



IN REPLY REFER TO:
NCPC File No. MP141

June 22, 2009

Mr. Royce Hanson
Chairman, Planning Board
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RE: NCPC Comments for the Public Hearing Draft Kensington and Vicinity Sector Plan

Dear Mr. Hanson:

Thank you for the opportunity to comment on the Public Hearing Draft Kensington and Vicinity Sector Plan (Kensington Sector Plan). The comments provided below focus on the National Capital Planning Commission's (NCPC) role as the central planning agency for the federal government in the National Capital Region (NCR). NCPC coordinates all federal planning activities in the region, and has several planning functions: comprehensive planning; project planning; federal project and master plan reviews; and multi-year federal capital improvements planning. Among its major responsibilities are preparing long-range plans and special studies to ensure the effective functioning of the federal government in the NCR; preparing jointly with the District of Columbia government the *Comprehensive Plan for the National Capital*; approving federal master plans and construction proposals in the District of Columbia, as well as reviewing master plans and area plans proposed by state, regional and local agencies for their effect on the federal establishment. We invite you to visit our website, www.ncpc.gov, for additional information.

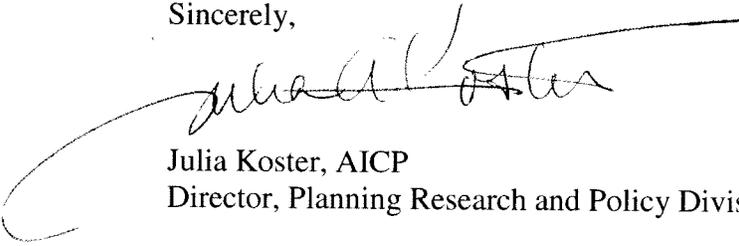
Overall, we find the recommendations in the Kensington Sector Plan to be consistent with the planning principles and policies of the *Comprehensive Plan of the National Capital: Federal Elements* (Comprehensive Plan). Specifically, one of the overarching principles in the Comprehensive Plan states: "Reinforce 'Smart Growth' and Sustainable Development Planning Principles." The Kensington Sector Plan recommendations for developing a mixed-use Town Center with pedestrian-friendly streets, the provision of a variety of housing types and densities, and the adoption of environmentally-friendly infrastructure development practices are all consistent with Smart Growth principles and advance regional and federal interests considered in the Comprehensive Plan.

NCPC review may be required if any changes are proposed to the stream valley parks. The Capper-Cramton Act of May 29, 1930 (46 Stat. 482) authorizes NCPC to formally review any proposed changes to the stream valley parks for compliance with their respective approved plans. The Proposed Bikeways map on page 38 of the draft document shows a signed, shared roadway-

bikeway proposed along Beach Drive, which is in Rock Creek Park. Improving trail linkages to Rock Creek stream valley park is not inconsistent with Comprehensive Plan policies. We encourage your staff to contact the Urban Design and Plan Review Division in our agency for early review coordination should you decide to pursue the bikeway along Beach Drive in the Rock Creek stream valley park. In addition, please contact the National Park Service to ensure that your proposed bikeway is coordinated with the District of Columbia section of Rock Creek Park.

We look forward to future coordination with the Montgomery County Planning Board and the Montgomery County Planning Department. Please contact Amy Tarce at (202)482-7241 or amy.tarce@npc.gov if you have any questions.

Sincerely,



Julia Koster, AICP
Director, Planning Research and Policy Division

cc: Adrienne Coleman, National Park Service
Peter May, National Park Service
Frederick Vernon Boyd, Maryland National Capital Planning Commission