



## Design Guidelines for the *Approved and Adopted Kensington Sector Plan*

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### Staff recommendation

- **Approve** the Design Guidelines for the *Approved and Adopted Kensington Sector Plan*.

### Summary

Attached is the final document of the Design Guidelines for the *Approved and Adopted Kensington Sector Plan*. After a series of working meetings with the Town of Kensington Revitalization Committee and the Town Council, staff presented the Draft Design Guidelines to the Planning Board on July 18, 2011 and October 13, 2011, followed by a revised document on November 3, 2011. The later draft was transmitted to County Council with the Planning Board Draft Kensington Sector Plan. The County Council approved the Kensington Sector Plan on March 20, 2012. Staff has refined the Draft Guidelines by incorporating discussions and revisions made during the County Council work sessions as part of its review and approval of the Sector Plan.

The purpose of the Design Guidelines is to illustrate how key recommendations of the Sector Plan might be achieved. They will also clarify general design expectations and provide applicants and staff with a framework for project review and a tool for obtaining enhanced design and related amenities.