Agenda

- Workshop Introduction, Goals and Town Vision (20 minutes)
  - Mayor Tracey Furman, Carrie Sanders, Helen Wilkes
- Montgomery County Development Review Process, Sector Plan & Historic Preservation (40 minutes)
  - Patrick Butler, Atul Sharma, Rebeccah Ballo
- Town of Kensington Development & Design Review Process (20 minutes)
  - Connor Crimmins, Darrin Bartram
- Break (10 minutes)
- Small Group Table Discussion (30 minutes)
- Wrap-up, Survey, and Future Coordination (20 minutes)
  - Mayor Tracey Furman, Carrie Sanders
Development Review Process

Three Levels of Zoning/Development

- By-right Development
- Standard Method Development
- Optional Method Development
Development Review Process

Typical CR Zone Optional Method Project

**Sketch Plan:**
- Max. Density, Heights, Building Massing, Public Benefit Points

**Preliminary Plan:**
- Define Lot(s), Blocks, Dedications (Roads, Parks, Open Spaces)
- SWM, APF, FCP

**Site Plan:**
- Detailed Plans, Buildings Materials, Phasing of Construction and Amenities, SWM, FCP

**Development Review Committee (DRC):**
- Planning Analysis/Review:
  - Zoning
  - Master Plan
  - Transportation
  - Environment
  - Design/ Compatibility

**Consider Community Input:**
- Staff Report Production and Posting for Public Hearing

**120 DAYS**

**90 DAYS**

**120 DAYS**

**Design & Development Review Process Workshop**

Montgomery Planning

Town of Kensington

September 14, 2019
Development Review Process

Typical Standard Method Project

Public Notice: Meeting, Mailing, & Signs

Pre-Application Meeting(s) with Town of Kensington and Planning Staff

120 DAYS

HP Pre-App

1st HP Preliminary Consultation

DRC

Development Review Committee

DOT

DPS

DHCA

WMATA

WSSC

PEPCO

SHA

Planning Analysis/Review:
- Zoning
- Master Plan
- Transportation
- Environment
- Design/ Compatibility

Consider Community Input

Staff Report Production and Posting for Public Hearing

120 DAYS

2nd HP Preliminary Consultation (possibly more)

Planning Board Public Hearing

DRC

Town of Kensington Mayor and Council Vote

Design & Development Review Process Workshop

Montgomery Planning

Town of Kensington

September 14, 2019
Development Review Process

Typical Conditional Use Application

Conditional Use: Evaluates if a use is acceptable in a specific location based on Master Plan recommendations, compatibility of surrounding uses and neighborhood character, APF, and inherent and non-inherent impacts.
Development Review Process

Typical Local Map Amendment (LMA - Rezoning) Application

- Local Map Amendment: Evaluates if a particular zone is appropriate for a property, based on Master Plan recommendations and compatibility of surrounding uses, both existing and anticipated in the future.
- Planning Analysis/Review:
  - Zoning
  - Master Plan
  - Transportation
  - Environment
  - Design/Compatibility
- Consider Community Input
- Staff Report Production and Posting for Public Hearing

- 120 DAYS
- Planning Analysis/Review:
  - Zoning
  - Master Plan
  - Transportation
  - Environment
  - Design/Compatibility
- Consider Community Input
- Staff Report Production and Posting for Public Hearing

- 45 DAYS
- Town of Kensington Mayor and Council Vote
- Planning Board Public Hearing
- Planning Board Recommendations to Hearings Examiner
- Hearings Examiner Public Hearing
- Hearings Examiner Issues Decision/Staff Report to County Council
- County Council Public Hearing
- County Council Issues Decision/Resolution

Pre-Application Meeting(s) with Town of Kensington and Planning Staff
Public Notice: Meeting, Mailing, & Signs

HP Pre-App 1st HP Preliminary Consultation 2nd HP Preliminary Consultation (possibly more)
Mandatory Referrals

Administrative Review

Mandatory Referral:
Section 7-112 of the Regional District Act requires that all federal, state and local governments and public utilities submit proposed projects for Mandatory Referral review by the Commission.

No Planning Board public hearing is required for projects approved through the administrative review procedures. A letter from the Director of the Parks and/or Planning Department will notify the applicant that no further review is required for the project.

Examples of projects that may qualify for administrative review are minor modifications as part of routine maintenance, placement of a small equipment shed on a site, paving of a parking area without adding any additional parking spaces, interior improvements that do not alter or increase the programming capacity of the facility, a bridge replacement in-kind, sidewalk construction that does not affect the roadway, minor roadway construction, and other such improvements that do not change the land use, character, intensity, scale or nature of the program or the facility under review.
Mandatory Referrals
Planning Board Review Required

Mandatory Referral:
Section 7-112 of the Regional District Act requires that all federal, state and local governments and public utilities submit proposed projects for Mandatory Referral review by the Commission.

The Planning Board must review the proposed location, character, grade and extent of any road, park, public way or ground, public building or structure and public utility. The Planning Board must also review any widening, extension, relocation, narrowing, vacation, abandonment, or change of use of any road, park or public way or ground, and the acquisition or sale of any land by any public board, body or official.

60 DAYS
Planning and Agency Analysis/Review:
- Zoning
- Master Plan
- Transportation
- Environment
- Design/ Compatibility

Consider Community Input
Staff Report Production and Posting for Public Hearing

Pre-Application Meeting(s) with Town of Kensington and Planning Staff
Public Notice: Meeting, Mailing, & Signs

| HP Pre-App | 1st HP Preliminary Consultation | 2nd HP Preliminary Consultation (possibly more) |

Town of Kensington Mayor and Council Vote
Planning Board Public Hearing

Design & Development Review Process Workshop
Montgomery Planning Town of Kensington

September 14, 2019
“The district is architecturally significant as a collection of late 19th and early 20th century houses exhibiting a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake and Colonial Revival. The houses share a uniformity of scale, set backs and construction materials that contribute to the cohesiveness of the district’s streetscapes. This uniformity, coupled with the dominant design inherent in Warner’s original plan of the subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.”

- Kensington Historic District Amendment, 1986
Kensington Historic District Review

Criteria for Historic Area Work Permit (HAWP) Review:
• Chapter 24A of County Code
• Secretary of the Interior's Standards for Rehabilitation
• Kensington Historic District Master Plan Amendment (31/6)
• Vision of Kensington: *Long Range Preservation Plan*

HAWP Review and Approval:
• Submit HAWP application and supporting documents to the Department of Permitting Services (21 days in advance of the meeting)
• Site visit and Staff Report are generated by HP Staff
• Historic Preservation Commission reviews the Staff Report and evaluates the proposal, voting to approve, approve with conditions, or deny the HAWP
Historic Preservation Review

**Is:**
- Intended to manage change to a district while protecting the character of the district.
- Mandatory in the historic district for any visual or material change to the building or surrounding site.
- Reviewed primarily considering the impact of the proposed work from right-of-way.
- Required for changes that are allowed by-right under zoning and building codes.

**Is not:**
- A prohibition on changes to designated buildings.
- A requirement to restore buildings to their original condition.
- Required for interior changes (only exterior).
- An exercise by the “taste police”.
- Intended to exclude the use of green building technology (i.e. solar panels or geothermal heating).
Development Tracker Tool

Development Projects In Kensington

Site Plans
- Solera Reserve Kensington, SW quadrant, Metropolitan Avenue and St Paul Street, 6/15/2018
- Knowles Manor, On Knowles Avenue, 200 feet W of Connecticut Avenue, 11/15/2018

Preliminary Plans
- Lauranor Knowles Estate, NE quadrant of intersection of Summit Avenue and Knowles Avenue, 3/20/2018
- Solera Reserve Kensington, SW quadrant, Metropolitan Avenue and St Paul Street, 6/15/2018
- Knowles Manor, On Knowles Avenue, Last update a few seconds ago

View map full screen
Kensington Sector Plan Area
Kensington Sector Plan Zoning

Previous Zoning

Current Zoning
Kensington Sector Plan Building Heights
Kensington Sector Plan Districts
Town Center District

- Envisioned as a walkable attractive place
- 5-6 story Mixed-Use Buildings with parking structures
- 1-2 story buildings with street activating retail & services with surface parking
- Taller buildings in the core, with lower buildings towards residential neighborhoods
Craft / Services District

- Plan proposes to preserve this district
- Metropolitan Avenue CRT Zone, Howard Avenue I-1 Zone
- Windows and direct entrances from the street
- Introduce sidewalks and pedestrian amenities
- Reduce imperviousness and enhance stormwater management
Metropolitan Avenue District

- Create a mixed residential and commercial thoroughfare with a distinct pedestrian orientation on both sides of Metropolitan Avenue
- Mostly residential, with some neighborhood retail
Connecticut / University Boulevard District

• Plan proposes to build upon existing commercial uses, with introduction of housing
• Appropriate transitions to neighboring residential
• More intensity along the bigger streets
Kensington Urban Design Guidelines

March 2013

kensington sector plan
Design Guidelines

Montgomery County Planning Department
MADPPC
MontgomeryPlanning.org

Design & Development Review Process Workshop
Montgomery Planning
Town of Kensington
Objective: Highlight Kensington’s Character

**Guideline:** Manage and protect elements that are important to Kensington’s identity.

- Use unique architectural elements such as construction materials, windows, doors, or façade ornamentation distinctive to Kensington.
- Consider adaptive reuse, rehabilitation, and restoration of buildings that contribute to the area’s character.
- Consider reusing existing structures, materials, and other building components to reduce construction waste. Green deconstruction practices are strongly encouraged.
- Distinguish new development from historic resources to highlight historic resources. Avoid imitating historic designs as it may diminish the singularity of the historic original.
- Incorporate traditional façade elements in new building design.

An approach to upgrading the light industrial buildings along West Howard Avenue (source: West Howard Avenue Urban Design Study, Montgomery County Department of Housing and Community Affairs)

Building reuse at 10412 Montgomery Avenue maintains the original structure’s integrity
Objective: Express Local Identity

- Incorporate public art in building design and public use spaces with a visible street presence. New projects are strongly encouraged to incorporate the artist into the development team at the conceptual stage.

- Include public art in major public infrastructure projects such as public buildings, bridges, transit systems, railroads, or roadways. The integration of artists, architects, landscape architects, and other designers into the design team for major infrastructure projects is strongly encouraged.

The clock incorporates the ornamental theme of the official Kensington signs

A bus shelter enhanced with public art

A fountain doubles as sculptural art, adding visual interest
Objective: Walkable Streets

- Reinforce the relationship between the sidewalk and interior activity. Where feasible, provide space to accommodate a transition between street and storefront.
Objective: A Variety of Open Spaces

A network of public open spaces should provide comfortable and attractive spaces that offer a range of experiences. Such a system will help create a healthier environment by mitigating the effects of pollution and providing opportunities for recreation, respite, and enjoyment. Public open spaces should incorporate features that engage all age groups from young children to the elderly.

The Sector Plan seeks to create a system of parks and open spaces linked by bikeways and sidewalks to meet the increasing demand for outdoor gathering space. In the Town Center, the location and design of open space should support community interactions and economic vitality.

Some spaces will be privately-owned yet maintained for public enjoyment. For small parcels, public open spaces may be combined to create a larger space.

Guideline: Public open space on private property should be accessible from the sidewalk.

- Walls and planting should not block or screen a space from the sidewalk.
- Spaces should be level with the sidewalk, where possible, to prevent elevation changes that can create barriers.
Objective: Appropriate Scale for Development

Guideline: For large development, vary building massing along sidewalk for visual interest.

- For scale and visual interest, break down building mass into a hierarchy of volumes. Avoid creating large, monolithic structures without a transition between ground floor and upper stories.
- Consider a building entry, additional or varied building massing, or distinctive architectural elements at corners.
Objective: High Quality Architecture

- The following elements can achieve residential character through façade articulation:
  - Top: sloped roofs, strong eave lines, cornice elements or parapet treatments, dormers
  - Middle: balconies, railings, punched windows with details such as shutters and headers
  - Base: storefront windows, awnings, arcades, and appropriately scaled signage.
Objective: Well Designed Parking

- The use of structured parking (below-grade or above ground) is preferred over surface parking lots.
- Locate parking facilities in the rear or side yard with vehicular access from side streets. Parking structures facing the street should have active ground level uses with pedestrian details.
- Incorporate vegetation through green roofs, rooftop gardens, and green walls.

Punched window openings with planters give this parking garage the illusion of enclosed interior space

The design of this parking facility is appropriate for an industrial area, like West Howard Avenue
Objective: Suitable Transition to Low Density

- Per the CRT and CRN Zone requirements, "Where a tract of land is adjacent to a lot or parcel in a one-family residential or agricultural zone that is not improved with a commercial, industrial, or utility use, any building must have a minimum setback of 25 feet or the setback required by the adjacent lot or parcel, whichever is greater; and must not project beyond a 45 degree angular plane projecting over the subject lot or parcel measured from a height of 55 feet in the CR zones, 45 feet in CRT zones or 35 feet in CRN zones at the setback line determined above." (Sec 59-C-15.72, Setbacks)
Useful Links

- **Kensington Planning Webpage:**
  [https://montgomeryplanning.org/planning/communities/area-2/kensington/](https://montgomeryplanning.org/planning/communities/area-2/kensington/)

- **Sector Plan & Design Guidelines:**

- **General Planning Terms & Glossary:**

- **Development Application Process Informational Document:**

- **Commercial/ Residential & Employment Zones- Incentive Density Implementation Guidelines:**

- **Zoning Code (under Montgomery County Zoning Ordinance (2014), Chapter 59 & Chapter 50):**
The DRB consists of seven (7) members to be appointed by the Mayor, with the approval of the Council. The composition of the DRB, as established through a Resolution of the Council, is as follows:

- Two (2) members of the Town Council, to be appointed by the Mayor during the Organizational Meeting of the Council in July of each year. Members from the Council serve a one-year term, coinciding with the Town’s election cycle.

- Two (2) members from a professional field related to development, each of whom is an architect, engineer, developer, or land use attorney. Professional field members serve a two-year term.

- Two (2) members that are residents of the Town of Kensington. Town resident members serve a two-year term.

- One (1) member of the Town business community. Town business members serve a two-year term.
The DRB meets on an as needed basis, beginning with the introduction of a proposed development/re-development by an Applicant.

Projects are reviewed in DRB meetings:
- Open to the Public, typically held at Kensington Town Hall
- Meetings Noticed to Public in advance
  - Posted to door of Town Hall
  - Posted on Town’s website
  - When possible they are also listed in the Around Town Journal, in Town Council Meetings and Minutes, and on community listservs
- Minutes from DRB meetings are posted to Town’s website
- DRB reports are provided during Town Council meetings

DRB works with Applicant to schedule Community Meetings of their projects.

DRB reports to the Mayor and Town Council and provides recommendation on Council actions related to projects reviewed by DRB.
Town of Kensington’s
Development Review Board (DRB)

Review Elements

• The DRB reviews projects for their conformance to the Kensington Sector Plan and Sector Plan Design Guidelines, the CRT/CRN zone, and historic preservation
• DRB reviews project heights, density, setbacks, architecture, parking, lighting, signage, intended use, landscaping, and circulation and makes recommendations to improve the projects such that they may better conform to the Kensington Sector Plan and Design Guidelines
• The DRB engages Montgomery County Planning’s Technical Staff for assistance on technical aspects of proposals and to determine acceptability by the County or County agencies
Break
10 Minutes
Small Group Table Discussion
30 Minutes
Suggested Questions

• What community benefits would you like to see with new development?

• What elements of new development are the most important to focus on during development review?

• What are the most efficient ways to get the word out to the community regarding new development projects?
Wrap-up, Survey & Future Coordination
20 Minutes
Thank You!