



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #
9/15/08

August 27, 2008

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Acting Chief
Community-Based Planning Division

Khalid Afzal, Team Leader, Georgia Avenue Team
Community-Based Planning Division *KA*

FROM: Frederick Vernon Boyd, Community Planner (301.495.4654)
Georgia Avenue Team *FVB*
Community-Based Planning Division

SUBJECT: Proposed Scope of Work for the Kensington Sector Plan

RECOMMENDATION: Approve the Proposed Scope of Work, enabling staff to proceed with the development of the draft Sector Plan.

BACKGROUND

The attached Proposed Scope of Work begins the process of comprehensively amending the 1978 *Sector Plan for the Town of Kensington and Vicinity*. It sets the master plan area in the context of the *General Plan Refinement*; shows the physical geography that will be studied; articulates the purpose of the plan; highlights plan goals, objectives, and issues to be addressed; and describes the plan's overall approach and its strategy for community participation. The report also outlines the tasks and resources needed to complete the plan.

SUMMARY

Kensington is an established community with significant history. Much of its residential district is on the County's *Master Plan for Historic Preservation*. Historic status gives Kensington a distinct character and a clearly defined image that should be preserved.

A comprehensive update of the Kensington Sector Plan will allow the area's land use pattern and the zones supporting that pattern to meet evolving County policies for sustainable development, design excellence, and provision of housing. The Plan's broad goal is to enable desirable revitalization while preserving the town's scale and character. Kensington's ability to accommodate revitalization should be carefully balanced with the desirability of preserving its established residential character and its historic value.

To achieve this goal, the Sector Plan will:

- Enliven the town center
- Promote sustainability—energy efficiency, water conservation, reduced carbon emissions
- Connect Kensington’s neighborhoods to a revitalized town center

Accommodate regional traffic passing through Kensington while creating a safer and more hospitable atmosphere for walkers and cyclists

Explore regulatory methods for retaining existing scale and character of residential neighborhoods

The project team will work with residents, business owners, and others interested in the revitalization of Kensington. Because the Town of Kensington is an incorporated municipality, its elected officials will be closely involved in the development and review of Plan recommendations. Civic associations representing residents in the town and its adjoining neighborhoods have formed the Coalition of Kensington Communities, which will play an important role in developing the Plan’s recommendations. The planning team will deliver regular status reports at the town’s regular monthly meetings, and to the Coalition, whose executive committee meets quarterly.

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Attachment: Kensington Sector Plan Proposed Scope of Work