

Mayor Tracey Furman

**Council Member Darin Bartram
Council Member Nate Engle**



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

March 6, 2024

The Honorable Evan Glass
Chair, Transportation & Environment Committee
Montgomery County Council
100 Maryland Avenue
Rockville MD 20850

**RE: Kensington Summit Avenue Extension
Montgomery County CIP**

Dear Chairman Glass:

Members of the Kensington Town Council and I recently had the opportunity to meet with you, along with additional members of the County Council during separate meetings, in an effort to encourage broad support for extending Summit Avenue, and request that the project remain and be adequately funded within the County's FY25 Capital Improvement Program (CIP). The significance of extending Summit Avenue would have a profound impact on the Kensington community beyond just the alleviation of traffic congestion, as the roadway would allow for both economic and housing opportunities far beyond what has been envisioned within the Kensington and Vicinity Sector Plan of 2012. The project would also allow for improved pedestrian access and safety improvements by enhancing the connection between the Town and the historically significant Ken-Gar community.

While the roadway extension was originally recommended by Montgomery Planning back in 1972 and reaffirmed within our most recent Sector Plan (2012), the Town took the opportunity in 2023 to convene a two-day Technical Assistance Panel (TAP) facilitated by the Urban Land Institute (ULI) to evaluate how the proposed Summit Avenue Extended project would reimagine and transform Kensington within our northwest quadrant between Connecticut Avenue and Summit Avenue.

Within the TAP report, the existing traffic concerns along Connecticut Avenue, specifically at the intersections of University Boulevard (MD 193), Plyers Mill Road, and Knowles Avenue (MD 547) are highlighted, in which MCDOT has previously evaluated these intersections as well and assigned them with failing grades. While the intent of the TAP report was not necessarily to be a transportation analysis, the report does clearly highlight our traffic congestion concerns, and provides clarity on how the extension of Summit Avenue would help alleviate congestion along Connecticut Avenue, Plyers Mill Road, Knowles

**Town of Kensington 3710 Mitchell Street Kensington, MD 20895
Phone 301.949.2424 Fax 301.949.4925
www.tok.md.gov**

Avenue, and Summit Avenue, and also provide economic and housing opportunities through future mixed-use redevelopment projects.

We understand that many of the economic and housing opportunities recommended within the TAP report would be long-term redevelopment projects, but these cannot happen without first extending Summit Avenue, as this will provide access to these parcels from multiple directions, which should be a short-term priority for Montgomery County by adequately funding the project within the FY25 CIP. The Town of Kensington absorbs an incredible amount of thru-way traffic due to the rapid development all around us, to include projects in North Bethesda, Wheaton, the future Purple Line at Chevy Chase Lake, and the BRAC realignment of the National Naval Medical Center and Walter Reed.

The Town of Kensington can no longer support development around us if Montgomery County is not willing to fund and support the necessary infrastructure our community desperately needs to reach the visions outlined within Thrive Montgomery 2050.

We strongly encourage the County Council to support the Summit Avenue Extended project and reject the County Executive's recommendation to move this project out beyond FY30. Furthermore, we ask that this project be adequately funded within the FY25 CIP, as this project will have a profound impact on the quality of life for not only our residents, but the greater Kensington community as a whole.

Sincerely,



Tracey Furman
Mayor

CC: Andrew Friedson, Council President
Marilyn Balcombe, Transportation & Environment Committee
Kate Stewart, Transportation & Environment Committee
Kensington Town Council