

To: County Council PHED Committee members

From: Montgomery County Civic Federation
via Jim Humphrey, Planning & Land Use Chair (email - theelms518@earthlink.net)

Date: November 29, 2011

Subject: Kensington Sector Plan, follow-up to MCCF testimony at 10/11/11 hearing

The purpose of this memo is to provide the Committee with the details underlying some points made in the Federation's testimony at the Council hearing on the Kensington Plan.

1) In our testimony, MCCF said "we believe the CRN zone is the appropriate zone to be used between areas of greater density and residential properties", and stated there were eight instances in this Plan where CRT (not CRN) was recommended adjacent or confronting single-family residential zoned properties. [On the map on page 32 of the Plan, the properties are assigned numbers in circles that signify the recommended CRT formula.] These eight properties are:

Four locations where CRT formula exceeds 1.5 FAR (the CRN limit)

- block bounded by Connecticut Ave., Armory Ave., Warner St. and Knowles Ave. (marked with 1 in a circle), where CRT at 2.5 FAR and 75' height is recommended confronting R-60 across Warner St.
- east side of Armory Ave., between Howard Ave. and Mitchell St. (marked with 4 in a circle), where CRT at 2.0 FAR and 50' height is recommended next to R-60
- west side of Montgomery Ave., between Howard Ave. and Carroll Pl. (marked with 4 in a circle), where CRT at 2.0 FAR and 50' height is recommended next to R-60
- north side of Warner St., between Connecticut Ave. and Freeman Pl. (marked with 1 in a circle), where CRT at 2.5 FAR and 75' height is recommended confronting R-60 on south side of Warner St.

Four other locations where CRT is recommended adjacent or confronting residential

- north side of Frederick Ave. at terminus of Kensington Pkwy. (marked with 8 in a circle), where CRT 1.5 FAR and 45' height is recommended confronting R-60 on south side of Frederick Ave.
- block bounded by Plyers Mill Rd., Dupont Ave., Concord St. and Nash Pl. (marked with a 5 in a circle), where CRT at 1.5 FAR and 60' height is recommended next to R-60
- block bounded by Connecticut Ave., Lexington Ave., Farragut Ave., and Dupont Ave. (marked with 8 in a circle), where CRT at 1.5 FAR and 45' height is recommended next to R-60
- south side of Decatur Ave., west of Connecticut Ave. (marked with 7 in a circle), where CRT at 1.5 FAR and 60' height is recommended next to R-60)

Even if the recommended FAR and height were deemed compatible with nearby residential (e.g.; 1.5 FAR and 45' height), CRT allows land uses that are not permitted or are Limited in the CRN zone, and does not contain the prohibition on density averaging or the setback protections afforded nearby residential by the CRN zone. The trade-off, of course, is that CRT development requires provision of public benefits to achieve full FAR, whereas CRN does not.

We trust you will consider this information when working on the Kensington Plan. Thank you.