

Kensington Design and Development Review Community Workshop- Board Notes

Group 1

- Created list of “wants/ don’t wants”
 - Wants
 - Boutique hotel
 - Quality housing for young home buyers
 - HOC community center
 - Arts center
 - Improve the west Howard Avenue feel
 - Clean up area around CSX tracks and property
 - Don’t Want
 - Strip mall style development
 - More senior housing
 - Gas station
 - Storage facilities
- Community benefits that are desired with new development:
 - Higher quality restaurants (i.e. less fast casual)
 - Fountains and inviting community areas
 - Greenscape guidelines
 - Greener street medians
 - A community pool
 - Enhancements to the train experience
- Most important elements to focus on during development review:
 - Traffic control
 - Underground of utilities
 - No bicycle docking stations
 - Extra parking capacity
 - Emphasis on public/private partnerships
 - More green space
 - Age varying sports and activities
 - Better connection from Rock Creek to town
 - Community music venue that is not on Howard Avenue
- Most efficient way to get word out about new development projects:
 - A “read it campaign”
 - Continue paper-based communications
 - Use business partners to spread word
 - Post information at local Safeway and local restaurants

Group 2

- Issues/ Concerns
 - Transportation
 - Summit Avenue extended and key properties are impacted
 - Cut-through traffic through local neighborhoods
 - Parking
 - Not enough spaces
 - Desire to re-evaluate parking district
 - No incentives for new developments to share parking
 - Community benefits
 - Don't give points for required parking and quality design during the design review process
 - Is there too much density in Kensington?
 - Why CRT/ CRN?

Group 3

- Lessons Learned
 - Manage expectations of design and development review process
 - Move from a reactive process to a proactive process
 - Need more outreach
 - Outreach to local businesses, community, and to other businesses who could relocate to Kensington
 - Could have a dedicated economic outreach person in the town or a designated organization to do so
 - Keep in mind vision and design of new development
- Important elements of new development
 - Consideration of vernacular design and character of area
 - Make new development compatible with current area
 - *Focus on the compatibility element during the design review process.
 - Focus on walkability and ease of movement in the area
 - Safety for pedestrians and bicyclists should be key

Group 4

- Development Review Board process
 - Better notification with link to agenda within email communications
 - Include surrounding neighbors
 - Eye catching
 - Legal advice
- Property Assemblage
 - Meetings between TOK and Owners

- TOK should be Proactive vs. Reactive
 - Shop around for builders/projects
- Summit Avenue extension and other adequate services
 - Improve bus service
 - Target key intersections for improvement
- Implement sector plan recommendations for historic preservation

Group 5

- Understanding development review process
 - Post hearing examination → board appeals → court system
- Howard Avenue East Historic District
 - Commercial Properties and Development process limitations
 - Zoning and sector plan
- Keep individual/ small businesses
 - With second story residences (which this group has identified as a key part of Kensington) which are existing affordable housing.
 - Avoid displacement of residents
 - Be proactive with business
- Traffic Concerns
 - Balance redevelopment priorities with traffic issues
 - No opportunities for public input on traffic issues
 - Need to prioritize pedestrian experience on roadways
- Complete Streets
 - Difficult to engage the State Highway Administration at the local level
- Group desires a liaison with the state on Kensington specific projects
 - State Highway Administration is not responsive on issues of quality of life, accessibility issues

Group 6

- Community Benefits for new development
 - Protect pedestrians throughout Kensington
 - More pedestrian buffers from roadway (specifically at Connecticut and Knowles near the Chipotle)
 - Bike lanes
 - Synchronize lights at Connecticut and Knowles
 - Account for elderly pedestrians (specifically at Knowles Manor)
 - Parking for emergency responders near Knowles Manor
- Elements of the design review process
 - Traffic issues (around Connecticut and Howard)

- Lower building heights
 - Buildings set-back enough to include landscaping buffer
- Communication for new development
 - Monthly newsletter including links to other associations
 - Intentional canvassing of neighborhoods
 - Have a “block captain” that is responsible for getting out word
 - Use door-to-door flyers