Upcoming Events

Kensington Around Town September 2022

KHS Summer Concert Series
Saturdays through Sept • 10-11am

Paint the Town Art Show & Plein Air Competition
Sept 3, 4 & 5 • Various times

Love & Respect: Paintings of Our Community
September 3, 4 & 5 • Various times

Annual Labor Day Parade & Festival
Monday, Sept 5 • 10am-2pm
Kensington Train Show
Sept 10 & 11 • 11am-5pm

GIGS Courtyard Series
Saturdays through November

Town Council Meeting
Monday, September 12 • 7pm

KHS Monthly Board Meeting
Monday, September 13 • 4:30pm

Food Truck Night 3rd Thursdays
Sept 15 & Oct 20 • 5-8pm

Opera in the Circle
Sunday, September 18 • 4:30-7pm

Kensington 8K Race
Saturday, Sept 24 • 7:45-9:30am

Spirit Club Fitness Festival
October 2 • 1-4pm

Visit TOK.md.gov/events

2022 Paint The Town Art Show
Sponsored by Montgomery Art Association and the Town of Kensington

LABOR DAY WEEKEND
September 3 - 5
Saturday, 11 a.m. - 6 p.m.
Sunday, 11 a.m. - 5 p.m.
Monday, 10 a.m. - 5 p.m.

Judged for Awards by Lenny Campello
Award Reception: Saturday at 6 p.m.
at the Kensington Town Hall/Armory
3710 Mitchell Street, Kensington, MD 20895

Make Way For Kensington’s Annual Labor Day Parade and Festival
Monday, September 5, 2022

Parade begins at 10am | Festival is from 10am to 2pm

- Food Vendors
- Beer & Wine Vendors
- Live Music
- Vendor Booths
- Mechanical Rides
- Bounce Houses
- Family Fun!
During its July meeting, the Town Council passed a resolution to pursue Sustainable Maryland Certification. This program aims to support “Maryland’s municipalities as they look for cost effective and strategic ways to protect their natural assets and revitalize their communities. Using best practices in areas like water, energy, health, food and economy, a municipality can earn points toward sustainability certification.” SustainableMaryland.com

Sustainable Maryland is a collaborative effort amongst numerous partners, with the University of Maryland’s Environmental Finance Center, the Maryland Municipal League, and the University of Maryland’s National Center for Smart Growth leading the charge. At its core, the Sustainable Maryland Certification helps municipalities to:

- Gain access to training, tools, and expert guidance
- Realize cost savings
- Conserve resources
- Promote community vitality

The program does this by partnering with local jurisdictions to shepherd them through the Sustainable Maryland Certification process. The process is flexible, allowing communities to choose from a menu of options (SustainableMaryland.com/certification/actions) to fit the context and specific needs of each municipality. The program is free and voluntary. Recently, the program began receiving funding directly from the Maryland State budget to support its programs, so it is eager to partner with even more municipalities to move toward certification. There are currently 85 municipalities registered with Sustainable Maryland, representing 54 percent of the state’s towns and cities. Of these, 40 have been certified. We believe that the Town can be a leader on sustainability, so let’s put Kensington on the map as #41!

One of the most important first steps towards certification is to form a Green Team. In the July resolution passed by the Town Council, the Town committed to forming this Green Team to work towards certification over the coming year. If you have skills and expertise related to these issues and/or are passionate about sustainability, tackling climate change, or simply want to become more engaged with your Kensington community, WE NEED YOU!

If you are interested in participating or learning more, please contact Councilmember Lichter (AnnLichterTOK@gmail.com) and Councilmember Engle (NateEngleTOK@gmail.com) who are co-Chairs of the Green Team. They plan for a kick-off Green Team meeting in September, and then subsequent monthly or bi-monthly meetings to follow. We are looking forward to recruiting a great team and sharing updates with the community!
June 1, 2022 Town Council Meeting (held by Zoom Video Conferencing)
• Approved Resolution No. R-15-2022 – A Resolution of the Mayor and Town Council declaring the first Friday in June to be National Gun Violence Awareness Day in the Town of Kensington to honor and remember all victims and survivors of gun violence and to declare that we as a Country must do more to reduce gun violence.

June 7, 2022, Town Council Meeting Summary (held in Person and by Zoom Video Conferencing)
• Approved the Town Meeting Minutes of May 9, 2022, and the Special Town Meeting of June 1, 2022.
• Announced the results from the June 6, 2022, Town Election: Tracey Furman was re-elected as Mayor; Nate Engle was re-elected to the Town Council; and Ann Lichter was elected to the Town Council.
• The Town Organizational Meeting was scheduled for July 11, 2022, at 5 pm, which will be followed by the Town Council Meeting at 7 pm.
• Resolution No. R-15-2021 - McLean Controls contract for the Town offices was amended from an amount not to exceed $16,600 to an amount not to exceed $17,900.

July 11, 2022, Town Council Organizational Meeting Summary (held in Person)
• Council Member Crimmins was appointed Mayor Pro Tem.
• The Mayor and Council discussed areas of interest and were assigned to the following Committees and liaising roles:
  • Auditing Committee – Nate Engle and Ann Lichter
  • Board of Elections – Ann Lichter
  • Ethics Commission – Conor Crimmins
  • Greenscape Committee – Ann Lichter (Chair)
  • Development Review Board – Conor Crimmins (Chair) and Darin Bartram
  • Mobility and Traffic Committee – Nate Engle (Chair) and Darin Bartram
  • Business Community Liaison - Conor Crimmins
  • Montgomery County Public Schools Liaison – Conor Crimmins
  • Green Team - Nate Engle (Chair) and Ann Lichter

July 11, 2022, Town Council Meeting Summary (held in Person and by Zoom Video Conferencing)
• Approved the Town Meeting Minutes of June 7, 2022.
• Acknowledged the appointment of Jeff Capron, Paul Sexton, and Kerry Thompson to the Auditing Committee.
• Reviewed the GIGS Courtyard Proposal for the Fall concert schedule; the Council will discuss the proposal further at a July 26 Work Session.
• Approved, as Amended, Resolution No. R-16-2022 – A Resolution supporting the Sustainable Maryland Municipal Certificate Program and to establish a Green Team.
• Approved Resolution No. R-17-2022 – A Resolution Authorizing the Town Manager to accept the proposal from Ricci Drywall & Painting Co., Inc., for certain drywall repair and painting at the Kensington Town Hall.
• Approved Resolution No. R-18-2022 – A Resolution establishing ‘No Parking Anytime’ signs along the east side of the 10000 block of Kensington Parkway (Access Road) from Frederick Avenue to 45’ northward.
• Approved Resolution No. R-19-2022 – A Resolution establishing ‘No Parking or Standing’ along the east side of the 10400 block of Armory Avenue from Mitchell Street to 30’ north; and ‘2-Hour Parking, 7:30 am – 5:30 pm, Mon-Fri’ along the west side of the 10400 block of Armory Avenue from 25’ south of Knowles Avenue to 40’ north of Mitchell Street.
• Approved Resolution No. R-20-2022 – A Resolution Authorizing the Town Manager to establish ‘2-Hour Parking, 7:30 am – 5:30 pm, Mon-Fri’ along the north side of Mitchell Street from 25’ west of Fawcett Street to 40’ east of Armory Avenue, with the exception of the following restriction zones: 1) Two ‘Reserved Parking’ (ADA) zones along the north side of Mitchell Street of 20’ length each located between Armory Avenue and Fawcett Street; 2) One ‘No Parking Anytime’ (loading area) zone along the north side of Mitchell Street of 20’ length between Armory Avenue and Fawcett Street.
The Kensington Historical Society appreciates the summer months and particularly
the…..

Saturday Concert Series: Enjoying the concerts? You can enhance your experience
by volunteering on concert mornings. There is not much to it – setting up the umbrellas
and helping the performers set up their equipment and then seeing that everything is
stowed when the concert is over. You can volunteer for one or more Saturdays……..bring your family!
Be a part of making this summer tradition happen.

For more information or to sign up - contact: Leslie Olson at LOlson2999@aol.com.

What is just as much (more?) fun as the Concerts? It’s the….

Train Show: The show this year is the weekend of September 10/11. KHS is looking for volunteers to
help ensure the success of this highly anticipated event. This is fun duty and we can create a schedule
that will fit your time and interests. All volunteers get free access to the show. As a special thank you

The Villages of Kensington (VoK) is an all-volunteer, non-profit neighborhood organization
whose mission is to build a supportive, diverse, intergenerational network of neighbors
helping neighbors to remain in their homes and stay engaged in the Kensington, Maryland
community.

Established in 2016, VoK has more than 90 members, with an average age of about 80,
and more than 30 volunteers. VoK is dedicated to its members' well-being, functioning as a provider of
services (such as rides to medical appointments) and as a social meeting hub. VoK arranges transportation,
in-home assistance with chores, friendly visiting, and technology assistance to members as well as cordial,
recreational and educational opportunities.

During the period August 1, 2020, through July 31, 2021, VoK volunteers provided about 180 rides, the
vast majority to and/or from medical appointments; ran nearly 70 errands, typically to pick up and deliver
prescriptions; made scores of social calls (by phone during the pandemic); offered social and educational
events via Zoom; and provided pet care in the form of dozens of walks.

VoK was founded in 2015 by Kensington residents Donna Savage (a resident of Kensington Heights) and
Suzanne Bowler (a resident of Rock Creek Hills). Savage and Bowler met in 2014 at an event sponsored
by the Silver Spring Village. Savage indicated that she was inspired by what Silver Spring Village was doing – “supporting seniors to stay in their homes by using volunteers,” and the Village concept was remarkably
interesting to her. “It is the neighborly thing to do,” said Savage. “Giving rides, taking garbage to the
curb. This was already happening, so we decided to organize around the concept of neighbors helping
neighbors.” Savage became VoK’s first president and served in that post until September 2019. Bowler
served as VoK’s vice president for several years.

In September 2019, Kensington resident and VoK volunteer Mike Landa became VoK’s second President,
and he continues to serve as Co-President. Landa is proud of VoK’s mission and the services provided.
“We are really about neighbors helping neighbors and making it possible for individuals to remain in their
homes and stay engaged in their community.”

To find out more about VoK, please visit the organization’s website at VillagesOfKensingtonMD.org.
to volunteers we will provide an additional ticket for your family or friend. What fun – what a deal! Not a member of KHS? As a special for non-member volunteers, we will offer a 2022 membership for half price if you join at the train show.

For more information or to sign up – contact: Yvonne Gurney at VGurney3505@gmail.com.

By the time you read this KHS will have sponsored…

**Chamber Music in the Circle:** If you went, we hope you visited our table and enjoyed the music. Look for Opera in the Circle in the fall. See you there!

KHS was involved in a new event for Kensington this year… which was

**Juneteenth:** KHS was proud to be involved in this event. It was a great gathering of our community.

Do you want more? Then look forward to the…

**Speaker Series:** We are in the planning stages for additional Speaker programs for the fall and early winter to bring more of our history to all Kensington (and neighbor) residents. We will use a hybrid program format – in person but available by zoom also. KHS is collaborating with other Kensington organizations to bring you joint programming.

More news on this to come.

Bring your programming ideas and organizational talents to Speaker Series chair: Patti Poss at PhendPoss@gmail.com.

Remember – volunteering not only serves the community but enhances one’s appreciation of any event. Enjoy the rest of your summer. We look forward to seeing you around Town.

**Become a Member:** Fill out and submit the form to the right with payment by PayPal or credit card. Or find the form online at: [KensingtonHistory.org/wp-content/uploads/2022/05/KHS-Membership-Form-2022.pdf](https://KensingtonHistory.org/wp-content/uploads/2022/05/KHS-Membership-Form-2022.pdf).

**Learn more about KHS:** KensingtonHistory.org.
Pedestrian and Bicycling Access and Safety Working Group
by Alison Durland and Nate Engle

The Pedestrian and Bicycling Access and Safety Working Group (PBASWG) identifies ways to improve the accessibility and safety for pedestrians and bicyclists in and around the Town of Kensington. This is a volunteer group that is part of the Town’s Mobility and Traffic Committee.

Here are some updates from the Working Group (WG).

Connecticut Avenue Study

In the spring, many residents and neighbors engaged on possible ways to improve connectivity, accessibility, and safety around the Connecticut Avenue corridor. This included administering a survey, which received 586 responses, and culminated in a combined in-person/Zoom public workshop at Town Hall in April. The engagement was part of a study to identify concrete and innovative improvements in pedestrian and bicycling access and safety along this stretch of Connecticut Avenue through the Town of Kensington, as well as areas that intersect with it: Knowles Avenue, Howard Avenue, Plyers Mill Road/Metropolitan Avenue, and University Boulevard.

The study, made possible by a Transportation Land-use Connections grant from the Metropolitan Washington Council of Governments in partnership with the Montgomery County Department of Transportation, represents a first step towards realizing short-, mid-, and long-term improvements along the corridor. The accompanying report was finalized in July and available at TOK.md.gov/wp-content/uploads/2022/07/Connecticut-Avenue-TLC-report-FINAL-Package.pdf. This report lists priority projects and other important recommendations for the Town and its transportation partners to consider. It provides an initial estimate of approximately $10 million needed for implementing all of the improvements and also includes the 10% design for three of the options. Figure 1 provides an example cross-section of the future corridor if short- and mid-term solutions on lane narrowing and sidewalk widening (with vegetative buffers) were to be completed.

![Connecticut Avenue Study Diagram](image)

Figure 1: Long-term Connecticut Avenue cross-section (Source: MDOT SHA MD 185 Needs Analysis)

The following alternatives were taken to 10% design under the study:

**Short-Term:** Coordinate with MDOT State Highway Administration (SHA) to install missing crosswalks and associated pedestrian signal equipment on Connecticut Avenue at Knowles Ave and at Plyers Mill Road.

**Mid-Term:** Coordinate with MDOT SHA to install the most appropriate signal device to provide a new crossing at Connecticut Avenue and Howard Ave.
PBASWG con’t

Long-Term: Initiate planning and design efforts to construct a separate pedestrian bridge adjacent to Connecticut Avenue over the railroad tracks to tie into anticipated shared use paths along both Connecticut Avenue as well as Plyers Mill Road [see Figure 2]. Further, the Town of Kensington may consider pursuing neighborhood bikeways, especially on Plyers Mill Road, to link Connecticut Avenue pedestrian and bicycle improvements to the Ken-Gar neighborhood, Rock Creek Trail and the MARC Station, providing multi-modal connectivity.

BPPA Plan
In October 2021, the Town of Kensington applied to and was chosen for Maryland State Bicycling and Pedestrian Priority (BPPA) designation. This designation will facilitate collaboration between the Town, County, and State in the identification and implementation of bicycle and pedestrian improvements within the BPPA. A critical step in the BPPA process is for MDOT SHA to work with the Town and other transportation partners to develop a BPPA plan in 2022-2023. This plan will build from the Connecticut Avenue Study recommendations and other related studies to target roadway improvements, estimate construction costs, provide more detailed analysis (where feasible), and further engage residents and the broader public in the process. SHA is scheduling a meeting in August/September with the selected consultant and the Town representatives to officially kick-off the BPPA plan development process.

Second Annual WALKtober Event
Mark your calendars! All are invited to participate in the Town’s Second Annual WALKtober event – (date tentatively set for Saturday, October 29). Stay tuned – details to follow.

Upcoming Priorities for the PBASWG
In its July meeting, WG participants agreed to the following priorities and work teams for the upcoming year:

1. Implementing the Connecticut Avenue Study recommendations and BPPA plan development
2. Packaging of improvement programs and pursuing grants and other funding sources
3. Updating the walkability/bike-ability audit this coming autumn
4. Planning events and outreach, including the Second Annual WALKtober event
5. Improving communications and education

WG co-chairs, Councilmember Engle and Chris Zappi, welcome additional residents to participate in the WG who have a strong interest in these topics and/or have skills to offer that can help with promoting pedestrian and bicycling access and safety. If interested, please send an email to: NateEngleTOK@gmail.com.
Redevelopment Updates

Updates on Redevelopment Projects within the Town of Kensington
By: Council Members Conor D. Crimmins & Darin Bartram,
Co-Chairs Development Review Board

10401 Connecticut Avenue: The Bakers Union
This property, presently the headquarters for the Bakery, Confectionery, and Tobacco Workers International Union, went up for sale in the spring, and is under contract with a national, multifamily housing developer. They are currently conducting “due diligence” on the property. Early indications suggest they are interested in replacing the building with a new, mixed-use apartment project. The contract purchaser is interested in working with the Town, which owns the two strips of land on either side of the building. Assuming the purchaser decides to proceed with redeveloping the site, we expect them to bring their ideas to the Development Review Board in the fall.

10619 Connecticut Avenue: Crossroads of Kensington, fka Kensington Crossing
The Planning Board approved the application for a small, retail center to be known as “Crossroads of Kensington.” The project will include between four and six small retail tenants. In approving the project, the Planning Board expressed concerns about the planned access onto Metropolitan Avenue, through the Baskin-Robbins/7-11/Mannys property, and asked the State Highway Administration to consider whether this is workable and whether other changes to the intersection of Plyers Mill, Metropolitan, and Concord are warranted.

10509 Summit Avenue: The Flats at Knowles Station
This project has received approval from the Planning Board as a mixed-use development project consisting of 75 residential units, in which 25 units will be moderately priced (MPDU’s). The developer has also proposed an additional 25 live-work units on the main level; however, these may be converted to commercial use following a request for a site plan amendment. The project will include podium parking with one level of parking below grade.

4000 Knowles Avenue: The Residences at Knowles Station
This project, consisting of six (6) market-rate townhomes, is almost complete, having been approved by the County Planning Board on July 9, 2020. The developer anticipates delivery later this year.

Additional information about each of these projects, to include architectural and engineering plans, DRB questionnaires, when available, as well as DRB and/or Town Council minutes are available on the Town of Kensington’s website at: TOK.MD.gov.

ExploreKensington.com

Explore Kensington
Unique Shopping, Dining, Arts & Events
As you may be aware, following an Office of Legislative Oversight (OLO) review of Thrive 2050 this past spring, the County Council decided to seek additional input from Black, Indigenous, and other People of Color. As a result, the County Council solicited proposals for conducting additional community outreach and for developing a new Thrive chapter on racial equity. At its June 19 meeting, the County Council announced the selection of Nspiregreen to do this work. Here is a link to a flyer that explains more about Nspiregreen’s plan for gaining additional input. Montgomeryplanning.org/wp-content/uploads/2022/07/Thrive-OnePger_Review.pdf

A July 19 notice from Montgomery Planning invites residents to “add your voice to this part of the Thrive 2050 process by completing Nspiregreen’s survey” which is now available online. We encourage you to take a look at the survey and reach out to neighbors and friends who may not be aware of Thrive to suggest that they fill out this survey too. SurveyMonkey.com/r/ThriveSurvey

In addition to adding a new chapter on racial equity, County Council Staff is concurrently working on adding chapters to Thrive that will specifically address economic growth and environmental strategies. It is expected that the County Council will resume its review of Thrive in September and will likely vote on its adoption in October. Hence, if you have specific revisions for Thrive, you are encouraged to send them to County Council Staff (Pam Dunn’s email address is Pamela.Dunn@montgomerycountymd.gov).

The above information has been provided by the Town of Chevy Chase, one of our leading municipal partners who, along with the Town of Kensington, are working to educate residents about Thrive 2050. We encourage our residents to take the survey and consider signing up for one of the county’s virtual meetings.

### Backpack Donation

Once again, the Town Hall will serve as an official drop off point for new backpacks and lightly used children’s bikes.

Alusine “Ajay” Jalloh who operates the Good Humor truck you see going around the neighborhood and at Town events was in a very bad accident earlier this summer.

An immigrant from Sierra Leone, Ajay yearly sends 100’s of backpacks that he has purchased on his own to support students who cannot afford to buy them. This year with his long recovery, Ajay needs a little help from us to fulfill his yearly goal.

So, if you’re able to donate a backpack or a lightly used children’s bike, please drop off at Town Hall between now and September 16th. Town office hours are Monday – Friday 8:00 am - 4:00 pm.

If you’re unable to drop off during the day, please email Alex Marini at: Alex.Marini@tok.md.gov and she will arrange a pick-up time from your front porch.
Happy August, all! As summer winds down, the KTown Ladies are grateful for the opportunities we’ve had to connect with our friends and neighbors during our summer events, and we’re already planning a great slate of events for the fall.

In July, the KTown Ladies hosted a Fourth of July Patio Potluck at the home of Nicole Andrews in KTown. After a rainy-day reschedule, we were lucky to have a beautiful day for the event. Lots of neighbors joined to celebrate Independence Day and enjoy food, drinks, music, lawn games, and great conversation. We even had a beautiful floral arrangement provided by local florist Petals to the Metal!

In August, the KTown Ladies cooled off with a “Sip ‘n Dip” pool party at the beautiful KTown home of Katherine Wood. Thank you for hosting KTL yet again, Katherine – we can’t get enough of your gorgeous pool!

The KTown Ladies look forward to seeing many of you at our future events in fall 2022. We’re hopeful to host events in the near future at the new Girls Who Paint art studio and gallery and, hopefully, the new Babycat Brewery! Also, we’re still interested in hosting more home events. If you’d like to open your home to host the KTL, please shoot us an email and let us know.

For more details, follow along with the KTown Ladies on our website and on social media:
Website: KTownLadies.org;
Facebook: @KTownLadiesGuild;
Instagram: @ktownladies.

Building & Town Permits

Please be reminded that both a Town and County permit are needed for any interior or exterior structural changes, with the exception of landscaping and general repairs. Historic District properties will also require a Historic Area Work Permit (HAWP). Please contact the Town staff at 301-949-2424 with any questions.

10612 Wheatley Street - Dumpster
10635 Connecticut Avenue - Dumpster
10603 Lexington Street - Solar Panels

Frederick Avenue - Washington Gas
3702 Farragut Avenue - Washington Gas
3417 Oberon Street - Pepco
3601 Dupont Avenue - Fence
10635 Connecticut Avenue - Limited Duration Sign
3514 Plyers Mill Road - Washington Gas
3404 Ferndale Street - POD
3509 Perry Avenue - Fence
10110 Kensington Parkway - Fence
Town Happenings

The Kensington Historical Society presents

The 2021 Summer Concert Series
Saturdays 10 - 11a.m. Howard Avenue Park
( across from the Farmers’ Market)

September 3  Silver Strings
September 10  Janine Wilson & Arch Alcantara
September 17  Isn’t That So
September 25  Keith Grimes and Esther Haynes

KensingtonHistory.org

Love & Respect
Paintings of Our Community by Ray Rusk

September 3–5, 2022
Saturday (noon–5:00 pm)
Sunday (noon–5:00 pm)
Labor Day (9:30 am–5:30 pm)

Fellowship Hall
St. Paul’s UMC
10401 Armory Ave.
Kensington, MD 20895

Kensington FOOD TRUCK NIGHTS!
Sept 15 & Oct 20 • 5–8pm
Enjoy dinner with your community from a variety of food trucks at 10417 Armory Avenue.

Sponsored by KBDA • Facebook @KtownFoodTruckNight

Race Day
Sept. 24, 2022
8K Run | 8:30
2M Challenge | 7:45
1K Fun Run | 8:35

Kensington8k.org

Visit TOK.md.gov/events for all Town events.
To: Kensington Around Town
September 2022

3710 Mitchell Street Office: 301.949.2424
Kensington, MD 20895 TOK.md.gov

OPEN YEAR ROUND!
Every Saturday 9am-1pm
Howard Avenue Train Station
21+ Vendors
Pets Welcome!

PREVENT THEFT FROM YOUR VEHICLE
Remove all valuables from seats, dashboard and floor.
- Phone
- Purse
- Wallet
- Backpack
- Electronics
- Money
- Briefcase
- Computer
- Keys

KEYS TO SAFETY
- Vehicle doors locked
- Valuables out of sight
- Park in well-lit areas if possible