

# Kensington Around Town

## March 2019



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### Calendar

**The British Players Present:  
"Noises Off"**

March 21, 22, 23 24, 28, 29 & 30

**Wheaton & Kensington  
Chamber of Commerce Mixer**  
Tuesday, March 26 • 12-1:30pm

**Community Meeting for 10609  
Connecticut Ave Town Hall**  
Thursday, March 28 • 7pm

**Kensington  
Historical Society Meeting**  
Tuesday, April 2 • 7 - 8 pm  
Kensington Town Hall

**Shred it! Paper & Electronics  
Drop Off**  
Saturday, April 27 • 1-3 pm  
Kensington Town Hall

**KVFD Spaghetti Dinner**  
Saturday, April 27 • 5-8 pm

**Kensington  
Day of the Book Festival**  
Sunday, April 28 • 11 am- 4 pm  
Howard Avenue

**GALA Craft Fair**  
Sunday, April 28 • 11 am - 2 pm  
Armory Avenue

For more info on events go to:  
**[TOK.md.gov/Events-Calendar](http://TOK.md.gov/Events-Calendar)**

**COMMUNITY MEETING** - Kensington Square Self Storage (10619 Connecticut Ave)  
March 28 • 7pm Town Hall

# Proposed Development

## PROPOSED DEVELOPMENT OF 10619 CONNECTICUT AVE

Authors: Tracey Furman; Mayor; Darin Bartram, Town Councilmember and Co-Chair, Development Review Board



Back in April 2018, a development group (applicant) brought an initial concept to the Town's Development Review Board (DRB) to build a self-storage facility on the property at 10619 Connecticut Avenue, otherwise known as the Huggins Property, located at the corner of Connecticut Avenue and Plyers Mill Road. Since that time, this project has been reviewed by the Town's DRB several times and has come before the Town Council at the October 8, 2018, Town Council meeting at which time the Council voted unanimously to draft a letter of opposition to the project to the Montgomery County Council. This letter of opposition outlined the Council's collective agreement that the project, as proposed in October 2018, did not conform to the Town's 2012 Sector Plan and, as a conditional use, did not provide meaningful retail and community amenities sufficient to outweigh the conditional use of a proposed self-storage facility.

In the time since the Council's letter of opposition in October 2018, the applicant has been working to redesign the project based on feedback received from the DRB, the Mayor and Town Council, and surrounding community organizations. The applicant has recently scheduled a community meeting for March 28th at 7pm at Kensington's Town Hall. While this meeting will be hosted at our

Town Hall, it is important to note that this meeting is the applicant's opportunity to share their plans with area residents and the Town of Kensington's role is merely to offer our community space in order to make this event as convenient for our residents as possible.

In light of all this, and in preparation for the applicant's upcoming community meeting, we wish to share an extended version of some of our thoughts about the possible development uses of the 10619 Connecticut Ave site for, among others, self-storage.

At the outset, the two of us are (and we believe the rest of the council is) committed to our opposition to the project, unless a final proposal contains a high level of public amenities such as artist community, outdoor space, restaurant, and architectural details. Furthermore, the public amenities to be proposed by the applicant must be such that their benefit and enjoyment by our community must outweigh the use of the rest of the building for self-storage.

Although the Town staff and the Development Review Board have spent significant time evaluating this site and the proposal, there are enough unique factors concerning this property that we have requested input from the Montgomery Planning Board staff. We need a better idea of what a different developer could do "by right", versus what a developer can do under the optional method, which would include meaningful Town input. This is too important a corner to make assumptions. The cost of being wrong could be a very distasteful surprise alternative development that would be a part of our Town for decades to come.

Under the Town's 2012 Sector Plan, this lot would allow a developer to use the "standard method"

# Proposed Development

to develop a Floor Area Ratio (FAR) 1.0, which for this lot would allow development up to about 46,000 square feet of use. (The site's net area is about 46,000 square feet. This lot is zoned CRT 2.5, C2.0, R2.0, H75, which means that if a developer uses the optional method, it could build up to about 93,000 sf (2.0 x the site area) of solely commercial or solely residential, or 115,000 sf (2.5 x the site area) if it built mixed residential & commercial; with a maximum building height of 75 feet).

To support the Town's review of development options on this site, the Town has asked Planning staff to perform a retail analysis of the proposed use of 10619 Connecticut Ave., to get their view on the viability of retail at this location. The retail analysis is pending the revised plans submission.

Regarding the proposal before the Town and County, the Town Council has previously voted unanimously to not support the proposed development at the Huggins site. We believe that standalone self-storage at that site would kill retail activity at that corner, which as you all know, otherwise consists of two gas stations and the fire station.

At the same time, we need to keep in mind that the Town does not own that site. The owner paid \$4 million for it in November 2017, and is entitled to make economic use of that property. He can build some things "by right", using the standard method of development, requiring minimal public consideration from the Town. Or, he may wish to propose development using the "optional method," where he would have to provide public amenities and consider public input in exchange for being able to build to a higher density. It is these latter optional method developments that are subject to significant public consideration by the Town and County. (The proposed use for self-storage is a "conditional use," which faces an even higher burden of justification, based on county zoning code provisions that prefer self-storage facilities to be located in light industrial

zones rather sites like the Huggins property which is zoned CRT.)

While we are very concerned about any potential use that includes self-storage, we are weighing that concern against uncertainty about alternative uses of that site. As noted above, the owner paid a lot for this site and will be looking for a return on his investment. How the owner chooses to develop this property has bearing on how much input the Town can have toward the final project.

There are other concepts for that site that are under his active consideration, including a fast-food restaurant, or a small commercial development consisting of a bank and mattress discount store. While Montgomery County Planning staff would prefer development at this site to include a mixed-use concept, pursuant to meeting zoning requirements within the Sector Plan, these alternatives could be permitted by right, leaving the Town with very little input to what is developed at that site.

We believe a single-level, small retail concept on that corner, such as a mattress store or a fast-food restaurant, would be a terrible use of the only currently available corner for retail at Connecticut and Plyers Mill. The use as a mattress store would brand our town almost as badly as the gas stations do. A fast-food restaurant would add significant traffic to a failing intersection and would also not raise the image of Kensington. And neither would provide our community with the amenities that we wish to see for a location such as this.

There is some disagreement as to the economic viability of alternative uses, but we believe that some of those uses could go forward and we would have only limited ability to influence the overall final project -- especially with regard to architecture and amenities. (And, even if a project is not viable today, economic viability can change over time.) Many of us would be deeply disappointed to end up with these kinds of uses on that site. (The present use by Hawkins is being

# Proposed Development

done on a sub-market, temporary basis. The owner does not intend this for anything but a bridge period.)

Over the years, many Town residents have expressed an interest in having space for an arts community, and even more have vocalized a desire for additional sit-down, community restaurants. When the present development proposal arose, none of us supported it, and we still don't. But, we must remain open-minded toward any proposed project and evaluate it based on if (1) the developer is willing to dedicate the first two floors to dining/artist uses, (2) there is a significant redesign of the outward appearance of the building, and (3) we can avoid the potential for distasteful alternative uses of that site.

We worry that a lot of residents have expectations about this site that are unrealistic. We can not impose a "moratorium" on building until traffic is fixed. We cannot dictate a particular use of that site, which we don't own. Even under the expanded authority of the Sector Plan and design guidelines, property owners can make use of their property in ways we may disagree with.

Notwithstanding the above, even permissible alternatives at this site present real and permanent challenges. Traffic at that corner is horrible and most of the "fixes" (e.g., the Summit Ave. Extension) are long-term and uncertain, and may offer only moderate relief. A residential development on that site would feed traffic into a failing intersection, and if the building was not age-restricted, that additional traffic would likely occur during peak traffic rush-hours. Similarly, a fast-food restaurant depends on high throughput, and would worsen conditions at that intersection. Given the glut of commercial office space in the county, we foresee no likelihood of a proposal that would include commercial office space now or in the near future. And, given the economics of the property, we would expect that the owner would pursue more likely alternatives such as a franchise fast food restaurant rather than commercial office

or residential. Which leads us to the present case in which the owner is looking to sell to a company that builds and manages self-storage facilities. Like them or not, these buildings have very low traffic, after initial move-ins, and have zero impact on school crowding.

With a "conditional use" of self-storage we have the maximum ability to demand design details, versus minimum ability for "by right" uses. And, the addition of an artist community and a restaurant would offer some very welcome "life" on that corner and add much desired amenities to our community. We think it is irresponsible to dismiss these amenities as "lipstick on a pig," because no one on the Council or the DRB would support a storage project that includes only token amenities.

The applicant has scheduled a Community Meeting for March 28th at 7pm. We highly encourage residents to attend. As this meeting is being hosted by the applicant and is not an official Town meeting, the Town will not take any position on the proposed plan at the community meeting. The applicant will be required to make a presentation at a future Town meeting, at which time the Mayor and Town Council would discuss our position on the project presented to us. At this time there has been no request from the applicant to be on a future Town meeting agenda.

We can by all means chase this project away. But if that's the path we choose, we must be prepared, as a community, to recognize that we may have limited ability to influence some of the alternatives that may come next.

# Town Minutes

## February 11, 2019 Town Council Meeting

- Approved the Town Meeting Minutes from January 14, 2019 and the Work Session Minutes from January 28, 2019.
- Adopted Ordinance No. O-01-2019 - An Emergency Ordinance to Amend Chapter 3, "Streets, Sidewalks, Maintenance and Use of the Public Rights-of-Way", by Adopting Article III, "Wireless Telecommunications Facilities in the Public Rights-of-Way", to provide for certain standards and regulations relating to the location of small wireless telecommunications towers, antennas, and other structures within the Town's public rights-of-way or on Town property, consistent with Federal and State Law; and providing a fee, annual charge and a penalty.
- Adopted Resolution No. R-03-2019 - A Resolution authorizing the Town Manager to purchase a picnic pavilion from Playground Specialists, Inc., for St. Paul Park.

## Town Meeting 7:00 p.m.

Mayor Furman; Council Member Bartram, Crimmins, Hill-Zayat, and Rollins; Town Manager Daily, Assistant Town Manager Hoffman; and Clerk-Treasurer Engels were present. The Pledge of Allegiance was recited, and a moment of silence was observed.

The Town Meeting Minutes from January 14, 2019 and Work Session Minutes from January 28, 2019 were reviewed and approved. See Council Actions.

## From the Mayor and Council

Mayor Furman reminded Residents of the 125<sup>th</sup> Anniversary Celebration on April 6<sup>th</sup>, and noted that formal invitations will be mailed to Residents; the 125<sup>th</sup> Celebration will also include two additional events later this year at Kensington Cabin Park and St. Paul Park; noted that the

Greenscape Committee had met recently and discussed re-designing the gardens within Clum-Kennedy Park, creating banners for the Howard Avenue street lights, and celebrating Arbor Day in cooperation with the Day of the Book Festival.

Council Member Bartram noted that the Traffic Committee will convene on February 21<sup>st</sup>, 7:00 pm.

Council Member Rollins noted that Food Truck Night will once again return on the 1<sup>st</sup> and 3<sup>rd</sup> Thursday of the month beginning May 2<sup>nd</sup>.

## From Town Manager and Staff

### 4000 Knowles Venture LLC (4000 Knowles Avenue)

Tom Brault, Woodside Ventures, presented a proposed Townhome development project, Phase 3 of Knowles Station, at 4000 Knowles Avenue; and requested that the Council consider abandoning a portion of the public right-of-way along Kaiser Place (Warner Street) in exchange for certain public benefits to the surrounding site.

Jack Gaffey questioned the developers plans for improving traffic flow by adding a lane along Knowles Avenue.

Mr. Brault stated that he would be willing to work with the State, County, and Town on improving traffic along Knowles Avenue.

Joe Campbell, Adeline Louie, Doug Lynott, Leslie Maxam, Julie O'Malley, and Helen Wilkes all spoke in opposition to the proposed 3rd Phase of the Knowles Station Townhome project citing traffic implications, concern over zoning use, and a lack of greenspace.

Liz Brennan questioned the width of the sidewalks within Phase 2 of the Townhome project and whether the addition of 19 new homes would affect the current school capacity concerns.

Mr. Brault noted that the 19 new Townhomes was

below the threshold to impact the school capacity concerns.

Nick Pirulli, Brainard Avenue, stated that the existing area is unsightly and suggested working with the developer for less density and something that would work with the character of the Town.

Town Manager Daily stated that the Town does not own the public right-of-way; however, the Town may regulate and control the right-of-way for safety and maintenance purposes. If the Town elected to abandon the right-of-way at the end of Kaiser Place, the area would most likely be split between 4000 Knowles and the HOC property.

Council Member Bartram discussed the importance of working with developers with proposed projects because there are certain projects that may be done by right, in which the Town would have limited leverage in design aspects.

Helen Wilkes requested that the Town place a moratorium on development or at least step back and figure out a plan to incorporate the character and look of the Town.

Mayor Furman reminded everyone that the 2012 Kensington and Vicinity Sector Plan includes Design Guidelines which addresses the characteristics of the Town, while the actual Sector Plan provides an outline for development within the CRN and CRT zones.

The Council discussed Mr. Brault's presentation and expressed concern with the existing intersection and the impact additional development would have on traffic; the Council stated that they would like to discuss the request for abandonment with the Town Attorney prior to making a decision on the request.

Asst. Town Manager Hoffman stated that the Town recently hired Kariann Zentz as a part time Communications and Marketing Specialist to help the Town staff with both communication and

marketing tasks.

Leslie Maxam asked if the position was advertised and discussed the County's requirements for recruiting open positions; Ms. Maxam stated that she is concerned about transparent hiring and would have liked to have known the position was open.

Joe Campbell stated that the position should have been advertised and discussed more prominently; questioned the hours, salary and budget line.

Mayor Furman stated that the position was discussed and approved within a budget line for the existing FY19 Budget. The position will be for 20 hours a week at \$35 an hour and has no associated benefits. Mayor Furman also noted that Kariann previously worked with the Town's public relations firm, Maier Warner, and is very familiar with the Town and our operations.

### **Montgomery County Police (Additional Coverage Service Agreement)**

Town Manager Daily stated that an analysis was done to compare the Town's existing additional coverage police services agreement with that of adjacent municipalities, in which they directly hire officers as employees for additional coverage. Mr. Daily noted that financially, the costs would be similar and suggested that either approach would be acceptable.

Leslie Olson stated that there is continuous disregard for the Town's posted restrictions and that she rarely sees enforcement; and thought that hiring our own officers would allow them to be there when needed.

Jack Gaffey stated that more police enforcement is needed, especially at the 'Do Not Block the Box' signs at the intersection of Connecticut and Howard Avenues.

Jim Cooper spoke in support of hiring our own officers and noted that this would allow for greater accountability and control.

Joseph Campbell stated that the current approach with the County police has been working well and that they have been doing a fine job enforcing the 'No Left Turn' sign at the intersection of Kensington Parkway and Kent Street; he questioned whether there would be more enforcement if the Town hired their own officers; if the police reports are available to the public; and whether the Town purchased police bikes have helped enforcement.

Town Manager Daily stated that the police reports are available by request and that current enforcement areas are determined by the Council and relayed to the Bethesda District Commander; and noted that there are not enough funds available to enforce all of the restrictions at all times.

Adeline Louie asked if the Town's traffic restrictions could be enforced with the use of cameras.

Town Manager Daily stated that the Town does not have authority to issue violations by use of camera for time restrictions or stop signs, as State law only permits camera use for speed violations within certain areas.

The Mayor and Council concurred to direct staff to provide for the hiring of two police officers to enforce traffic restrictions within the upcoming Fiscal Year 2019-2020 Budget; and asked that the Traffic Committee also discuss the proposal at their next meeting.

### **Ordinances, Resolutions, Regulations**

**Ordinance No. O-01-2019** - An Emergency Ordinance of the Mayor and Council of the Town of Kensington to Amend Chapter 3, "Streets, Sidewalks, Maintenance and Use of the Public Rights-of-Way", by Adopting Article III, "Wireless Telecommunications Facilities in Public Rights-of-Way", to provide for certain standards and regulations relating to the location of small wireless telecommunications towers, antennas, and other structures within the Town's public rights-of-way or on Town property, consistent with Federal and

State Law; and providing a fee, annual charge and a penalty was presented for introduction, public hearing, and emergency adoption. See Council Actions.

Town Manager Daily stated that following a recent FCC ruling in anticipation of wireless telecommunication companies introducing 5G, many local communities across the country have been adopting regulations on the aesthetics and placement of small cell towers within the public rights-of-way. Mr. Daily continued that Town Attorney Ferguson recommended that the Town adopt these regulations under an emergency ordinance.

The Mayor and Council accepted Town Attorney Ferguson's recommendation and held a Public Hearing on Ordinance No. O-01-2019 under emergency circumstances.

Bernadette Engelstad, East Bexhill Drive, spoke against the emergency ordinance as she believed that the Ordinance would pave the way for telecommunication companies to install small cell towers, which she explained may cause harmful health concerns to the public.

The Council noted that the intent behind the emergency ordinance is not to pave a way for telecommunication companies to install small cell towers, but rather to provide regulations on certain aspects of the towers when the 5G network comes into fruition. The Ordinance may be amended at a later time and that there is current State legislation that may supersede the Town's regulations; however, they believed the regulations were a necessary step to protect the Town.

Leslie Olson requested a longer Public Hearing to allow further review of a complex issue.

Council Member Bartram stated that the Council will revisit the ordinance as things develop; however, it is necessary to approve the Ordinance at this time in the unlikely event that

a telecommunications company comes forward with a small cell tower proposal.

John Doherty questioned the origination of the text in the Ordinance.

Mayor Furman noted that Town Attorney Ferguson has been working very closely on this issue with other localities and the Maryland Municipal League.

Ellen Suthers, East Bexhill Drive, stated that she appreciated the intent behind the emergency ordinance and suggested that the Council continue reviewing the Ordinance for further clarification.

**Resolution No. R-03-2019** - A Resolution authorizing the Town Manager to purchase a picnic pavilion structure from Playground Specialists for St. Paul Park was presented. See Council Actions.

Leslie Olson suggested adding snowbirds to the metal roof to help hold snow and ice.

### Council Actions

Council Member Rollins moved to approve the Town Meeting Minutes from January 14, 2019 and the Work Session Minutes from January 28, 2019. The motion passed unanimously.

Council Member Bartram moved to introduce Ordinance No. O-01-2019 - an Emergency Ordinance of the Mayor and Council of the Town of Kensington to Amend Chapter 3, "Streets, Sidewalks, Maintenance and Use of the Public Rights-of-Way", by Adopting Article III, "Wireless Telecommunications Facilities in Public Rights-of-Way", to provide for certain standards and regulations relating to the location of small wireless telecommunications towers, antennas, and other structures within the Town's public rights-of-way or on Town property, consistent with Federal and State Law; and providing a fee, annual charge

and a penalty. The motion passed unanimously.

Council Member Crimmins moved to close the Public Hearing on Ordinance O-01-2019. The motion passed unanimously.

Council Member Crimmins moved to adopt the Ordinance O-01-2019 - An Emergency Ordinance of the Mayor and Council of the Town of Kensington to Amend Chapter 3, "Streets, Sidewalks, Maintenance and Use of the Public Rights-of-Way", by Adopting Article III, "Wireless Telecommunications Facilities in Public Rights-of-Way", to provide for certain standards and regulations relating to the location of small wireless telecommunications towers, antennas, and other structures within the Town's public rights-of-way or on Town property, consistent with Federal and State Law; and providing a fee, annual charge and a penalty, effective immediately. The motion passed unanimously.

Council Member Rollins moved to approve Resolution No. R-03-2019 - authorizing the Town Manager to purchase a picnic pavilion structure from Playground Specialists for St. Paul Park. The motion passed unanimously.

Council Member Hill-Zayat moved to adjourn the meeting at 9:41 p.m. The motion passed unanimously.

### February 25, 2019

### Work Session 5:30 p.m.

Mayor Furman, Council Members Bartram, Crimmins, Hill-Zayat and Rollins; Town Attorney Ferguson, Town Manager Daily, Assistant Town Manager Hoffman, and Clerk Treasurer Engels were present.

Town Attorney Ferguson discussed the process for abandoning the public rights-of-way; and noted that while the Town maintains and controls the right-of-way, the Town does not own or have

zoning authority over the right-of-way. In addition, County Park and Planning, along with the utilities, would have the final say of any abandonment proposal.

The Mayor and Council concurred that they would not move forward at this time to develop an abandonment policy.

The Mayor and Council continued their discussion on possible amendments to the Town's Commercial and Sign regulations with the following recommendations:

- Removing A-frame signs from the ordinance since the Town is less restrictive than the county and allowing the county to enforce A-frame signs.
- Requiring permits for limited duration signs within the Town and having the issue date posted on the signs to help staff enforce the various regulations.
- Allow illuminated signs that project a 'halo' effect around individual channel letters.
- Remove all existing pole signs, except for within the Historic District, from our existing exemption within five years.
- Discussed the specifics of prohibited signs and illumination of signs after a business is closed, as stated within the current regulations.

Town Attorney Ferguson will draft the suggested changes for council review.

The Work Session ended at 7:05 pm.

### Building Permits

Please be reminded that both a Town and County permit are needed for any exterior structural changes, with the exception of landscaping and repairs. Historic District properties will also need a Historic Area Work Permit (HAWP). Please contact the Town staff with questions.

### Town Permits

- 3511 Plyers Mill Court - Garage
- 10423 Mannakee Street - Interior
- 3509 Dupont Avenue - Porch
- Concord Street at University Blvd. - Utility
- 10605 Concord Street - Utility
- 3927 Baltimore Street - Storage Container
- 10206 Frederick Place - Utility
- 3505 Kensington Court - Interior
- 3607 Dupont Avenue - Storage Container

## DEVELOPMENT UPDATE OF WARNER CIRCLE PARK

Authors: Jason Gerson, John Doherty, Sue Gander, Helen Wilkes, Katherine Wood



Warner Circle Special Park -- a 4.4-acre property at the center of the Kensington Historic District -- is one of the Town's jewels and great assets. The two historic buildings located on the property, the Warner Mansion and carriage house, were built as the summer home of Brainard Warner, most often recognized as the founder of Kensington.

In a previous issue of this newsletter, the Friends of Warner Circle (FOWC), formerly the Warner Circle Committee, introduced itself as a group of local residents whose primary goal is to serve as a community catalyst for identifying a viable long-term use for the property. We, the Board of FOWC, are now writing to apprise Kensington residents about recent Warner Circle Park developments and invite your involvement and input.

As you know, the property is currently owned by the county, and the Department of Parks has been responsible for maintaining the site. Although Parks has limited resources, it has acted as a steward and provided basic maintenance of the buildings and grounds over the past several years.

Parks was approached by Washington Land-

mark Construction (WLC) in mid-2018 to explore the possibility of developing the Mansion and carriage house into condominiums. WLC, which is owned by Trevor and Karl Voglmayr, is responsible for the redevelopment of the Gymnasium and other historic buildings at the National Park Seminary in nearby Forest Glen. Parks was in discussion with WLC for many months about Warner Circle Park, culminating in a Letter of Intent that was signed in December 2018.

While the Letter of Intent signals a formal advance in the process, it is important to recognize that the plans are still at an early stage. Moreover, because Warner Circle Park and its buildings were purchased by the county with public funds and are subject to historic preservation requirements, numerous state and county level entities will need to approve any proposed use or redevelopment (Maryland Historical Trust, Montgomery Parks, Montgomery County Planning Board, Montgomery County Council, to name a few).

That said, Parks and Karl Voglmayr have demonstrated a willingness to engage with the FOWC and the broader community. A FOWC meeting was held on January 31, 2018. Mr. Voglmayr discussed his experience and expertise re-developing historic properties and presented preliminary concepts and a tentative timeline for the redevelopment of the Warner buildings. The presentation slides can be found on the FOWC website listed below and at: <https://tok.md.gov/redevelopment/>. Several senior Parks staff members, including Director Michael Riley, were on hand to answer questions and to assure the community that Parks is committed to preserving the park grounds for public access and enjoyment.

Key takeaways from the presentation include:

- Current plans envision that the Mansion and carriage house would be sold to WLC and would include a building envelope of six (6) feet around each building. The rest of the parkland (minus parking areas) would be preserved for public access.
- Current plans envision a small addition to the Mansion footprint - smaller than what had been approved as the office addition in the 2011 Facility Plan (<https://www.montgomeryparks.org/projects/directory/warner-circle-special-park-facility-plan/>)
- Current plans call for the development of twelve (12) units, ten (10) in the Mansion, and two (2) in the carriage house.
- Several units will be CAPABLE (Community Aging in Place Advancing Better Living for Elders) and designed to provide access and livability, including an elevator in the Mansion.
- There is an existing historic preservation easement that requires public access to the property, thereby continuing to allow for public events in the Park (e.g. Opera in the Park, Pumpkin Rock n' Roll). Parks and the community will work with WLC to develop a plan to open non-private spaces in the buildings to the public on occasions throughout the year.

Approximately thirty (30) FOWC members attended the meeting. Attendees asked questions about a wide range of issues, including: financing for the construction and long-term financial viability of the condominiums; the possibility of rehabilitating the carriage house for a non-residential purpose (e.g. artists' studios, café, co-working space); whether current parking surfaces would need to be expanded; potential traffic, environmental, and construction impacts; responsibilities for park landscaping; and potential location of power lines, HVAC compressors, and trash receptacles.

There is much legal and financial spadework that remains to be done, as well as coordination among numerous county and state entities. Parks continues to work on these matters and plans to come back to Kensington with Mr. Voglmayr in May 2019 to present updated plans to the Town (date/time TBD).

In the meantime, the FOWC is continuing to program fun, community-building events at Warner Circle Park. On June 30th, in partnership with Parks and the county Department of Transportation, we will have the inaugural "Cycling in the Circle," which will include bike and helmet checks and road safety instruction in advance of the 4<sup>th</sup> of July Parade. On July 20th, we will have the second annual Opera in the Park concert. More details to follow!

To learn more about Warner Circle Park's history, the FOWC's activities and principles, and to contact the FOWC, see: <http://www.noyeslibraryfoundation.org/friends-of-warner-circle.html>.

# FY20 Budget Letter

Mayor Tracey C. Furman

Council Member Darin R. Bartram  
Council Member Bridget Hill-Zayat



Council Member Conor D. Crimmins  
Council Member Duane L. Rollins

Town Manager Sanford W. Daily  
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March 11, 2019

Mayor Furman  
Councilmember Bartram  
Councilmember Crimmins  
Councilmember Hill-Zayat  
Councilmember Rollins

Pursuant to Article VIII of the Town Charter, the Town Manager is required to submit an Annual Proposed Budget to the Council no later than the third Monday in April of each year. Accordingly, please find enclosed the proposed Fiscal Year 2019-20 (FY20) Budget, with the anticipated revenues and expenses. The proposed budget is supported by a written financial plan, including the basis for estimates of anticipated revenues and proposed expenditures. The Budget Ordinance is scheduled to be introduced at the March 11<sup>th</sup> Town Council meeting, when the Public Hearing date can be set for April 8, 2019.

Upon introduction of the FY20 Budget, the Council, after the public hearing, may review the Proposed Budget for the purpose of increasing or decreasing line items. Where the Council decides to increase the total proposed expenditures, it shall also increase the total anticipated revenues in an amount at least equal to the total proposed expenditures. The FY20 Budget has been prepared and can be adopted in the form of an Ordinance at a meeting in which at least a majority of the Council is necessary for its adoption.

The Town has received notice that it is NOT exempt under Section 6-308 of the State Code. The Maryland Department of Assessments has certified the Constant Yield Tax Rate at \$0.1312. The Constant Yield Rate is set by determining the property tax rate needed in order to generate the same amount of revenue as the previous fiscal year. Thus, the Town tax rate is being reduced by .0048 which means a reduction of approximately \$27,698.39 from last year in property tax revenue.

# FY20 Budget Letter

The Town does anticipate receiving \$102,453 through the Highway User Revenue program, per the Governor's proposed Budget and changes in State Law, which is \$82,125 more than last year. In addition, County Executive Elrich has advised us that the Municipal Tax Duplication payment will be equal to last year's level, pending approval by the County Council.

It is anticipated that the Town will maintain our current service levels by setting the Real Property Tax Rate at the constant yield rate of \$0.1312 per \$100 of assessed value; setting the Personal Property Tax Rate at \$0.80 per \$100 of assessed value, and setting the Personal Property Tax Rate for Railroads and Utilities at \$5.00 per \$100 of assessed value for the 2019-20 Fiscal Year.

Sincerely yours,

Sanford W. Daily  
Town Manager

## TOWN STAFF & CREW

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**Matt Hoffman, Asst. Town Manager**  
*MJHoffman@tok.md.gov*

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*Kariann.Zentz@tok.md.gov*

**Jim Snow and Tom D'Albora, Code Enforcement**  
*Code@tok.md.gov*

**Jason Swain, Joe Natali, and Pablo Oliva, Public Works**

**Jamie Simms, Facility Maintenance**

# FY20 Budget Ordinance

## ORDINANCE No. O-02-2019

**AN ORDINANCE ADOPTING THE TOWN OPERATING AND CAPITAL BUDGET FOR FISCAL YEAR 2019-20 (FY20) AND LEVYING A TAX ON ALL ASSESSABLE PROPERTY WITHIN THE TOWN OF KENSINGTON, MARYLAND**

**WHEREAS**, the proposed budget for the Fiscal Year, beginning July 1, 2019 and ending June 30, 2020 must be submitted to the Town Council on or before the third Monday in April; and

**WHEREAS**, the proposed budget ordinance must be introduced at a meeting of the Mayor and Town Council to allow for timely notice as required by the Town Charter and establish a public hearing on said Budget Ordinance; and

**WHEREAS**, the Fiscal Year 2019-20 (FY20) Proposed Budget provides a complete financial plan, including anticipated revenues and proposed expenditures for the fiscal year.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the Town of Kensington, in public meeting assembled, that the budget for the Town of Kensington for the Fiscal Year beginning July 1, 2019 and ending June 30, 2020 is hereby introduced and to be adopted as follows:

FY 2019-2020

**ANTICIPATED REVENUE**

Local Taxes	\$1,290,154
Shared Revenues	\$618,595
Licenses & Permits	\$48,278
Intergovernmental Revenue	\$263,485
Fines and Forfeitures	\$19,327
Miscellaneous Revenue	\$81,900
Grants - County & State	
<b>TOTAL ANTICIPATED REVENUE</b>	<u>\$2,321,739</u>
Re-appropriation	<u>\$765,666</u>
<b>TOTAL ANTICIPATED FUNDS AVAILABLE</b>	<u><u>\$3,087,405</u></u>

**PROPOSED EXPENDITURES**

General Government	\$1,006,613
Public Works	\$863,537
Public Safety, Parks & Non-Departmental	\$356,596
<b>OPERATING BUDGET TOTAL</b>	<u>\$2,226,746</u>
Capital Improvements Budget	<u>\$860,659</u>
<b>TOTAL COMBINED PROPOSED EXPENDITURES</b>	<u><u>\$3,087,405</u></u>

**AND BE IT FURTHER ORDAINED** that all of the sums set forth herein under the heading "EXPENDITURES" be and hereby are appropriated;

**AND BE IT FURTHER ORDAINED** that there is hereby levied on all of the assessable real property within the Town a tax at the rate of:

# FY20 Budget Ordinance

**Real Property: \$0.1312 on each One Hundred Dollars (\$100)** of assessed value of said property.

**AND BE IT FURTHER ORDAINED** and there is hereby levied a tax on all personal property subject to taxation by the Town, at the rate of:

**Personal Property: \$0.80 on each One Hundred Dollars (\$100)** of assessed value on the following personal property subclasses as authorized in § 8-101 of the Tax-Property Article, Annotated Code of Maryland: stock in business, distilled spirits, and all other personal property directed by said article to be assessed, with the exception that there is hereby levied a tax of **\$5.00 on each One Hundred Dollars (\$100)** of assessed value on the following personal property subclasses as set forth in § 8-101 of the Tax-Property Article, Annotated Code of Maryland:

1. operating personal property of a railroad;
2. operating personal property of a public utility that is machinery or equipment used to generate electricity or steam for sale;
3. all other operating personal property of a public utility; and
4. machinery and equipment, other than operating personal property of a public utility, that is used to generate electricity or steam for sale or hot or chilled water for sale that is used to heat or cool a building.

**AND BE IT FURTHER ORDAINED** that the Council hereby adopts the imposition of a full year, one-half year, three-quarter year and one-quarter year tax levies authorized pursuant to §§ 10-102, 10-103, 10-104 and 10-105, Tax Property Article, Annotated Code of Maryland, as amended, and authorizes and empowers Montgomery County, Maryland, to collect and remit the same to the Town of Kensington, consistent with the imposition and collection of such levies on real property by Montgomery County.

**AND BE IT FURTHER ORDAINED** that the Town Council may from time to time transfer funds by Resolution within the Operating and Capital Improvements Budget categories.

**ADOPTED** by the Town Council this 13th day of May 2019.

\_\_\_\_\_  
Tracey C. Furman,  
Mayor and President of the Council

**THIS IS TO CERTIFY** that the foregoing Ordinance was adopted by the Town Council in public meeting assembled on the 13th day of May 2019.

\_\_\_\_\_  
Susan Engels, Clerk Treasurer



# FY20 Budget Details

## TOWN OF KENSINGTON BUDGET DETAILS FOR FISCAL YEAR 2019-2020

	Proposed Budget 2019-20	Adopted Budget 2018-19	Actuals 2-28-19	Projected 6-30-19
<b>ANTICIPATED REVENUE</b>				
<b>LOCAL TAXES</b>				
	Rates			
Real Property Tax	0.1312	\$763,592	\$748,411	\$751,806
Personal and Ordinary Tax Business	0.8000	\$93,580	\$89,030	\$91,705
Personal Property Tax - Utilities	5.0000	\$432,983	\$327,326	\$400,533
<b>SUBTOTAL</b>	<b>\$1,290,155</b>	<b>\$1,164,767</b>	<b>\$1,244,044</b>	<b>\$1,244,044</b>
<b>SHARED</b>				
Income Taxes	\$618,345	\$713,475	\$428,379	\$672,696
Admissions and Amusements Tax	\$250	\$250	\$226	\$452
<b>SUBTOTAL</b>	<b>\$618,595</b>	<b>\$713,725</b>	<b>\$428,605</b>	<b>\$673,148</b>
<b>LICENSES</b>				
Building Permits	\$5,000	\$5,000	\$7,955	\$11,933
Traders' Licenses	\$9,000	\$9,000	\$700	\$9,000
Cable Franchise Tax	\$29,008	\$32,300	\$15,297	\$30,594
Parking Permits	\$5,270	\$3,800	\$6,767	\$6,767
<b>SUBTOTAL</b>	<b>\$48,278</b>	<b>\$50,100</b>	<b>\$30,719</b>	<b>\$58,294</b>
<b>INTERGOVERNMENT</b>				
County Tax Duplication Payment	\$156,806	\$156,806	\$156,809	\$156,809
State Highway User Tax	\$102,453	\$73,328	\$69,019	\$73,328
Bank Shares	\$4,226	\$4,226	\$4,226	\$4,226
<b>SUBTOTAL</b>	<b>\$263,485</b>	<b>\$234,360</b>	<b>\$230,055</b>	<b>\$234,363</b>
<b>FINES AND FORFEITURES</b>				
Speed Camera Revenue	\$18,327	\$18,327	\$0	\$0
Code Infractions	\$1,000	\$1,000	\$311	\$534
<b>SUBTOTAL</b>	<b>\$19,327</b>	<b>\$19,327</b>	<b>\$311</b>	<b>\$534</b>
<b>OTHER</b>				
Town Hall Rentals	\$30,000	\$30,000	\$20,963	\$30,000
Municipal Events	\$13,500	\$13,500	\$14,378	\$15,155
Miscellaneous	\$8,400	\$8,400	\$16,552	\$16,802
Interest	\$30,000	\$25,000	\$32,928	\$49,392
<b>SUBTOTAL</b>	<b>\$81,900</b>	<b>\$76,900</b>	<b>\$84,821</b>	<b>\$111,349</b>
<b>GRANTS FOR CAPITAL IMPROVEMENT PROJECTS</b>				
		\$33,779	\$0	\$33,779
<b>TOTAL OPERATING &amp; GRANT REVENUE</b>	<b>\$2,321,739</b>	<b>\$2,292,957</b>	<b>\$2,018,555</b>	<b>\$2,355,510</b>
<b>UNAPPROPRIATED SURPLUS</b>				
	\$765,666	\$677,085	\$0	\$0
<b>TOTAL AVAILABLE REVENUE</b>	<b>\$3,087,405</b>	<b>\$2,970,042</b>	<b>\$2,018,555</b>	<b>\$2,355,510</b>

# FY20 Budget Details

## EXPENDITURES GENERAL GOVERNMENT

### PERSONNEL SERVICES

	Proposed Budget 2019-20	Adopted Budget 2018-19	Actuals 2-28-19	Projected 6-30-19
Salaries	\$481,734	\$404,704	\$258,589	\$392,530
Social Security, Medicare Unemployment Taxes	\$36,980	\$31,087	\$20,179	\$30,425
Workers Compensation Insurance	\$9,292	\$6,615	\$4,074	\$6,615
Health/Life/Disability Benefits	\$43,991	\$41,704	\$27,851	\$40,797
Pension Contributions	\$40,273	\$232,286	\$21,670	\$232,286

**SUBTOTAL** **\$612,270** **\$716,397** **\$332,363** **\$702,653**

### OPERATING EXPENSES

#### ELECTED & APPOINTED EXPENSES

Mayor and Council Compensation	\$24,000	\$24,000	\$18,000	\$24,000
Mayor/Council Legislative, Education, Travel	\$13,680	\$13,680	\$9,068	\$13,603

**SUBTOTAL** **\$37,680** **\$37,680** **\$27,068** **\$37,603**

#### PROFESSIONAL SERVICES

Town Attorney	\$40,000	\$40,000	\$5,217	\$10,434
Audit	\$10,700	\$10,700	\$10,700	\$10,700
Other Professional Services	\$40,865	30,684	11,991	30,684

**SUBTOTAL** **\$91,565** **\$81,384** **\$27,908** **\$51,818**

#### TOWN GOVERNMENT OPERATIONS

Town Hall Repairs and Maintenance	\$42,615	\$42,615	\$32,597	\$42,615
Town Hall Utilities	\$49,387	\$49,387	\$17,963	\$30,334
Town Hall Equipment	\$8,000	\$8,000	\$4,996	\$8,000
Economic Development & Commercial Revitalization	\$95,075	\$96,950	\$79,273	\$96,950
Office Expenses	\$27,874	\$26,874	\$14,833	\$25,427
Office Equipment/Furniture	\$500	\$500	\$462	\$500
Insurance	\$21,000	\$21,000	\$15,123	\$15,123
Dues, Memberships and Fees	\$9,797	\$9,797	\$9,520	\$9,520
Training, Conferences & Travel	\$7,850	\$7,850	\$108	\$500
Miscellaneous	\$3,000	\$3,000	\$1,715	\$3,500

**SUBTOTAL** **\$265,098** **\$265,973** **\$176,590** **\$232,470**

**TOTAL GENERAL GOVERNMENT EXPENSES** **\$1,006,613** **\$1,101,434** **\$563,930** **\$1,024,544**

# FY20 Budget Details

	Proposed Budget 2019-20	Adopted Budget 2018-19	Actuals 2-28-19	Projected 6-30-19
<b>EXPENDITURES</b>				
<b>PUBLIC WORKS</b>				
<b>PERSONNEL SERVICES</b>				
Salaries	\$320,770	\$290,325	\$166,967	\$245,384
Social Security, Medicare Unemployment Taxes	\$24,406	\$22,314	\$12,875	\$18,877
Workers Compensation Insurance	\$23,256	\$21,049	\$10,906	\$21,049
Health/Life/Disability Benefits	\$70,292	\$74,226	\$44,848	\$65,893
Pension Contributions	\$24,490	\$103,545	\$14,807	\$103,545
<b>SUBTOTAL</b>	<b>\$463,214</b>	<b>\$511,459</b>	<b>\$250,403</b>	<b>\$454,749</b>
<b>OPERATING EXPENSES</b>				
<b>OPERATING SUPPLIES</b>				
Training, Conferences & Travel	\$500	\$500	\$25	\$500
Drug Testing - Drivers	\$1,000	\$1,000	\$0	\$500
Uniforms, Gloves, Vests & Shirts	\$2,000	\$2,000	\$1,096	\$2,000
Small Equipment Purchases	\$7,500	\$7,500	\$0	\$7,500
Vehicle Expenses Fuel - Gas & Diesel	\$9,000	\$9,000	\$4,919	\$8,433
Small Equipment Maintenance/Repairs	\$5,000	\$5,000	\$186	\$5,000
Vehicle Maintenance/Repair	\$20,000	\$20,000	\$7,800	\$20,000
Shop Supplies/Tools	\$3,000	\$3,000	\$1,231	\$3,000
Miscellaneous	\$500	\$500	\$1,450	\$1,600
<b>SUBTOTAL</b>	<b>\$48,500</b>	<b>\$48,500</b>	<b>\$16,706</b>	<b>\$48,533</b>
<b>REFUSE, RECYCLING &amp; LEAF COLLECTION</b>				
Refuse, Recycling, Yard Waste Contract	\$167,401	\$129,504	\$85,308	\$132,649
Leaf Removal & Disposal Fees	\$15,500	\$15,500	\$12,598	\$15,500
<b>SUBTOTAL</b>	<b>\$182,901</b>	<b>\$145,004</b>	<b>\$97,907</b>	<b>\$148,149</b>
<b>INFRASTRUCTURE</b>				
Street Sweeping	\$8,000	\$8,000	\$0	\$2,000
Street Maintenance, asphalt, street name signs	\$24,000	\$24,000	\$3,091	\$24,000
Snow Removal, salt and contracted services	\$8,500	\$8,500	\$1,995	\$1,995
Sidewalk Repair & Replacement	\$20,000	\$20,000	\$9,922	\$20,000
Storm Drain Maintenance	\$20,000	\$20,000	\$0	\$20,000
Landscaping and Trees ROW	\$80,000	\$80,000	\$48,913	\$80,000
Garage Maintenance, Miscellaneous & Utilities	\$8,422	\$8,422	\$1,981	\$3,395
<b>SUBTOTAL</b>	<b>\$168,922</b>	<b>\$168,922</b>	<b>\$65,902</b>	<b>\$151,390</b>
<b>TOTAL PUBLIC WORKS EXPENSES</b>	<b>\$863,537</b>	<b>\$873,885</b>	<b>\$430,918</b>	<b>\$802,821</b>

# FY20 Budget Details

	Proposed Budget 2019-20	Adopted Budget 2018-19	Actuals 2-28-19	Projected 6-30-19
<b>PUBLIC SAFETY</b>				
Salaries	\$143,290	\$75,412	\$38,289	\$62,915
Social Security, Medicare Unemployment Taxes	\$11,013	\$5,795	\$2,969	\$4,853
Workers Compensation Insurance	\$10,389	\$5,467	\$3,342	\$5,467
Health/Life/Disability Benefits	\$11,216	\$2,547	\$0	\$2,212
Pension Contributions	\$5,263	\$2,472	\$1,664	\$2,472
<b>SUBTOTAL</b>	<b>\$181,171</b>	<b>\$91,694</b>	<b>\$46,263</b>	<b>\$77,918</b>
<b>OPERATING SUPPLIES &amp; SERVICES</b>				
Building Inspector	\$4,200	\$4,000	\$3,000	\$4,000
Parking Lot Lighting	\$2,000	\$2,000	\$635	\$846
Street Light Lighting	\$56,142	\$56,142	\$30,474	\$52,241
Traffic Enforcement [MCPD]	\$0	\$67,500	\$31,057	\$53,240
Traffic Control & Engineering	\$12,000	\$12,000	\$3,134	\$6,268
Miscellaneous	\$500	\$500	\$0	\$0
<b>SUBTOTAL</b>	<b>\$74,842</b>	<b>\$142,142</b>	<b>\$68,299</b>	<b>\$116,595</b>
<b>TOTAL PUBLIC SAFETY EXPENSES</b>	<b>\$256,013</b>	<b>\$233,836</b>	<b>\$114,563</b>	<b>\$194,514</b>
<b>PARKS &amp; RECREATION</b>				
<b>OPERATING SUPPLIES &amp; SERVICES</b>				
Park Utilities	\$1,803	\$1,303	\$1,166	\$1,513
Park Equipment and Maintenance	\$19,750	\$19,750	\$81	\$19,750
Park Landscaping	\$30,000	\$30,000	\$13,260	\$30,000
<b>SUBTOTAL</b>	<b>\$51,553</b>	<b>\$51,053</b>	<b>\$14,507</b>	<b>\$51,263</b>
<b>ANNUAL AND SPECIAL EVENTS</b>				
Municipal Events	\$39,030	\$65,350	\$50,084	\$60,540
<b>SUBTOTAL</b>	<b>\$39,030</b>	<b>\$65,350</b>	<b>\$50,084</b>	<b>\$60,540</b>
<b>TOTAL PARKS RECREATION EXPENSES</b>	<b>\$90,583</b>	<b>\$116,403</b>	<b>\$64,591</b>	<b>\$111,803</b>
<b>NON DEPARTMENTAL</b>				
Contingency	\$10,000	\$10,000	\$0	\$0
<b>TOTAL NON DEPARTMENTAL EXPENSES</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL OPERATING BUDGET</b>	<b>\$2,226,747</b>	<b>\$2,335,557</b>	<b>\$1,174,001</b>	<b>\$2,133,682</b>
<b>CAPITAL IMPROVEMENTS PROGRAM</b>	<b>\$860,659</b>	<b>\$634,485</b>	<b>\$437,605</b>	<b>\$634,485</b>
<b>TOTAL CIP BUDGET APPROPRIATIONS</b>	<b>\$860,659</b>	<b>\$634,485</b>	<b>\$437,605</b>	<b>\$634,485</b>
<b>TOTAL OPERATING &amp; CIP EXPENDITURES</b>	<b>\$3,087,405</b>	<b>\$2,970,042</b>	<b>\$1,611,607</b>	<b>\$2,768,167</b>

# FY20 Budget CIP

## TOWN OF KENSINGTON CAPITAL IMPROVEMENT PROJECTS BUDGET

### BUDGET DETAILS FOR FISCAL YEAR 2019-20

CAPITAL IMPROVEMENT PROJECTS FY 2019-20			Proposed Total Available (*includes encumbered) Funding FY 2018-19 on July 1, 2018	Actual Expenditures or Encumbered Year to Date for FY 2018-19	Proposed Additions to CIP Budget FY 2019-20 July 1, 2019	Proposed Available Funding FY 2019-20 July 1, 2019
09-01	Public Works	Street Reconstruction & Renovation Program	\$753,899	\$753,899	\$525,000	\$525,000
09-02	Public Safety	Street Light Acquisition & Replacement	\$253,244	\$10,582	\$0	\$242,662
10-01	Parks & Recreation	Parks & Play Area Improvements; Park Shelter St.Paul Park	\$108,405		\$35,000	\$143,405
11-02	Public Works	Town Hall Renovations - Upgrade and replace HVAC, Other Renovations	\$149,668		\$31,000	\$180,668
11-03	General Government & Public Works	Vehicle, Equipment & Capital Replacement Fund Contribution	\$171,605	\$12,621	\$78,410	\$237,394
12-02	Public Works	Bridge Renovation & Repair Program	\$119,000		\$10,000	\$129,000
12-03	Public Works	Storm Drainage Reconstruction & Renovation Program	\$119,000		\$10,000	\$129,000
14-01	Public Works	Flood Plain Protection & Land Acquisition	\$119,000		\$12,000	\$131,000
14-02	General Government & Public Works	Advance Land Acquisition & Construction, Public Works Garage and other public uses	\$479,547		\$149,249	\$628,796
14-03	General Government	Town Hall - Drill Hall Floor Replacement	\$29,000		\$10,000	\$39,000
			\$2,302,368	\$777,102	\$860,659	\$2,385,925

# Sponsors

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of Kensington's

**125th**

Anniversary Celebration



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Kyle Richards

KyleRichardsRealty@gmail.com

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There's No Place Like Home

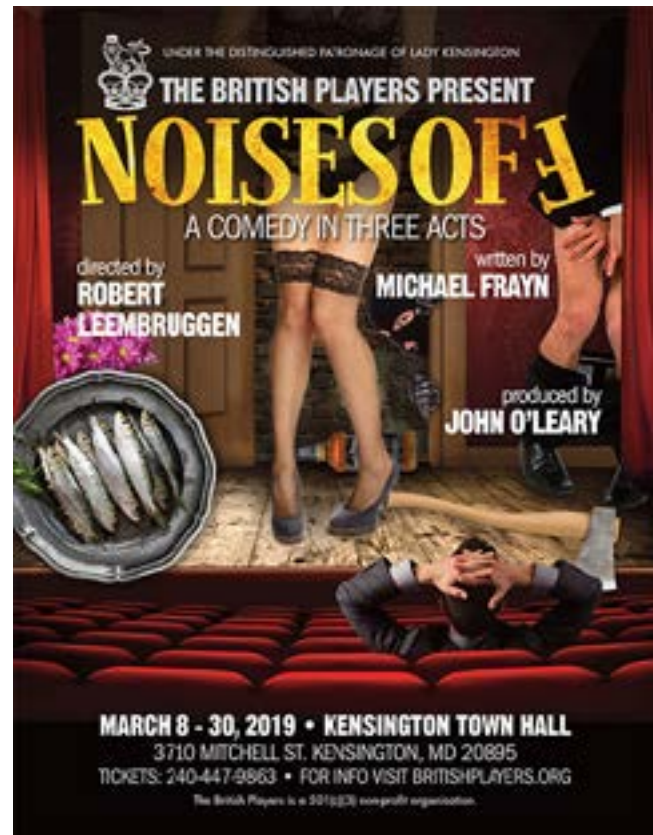
# Kensington Historical Society

FEATURES NATIONAL EXPERT ON KIT HOUSES

Tuesday, April 2 • 7 pm



What is a kit house and why was it so important to Kensington's history? Join the KHS meeting to find out if your home was delivered in a thousand pieces in a boxcar and later assembled on site, or you're just interested in the fascinating history of kit homes. Kathryn Holt Springston, a nationally recognized expert on kit houses, will tell us about this important industry and its place in our national history. She will also highlight many of Kensington's houses including the Sears Houses and Gunnison Houses which were previously featured in the Kensington Historical Society's 2007 Annual Calendar. [KensingtonHistory.org](http://KensingtonHistory.org)



### Performance Dates

March 21, 22, 23, 28, 29 & 30 at 8pm  
March 24 at 2pm

Adults \$24 | Children \$12

[BritishPlayers.org](http://BritishPlayers.org)



### Paper & Electronics Drop Off

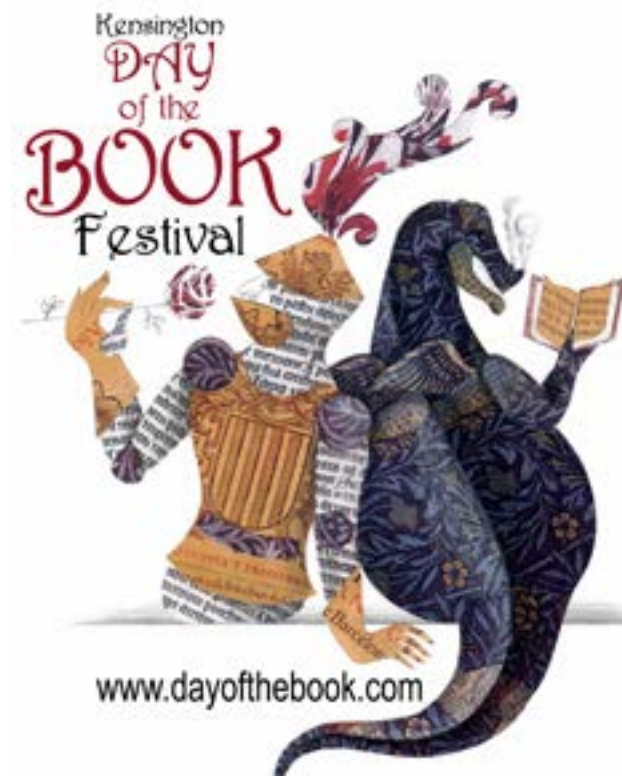
Saturday, April 27 • 1-3pm

Town Hall Parking Lot  
3710 Mitchell Street

Sponsored by:



[Mceneaney.com/Offices/Kensington](http://Mceneaney.com/Offices/Kensington)



## Kensington Day of the Book Festival

Sunday, April 28 • 11am-4pm

[DayoftheBook.com](http://DayoftheBook.com)

This street festival celebrates the International Day of the Book. Over 100 authors, poets and other participants line Howard Ave. Enjoy live music, children's programs, author readings, food trucks and more!

### Gala Craft Fair



Sunday, April 28 • 11am - 2pm

[GalaArtisans.com](http://GalaArtisans.com)

In conjunction with Day of the Book, enjoy an interesting collection of art and craft vendors.

### KENSINGTON



### Featured Vendor!!

FARMERS' MARKET

**Salt River Lobster** has been bringing the freshest seafood to the area for over 30 years!

**Special Orders** - Call head if you'd like special items, large quantities or if you want to reserve. 301-865-3139

**Featuring** - Lobster, shrimp, fresh fish, various other shellfish, and smoked seafood.

**Miscellaneous** - Soups, platters, crabmeat, anchovies, snow crab clusters, soft crabs in season, seaweed salad, king crab legs, octopus, crawfish tail meat and alligator!

SATURDAYS  
9AM -1PM



[ExploreKensington.com/Farmers-Market](http://ExploreKensington.com/Farmers-Market)

## Kensington FOOD TRUCK NIGHT!

From May 2 to October 17, make plans to have dinner each 1st and 3rd Thursday of the month.! Food trucks gather on Armory Avenue behind the Safeway. Grab a seat, listen to music and be part of the fun!



Sponsored KBDA

[Facebook.com/KtownFoodTruckNight](https://www.facebook.com/KtownFoodTruckNight)



## Kensington Car Show

May 5 • 10 am - 4 pm

Make vroom on your calendar for the Kensington Car Show, a celebration of the automobile, both classic and new. While there enjoy live music, children's activities, local food vendors and more!

[KensingtonCarShow.com](http://KensingtonCarShow.com)

# Community Meeting for 10619 Connecticut Ave

Hosted by 1784 Capitol Holding  
Thursday, March 28 at 7pm in Town Hall



Presentation on a revised sketch plan of Kensington Square Self Storage.  
This is the community's opportunity to participate in a presentation  
by the applicant to ask questions and provide feedback.

This event is being held independent of the Town of Kensington.

Kensington Around Town  
March 2019



3710 Mitchell Street  
Kensington, MD 20895

Office:- 301.949.2424  
[www.tok.md.gov](http://www.tok.md.gov)

To: