

KENSINGTON CAN!

BUSINESS. COMMUNITY. TOGETHER.

SPRING 2023



MAYOR'S MESSAGE

When I was elected mayor in 2016, I had two main goals with regards to our commercial business district. My first goal was to increase our marketing budget and to hire an in-house communication staff to support our businesses and to expand our *Explore Kensington* business brand. My second goal was to create an Arts District, in not just our Historic District, but throughout the town.

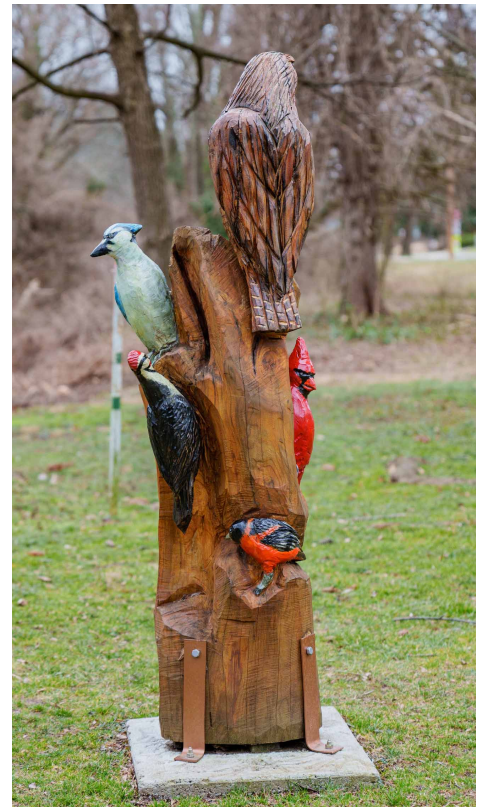
Today, despite the disruption of COVID and now inflation, our business community continues to weather through the storms. While not all of

our businesses have been successful in being able to stay open, established businesses took the opportunity to expand and new businesses have opened.

Redevelopment has finally come to Kensington bringing new residents and workers. New retail and restaurant space will also be coming soon to the corner of Connecticut Ave and Plyers Mill. In the last six years the larger Kensington community around us has noticed all that we now have to offer and are staying close to home making Kensington its number one destination for shopping and dining.

In 2017 our first commissioned mural was completed on the eastside of the M&T building on Montgomery Ave, in the Historic District. It took another year before we were able to secure a second location, but since then we've added seven murals in the Town on privately owned property, two murals on Town property and one mural on County property. Of the 11 murals, all but two were supported through a community arts grant.

In 2008 the Town's Public Works Supervisor, Jason Swain an accomplished artist placed the first of eight carvings in our Town Parks and the Kensington Library just outside the Town. The wood carvings include col-



orful birds, friendly bears, howling dogs and "Mr. Gregg" the Town's long time tree maintenance contractor who at the age of 90 retired from the tree business.

To see our murals and carvings and their locations visit: <https://tok.md.gov/art-walk-murals/>

- Mayor Tracey Furman



Who or What is Kensington CAN!?

We are a group that supports local businesses by striving to create a more vibrant and diverse Kensington community to bring together businesses and residents through events, community support and networking.

We work closely with the Mayor and town council to ensure that we gain visibility and goodwill for our businesses as well as attracting customers from across the metropolitan area.

Soon to come will be our new Instagram and Facebook pages announcing upcoming events that you can contribute and participate in throughout the year. In the meantime, watch for emails from: kensingtoncan@yahoo.com.

No dues are required; membership is free. Join us to share ideas and work towards promoting and supporting the Kensington Business District



A wonderful evening last September at Party by the Fountain. Special thanks to the Town of Kensington, Talia's Cuzina, Potomac Sweets and guitarist Dan Hovey.

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 of 2022, 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 parcels to the west (along Connecticut Avenue) and to the east (along Armory Avenue) of the building. Assuming the purchaser decides to proceed with redeveloping the site, we expect them to bring their ideas to the Town of Kensington's Development Review Board (DRB) this spring or summer.

10619 Connecticut Avenue: Crossroads of Kensington, (The current "Hawkins" site)

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. The property owner recently applied for a demolition permit for this site and removal of the current building is in progress.

10509 Summit Avenue: The Flats at Knowles Station

This project has received approval from the Planning Board, as a mixed-use development consisting of 100 apartment units: 75 market-rate apartments and 25 moderately priced dwelling units (MPDUs) in four residential levels above a podium parking garage with one level of below grade parking. During the pandemic, the developer proposed a number of "live-work" units on the first floor, but is now considering filing a site-plan amendment to convert those units into a different type of commercial use.

4000 Knowles Avenue: The Residences at Knowles Station

This project, consisting of six market-rate townhomes, is almost complete, having been approved by the County Planning Board on July 9, 2020. Several of the 4-story townhomes have been purchased and/or occupied and the remaining site clean-up will be completed soon.

10231 Carroll Place: Brainard Warner Mansion

This project, to redevelop Brainard Warner Mansion and carriage house into 12-13 market-rate condominiums, continues to proceed, with various County stakeholders having given final approval. We anticipate to see fencing in the next few months once construction work officially begins.

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.



Sunday, April 23 • 11am-4pm
Howard Avenue, Kensington MD
Street Festival, rain or shine

16th Annual Kensington Day of the Book Festival

We are happy to announce that plans are underway for the 16th Annual Kensington Day of the Book Festival after a three year pandemic break! Author and participant registration and more information can be found at DayOfTheBook.com.

We are now forming our festival teams and need volunteers to help with all facets of planning and organizing program teams to help with logistics and scheduling. We also need business sponsors as we have to raise over \$25,000.



If you are interested in being a sponsor for the event, you can register on the website. If you have questions or would like to volunteer, contact the festival organizer, Elisenda Sola-Sole, at 2023kensingtonbookfestival@gmail.com.

live music • authors • children's stage • speakers • poetry • booksellers • artists • cookbook demos • food trucks & more!

SUSTAINABLE KENSINGTON

A Natural Next Step for the Community

The town of Kensington has applied for 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 toward sustainability certification".

The Sustainable Kensington team, made up of local residents and business owners, is working to develop the Town's Action Plan.

A survey has been sent out asking residents and business owners to share input on priorities for sustainable practices and initiatives in Kensington.

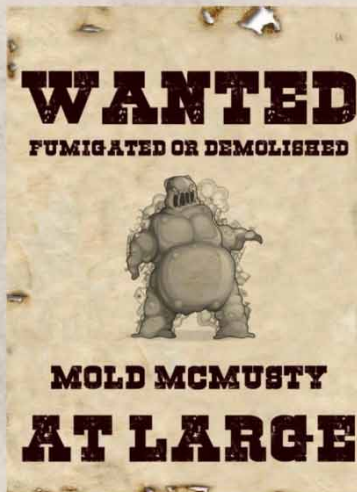
To learn more or get involved with the Sustainable Kensington Team, contact Council Member Nate Engle at nateengletok@gmail.com or Ann Lichter at annlichtertok@gmail.com

You can also visit sustainablemaryland.com.

SERVPRO PRESENTS

Mold Wrangling

Tips and Tricks for Mold Prevention



HOWDY, LOCAL KENSINGTON COWPOKES!

Fun Fact

Over 50% of American homes have some form of undetected mold growth. Gross right?... We know! Thankfully, your friendly neighborhood Servpro is here to share some helpful tips to keep pesky mold at Bay.



BE ON THE LOOK OUT
Inspect your home monthly. If you see any discoloration on baseboards you may have a water intrusion.



CHECK YOUR POTTED FRIENDS
Potting soil can produce so much mold. Be sure to change your soil on a regular bases.



VENTILATION IS KEY
Bathrooms are breeding grounds for mold. Always use an exhaust fans in your bathroom to prevent condensation.



New Team Member Alert

THIS IS LIZA, OUR NEW MARKETING MANAGER!

Liza has been in the Sales and Marketing field for the past 7 years. She loves visiting local farmers markets and small businesses during her free time. She also enjoys finding new ways to implement health communication gatherings in her community and strives to provide a unique experience for every project.

"I am forever and always happy to help!" - Liza

And as always please feel free to reach out to our Kensington Office for your water restoration needs.



TIPS + Sips

Would you like to host a Tips + Sips?

Kensington CAN! will facilitate your event where community business colleagues will learn some **business tips** and enjoy some **social sips**.

Schedule for next events:

2nd Quarter (April, May + June)

3rd Quarter (July, Aug + Sept)

4th Quarter (Oct, Nov + Dec)

Please email Amy at Kensingtoncan@yahoo.com and let us know which quarter you would like to host. You can pick month, day and time!



Our October 2023 Tips + Sips was held at Tyler Whitmore Interiors where we had a behind the scenes peek at the home furnishings business and got inspiration for decorating your shop for the holidays and ideas for welcoming clients any time of the year.

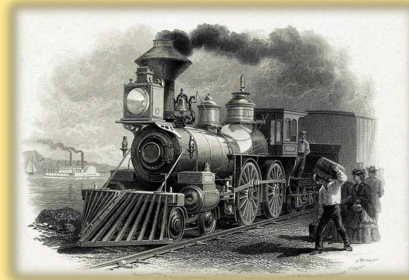
COUNTY-WIDE CELEBRATION

OF THE

150th Anniversary of the Metropolitan Branch of B & O Railroad

Tours, exhibits, performances, lectures at
various sites throughout Montgomery County
throughout spring & summer

2023



Now the MARC Brunswick Line, the Metropolitan Branch of the B & O Railroad, after the first train made its way from Washington D.C. to Point of Rocks on May 25, 1873, changed the face of Montgomery County -- bringing it into the industrial age with steam powered mills and factories located next to the tracks -- transforming agriculture from marketing wheat and corn to producing perishables such as milk, peaches and apples. Railroad suburbs started sprouting upwards from the District line. Villages next to the tracks turned into cities, and sleepy country towns turned into summer resorts.

FOR MORE INFORMATION AND
A CALENDAR OF EVENTS GO TO:

<https://montgomerypreservation.org>



Montgomery Preservation, Inc



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Join our Kensington CAN! Google Group!
kensington-can@googlegroups.com

We welcome information, ideas, questions, and discussion relevant to the Kensington business community.

For more information, please email:
kensingtoncan@yahoo.com for more info.

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