

Mayor Tracey Furman

**Council Member Conor Crimmins
Council Member Ann Lichter**



**Council Member Nate Engle
Council Member Stuart Sparker**

February 25, 2026

Addendum 2

Responses to the Questions Received about the Parking Analysis and Management Study

- 1. Page 8, Section II.C. states that the proposed overall budget for this project has not been determined and proposers should provide detailed cost breakdowns. Page 5, Section I.E.6.a) asks for a fee proposal as a "not to exceed fee." Could the Town provide a general budget range or an estimated value for this project to help proposers align their fee proposals more accurately?**
 - a. The maximum budget is \$100,000.
- 2. What is the intended boundary of the study area? Is it the entire town?**
 - a. A Map of the Study Area (**Exhibit A**) has been provided within this addendum.
 - b. We have also included a list of designated "hot spots" to review (**Exhibit B**).
- 3. Page 18, Section VII.d. Professional Errors and Omissions Insurance, mentions a waiver of subrogation in favor of "the City and UMD." Could the Town clarify if "UMD" refers to the University of Maryland or another entity, and what its role is in this project?**
 - a. Any reference to the University of Maryland, University Park, or UMD, should state the Town of Kensington.
- 4. There are several references to "the City" in the RFP. Is it safe to assume that these references can be replaced with "the Town?"**
 - a. Any reference to "the City" should be "the Town."
- 5. How often do we want the consultant to examine peak and off-peak conditions?**
 - a. The Consultant should review peak and off-peak conditions at least twice based on seasonally appropriate and expected traffic.
- 6. Who does parking enforcement outside the Town's office hours?**
 - a. The Montgomery County Police Department handles parking enforcement outside of the Town's office hours through their non-Emergency call center.
 - b. The Town has a Code Enforcement Officer that handles parking enforcement during regular business hours.

7. Who uses the MARC crossing?

- a. The grade crossing at the MARC Station is used by both MARC passengers and the community.

8. What time of year do we want to conduct data collection?

- a. Ideally the data collection will occur during the spring, early summer, and again through the beginning of the new school year (September and October).

9. Would the Town consider implementing paid parking?

- a. The Mayor and Town Council are willing to consider paid parking.

10. The scope of services (Task 1.A) refers to the Town's recent acquisition of the "M&T parking lot on Montgomery Avenue." Does this refer to the lot behind the M&T office on the west side of Montgomery Avenue, to the lot behind the M&T ATM kiosk on the east side of Montgomery Avenue, or both (see below)?

- a. The Town acquired the M&T Bank drive-thru property on January 23, 2026. The property is identified within **Exhibit C** of this addendum.

11. We noticed the mention of events in the RFP. Do you anticipate wanting data collection for an event as well?

- a. There are certain events within the Town that attract additional traffic through the year, to include the following:
 - Farmers Market (Kensington MARC Station) - Every Saturday, 9:00 am - 1:00 pm.
 - St. Patricks Day event at BabyCat Brewery
 - Day of the Book Festival - last Sunday in April (Please note that this event has been canceled for 2026).
 - Juneteenth - the Saturday before the scheduled holiday.
 - Labor Day Parade and Festival
 - Kensington Car Show - typically scheduled for the last Saturday in September or the First Saturday in October.

12. Could you provide a list of on-street parking instructions, off-street public lots, and no parking zones?

- a. Please see **Exhibit D** (Excel Spreadsheet).

13. Could you include the previous firm's schematic that identifies parking in the right-of-way?

- a. A parking schematic was completed for the Town in 2015 by Soltesz (**Exhibit E**).

14. Who owns the MARC station lot?

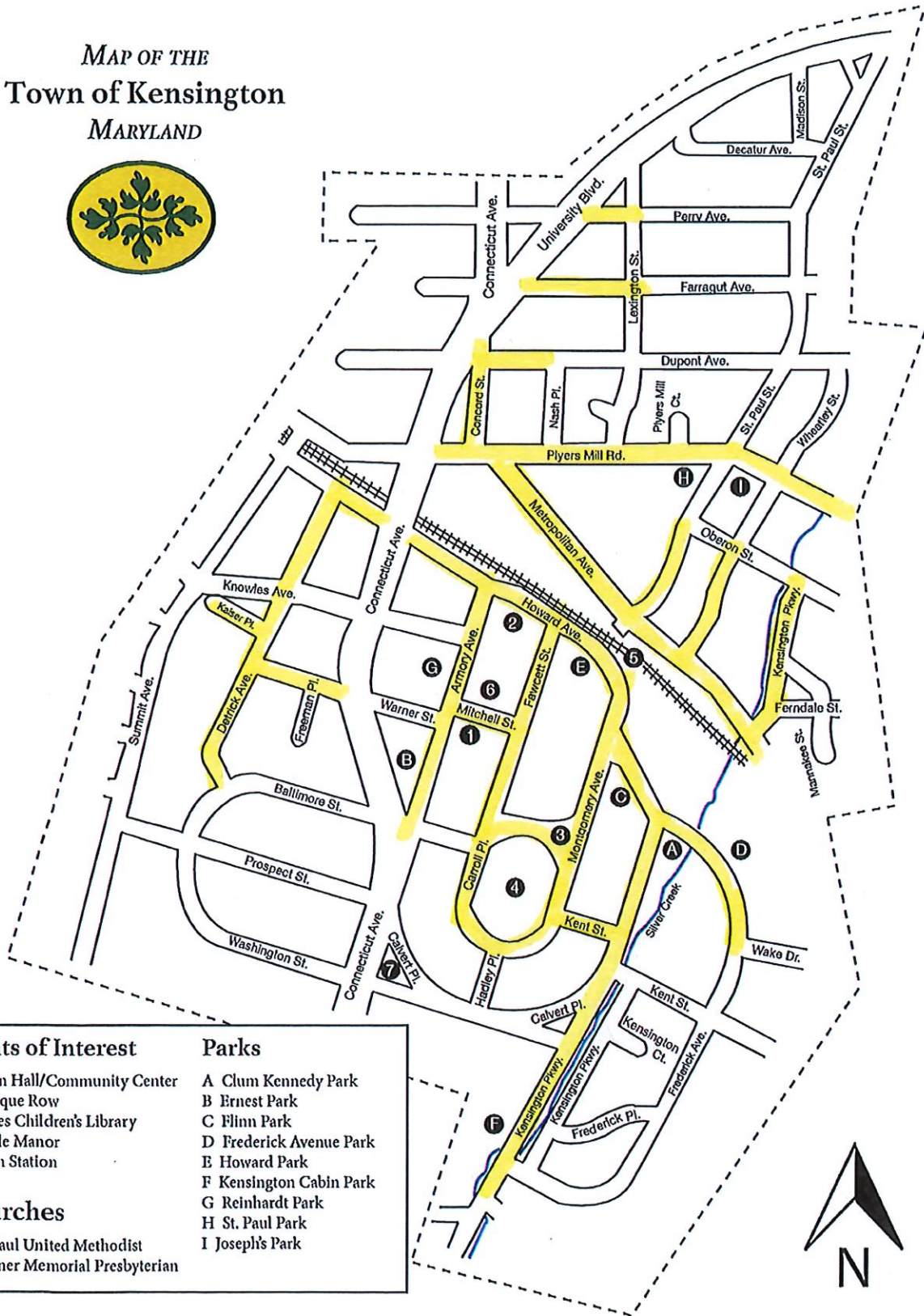
- a. The Kensington MARC Station parking lot is primarily owned by CSX, where the Maryland Transit Administration (MTA) has an operational lease.
- b. The Town has parking control either via the public right-of-way, or owned property, over a small area of Kensington, which is depicted within the red triangle of **Exhibit F**.

- 15. Has there been any coordination with private property owners to resolve parking issues?**
- a. There has been resistance from private property owners to make shared parking agreements.
- 16. Is the Town open to using parking agencies for additional enforcement?**
- a. We do not want to rule this option out at this time; however, the feedback that we have received from neighboring municipalities, specifically that of Friendship Heights, is that these agencies are inconsistent and a challenge to manage.
- 17. What is the status of 10400 Detrick Avenue?**
- a. It was formerly occupied by the Housing Opportunities Commission. MCPS staff will be located there in the short term and will most likely be used for Pre-K in the long term.
- 18. The “Information Regarding the Bidder” form requests at least three references, “including any Maryland governmental units or agencies for whom you have worked on a similar project.” Could you please clarify whether this requirement is intended to mean:**
- a. *Maryland state governmental agencies specifically, or*
 - b. *Any governmental agencies located within the State of Maryland (including county or municipal agencies)?*
 - i. The intent within the Information Regarding the Bidder was for any governmental agencies located within the State of Maryland (including county or municipal agencies).
- 19. Does the project need to be managed by someone with a P.E.? If we’re licensed in Maryland, can we have a P.E. on the project and have an AICP or PTP manage the work?**
- a. If you are licensed within Maryland, you may have an AICP or PTP manage the work.
- 20. Under the Firm Qualifications requirements, the Town requests a “Professional engineering license in Maryland certification.” Could the Town please clarify this license? Is the Town looking for a licensed Project Manager with a PE or a license on behalf of the company?**
- a. A license on behalf of the company would be acceptable.

<https://tok.md.gov/procurement/>

EXHIBIT A

MAP OF THE
Town of Kensington
MARYLAND



Points of Interest	Parks
1 Town Hall/Community Center	A Clum Kennedy Park
2 Antique Row	B Ernest Park
3 Noyes Children's Library	C Flinn Park
4 Circle Manor	D Frederick Avenue Park
5 Train Station	E Howard Park
	F Kensington Cabin Park
	G Reinhardt Park
	H St. Paul Park
	I Joseph's Park
Churches	
6 St. Paul United Methodist	
7 Warner Memorial Presbyterian	

EXHIBIT B

Town of Kensington Parking Hot Spots

- 10400 Connecticut Avenue, just south of Knowles Avenue
- Mitchell Street, from Armory Avenue to Fawcett Street
- Fawcett Street: entire street, but especially Howard Avenue to Mitchell Street
- Frederick Avenue, from Wake Drive to Kensington Parkway
- Howard Avenue, from Armory Avenue to south of Fawcett Street
- Kensington Crossing parking lot (10619 Connecticut Avenue)
- Kensington Parkway, from Montgomery Avenue to Kent Street
- Kent Street, from Kensington Parkway to Warner Circle
- Metropolitan shopping center across from Train Station north parking lot
- Montgomery Avenue, from Kensington Parkway to Noyes Library

EXHIBIT C

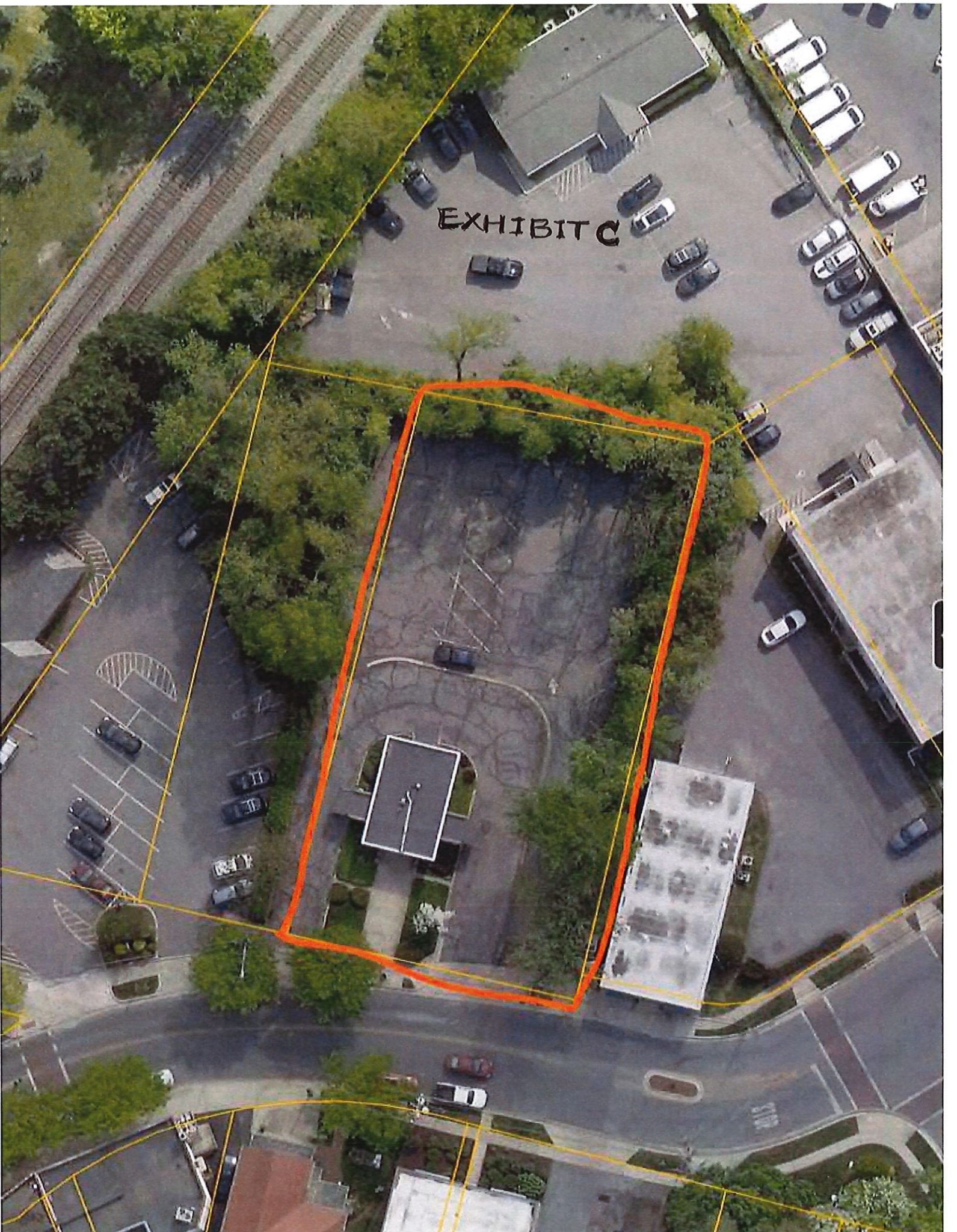
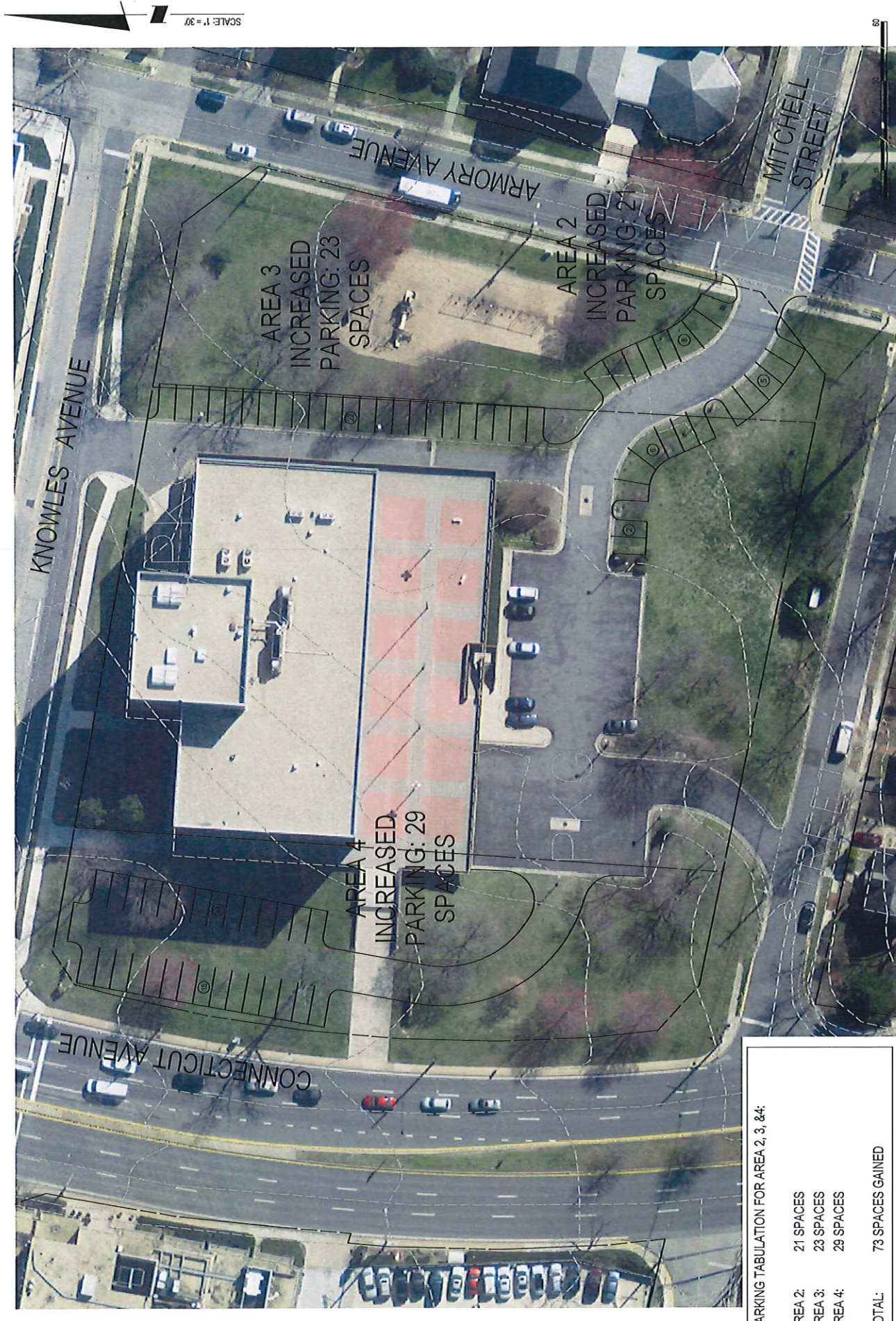


EXHIBIT E

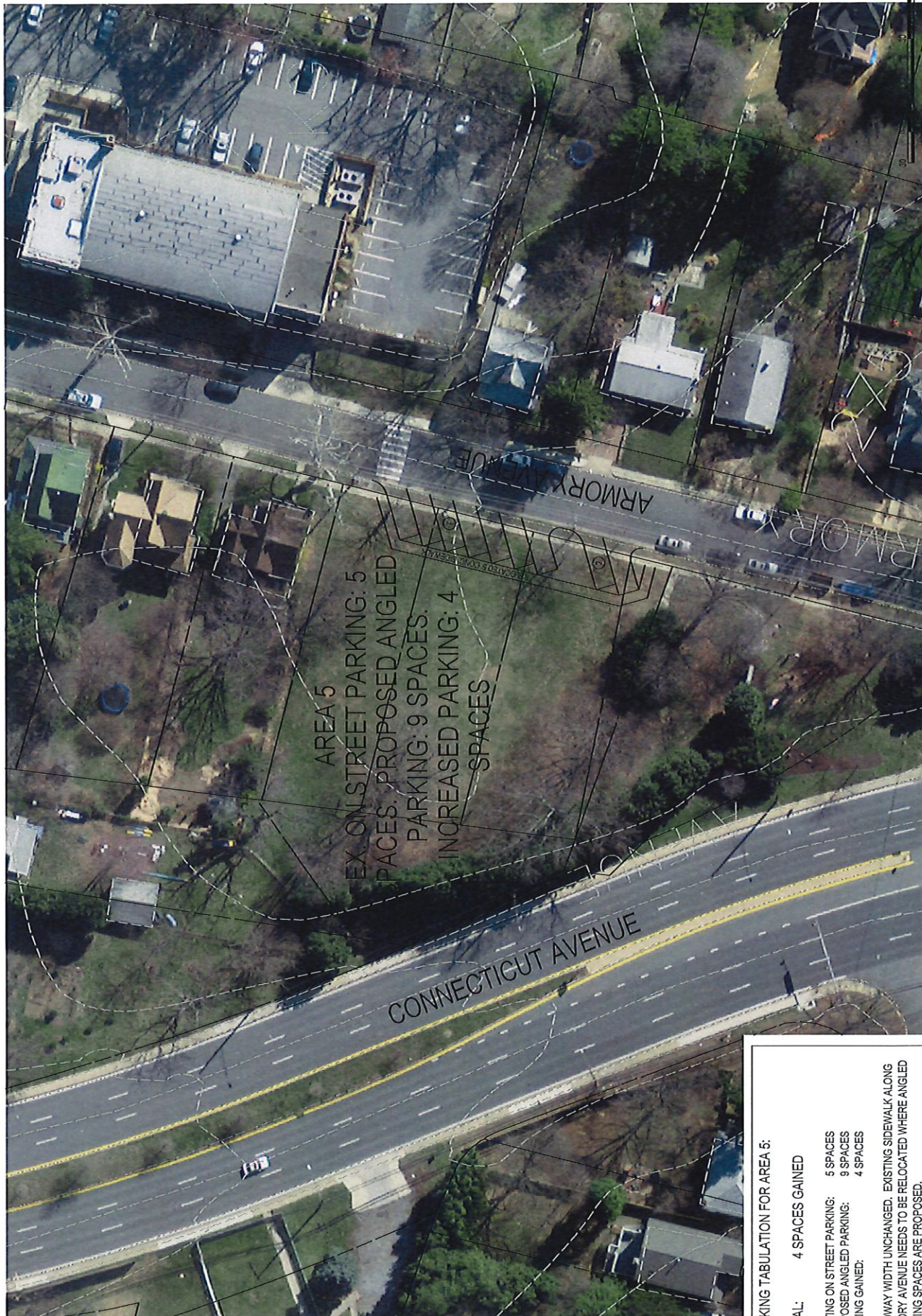


PARKING TABULATION FOR AREA 2, 3, & 4:

AREA 2:	21 SPACES
AREA 3:	23 SPACES
AREA 4:	29 SPACES
TOTAL:	73 SPACES GAINED

<p>SOLTESZ Engineering Surveying Planning Environmental Sciences</p>	<p>ROCKVILLE OFFICE 2 Research Plaza, Suite 100 Rockville, MD 20850 P: 301.548.2725 F: 301.544.5007 www.soltesz.com</p>	<p>DESIGNED DRAFTED CHECKED OFFICE DATE</p>	<p>SCALE</p> <p>SHEET</p> <p>JOB NO.</p>
	<p>TOWN OF KENSINGTON PARKING SPACE STUDY - AREA 2, 3, & 4</p>		

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SCALE: 1" = 30'

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JOB NO.

TOWN OF KENSINGTON PARKING SPACE STUDY - AREA 5

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PARKING TABULATION FOR AREA 5:

TOTAL:	4 SPACES GAINED
EXISTING ON STREET PARKING:	5 SPACES
PROPOSED ANGLED PARKING:	9 SPACES
PARKING GAINED:	4 SPACES

ROADWAY WIDTH UNCHANGED. EXISTING SIDEWALK ALONG ARMORY AVENUE NEEDS TO BE RELOCATED WHERE ANGLED PARKING SPACES ARE PROPOSED.

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SCALE: 1" = 30'

PARKING TABULATION FOR AREA 6:

TOTAL: 10 SPACES GAINED

ANGLED PARKING ALONG STREET AT 60°. ROADWAY WIDTH 20' WIDE FOR TWO WAY TRAFFIC WITH 7' FOR PARALLEL PARKING ON THE OTHER SIDE OF STREET WHERE ANGLED PARKING IS PROPOSED. ROADWAY WIDTH (24'-4") UNCHANGED WHERE NO ANGLED PARKING IS PROPOSED. PARKING SPACES DESIGNED TO AVOID EXISTING UTILITIES.

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PARKING TABULATION FOR AREA 1:

AREA 1: 5 SPACES (GAINED BY RE-STRIPING)

EXISTING PARKING: 64 SPACES
 PROPOSED PARKING: 69 SPACES
 PARKING GAINED: 5 SPACES

SPACES GAINED THROUGH RE-STRIPING THE PARKING SPACES TO MEET MONTGOMERY COUNTY PARKING SPACES STANDARD (8.5' X 18'). MINOR CURB ADJUSTMENTS MAY BE REQUIRED.

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TOWN OF KENSINGTON PARKING SPACE STUDY - AREA 1

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EXHIBIT F

