

# KENSINGTON CAN!

BUSINESS. COMMUNITY. TOGETHER.

MARCH 2024



## MAYOR'S MESSAGE

I want to take this opportunity to thank KensingtonCAN! for their continued commitment and unwavering support to partner with our ever-growing business community.

I especially want to thank Amy Johnson for her leadership of KensingtonCAN! and look forward to working with Tyler Whitmore and the new board as we move into the spring and summer months.

At some point in life, many dream of being an entrepreneur and owning their own small business. I'm in true awe of those who take the jump as it takes faith, more time in a day that actually exist and a strong will to be successful.

My father was a small business owner that's why I want to see our business community thrive. As a member of the

council and now mayor, one of my priorities has been to promote our Town and attract small businesses to Kensington.

The Town of Kensington is one of a kind in Montgomery County. Measured by population, we're considered a tiny town, but we have one of the largest business communities when measured by population and footprint. We're also surrounded by a much larger Kensington community that come into our town daily for services, food, entertainment, shopping and events.

The Town Council and I are committed to support our business community's success and that's why we need an engaged business community to be our partner.

- Mayor Tracey Furman

## 2024 KENSINGTONCAN SPRING AND SUMMER CALENDAR OF EVENTS

All of the events hosted by KenCAN rely on volunteer efforts.

**May 9 - Board Mtg:** open to all Kensington businesses. No dues. 8:30-9:45am at La Gelatteria

**May 16 - Party by the Fountain:** food, drinks and entertainment. A lovely way to get to know your business neighbors.

**June 6 - Board Mtg:** open to all Kensington businesses. No dues. 8:30-9:45am at La Gelatteria

**June 15 - Juneteenth A Celebration of Freedom Day:** KenCAN sets up a craft table for kids.

**August (TBD) - Back-to-School Block Party:** KenCAN solicits donations of backpacks containing school supplies from the business community



KenCAN Board members Tania Argueta, (Pic LEFT) with Jubilee Association of MD and Elias Montilla, (Pic RIGHT) owner of La Gelatteria, smile for the camera at the Kensington-Wheaton 6th Annual Business Networking Expo held at Town Hall on March 27 and hosted by TOK and the Wheaton + Kensington Chamber of Commerce.

## Stay in the know!

**Are you on Instagram & Facebook?** Follow @kensingtoncan\_20895 on Instagram for news and announcements.



### Join WhatsApp (no fees)

Stay connected with your business colleagues

1. Go to Iphone App Store or Android Google Play and download *WhatsApp*. Make sure to turn ON your notifications.
2. Once you have downloaded the app, email [Elias@lagelatteriadmv.com](mailto:Elias@lagelatteriadmv.com) to give him your: **name / cell phone number / business name**

Elias will add you to the group chat and *voila* you are good to go.

# Updates on Redevelopment Projects within the Town of Kensington

By: Council Members Conor D. Crimmins, Chair Development Review Board

Since the passing of the Town's Sector Plan in 2012, Kensington has started to see several redevelopment projects begin within the Town. To keep up to date with each project that has come before the Town, please visit the Town's Redevelopment webpage: <https://tok.md.gov/redevelopment/>.

Redevelopment projects within the Town fall into five categories: **Projects in Design**, **Projects Approved and in Process**, **Projects Completed**, and **Projects Denied**. You can visit the Town's Redevelopment webpage to see architectural plans, images, and notes from public meetings related to each project. Here is a quick summary of projects that have had activity within the past year.

## **PROJECTS COMPLETED**

### ***The Residences at Knowles Station 4000 Knowles Avenue***

At the corner of Knowles Avenue and Summit Avenue at the entrance to Kensington, six new 4-story townhomes were built by developer Woodside Ventures. Each townhome has 3-4 bedrooms with elevators and garages off the rear on Kaiser Place. To date, five of the six townhomes have been sold, and new residents have moved into Kensington. This project provided improved sidewalks on Knowles Avenue, including four new street trees, a public plaza at the corner as you enter Town, and a new sidewalk along Kaiser Place.

## **PROJECTS APPROVED AND IN PROCESS**

### ***Crossroads at Kensington 10619 Connecticut Avenue***

At the corner of Connecticut Avenue and Plyers Mill Road, the Crossroads at Kensington replaces the former Hawkins produce stand that had operated out of the defunct former gas station. This project broke ground at the beginning of the year with an expected 12-18 month construction timeline. When complete, Crossroads at Kensington will be a small retail center with six retail bays and ample open space



*Rendering of Crossroads at Kensington façade as viewed from Connecticut Avenue*



*Layout of future Crossroads at Kensington development project*

for outdoor seating. Current leases that have been reported include M&T Bank, which will relocate from Montgomery Avenue, Mezeh Mediterranean Grill, Buffalo Wild Wings GO!, and Marathon Deli. Two more tenants will be announced as the project nears completion.

### ***The Flats at Knowles Station 10509 Summit Avenue***

The Montgomery County Parks and Planning Board has approved the Flats at



*Architectural depiction of The Flats at Knowles Station as viewed from Knowles Avenue*

Knowles Station. The project is a total of 106,102 sf of mixed-use with 78,267 sf of residential space (84 housing units, with 25% reserved under the county's MPDU program), 27,835 sf of commercial space (including 16 hotel units), and a 3-level parking garage for 170 total spaces, including 48 spaces reserved for public parking as a public amenity, and 80 bicycle parking spaces. To

date, there is no construction schedule or timeline for this project.

### ***Projects in Design Warner Circle Mansion 10231 Carroll Place***

The former home of Brainard Warner, who helped spur residential development around the former Knowles Station area and incorporated it as the Town of Kensington in 1894, is being redeveloped by Washington Landmark Construction (WLC) into 16 "modern, state-of-the-art residential condominiums." The mansion building and carriage house have been transferred from Montgomery County ownership to WLC who is finishing planning for historic preservation and design. The grounds of the mansion will remain an open, public park and WLC has indicated a desire to continue public programming such as Opera in the Park once construction is complete. The project has not yet gone before the Planning Board for final approval. No construction timeline is available, but additional information can be found on WLC's website: [Coming Soon | Washington Landmark Construction](#).

### ***Summit Avenue Extension Summit Avenue from Plyers Mill Road to Farragut Avenue***

The Town recently completed a Technical Assistance Panel ("TAP") with the Urban Land Institute of Washington (ULI-Washington). The TAP looked at the Summit Avenue Extension project in light of the County's new general plan (Thrive Mont-

## Redevelopment Projects *cont.*

gomery 2050), bike master plan, pedestrian master plan, and complete community design concepts. You can view the TAP Report from ULI-Washington at: [https://ulidigitalmarketing.blob.core.windows.net/ulidcnc/sites/15/2024/02/2023\\_Town-of-Kensington-TAP-Report.pdf](https://ulidigitalmarketing.blob.core.windows.net/ulidcnc/sites/15/2024/02/2023_Town-of-Kensington-TAP-Report.pdf)

The Summit Avenue Extension is a Montgomery County project and is currently at a 35% design and is within the County's Capital Improvement Program (CIP) budget for final design to begin in FY27.

*A possible 'vision' for Summit Avenue Extension hand drawn by architects from ULI-Washington. This does NOT depict an actual plan for Summit Avenue, but rather just a rendering of a possible, future look.*



## Marketing Strategies for Your Business



We had a great turnout at the Marketing Strategies networking session on March 14. Thank you to **Jen Farkas**, *MoCo360/Bethesda Magazine*; **Sean Stanfield**, *What's Up Promotion* and **Kariann Zentz**, *Explore Kensington TOK* for an informative marketing session for Kensington merchants. Thanks to Mayor Tracey and Alex Marini for facilitating and to Albert Myers and Karlie Nicholson with Montgomery Municipal Cable for recording the session. It is available for viewing on YouTube.

<https://m.youtube.com/watch?si=uaKHStjggmKhYqyP&v=00sXL2nUT8g&feature=youtu.be>

***KensingtonCAN is here to support you. Let us know what is important to your business by emailing [kensingtoncan@yahoo.com](mailto:kensingtoncan@yahoo.com). We are looking to organize future sessions based on the needs of the business community.***



**KensingtonCAN!** is an organization that endeavors to create a more vibrant and diverse Kensington community by bringing together fellow merchants through events, community support and networking. We work closely with the Mayor and Town Council to attain our goals of—building a welcoming, creative and flourishing community; ensuring visibility and goodwill for our businesses; and attracting customers from across the metropolitan area.

**No dues are required; membership is free.** Join us to share ideas and work towards promoting and supporting the Kensington business community,

**OFFICERS**

President: Tyler Whitmore  
*Tyler Whitmore Interiors*

VP: Elisenda Sola-Sole  
*Kensington Row Bookshop*

Secretary: Roslyn Ashford  
*Budget Blinds, Silver Spring + Bethesda*

President Emeritus: Amy Johnson

**MEMBERS**

Tania Argueta  
*Jubilee Association of Maryland*

Q Francis + Rita Francis  
*Love People Records*

Tim Gafurov,  
*Kensington Locksmith Co.*

Susan Ho, DDS  
*Kensington Natural Smile*

Debbie Labonski  
*Tyler Whitmore Interiors*

Elias Montilla  
*La Gelatteria*

MaryJo Moon  
*Chesapeake Framing*

Sam Mussomeli  
*Babycat Brewery*

Terry Redmond  
*Babycat Brewery*

**New Business in Town**

**Compass Art Center** at 10335 Kensington Parkway opened on April 1. It features:

- 4 Compass Atelier classrooms
  - 2 Compass Galleries,
  - 20 Compass Artist Studios
- Painters, sculptors and craft artists



will find a place to learn and create art in the heart an incredible and vibrant new arts district in Kensington.

**BUDGET® Budget Blinds of Silver Spring and Bethesda** opened a new showroom at 4233 E Howard Ave on March 21 with a ribbon cutting ceremony.



**Tacos Don Perez** 3784 Howard Ave. opened in Feb. Stop by for authentic Mexican cuisine.



**How can KensingtonCAN! help you?**  
What's important to you and your business? Let us know. We welcome information, ideas, questions, and discussion relevant to the Kensington business community.  
**For more information, please email:**  
kensingtoncan@yahoo.com.

**Love People Records Presents**  
**RECORD STORE DAY** **2024**  
Saturday April 20th 12PM - 6PM  
10429 FAWCETT STREET KENSINGTON, MD 20895  
BROADCASTING LIVE THRU DIGITAL ANALOG RADIO  
**MUSIC PERFORMANCES, DJ SETS, LIVE ART, FOOD, DRINKS, RAFFLE GIVEAWAYS**  
HOSTED BY DJ LANCE REYNOLDS  
DJ REETS DJ QUARTERMAINE  
DJ STEVE BILLS  
DREW KID & CODY AS ALWAYS  
WHO WOULD A FUNK WITH SPECIAL GUESTS  
ODDSEE  
RACK-LO  
LIVE PAINTING BY NICOLE BOURGEA  
SPONSORED BY  
KENSINGTON ROW BOOKSHOP  
SWEET HAIR AFTER  
LOVE PEOPLE RECORDS  
**ON FAWCETT STREET**

Kensington **DAY of the BOOK Festival**  
  
www.dayofthebook.com  
**Sunday, April 21 • 11am-4pm**  
Howard Avenue, Kensington MD  
Street Festival, rain or shine

live music • authors • children's stage speakers • poetry • booksellers • artist-scoobook demos • food trucks & more!

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