

Kensington Around Town

April 2024



17th Annual Kensington Day of the Book Festival

Sunday, April 21 • 11am - 4pm

DayOfTheBook.com



Kensington Car Show

7th Annual!

Saturday, May 4 • 10am - 4pm

KensingtonCarShow.com

**Raindate
May 5**

UPCOMING EVENTS

Weed Warrior Events

April 4, 13, 21, May 2, 11, 19 • Various Times

Pancake Breakfast

Saturday, April 6 • 8-10:30am

Kensington Park Library Ebook Help

April 10 & 24 6-7pm

Surrealist Games at Kensington Park Library

April 12 • 4-5:30pm

Compass Art Center Grand Opening

Saturday, April 13 12-6pm

Trash to Treasure Yard Sale

Saturday, April 20 • 9am-1pm

Earth Day Garden Party

Saturday, April 20 • 2-4pm

Kensington Day of the Book Festival

Sunday, April 21 • 11am-4pm

Kensington Dog Parade

Saturday, April 27 • 10am-12pm

Kensington Car Show

Saturday, May 4 • 10am-4pm

.....

TOWN COUNCIL MEETINGS

Tuesdays, April 10 & May 8

TOK.md.gov/Events

Town Council Summary



Tuesday, February 13, 2024 Town Council Meeting

• Held a Closed Session meeting pursuant to State Government Article §3-305(b)(3) and §3-305(b)(7), “Closed Session”, to consider the acquisition of real property for a public purpose and matters directly related to the acquisition; and to consult with counsel to obtain legal advice.

- 10528 St. Paul Street
- Approved the Town Meeting Minutes of January 10, 2024.
- Approved the Closed Session Town Meeting Minutes of January 10, 2024.
- Introduced **Ordinance No. O-01-2024** – An Ordinance Authorizing the Acquisition of Certain Property located at 10528 St. Paul Street, Kensington, Maryland, for a Public Purpose
 - *The Public Hearing has been scheduled for Wednesday, March 20, 2024, 7:00 pm.*
- Approved **Resolution No. R-02-2024** - A Resolution of the Mayor and Council of the Town of Kensington Authorizing a Contract Agreement with Brudis & Associates, Inc., to provide Engineering and Support Services for a Storm Drain Study within the area of the 10700 and 10800 blocks of St. Paul Street.
- Approved **Resolution No. R-04-2024** - A Resolution of the Kensington Town Council Confirming Appointments made by the Mayor to the Town Ethics Commission.
- Approved **Resolution No. R-05-2024** - A Resolution of the Mayor and Council of the Town of Kensington Authorizing the Sale and Donation of Ten (10) Surplus Benches from Howard Avenue for \$50 each, in which the Proceeds will be donated to the 20895 Hunger Ministry.

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.

3605 Perry Avenue - New Residential Construction
10520 Wheatley Street - Washington Gas

3512 Decatur Avenue - Washington Gas
3514 Decatur Avenue - Washington Gas
3602 Farragut Avenue - Addition
10304 Kensington Parkway - Addition
3510 Decatur Avenue - Dumpster
10025 Frederick Avenue - Addition
10309 Freeman Place - Dumpster
10546 Wheatley Street - Addition
10610 Wheatley Street - Dumpster

Town of Kensington Resident Directory

Are you new in Town? Has your contact information changed?
Visit [TOK.MD.gov/resident-directory](https://www.tok.md.gov/resident-directory) to enter your information.

NIH Blood Bank



The NIH Blood Bank is in GREAT need of O positive, O negative, and B negative blood donors! Please donate TODAY in support of our Clinical Center patients. Walk-in or Call 301-496-1048 to schedule an appointment! Visit [CC.NIH.gov/blooddonor](https://cc.nih.gov/blooddonor). Located at 10 Center Drive in Bethesda.

Home & Garden Tour?

Would you be interested in showcasing your garden this fall?

TJ Monahan and Jeremy Schappert, both Kenisngton residents, are looking for residents that would be willing to show their gardens during a tour during the fall. TJ and Jeremy may be reached at the following emails for those that would be interested in participating: TJ@designedhappy.com and Jeremy.Schappert@compass.com.

2024 Town Election

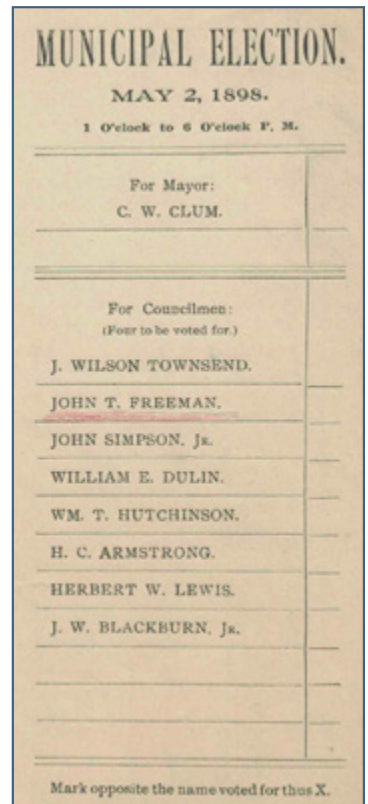


The 2024 Town Election will be held on Monday, June 3, 2024, 6:00 pm – 9:00 pm, at Town Hall. The terms Mayor Tracey Furman and Council Members Nate Engle and Ann Lichter are set to expire June 30, 2024. All have the option of running for re-election.

If you are interested in running for Town Council, nominations for elective office are available at Town Hall by filing a Certificate of Nomination with the Town's Clerk-Treasurer, Susan Engels at Susan.Engels@tok.md.gov. Nominations must be submitted by 4:00 pm on Monday, May 13, 2024.

Montgomery County voter registration closes on April 29, 2024. Town of Kensington registration closes on May 28, 2024. Please contact Town staff with any questions at 301-949-2424 or Town@tok.md.gov.

The photo to the right is a ballot for mayor and town council from 1898 (Courtesy of Kensington Town Archives). Beginning in July 2024, the Kensington Town Archives will be open by appointment Monday through Thursday. Contact Archives@tok.md.gov for more information.



Kensington Historical Society



Kensington Historical Society (KHS) has been active planning events and activities for the year. We look forward to seeing you at some or all of these. Enjoy

SPEAKER SERIES

Kensington's Warner Circle: Past, Present and Future This program was held on March 18 at Town Hall. For those of you who missed it you can watch the Montgomery Municipal Cable recording which will be accessible through the KHS website (KensingtonHistory.org). The panel covered the history of the mansion and property from the time it was built by Brainard Warner through its various incarnations as well as the preservation efforts led by many individuals and organizations in Town to the ultimate solution as a small residential property with the park land accessible to all. This is a unique case-study of how the various segments of our Town came together to ensure that this property would be preserved in its best form.

May 20: Highlights of Kensington's 130 Years of History Located at Town Hall or by Zoom at 7pm. We have a great panel gathered to talk about all aspects of Kensington's history to augment the Town's celebration of the 130th anniversary. At the end of the evening, you will have a comprehensive understanding of our Town history and will have heard some great stories about favorite places and events. Details on this evening will be released soon.

Panel members:

Mayor Tracey Furman

Council member Conor Crimmins

Council member Ann Lichter

Ken-Gar Karen Jackson Knight

Helen Wilkes

September 24: Kensington Maryland's Gasoline Alley; Home to speed shops, hot-rod clubs, Lamborghinis and Ferraris Located at Town Hall or by Zoom at 7pm. Author of the book *Kensington Maryland's Gasoline Alley*, Cynthia Lee Moore, will be back in Kensington with the second Edition of her book. Cynthia's amazing book chronicles the time when Kensington was home to many custom auto shops in the alley behind the Kensington Fire Station. These shops were destinations for folks who were avid about their custom cars and had a need for speed! Save the date for a fun evening with Cynthia. The last time she was here when her first book came out Town Hall was packed!

Day of the Book: KHS will be at the Day of the Book with some special items for your interest. If you wish you'd purchased the book, *The Met*, a history of the Met Line, last year you can come by our table and get a copy. We will have several other books about Kensington for sale that you will want to peruse. If you want an early copy of the book *Kensington, Maryland Gasoline Alley*, we will have information on how you can purchase a copy.

Treasures from the Archives: KHS is collaborating with the Town Archivist, Lisa Carney, on ways to share interesting books, pamphlets and brochures on Kensington history that are in the Archives. Most of these items cannot be reprinted for many reasons but they can be shared digitally! We are working on a specific item that we think will be of great interest and will announce when it will be available to read on the KHS Web site. Thank you, Lisa!

Celebration of the 150th Anniversary of The Met: Who doesn't remember the fun and educational events we had last year celebrating The Met Line and our Kensington Station. What you might not remember is that Montgomery Municipal Cable (MMC) recorded events up and down the Line. They have compiled it into a delightful and informative program that will be available for viewing on the KHS Web site. We will alert you when that is available.

Kensington Historical Society

Saturday Concerts: The Concert Team is busy finalizing the schedule. Fortunately, our performers love to be in Kensington on a Saturday morning so we have many who want to return. The schedule will be released soon. Look forward to seeing you there.

We appreciate your support of our programs to share Kensington history with the Town and visitors. If you are not a member, please visit KensingtonHistory.org and join us. We welcome your engagement.

NEW! Explore Kensington

ART

Compass Art Center
Grand Opening April 13
10335 Kensington Pkwy
TheCompassAtelier.com

COMING SOON!

Buffalo Wild Wings GO
10619 Connecticut Ave
BuffaloWildWings.com

Carmen's Italian Ice
10309 Kensington Pkwy
CarmensItalianIce.com

Marathon Deli
10619 Connecticut Ave
MarathonDeliMD.com

Mezeh
10619 Connecticut Ave
Mezeh.com

Moby Dick House of Kabob
10506 Connecticut Ave
MobysKabob.com

ExploreKensington.com

DINING

La Gelatteria
Now serving cocktails!
10414 Detrick Ave
LaGelatteria.com

Tacos Don Perez
Now Open!
3784 Howard Avenue
TacosDonPerez.com

RELOCATED

Alight Spa
3930 Knowles Ave
AlightSpa.com

Kensington Tag & Title
10313 Kensington Pkwy

Love People Records
10429 Fawcett St
LovePeopleRecords.com

This is the Place Bookstore
3750 University Blvd
ThisIsThePlaceBookstore.com

Explore
KENSINGTON
Unique Shopping, Dining, Arts & Events



Gardening in Kensington

By Carolyn Morrissey

We have many avid gardeners in Kensington. Whether you've been gardening for years or are starting your first garden, volunteer Montgomery County Master Gardeners are available to help you. We are excited to be returning to the Kensington Farmers' Market for the second and fourth Saturdays, April-October.

Master Gardeners are volunteers trained by the University of Maryland Extension. Visit [Extension.umd.edu/programs/environment-natural-resources/program-areas/home-and-garden-information-center/master-gardener-program](https://extension.umd.edu/programs/environment-natural-resources/program-areas/home-and-garden-information-center/master-gardener-program). We have plant clinics throughout the county to answer your questions about pruning, vegetables, insects, lawns, trees and shrubs and more. We can help identify which plants are most likely to thrive under the conditions in your yard (sunny, shady, wet, dry, deer problems and other factors). You can also bring plant samples and photos for identification or diagnosis. Slots to work at the Kensington Plant Clinic fill very quickly each year because of the many friendly and interesting people who visit with us.

Our Water Supply and Drainage Conditions in Your Yard

This year we will also feature the Bay-Wise Master Gardener Program. Visit [Extension.umd.edu/programs/environment-natural-resources/program-areas/bay-wise-program](https://extension.umd.edu/programs/environment-natural-resources/program-areas/bay-wise-program). One of the areas of concern often cited by Kensington residents in the Sustainable Kensington survey is our watershed. All of our waterways eventually drain into the Chesapeake Bay. How we maintain our landscapes can affect the health of our waterways.

Bay-Wise Master Gardeners are especially trained to look at the movement of water in your yard and how to most effectively control erosion and unfiltered runoff. We can also discuss ways you can encourage wildlife, the use of native plants, how to mulch appropriately, composting, your lawn, and integrated pest management.

Do you know that in Kensington it is not legal to have the drainage from your property piped into the street? Our stormwater system is not designed to handle this amount of water. In addition, when the water is absorbed in your property there is some natural filtering before it enters local waterways.

If you are interested in improving water conditions in your yard or incorporating more sustainable practices in what you already do, stop by our Bay-Wise table. We'll tell you what you can do, how to apply for a free consultation and get a certification sign for your yard.

We can also tell you about County rebates for Rain Gardens, Conservation Landscapes, Water Harvesting (Rain Barrels) and Permeable Pavement. The county has many free resources to help you improve how you manage your property and our natural resources. We invite you to take advantage of them!



Clean Energy for the Community

Warner Memorial Presbyterian Church won the Renewable Role Model Award from Interfaith Power & Light in their Cool Congregations Challenge for developing a Community Solar project with newly installed solar on the roof of their facility whose output exceeded their needs, so they've been able to provide electricity at reduced rates to a neighboring non-profit housing program and a number of local families.

"Peace and justice is God's plan for all creation. The earth and all creation are God's. God calls us to be careful, humble stewards of this earth, and to protect and restore it for its own sake and for the future use and enjoyment of the human family." — Presbyterian Earth Care Congregations Pledge

Warner Memorial's story:

Several years ago, we had a dream and a challenge. Our dream was to replace the electricity we were getting from PEPCO (our electricity supplier) with cleanly generated electricity, and by our example, encourage others to do the same. Being a PC(USA) Earth Care Congregation, we are committed to environmental stewardship, but nothing seemed financially feasible.



In 2017, Warner helped form the National Capital Presbytery Youth Carbon Analyst Program, which brought together high school youth to be leaders in energy transformation in congregations. In 2020 they made presentations on rooftop solar generation. Profiles of several local churches were presented, including an analysis of Warner Memorial. The analysis showed that our roof could

generate twice the energy we need! Then we consulted with Lumina Solar (who eventually installed the system) and replaced our aging roof.

Thanks to a webinar sponsored by the Interfaith Power & Light DMV affiliate covering DC, Maryland, and Northern Virginia, we learned about upcoming legislation that would make the existing Community Solar pilot a permanent program. In Maryland's program, the owner/lessor can use up to half of the electricity generated, and the other half is made available to subscribers in the community. We also learned about funding possibilities through the Montgomery County Green Bank.

We contacted Cindy McCabe at the Montgomery County Green Bank. She approached a solar energy developer, Skyview Ventures, who was eager to begin working with nonprofit organizations and was willing to take on a small project like ours. She helped us develop a Community Solar program, with financing from the Montgomery County Green Bank for Skyview Ventures. Our church's Earth Stewardship Team shepherded a contract with Skyview Ventures through all the required approvals and negotiated a rate reduction averaging 27%.

We could have taken most of this rate reduction for our own use. However, we instead chose to use the average reduction (27%) only for Warner Memorial's half of the generated electricity and to offer a smaller rate reduction (10%) to three member-households for access to one-quarter of the electricity. This enabled us to pass along a large rate reduction (44%) on the remaining electricity produced to Housing Unlimited, a non-profit that seeks to provide affordable housing to very low-income adults in mental health recovery in Montgomery County. Our Community Solar project connected to the grid on November 17, 2023. Warner expects to use only 41,150 kWh of the total 82,300 kWh we expect to produce annually, and to provide 20,000kWh to Housing Unlimited at a 44% discount.

This experience brought together diverse stakeholders, including a church, a social-service non-profit organization, a county-backed financial institution, and a private developer - all working towards a common goal of caring for the environment and one another. The collaboration yields two benefits: it replaces carbon-intensive electricity with carbon-free solar, and it provides electricity at a reduced cost for our church building and for financially pressed members of our community. We hope to be an example to other organizations and an inspiration to leaders adopting clean energy strategies.

Visit WarnerMemorial.org Contact June at June.Eakin@mac.com for more information.

FY25 Budget Ordinance



The Public Hearing for FY25 Budget Ordinance will be held April 10, 2024, 7:00 pm.
FY25 Budget Ordinance No. O-02-2024 is available at the following link:
TOK.md.gov/town-budget

Budget Ordinance No. O-02-2024

Introduced: March 20, 2024

Public Hearing: April 10, 2024

Adopted: _____

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF KENSINGTON TO APPROPRIATE AND ADOPT THE FISCAL YEAR 2024 – 2025 (FY25) BUDGET AND TO LEVY A TAX ON CERTAIN REAL AND PERSONAL PROPERTY UNDER THE PROVISIONS OF §6-203 OF THE TAX-PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

WHEREAS, §5-205 et seq. of the Local Government Article, Annotated Code of Maryland, authorizes the Mayor and Town Council to provide for the control and management of its finances and expend money for any public purpose and for the safety, health, and general welfare of the Town and its occupants; and

WHEREAS, §6-203 of the Tax-Property Article, of the Annotated Code of Maryland (as amended), grants authority to municipal corporations to levy a tax on personal property, land, and improvements thereon, within the municipal corporation; and

WHEREAS, Article VIII, “Finance”, Section 801, “Fiscal Year”, of the Town Charter states that the Fiscal Year of the Town shall begin on July 1, 2024, and end on June 30, 2025; and

WHEREAS, Section 802, “Proposed Budget”, of the Town Charter states that the Town Manager shall submit to the Council prior to the third Monday in April, a Budget of anticipated revenues, proposed operating expenditures, and proposed capital project expenditures, along with a written financial plan for the succeeding fiscal year; and

WHEREAS, Section 803, “Adoption”, of the Town Charter states that prior to adopting the Budget, the Council shall hold a public hearing following due notice and a favorable vote of at least a majority of the total elected membership of the Council shall be necessary for adoption.

NOW THEREFORE, the Mayor and Town Council of Kensington does hereby adopt the following Budget Ordinance:

AN ORDINANCE TO APPROPRIATE AND ADOPT THE FISCAL YEAR 2024 – 2025 (FY25) BUDGET AND TO LEVY A TAX ON CERTAIN REAL AND PERSONAL PROPERTY UNDER THE PROVISIONS OF §6-203 OF THE TAX-PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

FY25 Budget Ordinance con't

FY25 Budget - Town of Kensington			
ANTICIPATED REVENUE			
	General Property Taxes	\$	1,576,713
	Other Taxes	\$	850,500
	Licenses & Permits	\$	45,700
	Intergovernmental Revenues	\$	449,626
	Fines & Fees	\$	2,000
	Miscellaneous Revenue	\$	302,000
	Grants - ARPA	\$	1,148,193
	TOTAL ANTICIPATED REVENUE		\$4,374,732
	Re-Appropriation	\$	246,806
	TOTAL ANTICIPATED FUNDS AVAILABLE		\$4,621,538
PROPOSED EXPENDITURES			
	General Government	\$	1,455,358
	Public Works	\$	1,230,023
	Public Safety	\$	331,671
	Parks & Recreation	\$	193,000
	Non-Departmental	\$	25,000
			\$3,235,052
	Capital Improvement Budget	\$	1,386,486
	TOTAL PROPOSED EXPENDITURES		\$4,621,538

SECTION 1:

BE IT ORDAINED AND ORDERED this day of May, 2024, by the Kensington Town Council, acting under and by virtue of the authority granted to it by §5-205 *et seq.* of the Local Government Article, Annotated Code of Maryland, and Article VIII of the Kensington Town Charter, that the budget for Fiscal Year July 1, 2024, through June 30, 2025, attached hereto and incorporated herein by reference, be and the same hereby is appropriated and adopted.

SECTION 2:

AND BE IT FURTHER ORDAINED AND ORDERED, this day of May, 2024, by the Kensington Town Council, acting under the virtue of the authority granted to it by §6-203 of the Tax-Property Article, of the Annotated Code of Maryland (as amended), and Article VIII of the Kensington Town Charter, hereby levies a tax at the rate of One thousand, three hundred twelve ten-thousandths cents (**\$0.1312**) per One Hundred Dollars of full value assessment on all taxable **Real Property** located within the corporate limits of the Town of Kensington.

SECTION 3:

AND BE IT FURTHER ORDAINED AND ORDERED, this day of May, 2024, by the Kensington Town Council, acting under the virtue of the authority granted to it by §6-203 of the Tax-Property Article, of the Annotated Code of Maryland (as amended), and Article VIII of the Kensington Town Charter, hereby levies a tax at the rate of eighty cents (**\$0.80**) per One Hundred Dollars of full value assessment on all taxable **Personal Property** located within the corporate limits of the Town of Kensington.

Continued on Page 10



FY25 Budget Ordinance con't

SECTION 4:

AND BE IT FURTHER ORDAINED AND ORDERED, this day of May, 2024, by the Kensington Town Council, acting under the virtue of the authority granted to it by §8-101 of the Tax-Property Article of the Annotated Code of Maryland (as amended), and Article VIII of the Kensington Town Charter, hereby levies a tax at the rate of five dollars **(\$5.00)** per One Hundred Dollars of full value assessment on all taxable **Personal Property** set forth by §8-101 of the Tax-Property Article, of the Annotated Code of Maryland (as amended):

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.

SECTION 5:

AND BE IT FURTHER ORDAINED AND ORDERED, this day of May, 2024, by the Kensington Town 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 of the Tax-Property Article of the 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 AND ORDERED, this day of May, 2024, by the Kensington Town Council that the transfer of funds by Resolution within the Operating and Capital Improvements Budget may occur.

AND BE IT FURTHER ORDAINED AND ORDERED, this day of May, 2024, by the Kensington Town Council, acting under and by virtue of the authority granted to it by §5-201 *et seq.* of the Local Government Article, Annotated Code of Maryland, and Article VI, "Powers of the Council", Section 601, "General Powers" of the Town Charter that:

(1) If any part of provision of this ordinance is declared by a court of competent jurisdiction to be invalid, the part of provision held to be invalid shall not affect the validity of the ordinance as a whole or any remaining part thereof; and

(2) This ordinance shall take effect on the 1st day of July, 2024, provided the following:

- (a) Posted at Town Hall by the next business day following introduction; and
- (b) Posted on the official Town website; and
- (c) Sent to those persons listed on the official Town email list/mail subscription service; and
- (d) Published once prior to the public hearing in the Town newsletter or sent by substitute regular mail to newsletter circulation addresses.

INTRODUCED by the Mayor and Town Council of Kensington, Maryland at the regular public meeting assembled on the 20th day of March, 2024.

ADOPTED by the Mayor and Town Council of Kensington, Maryland at the regular public meeting assembled on the day of May, 2024.

EFFECTIVE the 1st day of July, 2024.

KTown Ladies



Here's an update on spring happenings from the KTown Ladies!

Join the KTown Ladies at Stella Point Grille, 3739 University Boulevard West, Kensington on Wednesday, April 10, at 7 p.m. for Bingo Night. Bingo starts at 7:30 p.m.



Trash to Treasure Day in Kensington

Take a stroll through Kensington on Trash to Treasure Day on Saturday, April 20 from 9am to 1pm. Some home owners will have free curbside items, some will have yard sales and some will have a combination yard sale/free items.

Make a pit stop along the way at 10310 Fawcett Avenue for refreshments, music, and neighborhood socializing courtesy of Kyle Richards.

This event is sponsored by Kyle Richards of Compass Real Estate and KTown Ladies. For a map of locations, closer to the event date see [TOK.md.gov/event/trash-to-treasure-2024](https://tok.md.gov/event/trash-to-treasure-2024). Rain Date: Sunday, April 21.

The mission of KTown Ladies is to build connections between Kensington residents through social interaction and community engagement. KTown Ladies partners with the Town of Kensington, local business owners, and resident home owners to provide social networking opportunities for existing residents and those new to the Kensington community. All are welcome.

Howard Avenue Benches

The Town recently replaced ten benches along Howard Avenue, and is selling the old ones to interested residents. The cost of each bench is \$50, and all proceeds will be donated to the 20895 Hunger Ministry. If you are interested in purchasing a bench, please send your name and street to Alex Marini at Alex.Marini@tok.md.gov by Wednesday, May 1. We will complete the drawing soon after, and our Public Works Crew will drop off the benches to the selected residents' front yards. Please contact Alex Marini with any questions.



**Own a
piece of
Kensington
History!**

Summit Avenue Extension



Envisioning the Summit Avenue Extension

By Councilmember Conor Crimmins and Councilmember Nate Engle

Summit Avenue runs along the Town of Kensington's western edge. Starting at the branch with Cedar Lane, it is a two-lane, residential arterial road until it intersects Knowles Avenue. North of Knowles Avenue, it transitions to a two-lane business district street until terminating at Plyers Mill Road north of the CSX tracks.

The original Kensington-Wheaton Master Plan, adopted in 1970, included a planned extension of Summit Avenue north from Plyers Mill Road to Farragut Avenue, where it meets Connecticut Avenue. The Montgomery County Council ultimately shelved the extension at that time for lack of feasibility and design analysis. Forty-two years later, the Summit Avenue Extension resurfaced as a priority project in the 2012 Kensington Sector Plan. As the project's lead sponsor, Montgomery County's Department of Transportation (MCDOT) has taken initial steps to study traffic patterns in the connecting and impacted intersections, and to plan and design the project. At present, the extension is at a 35% design stage. Below is a timeline of the project since its conceptualization in 1970.

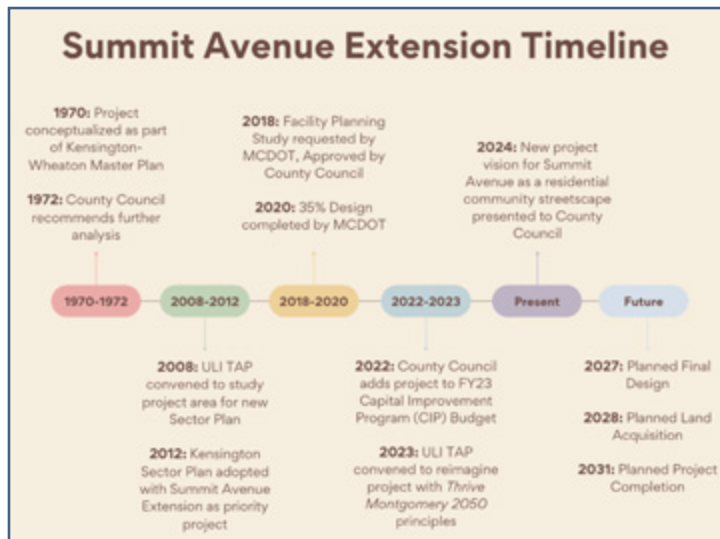


Figure 1: Summit Avenue Extension Timeline

The Summit Avenue Extension was originally proposed to alleviate traffic congestion and improve vehicle movement along the Connecticut Avenue corridor. However, since the 1970s, many things have changed. While traffic has increased to approximately 60,000 vehicle trips daily, Kensington and the surrounding area have evolved over the past decades through new development, and more shops, restaurants, and other businesses and amenities like a robust community art program and park system, all of which have helped to make the Town a destination, and not a just a town to pass through.

Along with the CSX tracks, the current configuration with Summit Avenue, Plyers Mill, and Connecticut Avenue has contributed to the Town's bifurcation, limiting connectivity between Kensington (and many of its amenities) and the Ken-Gar neighborhood. Established in 1892, Ken-Gar is a historically Black community located just outside the Town of Kensington's northwestern boundary. A lack of government services in the community led Ken-Gar's residents to spend previous decades advocating to the County for decent roads, sidewalks, street lighting, and plumbing. Ken-Gar has a vibrant history as a tight-knit community with its own unique assets, including the Leonard D. Jackson Community Center and the Edith Throckmorton Neighborhood Park which was redesigned in 2022.

In recent years, residents of Kensington, Ken-Gar, and surrounding neighborhoods have advocated for greater connectivity and improved safety for pedestrians, public transit riders, and cyclists. After years of work toward meeting these principles, the Montgomery County Council recently adopted a new General Plan, Thrive Montgomery 2050 (MontgomeryPlanning.org/planning/master-plan-list/general-plans/thrive-montgomery-2050/), a Bicycle Master Plan (MontgomeryPlanning.org/

Summit Avenue Extension

[planning/transportation/bicycle-planning/](#)) and a Pedestrian Master Plan ([Montgomeryplanning.org/planning/transportation/pedestrian-planning/pedestrian-master-plan/](#)) with a focus on safer streets, sidewalks, pathways, and greater connectivity.

With the adoption of Thrive Montgomery 2050 and the above-mentioned Master Plans, the Town perceived a major opportunity to reimagine the Summit Avenue Extension as a neighborhood main street that bridges communities, and that with proper visioning, engagement, planning, and design, the new roadway can help to provide safe pedestrian access, improve environmental benefits, and jumpstart equitable, mixed-use housing and development in the northwest quadrant of the Town.

In this spirit, the Town of Kensington convened a two-day Technical Assistance Panel (TAP) facilitated by the Urban Land Institute (ULI) in July 2023 to evaluate the proposed Summit Avenue Extension through the lens of this broadened conceptualization of the project. The Panel toured the study area, met with Town Council members to ask questions about the assignment, and interviewed over two dozen stakeholders who were invited to participate. Using this information, the Panel coalesced an overall strategy for the area and developed a series of recommendations for the proposed Summit Avenue Extension project. The full TAP report and its recommendations can be found here on the Town's website: TOK.md.gov/wp-content/uploads/2024/02/Town-of-Kensington-TAP-Report.pdf

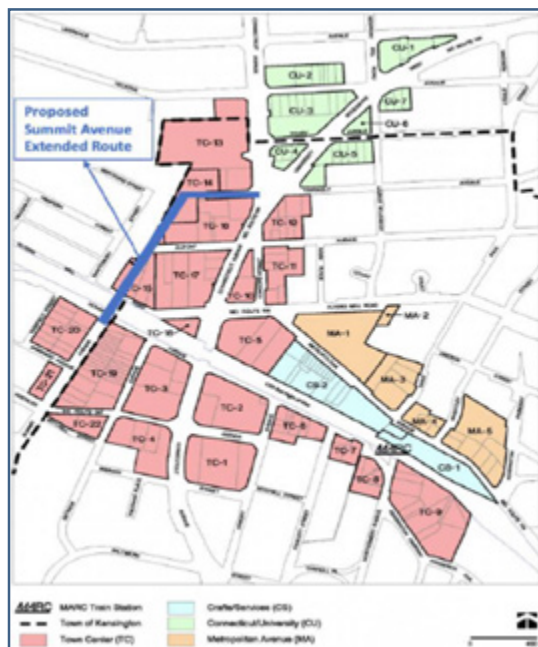


Figure 2: [Left] Map of Project Area, [Right] Conceptual Design from ULI TAP

The overarching conclusion from the ULI TAP report is that the Summit Avenue Extension provides an opportunity to create a more walkable community that better connects Ken-Gar to the Town of Kensington, as well as bridges west and east Kensington across Connecticut Avenue. Creating an alternative north-south roadway to reroute a portion of the traffic from Connecticut Avenue will provide some congestion relief, but more importantly, becomes the catalyst for reimagining a new, more walkable corridor connecting Ken-Gar and Kensington.

The new roadway, if designed with Complete Streets principles in mind [[MontgomeryPlanning.org/planning/transportation/complete-streets/](#)], can prioritize pedestrian and bicycling access and safety. Wide sidewalks, street trees, bike lanes, linear parks with trees and greenspace to reduce urban heat-island effects and stormwater runoff, and shorter distances between controlled pedestrian

Summit Avenue Extension

crossings can transform the extension into a walkable neighborhood street with desperately needed new housing rather than simply being a bypass of Kensington's Town Center.

In addition to the mobility benefits, the Summit Avenue Extension can unlock opportunities for infill housing and economic development. New residential development along Summit Avenue could create a transitional neighborhood between Ken-Gar's single-family homes and future commercial development on Connecticut Avenue. To catalyze mixed-use redevelopment, the project can leverage development principles from Thrive Montgomery 2050 to allow increased residential density and reduced caps for commercial uses, which are currently overallocated. Incentives for land assemblage and parking consolidation would also aid coordinated development. In addition, the Summit Avenue Extension creates an opportunity for the County to partner with the Kensington Volunteer Fire Department (KVFD) to redevelop or relocate KVFD's aging fire station within the project area while co-locating it with additional community facilities and uses, such as affordable housing.

It is important to note that area residents and business owners have expressed concerns about residential and commercial displacement already occurring in and around the project area and the potential impacts of the project. In particular, many Ken-Gar residents are facing market pressures that might make legacy and generational ownership more difficult with the proposed project. Therefore, it is essential to use the Summit Avenue Extension project as an opportunity to pilot innovative programs, such as the establishment of a Community Land Trust, negotiated community benefits for impacted residents, and other County and Town supported initiatives, to help alleviate some of these pressures. This will require a meaningful community engagement process to ensure that the benefits of redevelopment are equitably planned for and realized.

While much more engagement with the community is planned around this project, the ULI TAP report presents a broadened vision for the Summit Avenue Extension. The project opportunities far exceed just traffic alleviation. The Town has a major opportunity to reimagine the Summit Avenue Extension as a neighborhood main street that espouses our principle of being a wonderful place to live, work, and visit by bridging communities rather than dividing them. With proper planning and design, the new roadway can increase connectivity between the Town's fragmented communities, provide safer pedestrian access, and jumpstart equitable, mixed-use redevelopment in the heart of Kensington.

Paid advertisement by Kensington Locksmith



KENSINGTON
LOCKSMITH CO.



(240)343-2616

Bringing elegance and function to your front door

Recycling in Kensington

Recycling in Kensington is collected on Tuesdays only. Each single-family and town home received a large, wheel-based, blue container for recycling in January 2011. The recycling (blue) bin is intended for recyclables only. Please use a separate container for trash and brush.

The Town collects recyclables through a single-stream method, meaning that all recyclable materials may be placed within the recycling bin.

We follow the County's recycling guidelines as to what is acceptable at the recycling facility. For a thorough and up-to-date list of how to dispose/recycle a specific item, please visit the County's How to Recycle/Dispose Page. Visit www2.montgomerycountymd.gov/dephowdoi/search.aspx

View our Recycling Basics fact sheet below.

For more on Trash, Brush, Recycling, Composting, visit TOK.md.gov/trash-brush-recycling-composting.



RECYCLING BASICS
RECYCLE MORE NOW!

GLASS JARS & BOTTLES
Unbroken glass jars and bottles only. No other kinds of glass. Lids can be recycled, but remove these from the bottle or jar first. Rinse and leave labels on.

PLASTICS BOTTLES & CONTAINERS
Jars, tubs, lids/caps, pails/buckets, flower pots, and #1 PET thermoform plastics including clamshell containers, bakery trays and cake domes, water bottles, deli containers and trays, fruit and vegetable containers and baskets, cups, tubs and lids. Empty and rinse containers; labels are OK. Lids and caps can be recycled, but remove these from bottles or containers first. No plastic wrap/bags or Styrofoam[®]/polystyrene.

NO PLASTIC BAGS!
Plastic bags can be recycled at most local grocery stores.

CANS & FOIL PRODUCTS
Aluminum and bi-metal (steel/tin) food and beverage cans, aluminum foil products and empty non-hazardous aerosol cans. Rinse cans and wipe foil. Attached lids are okay. No aerosol cans that contained automotive or hazardous products.

YARD TRIMMINGS
When you can't grasscycle, compost and/or mulch, bag or can yard trimmings. Brush can be bundled. Always label containers of yard trimmings. No plastic bags for yard trimmings!

MIXED PAPER AND CARDBOARD
Cardboard boxes, newspapers, magazines, cereal, snack food and pasta boxes, office paper, unwanted mail, shredded paper, milk/juice cartons, juice/drink boxes, frozen food boxes, fruit and produce boxes, and all other clean, dry paper, etc.

TOWN OF KENSINGTON

For additional information, please contact the Town staff at 301-949-2424 Or you may visit: TOK.md.gov

The Town collects recyclables through a single-stream method meaning that all recyclable materials may be placed within the Town provided recycling bin.

Kensington Around Town

April 2024



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

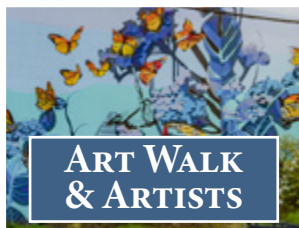
To:



**UNIQUE
STORES**



**DIVERSE
DINING**



**ART WALK
& ARTISTS**



**FARMERS'
MARKET**



**CREATIVE
CLASSES**



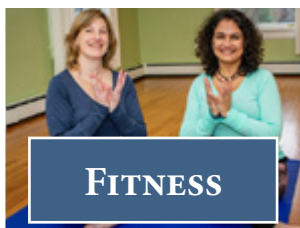
**LOCAL
THEATER**



**HISTORIC
TOUR**



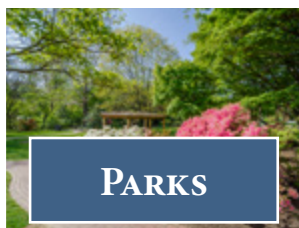
**SPAS &
SALONS**



FITNESS



SERVICES



PARKS



EVENTS

Explore it all @ ExploreKensington.com