



# Coalition of Kensington Communities

A Unified Body of Civic Associations  
Founded To Enhance the Quality of Life in the Kensington Area

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## **MEMBER ASSOCIATIONS** (NUMBER OF HOMES)

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CAPITOL VIEW PARK (330)

GARRETT PARK CITIZENS  
ASSOCIATION (325)

KENGAR (110)

KENSINGTON ESTATES (425)

KENSINGTON HEIGHTS (711)

KENSINGTON VIEW (125)

PARKWOOD (925)

ROCK CREEK HILLS (660)

ROCK CREEK PALISADES  
(1,700)

## **Comments to the County Council re: Kensington Sector Plan Public hearing on October 11, 2011**

Good evening. My name is Donna Savage, I live in Kensington Heights, and I am testifying on behalf of the Coalition of Kensington Communities. The CKC is a unified body of area civic associations with the goal of enhancing the quality of life in the Kensington area. Toward this end, the CKC works with local governments to address issues of design, recreation, transportation, pedestrian accessibility, and economic growth affecting greater Kensington. Currently, the CKC membership includes 9 civic associations, representing 5,354 single-family households.

The Coalition of Kensington Communities supported the original Sector Plan; our comments tonight refer to the recently proposed to the Plan.

- Along with others, we do not support incentive density for proximity to the MARC train station. The MARC train has severely limited ability to serve the surrounding area and therefore is not appropriate for this provision.
- We do not support the newly proposed CRN and CRT designations as mapped in the Kensington Sector Plan; Jim Humphrey, representing the Civic Federation, specified many of our concerns. The CR zone amendment passed by the Council, ZTA 11-01, will impact the Kensington plan. These changes to the CR zone have been extremely difficult to monitor from a community standpoint and they are not necessarily compatible with adjacent or confronting residential properties. The changes to the Kensington Sector Plan as a result of the CR zone amendment are unclear to the community, and subsequent Council changes to these zones would modify the rules for Kensington without community input.
- We support the new recommendation to extend Summit Avenue as a business district street with a 60-foot right-of-way and 2 travel lanes from Plyers Mill Road to Connecticut Avenue via Farragut Avenue. This enhancement is critical to address the traffic gridlock that area currently experiences.
- We support a State Highway Administration, DOT, and Town of Kensington joint study for pedestrian and vehicle circulation north of the CSX right-of-way to determine a connection point for an extended Summit Avenue to Connecticut Avenue. Because Kensington is already experiencing significant challenges for both pedestrian and traffic movement, additional connections are key to a successful sector plan.
- We support a pedestrian path on the Housing Opportunities Commission property to connect Summit and Detrick avenues.
- Parking for mixed-use projects remains a concern. This issue must be addressed in the Sector Plan to retain and grow the vitality of Kensington.

Thank you for the time you have put into the Kensington Sector Plan to date, and for allowing us to voice our opinions.