



September 14, 2019



# Town of Kensington

## Design & Development Review Process Workshop

Montgomery Planning

Town of Kensington



# 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, Rebecca 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

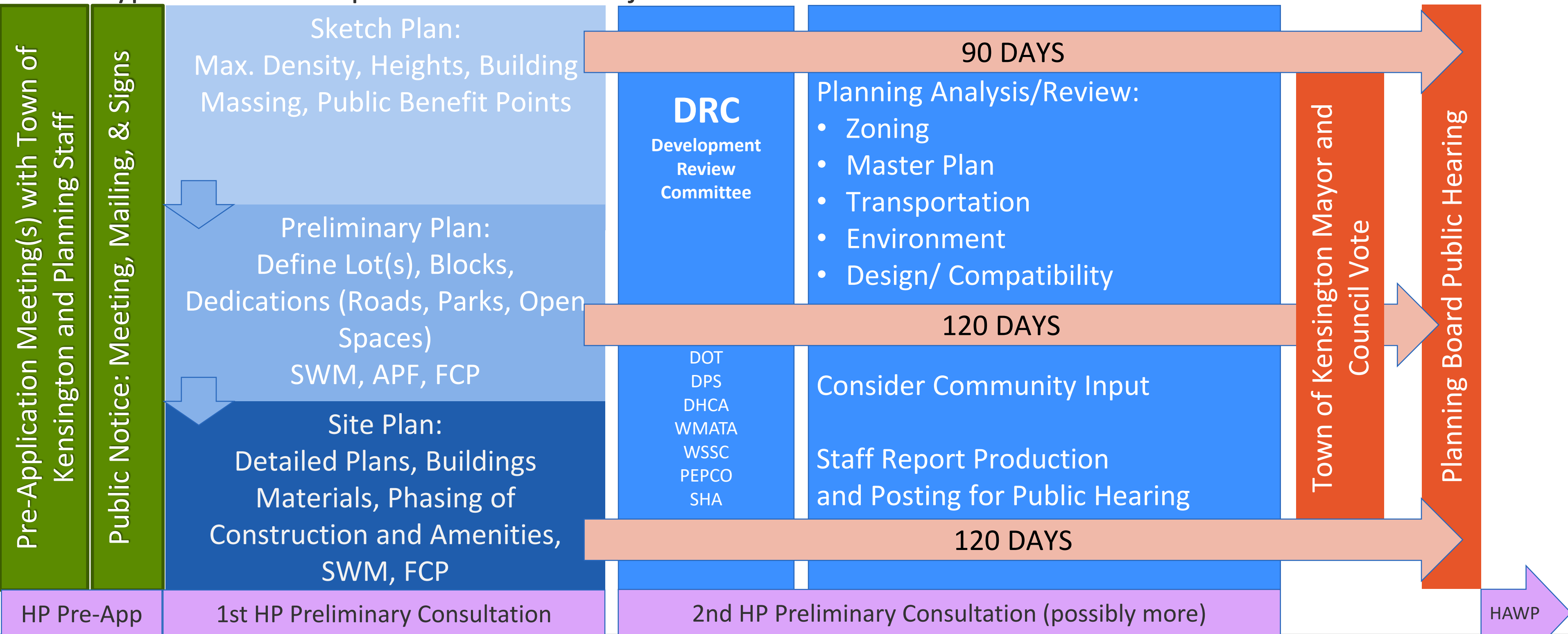
Standard Method  
Development

Optional Method  
Development



# Development Review Process

Typical CR Zone Optional Method Project



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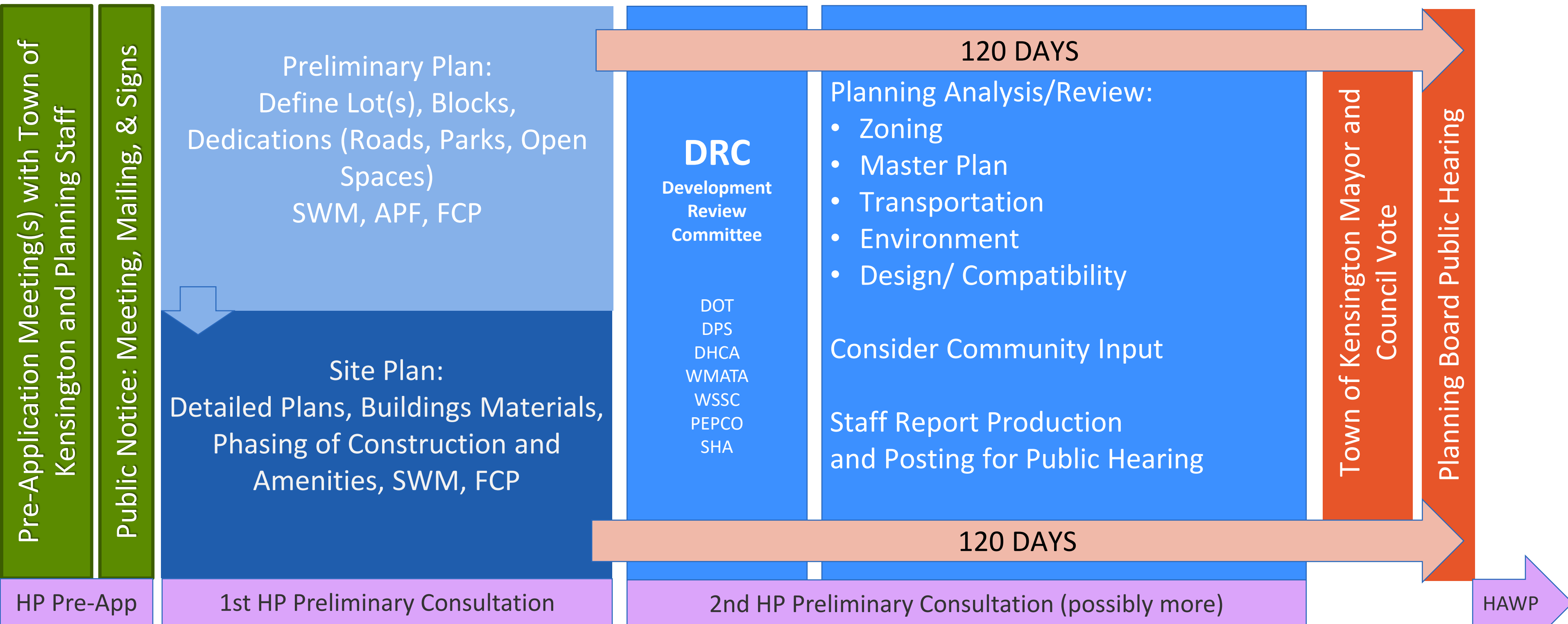
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# Development Review Process

Typical Standard Method Project



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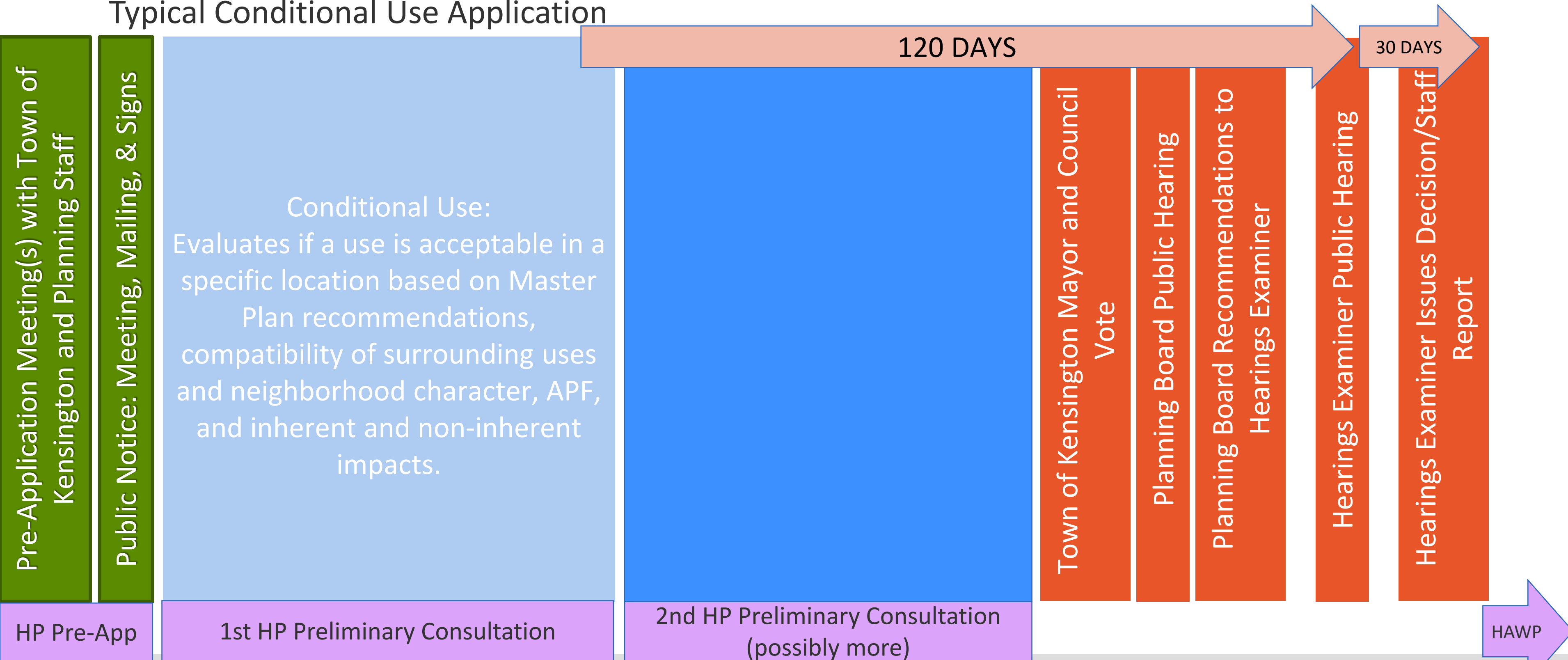
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# Development Review Process

## Typical Conditional Use Application



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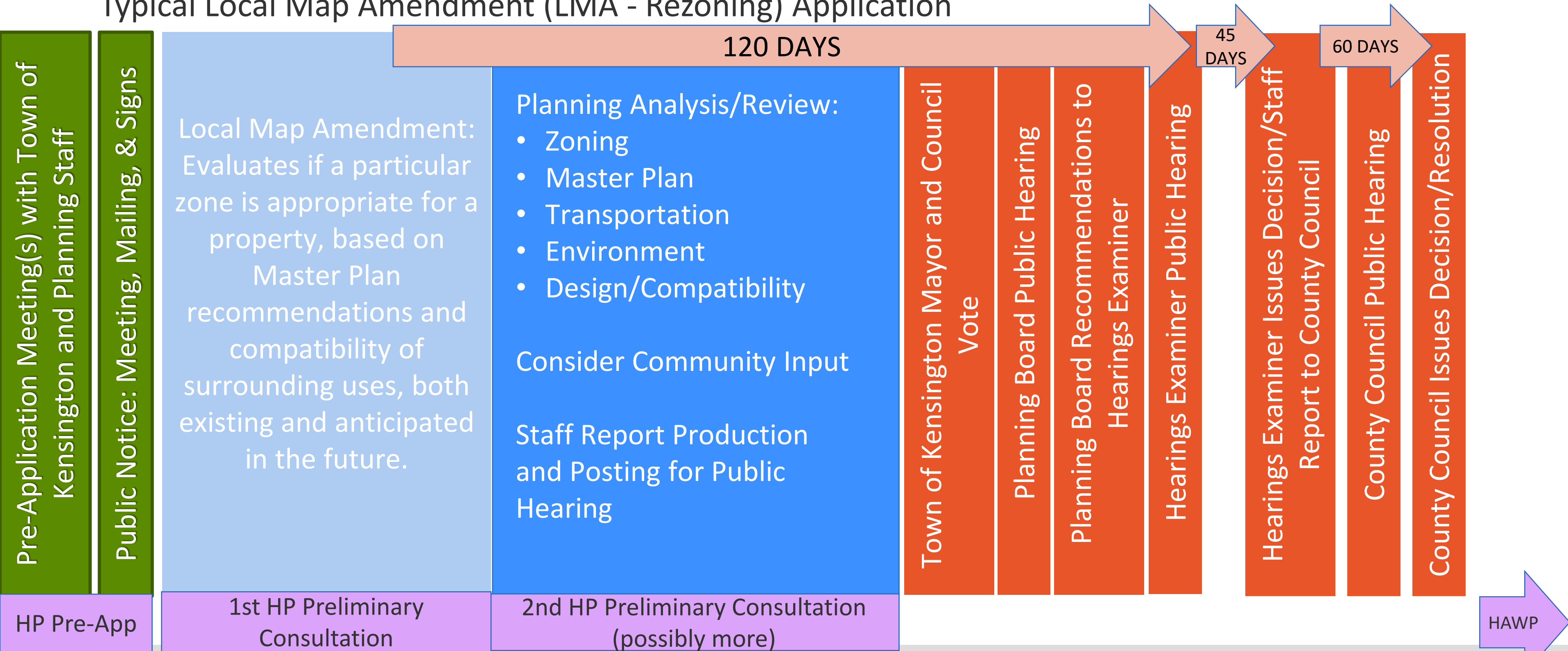
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# Development Review Process

Typical Local Map Amendment (LMA - Rezoning) Application



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# 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



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# Kensington Historic District

“The district is architecturally significant as a collection of late 19<sup>th</sup> and early 20<sup>th</sup> 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:

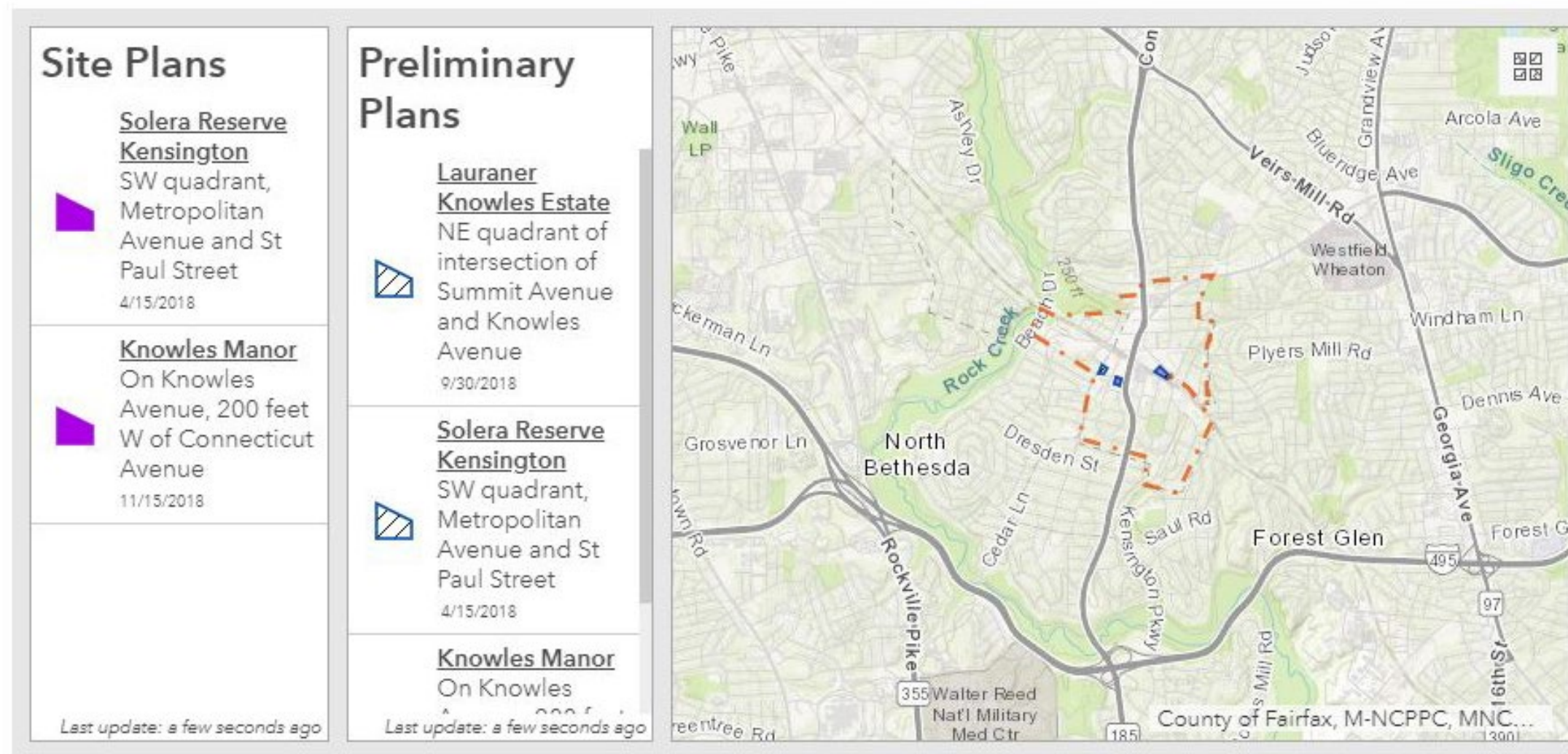
- A prohibition on changes to designated buildings.
- A requirement to restore buildings to their original condition.
- Required for interior changes (only exterior).
- An exercise by the “taste police”.
- Intended to exclude the use of green building technology (i.e. solar panels or geothermal heating).



# Development Tracker Tool

LEARN MORE ABOUT THE 2012 KENSINGTON SECTOR PLAN

## Development Projects In Kensington



[View map full screen](#)



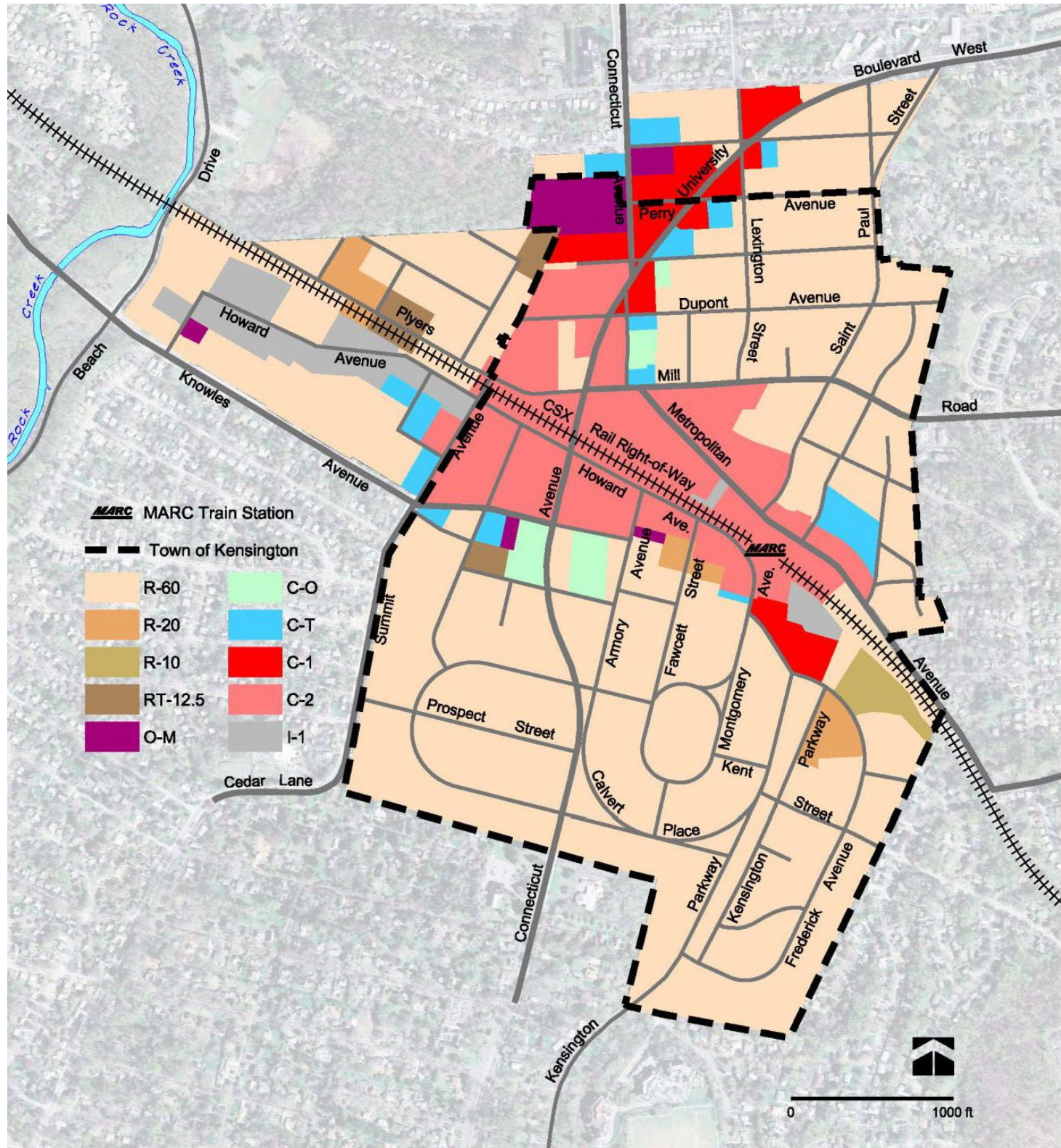


# Kensington Sector Plan Area

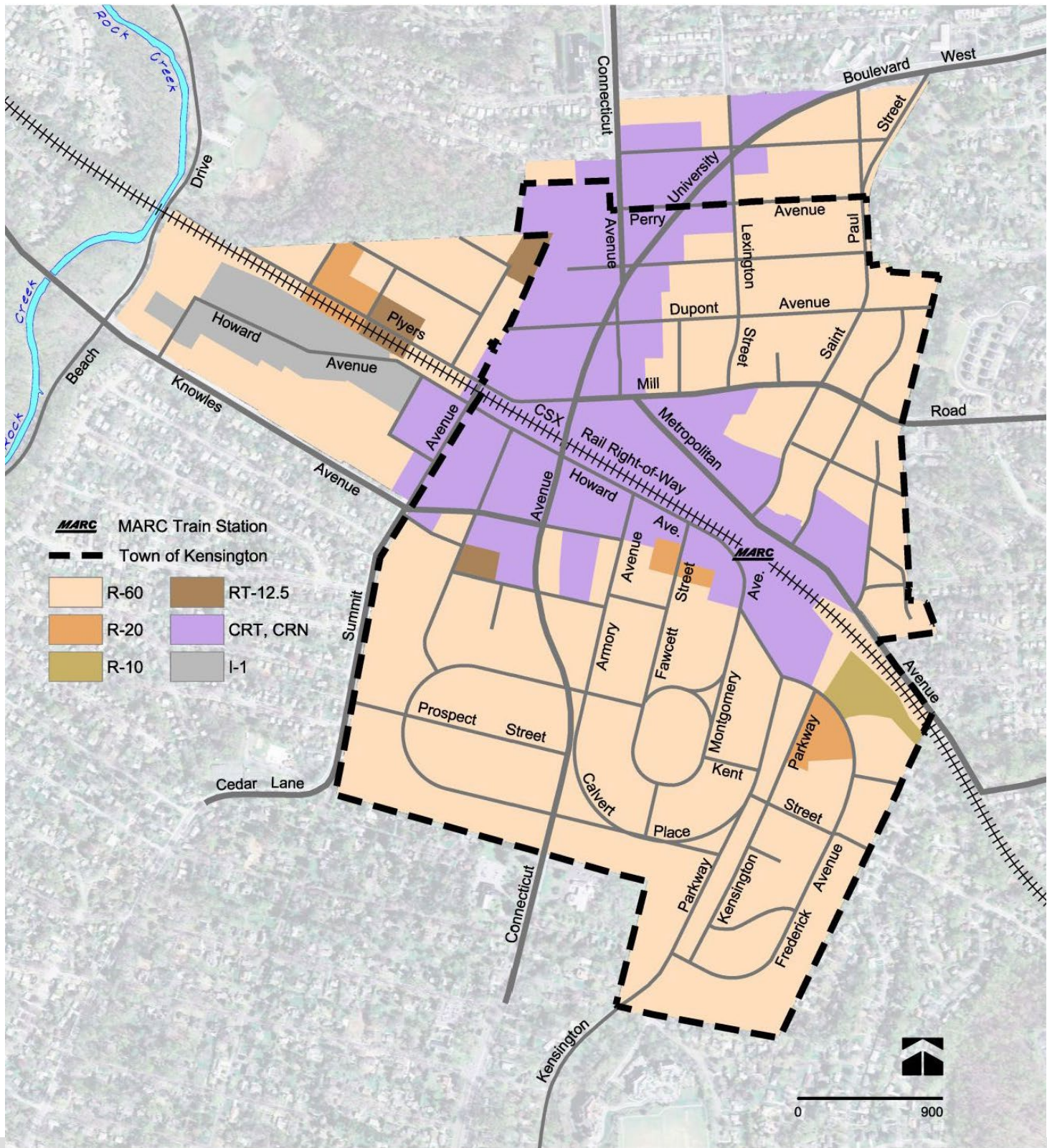




# Kensington Sector Plan Zoning



Previous  
Zoning

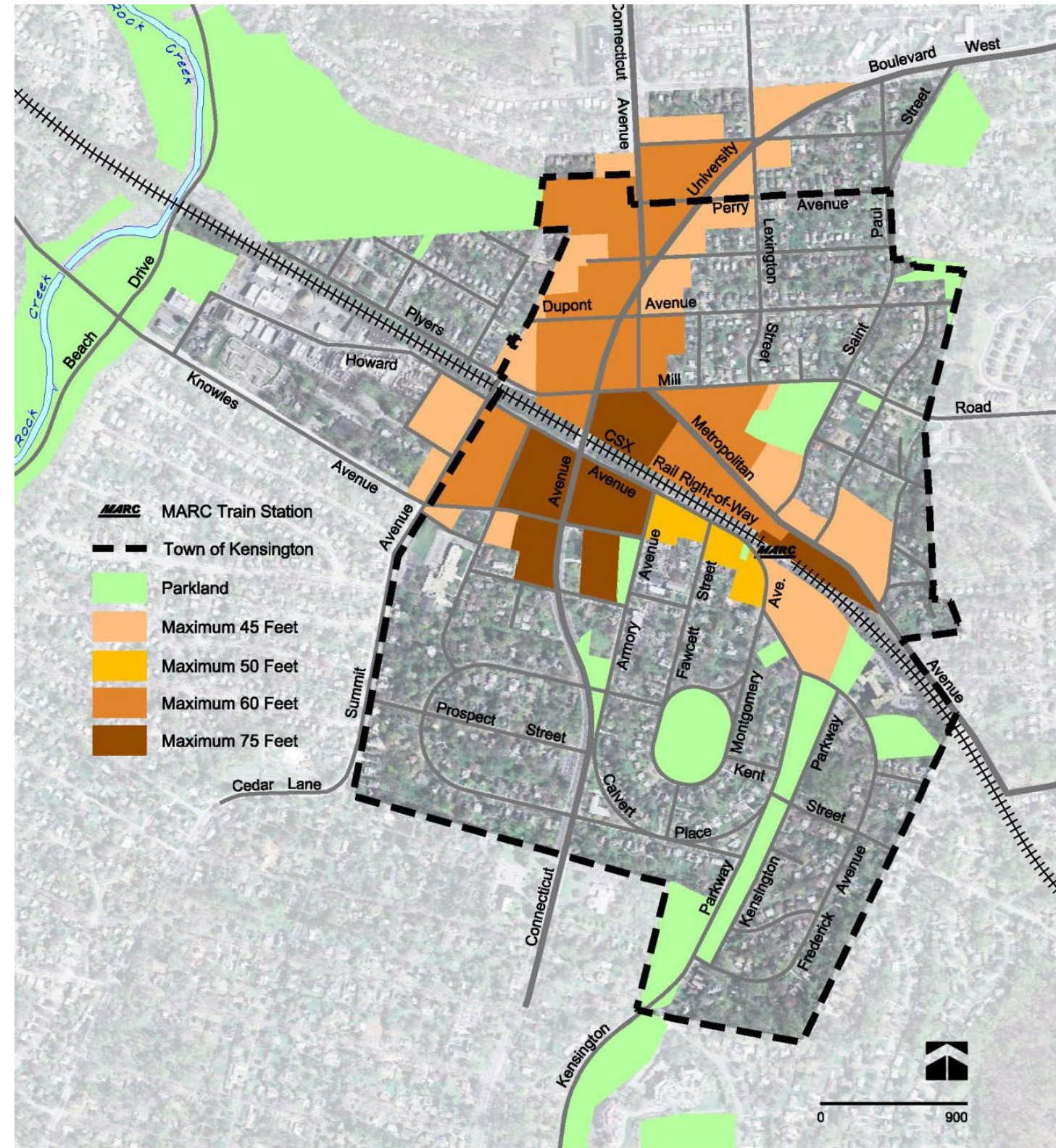


Current  
Zoning



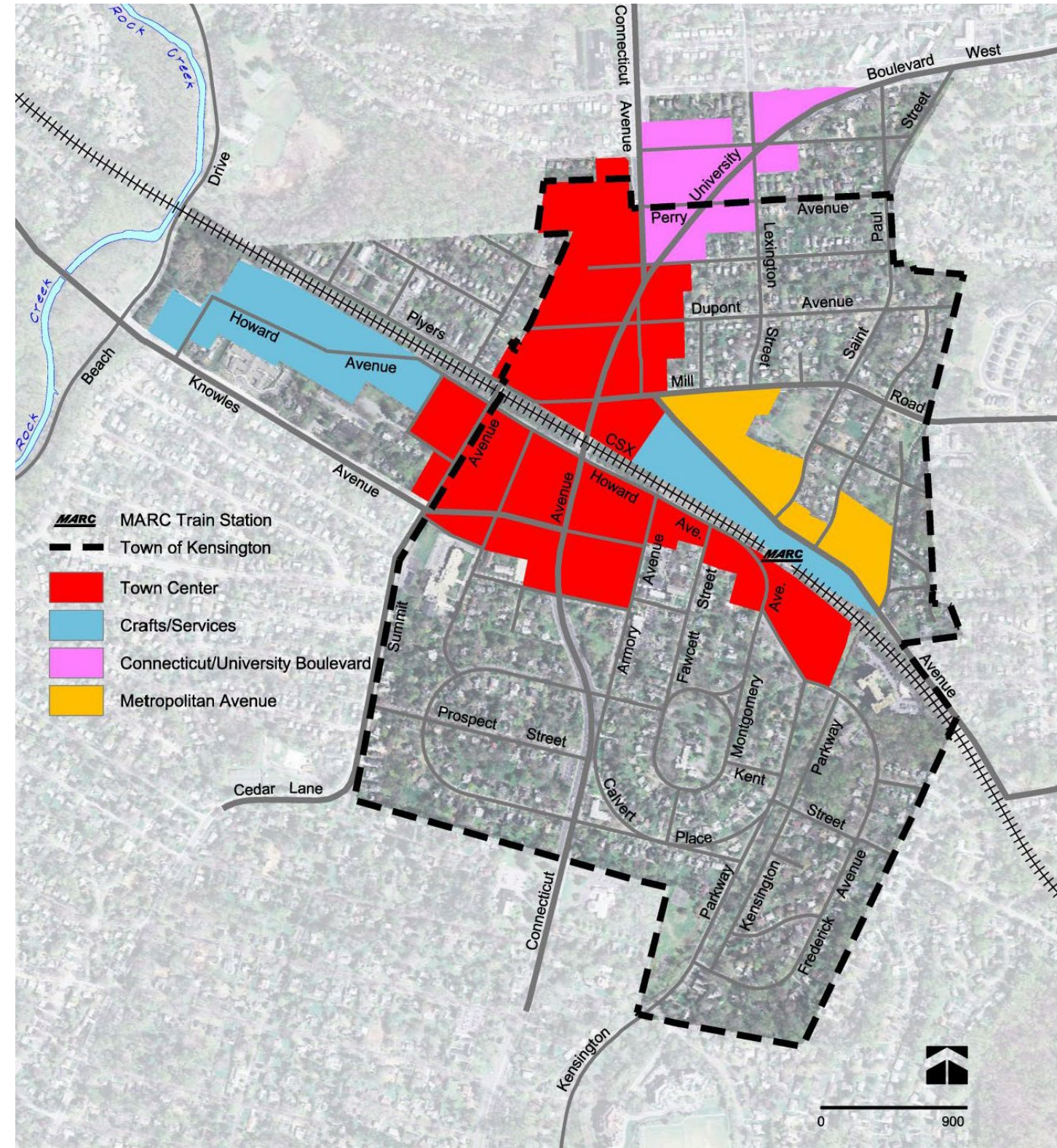


# Kensington Sector Plan Building Heights





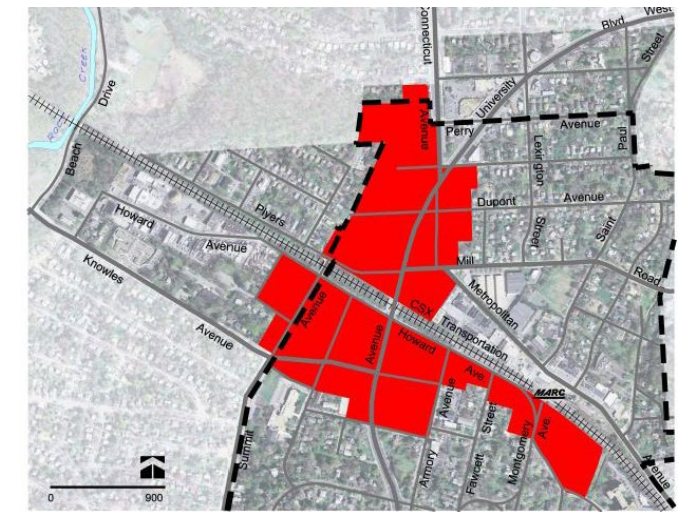
# Kensington Sector Plan Districts





# Town Center District

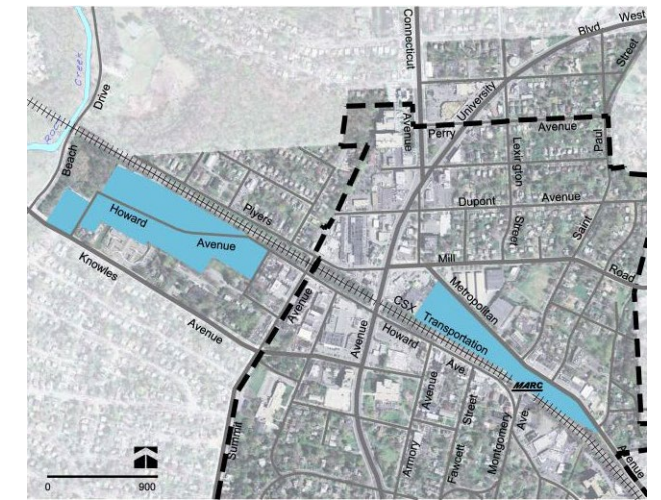
- Envisioned as a walkable attractive place
- 5-6 story Mixed-Use Buildings with parking structures
- 1-2 story buildings with street activating retail & services with surface parking
- Taller buildings in the core, with lower buildings towards residential neighborhoods





# 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

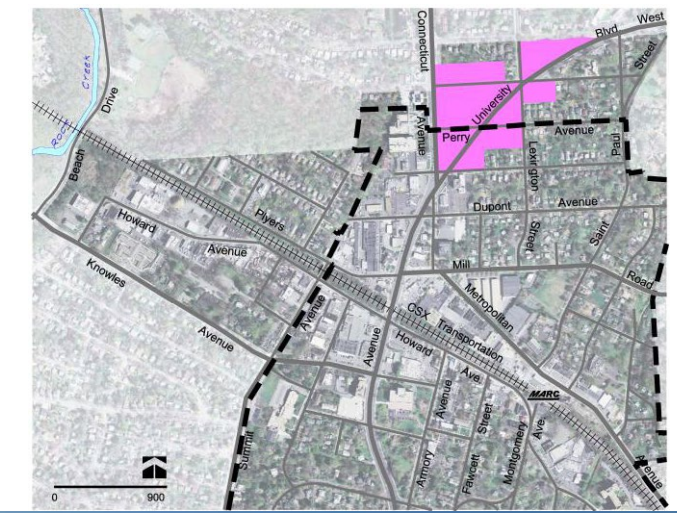
- Create a mixed residential and commercial thoroughfare with a distinct pedestrian orientation on both sides of Metropolitan Avenue
- Mostly residential, with some neighborhood retail





# 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  
M-NCPPC  
[MontgomeryPlanning.org](http://MontgomeryPlanning.org)





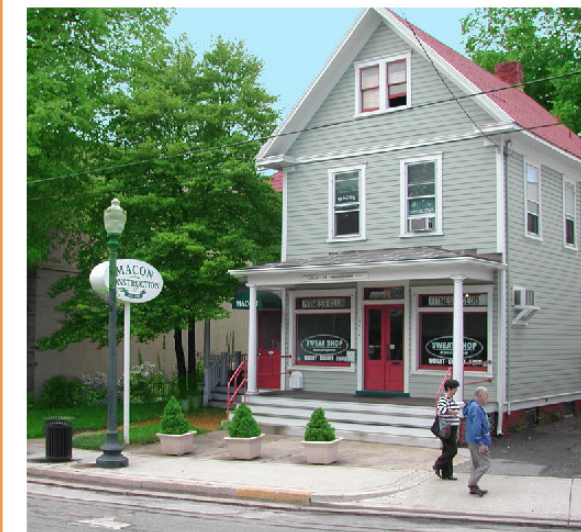
# Objective: Highlight Kensington's Character

**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

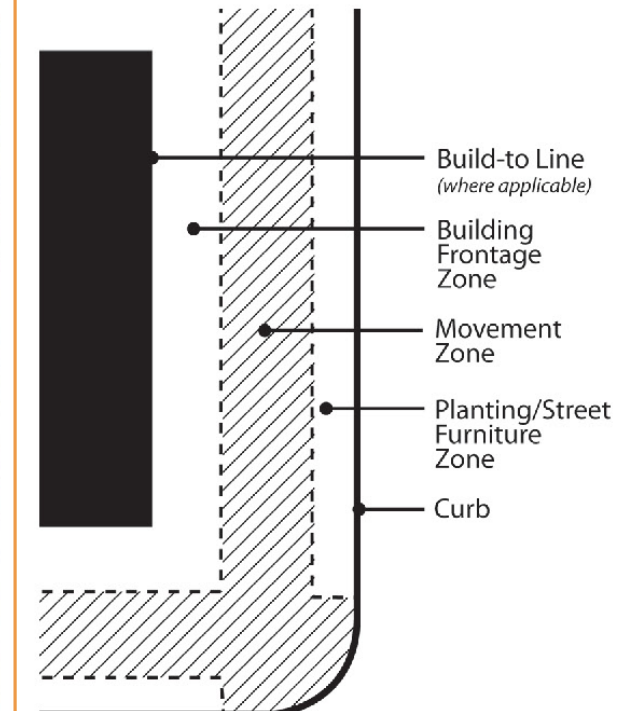
- Reinforce the relationship between the sidewalk and interior activity. Where feasible, provide space to accommodate a transition between street and storefront.



Existing Condition: Displaying goods for sale outside of a storefront adds visual interest to the street



Outdoor eating spaces should be defined with railings or planters



Activity along sidewalk should be limited to the Building Frontage Zone and the Planting/Street Furniture Zone





# 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.



This retailer maximizes the use of a small space



Existing Condition: Free of visual and physical barriers, Howard Avenue Park is inviting from the sidewalk



# 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.



Kensington Sector Plan | [Design Guidelines](#) 27





# 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.



Distinguishing a façade's top, middle, and ground floor helps create a human-scaled streetscape



# 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



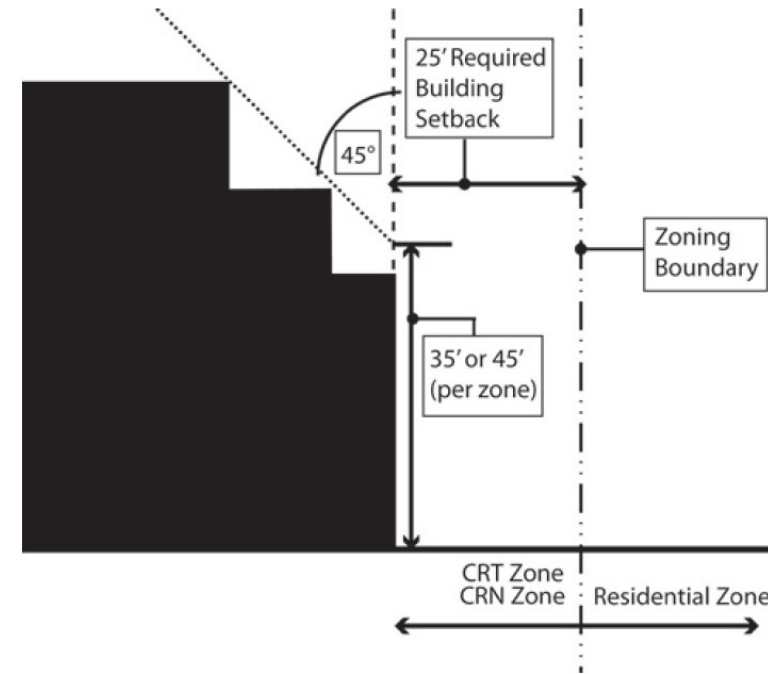


# Objective: Suitable Transition to Low Density

- 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)



Red dotted lines indicate where CRT- or CRN-zoned properties are adjacent to existing single-family residential zones. The CRT- and CRN-zoned properties are highlighted in red





# Useful Links

- *Kensington Planning Webpage:*  
<https://montgomeryplanning.org/planning/communities/area-2/kensington/>
- *Sector Plan & Design Guidelines:*  
<https://montgomeryplanning.org/planning/communities/area-2/kensington/kensington-sector-plan/>  
<https://www.montgomeryplanning.org/community/kensington/documents/KensingtonSectorPlanDesignGuidelines11-13.pdf>
- *General Planning Terms & Glossary:*  
<https://montgomeryplanning.org/about-planning/mission/planning-terms-glossary/>
- *Development Application Process Informational Document:*  
<http://montgomeryplanning.org/wp-content/uploads/2018/11/DevelopmentBrochure.pdf>
- *Commercial/ Residential & Employment Zones- Incentive Density Implementation Guidelines:*  
<https://montgomeryplanning.org/wp-content/uploads/2018/01/Commercial-Residential-Zone-and-Employment-Guidelines-FOR-WEB.pdf>
- *Zoning Code (under Montgomery County Zoning Ordinance (2014), Chapter 59 & Chapter 50):*  
[http://library.amlegal.com/nxt/gateway.dll/Maryland/montzon2014/chapter59montgomerycountyzoningordinance/article59-1generalzoningordinanceprovisi?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:montgomeryco\\_md\\_mc\\$anc=JD\\_Article59-1](http://library.amlegal.com/nxt/gateway.dll/Maryland/montzon2014/chapter59montgomerycountyzoningordinance/article59-1generalzoningordinanceprovisi?f=templates$fn=default.htm$3.0$vid=amlegal:montgomeryco_md_mc$anc=JD_Article59-1)  
[http://library.amlegal.com/nxt/gateway.dll/Maryland/montgom/partiilocallawsordinancesresolutionsetc/chapter50subdivisionoflandnote?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:montgomeryco\\_md\\_mc\\$anc=JD\\_50.1](http://library.amlegal.com/nxt/gateway.dll/Maryland/montgom/partiilocallawsordinancesresolutionsetc/chapter50subdivisionoflandnote?f=templates$fn=default.htm$3.0$vid=amlegal:montgomeryco_md_mc$anc=JD_50.1)







# Town of Kensington's Development Review Board (DRB) *Committee Membership*

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.







## Town of Kensington's Development Review Board (DRB) *Review Process*

- 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!

