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
  o 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
  o Community benefits
    ▪ Don’t give points for required parking and quality design during the design review process
  o Is there too much density in Kensington?
  o Why CRT/ CRN?

Group 3
• Lessons Learned
  o Manage expectations of design and development review process
  o 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
  o Keep in mind vision and design of new development
• Important elements of new development
  o 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.
  o Focus on walkability and ease of movement in the area
    ▪ Safety for pedestrians and bicyclists should be key

Group 4
• Development Review Board process
  o Better notification with link to agenda within email communications
  o Include surrounding neighbors
  o Eye catching
    ▪ Legal advice
• Property Assemblage
  o Meetings between TOK and Owners
• TOK should be Proactive vs. Reactive
  o Shop around for builders/projects
• Summit Avenue extension and other adequate services
  o Improve bus service
  o Target key intersections for improvement
• Implement sector plan recommendations for historic preservation

Group 5
• Understanding development review process
  o Post hearing examination → board appeals → court system
• Howard Avenue East Historic District
  o Commercial Properties and Development process limitations
  o Zoning and sector plan
• Keep individual/ small businesses
  o With second story residences (which this group has identified as a key part of Kensington) which are existing affordable housing.
  o Avoid displacement of residents
  o Be proactive with business
• Traffic Concerns
  o Balance redevelopment priorities with traffic issues
  o No opportunities for public input on traffic issues
  o Need to prioritize pedestrian experience on roadways
• Complete Streets
  o Difficult to engage the State Highway Administration at the local level
• Group desires a liaison with the state on Kensington specific projects
  o State Highway Administration is not responsive on issues of quality of life, accessibility issues

Group 6
• Community Benefits for new development
  o Protect pedestrians throughout Kensington
  o More pedestrian buffers from roadway (specifically at Connecticut and Knowles near the Chipotle)
  o Bike lanes
  o Synchronize lights at Connecticut and Knowles
  o Account for elderly pedestrians (specifically at Knowles Manor)
  o Parking for emergency responders near Knowles Manor
• Elements of the design review process
  o 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