60 lots used for special exception parking, which are retained in the R-60 Zone to retain the special exception controls and conditions of approval in place.

This Plan recommends CRN 1.0 C 0.75 R 1.0 H 45 for the portion of the 3700 block of Decatur Avenue now in non-residential uses(area 10D); the remainder of the block retains the R-60 Zone . The Plan recommends CRN 1.0 C 1.0 R 0.5 H 45 for the Lawrence Avenue block(area 10E). The portion of this block now in open space should be retained as open space. Redevelopment projects adjacent to or confronting residential neighborhoods should use appropriate building mass, façade articulation or residential appearance to create a transition to those areas.

10F, 10G, 10H University, Decatur, Lexington and Perry blocks

This area totals approximately 2.6 acres and is located on the east side of University Boulevard (part of Area 10 on page 32). Preserving existing small office and retail uses in this area is desirable. Its location at the edge of business district makes the area appropriate for CRN zones. A maximum 1.0 residential FAR would allow part of the area to develop with residential uses at transitional densities while a 0.75 commercial FAR would allow modest commercial revitalization. This Plan recommends CRN 1.0 C 0.75 R 1.0 H 45 for the part of this area at the intersection of Decatur Avenue and University Boulevard (area 10F). The plan reclassifies a single remaining R-60 lot on the southern block, currently used as a residence, to CRN (area 10H).

The Plan recommends CRN 1.0 C 1.0 R 1.0 H 45for area 10H, which would allow residential projects at transition densities as well as non-residential or mixed uses. The area bounded by University Boulevard, Perry Avenue and Lexington Street is recommended for CRN 1.0 C 1.0 R 0.5 H 45(area 10G). Redevelopment projects adjacent to or confronting residential neighborhoods should use appropriate building mass, façade articulation or residential appearance to create a transition to those areas. New development at the corner of Lexington Street and Perry Avenue should retain a residential appearance.

New language for the implementation section, starting with the third paragraph on page 26

The CRT zones provide both a standard and an optional method of development. The standard method limits overall density to a 1.0 FAR (*floor area ratio*). The optional method creates incentives to provide public amenities and benefits, thereby earning additional density. Projects in the redevelopment areas proposed for CRT zones 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 that uses a dedicated right-of-way.

The CRN and CRT zones require public use space for development of a certain size and configuration. Public use spaces may be privately owned and may be located on site, but must be accessible to the public. The requirement may also be satisfied by off-site physical improvements to parks or public use space or by payments that support public use space elsewhere in Kensington. This Plan assumes that much of the public use space system will be obtained through this requirement.

Public benefits provided under the optional method are drawn from among seven categories outlined in the Zoning Ordinance. The public benefits identified below should be considered priorities during project development and review of optional method projects in the CR Zone. This list is not mandatory, and it does not preclude consideration of other benefits as listed in the CR Zone to achieve the maximum permitted FAR. The requested benefits should be carefully analyzed to make sure they are the most suitable for a particular location and consistent with the Sector Plan's vision, and that they satisfy the changing needs of the area over time. When selecting these benefits, the Planning Board should consider community needs as a determining factor.

For Kensington, these categories and public benefits are important to successful revitalization:

- Quality building and site design
 - exceptional design that is sympathetic to its context;
 - public open space for community gatherings;
- Diversity of uses and activities
 - small business opportunities throughout the Town's business districts
- Connectivity and mobility
 - public parking facilities, as part of a parking lot district or shared parking program;
 - streetscape to enhance the public realm.

The Planning Board must adopt urban design guidelines to help implement this Plan. The guidelines are designed to guide developers, regulatory reviewers and the Planning Board as they design, analyze and approve projects devised over the life of this Plan. The proposed CRT zones require optional method projects to address design guidelines during the site-plan regulatory review process.