

Kensington Around Town

April 2018

Kensington Celebrates



The International

**DAY
OF THE
BOOK**

The **Day of the Book Festival** will be held on *Sunday, April 22nd, 11 am—4 pm*. Please join the Kensington Row Bookshop for live music, author readings, poetry, activities for adults and children, story tellers, and . . . Books, Books, and more Books! This street festival lines Howard Avenue with local authors, book artists, publishers, booksellers, and literary groups to show, sell, and discuss their works. All activities are free.

DayoftheBook.com

The **5th Annual Kensington Car Show** will be held along Howard Avenue on *Sunday, May 6th, 10 am—4 pm*. Hosted by the Kensington Service Station, the Car Show will once again showcase both classic and current model vehicles, and provide live music, food, and fun for the entire family.



Proceeds from the event will benefit the Noyes Children's Library Foundation, which received nearly \$9,000 from last years Car Show.

KensingtonCarShow.com

CALENDAR

Day of the Book Festival

Sun., April 22nd
11:00 pm —4:00 pm
Howard Avenue

Annexation Committee Meeting

Tues., April 24th, 7 pm

Solera Senior Living Development Project: Community Meeting

Thurs., May 3rd, 7 pm
Info Page 2

5th Annual Kensington Car Show

Sun., May 6th
10:00 am—4:00 pm
Howard Avenue

Traffic Committee Meeting

Thurs., May 10th, 7 pm

Town Council Meeting

Mon., May 14th, 7 pm

Town Nominations Due

Mon., May 14th, 4 pm

Candidate Forum

Mon., May 21st, 7 pm

www.tok.md.gov

MAYOR TRACEY

Town Permits

3514 Perry Avenue—Driveway

10408 Montgomery Avenue—
Interior

3940 Washington Street—
Fence; Garage; and Porch

10221 Montgomery Avenue—
Fence

3410 Oberon Street—Garage

3517 Plyers Mill Road—Fence

3516 Perry Avenue—Fence

Building Permits—*Please be reminded that both a Town and County permit for any exterior or interior structural changes are needed, 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 any questions.*



The Town will be hosting in cooperation with McCaffery Interests, the developer for the proposed Solera Senior Living project, a *Community Meeting at Town Hall on Thursday, May 3rd, beginning at 7 pm.*

The Architect for the project will present a re-designed concept plan for the north façade of the building, along with new drawings of the south façade (including day and evening views), and an update for the transition between the two existing historic buildings and the new structure.

If you are unable to attend the May 3rd meeting, we will be posting the presentation on our website following the meeting.

In addition, McCaffery Interests will be attending our May 14th Council Meeting for a Courtesy Review of the presentation.

I strongly encourage all residents to stay engaged as we continue to navigate through multiple redevelopment projects (10540 Metropolitan Avenue; 10619 Connecticut Avenue; and 3906/3910 Knowles Avenue) within the Town that are at different stages of design.

If you have any questions about the proposed development projects, please contact me at *Mayor.Tracey@tok.md.gov*.

MAYOR

Tracey Furman

Mayor.Tracey@tok.md.gov

COUNCIL

Sean McMullen

(Mayor Pro-Tem)

Darin Bartram

Conor Crimmins

Duane Rollins

Mayor.Council@tok.md.gov

TOWN STAFF & CREW

Sanford W. Daily, Town Manager

SWDaily@tok.md.gov

Matt Hoffman, Asst. Town Manager

MJHoffman@tok.md.gov

Susan Engels, Clerk—Treasurer

Susan.Engels@tok.md.gov

Shirley Watson, Facility Manager/Events

Shirley.Watson@tok.md.gov

Jim Snow and Bill D'Albora, Code Enforcement

Jim.Snow@tok.md.gov; Bill.Dalbora@tok.md.gov

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

Jamie Simms, Facility Maintenance

TOWN MINUTES

March 19, 2018 Town Council Work Session—Mayor Furman, Council Members Bartram, Crimmins, Rollins, and McMullen; Town Manager Daily, and Assistant Town Manager Hoffman were present. Clerk Treasurer Engels was necessarily absent.

Boy Scout Troop 8 was present to observe the Work Session for a merit badge.

Mayor Furman opened the Work Session to answer any questions with regards to the proposed Fiscal Year 2018-19 (FY19) Budget and noted that the Public Hearing was scheduled for April 9, 2018. There were no public questions.

Mayor Furman outlined the proposed annexation of Decatur Avenue, Madison Street, the north side of Perry Avenue, and the 10800 block of St. Paul Street, which is 12.5 acres and includes 41 residential properties and three commercial properties.

Town Manager Daily provided an annexation package to the Council, which included the proposed Annexation Plan, a draft Resolution, along with plat and survey information. Mr. Daily confirmed the annexation process in accordance with State law, and noted that the Town is not required to annex the streets and storm drains, as this may be left with the County, according to the Town Attorney.

The State law requires that at least 25 percent of the total assessed property owners and registered voters, of the proposed annexation area agree to the annexation. However, Mr. Daily advised the Council that the Town was looking to have 50 percent of the total assessed property owners and registered voters on board prior to moving forward with the annexation.

Mayor Furman reaffirmed that the proposed annexation area is already within the Walter

Johnson school district.

The Council asked about the potential revenues and expenditures from the proposed annexation.

Town Manager Daily stated that he anticipated a \$9,000 - \$10,000 increase to our trash, brush, and recycling collections, and that the Town may incur future infrastructure expenses due to storm drain and street maintenance; however, the estimated revenues from the proposed annexation would provide roughly \$27,000 in property tax and an estimated \$40,000 - \$45,000 in income tax revenue.

The Council discussed the annexation proposal and questioned how an individual could appeal against the annexation; the advantages and disadvantages of absorbing the storm drains and streets from Montgomery County; how best to provide information to the proposed annexation area on what services the Town provides; an applicability time frame for the annexed area to conform with the Town's regulations; and the effect the annexation may have on the property values of existing homes within the Town.

Town Manager Daily stated that the Town could provide a fact sheet to the proposed annexation area to answer questions and concerns pertaining to provided services and Town regulations.

Mayor Furman stated that she would like to place the proposed annexation as a topic of discussion for the May 14th Council Meeting prior to formally setting a Public Hearing date later in the summer.

Town Manager Daily informed the Council of a separate Memo within their Council packets outlining a request from AA Refuse to amend our existing contract to allow for provision increases due to changes in tipping fees.

TOWN MINUTES

Assistant Town Manager Hoffman explained that AA Refuse takes the Town's recycling to a Waste Management facility in order to comply with our single-stream recycling, and that Waste Management recently notified AA Refuse that the tipping fees for recycling would increase by \$10 per ton. Mr. Hoffman noted that after discussing the increase with Town Manager Daily and Town Attorney Ferguson, it was in the best interest of the Town to allow for provision increases.

Town Manager Daily stated that a Resolution to allow provision increases would be on the Agenda for the April 9th Town Council Meeting.

The Work Session ended at 8:25 p.m.

Town Council Summary from the March 12, 2018 Town Meeting

- Approved the Town Meeting Minutes from February 12, 2018.
- The Montgomery County Department of Transportation (MCDOT) discussed the proposed Summit Avenue Extension project and presented possible alternatives.
- Approved installing speed humps along the 3400 block of Oberon Street and the 10500 block of Wheatley Street.
- Introduced Ordinance No. O-01-2018 - an Ordinance to adopt the Town's Operating and Capital Budget for Fiscal Year 2018-19 (FY19). The Public Hearing will be held on Monday, April 9th, 7 pm.

March 12, 2018—Mayor Furman; Council Members Bartram, Crimmins, McMullen, and Rollins; Town Manager Daily; and Clerk-Treasurer Engels were present. Assistant Town Manager Hoffman was necessarily absent. The Pledge of Allegiance was recited and a moment of silence was observed for the

passing of Dorothy Warren.

The Town Meeting Minutes from February 12, 2018 were reviewed and approved. See Council Actions.

From the Mayor and Town Council

John Thomas, Planning Manager with MCDOT, and Scott Holand, Gannett Fleming, discussed the proposed Summit Avenue Extension project and possible alternatives. Mr. Thomas noted that the Summit Avenue Extension project has an estimated cost range of \$7.1 - \$19 million depending on the proposed route, and a projected improvement on traffic by only ten percent. Therefore, MCDOT proposed a chart of alternative short and long term improvement projects, to include the following:

- Lengthen the southbound left turn lane (400 feet) at Plyers Mill Road and reduce the northbound leftmost turn lane at the MD 185/MD 193 intersection; add a northbound right turn lane (125 feet) prior to Plyers Mill Road; consolidate the two bus stops along MD 185; and adaptive traffic management using "Smart" Signal Technology.
- Lengthen the eastbound left turn lane at MD 185 (200 feet); convert the flashing traffic signal at Plyers Mill Road and MD 185 to fully operational; and signing and marking improvements.
- Lengthen the eastbound left turn lane (200 feet) on Knowles Avenue to Summit Avenue.
- Widen MD 185 along the railway bridge and create a dedicated right turn lane northbound; addition of a southbound right turn lane at Howard Avenue; and extend the Plyers Mill eastbound left turn lane.

TOWN MINUTES

- Provide Dynamic Reversible Lane Operation on MD 185 between Knowles Avenue and MD 185.

The Council commented on the proposed alternatives and were concerned that the alternatives did not adequately address Knowles Avenue and MD 185; future development and increased traffic; pedestrian safety; and cut thru traffic.

Leslie Maxam stated the alternatives presented do not address the Connecticut and Knowles Avenue intersection and pedestrian safety, which she noted was the intent behind the extension.

Leslie Olson supported Ms. Maxam's comment and noted that it is important to improve pedestrian crossings.

Jack Gaffey supported the existing location of the bus stop in front of Safeway, which allows traffic to exit Howard Avenue onto Connecticut; asked about enforcement of the 'Do Not Block the Box' signs and about synchronizing the lights at Connecticut and Knowles with the Connecticut and Plyers Mill Road.

Peter Bartram suggested adding a fourth lane to Knowles Avenue and stated that pedestrian safety needs to be the focus at the intersection of Connecticut Avenue and University Blvd.

Nimrod Levi noted concerns about turning left from Detrick Avenue onto Knowles and appreciated any improvement to the area.

Town Manager Daily suggested that MCDOT and SHA look into using Concord Street as an adjunct to Metropolitan as part of a future study and noted that the 'Do Not Block the Box' signs are not enforceable, as there is no official State law regulating the blocking of these areas.

Mayor Furman noted that the Town will draft a letter addressing the Summit Avenue Extension project and the proposed alternatives.

Town Manager Daily updated the Council on the proposed bump out at the intersection of Howard Avenue and Fawcett Street and provided a schematic from the Town's Traffic Engineer.

The Council discussed the proposed bump out, along with a possible three-way stop at the intersection and the loss of a parking space.

Town Manager Daily will instruct the Traffic Engineer to crosshatch the bump out and provide cost estimates.

Jack Gaffey stated that merchants should be discouraged from parking in front of their stores and the Town should enforce the time limit on loading zones.

Dan Lonnerdal questioned whether the location of the radar recording device was appropriately placed and asked about the status of the speed humps along Oberon and Wheatley Streets.

Town Manager Daily confirmed that the proposed speed humps had been marked by the Traffic Engineer and the Town is moving forward with installing two (2) speed humps and removing the existing hump at Oberon Street and Kensington Parkway. See Council Actions.

Karen Shultz spoke against adding the speed humps.

Leslie Olson stated she did not see the speed hump markings and thought there would be notification.

Council Member Bartram stated for future

TOWN MINUTES

petitions, there will be a provision to leave a notice if the property owner is not home; and the speed humps will be marked based on the Traffic Engineer's assessment.

Jack Gaffey suggested a petition form should have a place to oppose it instead of leaving it blank.

Council Member Rollins stated that the Konterra property on Metropolitan has construction material and trucks, and asked about the removal of the storage container at the Train Station.

Council Member Crimmins noted that he served as a judge for the 1st Annual KVFD Chili Cook-Off, and that there will be two separate meetings at St. Paul Park to discuss the proposed pavilion on March 8th, 10:00 am, and on April 7th, 10:00 am.

Mayor Furman stated that the MML Chapter meeting with the County Council is March 15th; Strosnider's Grand Opening will be on March 23rd and 24th; announced that she would be running for a second term as Mayor, and that Council Members McMullen and Rollins may also elect to run for reelection; Nominations are due by 4:00 pm on May 14th and the Candidate Forum will be held on May 21st, with the Town Election on June 4th, 6:00 pm – 9:00 pm; the Development Review Board (DRB) will meet on March 14th, 7 pm, to discuss the proposed senior living project at 3906 and 3910 Knowles Avenue; the Noyes Library 125th Anniversary Gala will be held on April 14th; the Ethic Commission will convene on March 13th, 7 pm, to review financial disclosures; and that the Huggins property has been sold to the Levin Family and will be temporarily leased to Cherner Brothers and Hawkins Produce.

Public Appearances

Joe Campbell appreciated the Mayor's onsite help with the water main problems; asked if Council Members McMullen and Rollins will be running for reelection; reminded the Council about providing additional Budget information, and suggested providing employee's salaries to enhance transparency; and questioned when the covered 'No Left Turn' sign at the intersection of Kensington Parkway and Kent Street will be removed.

Ordinances, Resolutions, Regulations

Ordinance No. O-01-2018 – An Ordinance adopting the Town's Operating and Capital Budget for Fiscal Year 2018-19 (FY19) and levying a tax on all assessable property within the Town was introduced. *The Council set the Public Hearing for April 9, 2018, 7:00 pm.* See Council Actions.

Council Member McMullen stated that a summary of the FY19 Budget will be sent out by March 30, and invited the public to contact the Town for any clarification, comments, or questions in advance of the Public Hearing.

Mayor Furman noted that the Council will hold a Work Session on March 19th, 7 pm, to discuss a plan for the proposed Annexation; the Council will also accept any questions with regards to the FY19 Budget at the Work Session.

Council Actions

Council Member McMullen moved to approve the Town Meeting Minutes from February 12, 2018. The motion passed unanimously.

Council Member Crimmins moved to install speed humps on Oberon and Wheatley Streets in the designated locations, per the Town Engineer, and to remove the current speed hump on Oberon close to Kensington Parkway. The motion passed unanimously.

TOWN MINUTES

Council Member McMullen moved to introduce Ordinance No. O-01-2018 – an Ordinance adopting the Fiscal Year 2018-19 (FY19) Budget, and set the Public Hearing for Monday, April 9, 2018, 7:00 pm. The motion passed unanimously.

Council Member Bartram moved to adjourn the Town Meeting at 9:06 pm. The motion passed unanimously.

ARCHIVED MINUTES . . .

Complete Minutes, along with an audio recording from past meetings are available on the Town's website at the following link:

<http://tok.md.gov/town-business/council-meeting-recordings/>



2018 Town Election Information

The Town Election will be held on Monday, June 4, 2018 at Town Hall (3710 Mitchell Street). Voting hours are between 6:00 pm and 9:00 pm. The term of Mayor Tracey Furman and Council Members Sean McMullen and Duane Rollins are set to expire June 30, 2018. All have the option of running for re-election.

NOMINATIONS

Persons may be nominated for elective office in the Town by filing a certificate of nomination at Town Hall by 4:00 pm on or before the second Monday in May – Monday, May 14, 2018.

Please contact Susan.Engels@tok.md.gov for additional information.

COMMUNITY



Kensington Historical Society— Speaker Series

New York Times Bestselling Author, John A. Farrell, will discuss his latest book “Richard Nixon—The Life” at the *April 29th Kensington Historical Society meeting, 3—5 pm.*

Richard Nixon—The Life won the PEN America award for the Biography of the Year, and the New York Historical Society's prize for best American History volume published in 2017. Mr. Farrell also received widespread national media attention, as his writing shed new light on Nixon's life, including previously unknown details about Nixon's efforts to scuttle President Johnson's Vietnam Peace Initiative in 1968.

Mr. Farrell is a consummate historian and story teller, and also a Kensington resident, so please join us for a special afternoon discussing Richard Nixon—The Life.

Coffee and cookies will be served at 3:00 pm, with the presentation beginning at 3:30 pm. Lower level of the Kensington Town Hall, 3710 Mitchell Street.

KensingtonHistory.org

COMMUNITY

Re-Imagining Warner Circle Special Park

Authors: Jason Gerson, John Doherty, Sue Gander, Ann Lichter, Duane Thompson, and Helen Wilkes

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 initially built in 1891-1893 as the summer home of Brainard Warner, most often recognized as the founder of Kensington.



If you've spent time in the Park (on foot, bike, or sled) or simply passed by, two things are immediately apparent. One is that it's a beautiful and serene space, well-integrated into the surrounding neighborhood. The second is that the Park's buildings -- while maintaining some of their grandeur -- are currently unused and in a state of disrepair. The original residence, along with a demolished wing built in the 1950s, served as a nursing home for decades until acquired by Montgomery County in 2006. Since then the buildings have been vacant.

A group of local residents -- now called the **Warner Circle Committee (WCC)** -- began meeting in 2017 with the goal of serving as a community catalyst for identifying a viable long-term use for the property. We, the Executive Committee of the WCC, are writing to raise awareness about Warner Circle Special Park, apprise Kensington residents about our activities and aspirations, and invite your involvement and input.

First, a few facts. The property -- located at 10231 Carroll Place -- is currently owned by the county, which purchased it using funds from the Maryland-National Capital Park and Planning Commission's Legacy Open Space program. The county Department of Parks is responsible for maintaining the site. Over the last decade, county and state bonds have been issued to provide funds for planning, demolition of the non-historic features, and to stabilize and rehabilitate the exterior of the buildings. Though these efforts have been critical to preventing further deterioration, these activities have not resolved decisions about future uses and potential tenants/occupants. Although the Parks Department has limited resources, it has acted as a steward and provided basic maintenance of the buildings and grounds over the past several years. But more attention is needed to give new life to this important property.

That's where the WCC -- and you -- come in. The WCC believes that we have an opportunity to positively influence the future direction of Warner Circle Special Park. In the past several months, WCC has made small but important strides, learning about past efforts to "Save the Circle," speaking with professionals who've been involved with similar projects both locally and nationally, and educating ourselves about the financial and regulatory complexities of such an undertaking (more on that below). We've provided guided tours of Warner Mansion to hundreds of community members to give them a glimpse of the site's potential. We have also developed core principles and a charter, and elected an Executive Committee. *Continued . . .*

COMMUNITY

These are all important first steps, but our real work – identifying a use for the Park that enjoys the support of the community and advocating for that use with public officials, developers, and other stakeholders -- still lies ahead.

Because the Park and its buildings were purchased 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 of Warner Circle (Maryland Historical Trust, Montgomery Parks, Montgomery County Planning Board, Montgomery County Council, to name a few). This also means that there is not a quick and simple solution in the offing. But with sustained effort from the WCC and other community members, as well as strategic and coordinated engagement with relevant stakeholders and decision-makers, we feel we can infuse a sense of urgency that will bring about a solution sooner rather than later.

In the near term, community members are finding ways to use the Warner Circle Park grounds for events that engage the community. The annual Pumpkin Rock n' Roll Festival is a wonderful example of this. Other events could include food truck nights, movie nights, concerts, and perhaps even a community vegetable garden (in addition to and separate from the planned reading garden across the street from the Noyes Children's Library). These are great ways to bring community together in the Park.

Warner Circle Special Park represents much more than a symbolic link to Kensington's past. It is a living, breathing part of its present and can become a cornerstone of its future. Please consider joining our efforts to help make it happen. To learn more about Warner Circle Special Park's history, the WCC's activities and principles, and to contact the WCC, see: www.noyeslibraryfoundation.org/warner-circle-committee.html



Adapted from Elliott's 1994 film *The Adventures of Priscilla, Queen of the Desert*, the musical tells the story of two drag queens and a transgender woman, who contract to perform a drag show at a resort in Alice Springs, a resort town in the remote Australian desert. As they head west from Sydney aboard their lavender bus, Priscilla, the three friends come to the forefront of a comedy of errors, encountering a number of strange characters, as well as incidents of homophobia, while widening comfort zones and finding new horizons.

PERFORMANCE DATES

May: 11, 12, 13, 18, 19, 20, 25, 26

Fri./Sat. 8:15 pm | Sun. 2:00 pm

TICKETS

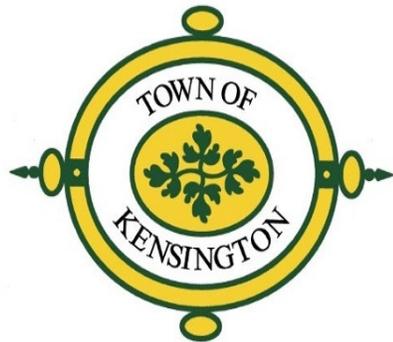
Adults \$27 | Children/Students \$22 |
Kensington Residents \$19

www.katonline.org



**Kensington
Around Town
April 2018**

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To: