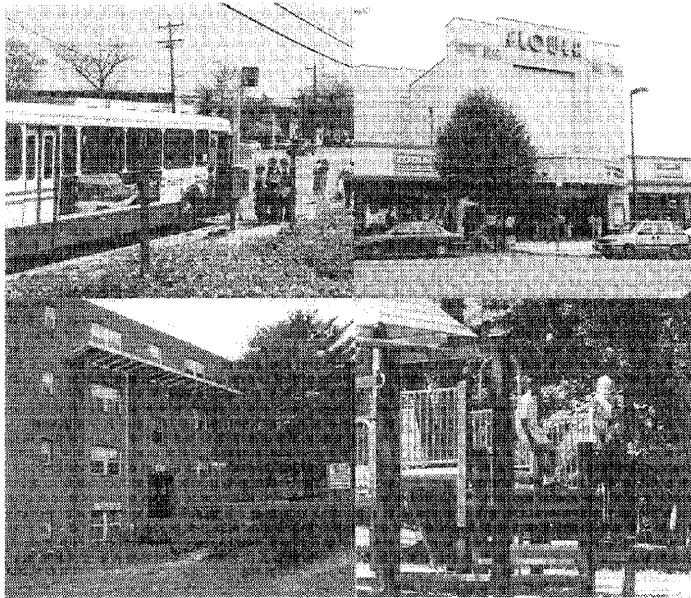


# Planning for the University Boulevard Corridor



PORTIONS OF EAST SILVER SPRING, TAKOMA PARK, AND FOUR CORNERS



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Community-Based Planning Division  
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# INTRODUCTION

The purpose of planning for the University Boulevard Corridor is to express the Master Plan vision and identify planning methods for revitalizing communities in the study area. This study complements the international corridor planning and revitalization studies being prepared in Prince George's County, such as the "International Corridor Community Legacy Plan" and the "International Corridor Planning Study." This planning study will help the Montgomery County Department of Park and Planning to think comprehensively about future projects that are needed to implement the Master Plan vision for the community.

The study area includes portions of the Takoma Park, East Silver Spring, and Four Corners Master Plan areas that are located along University Boulevard and Piney Branch Road in Montgomery County (see Map 1). The area is bounded by I-495, Northwest Branch Stream Valley Park, the Prince George's County boundary, Sligo Creek Stream Valley Park, and extending to Franklin Avenue and Colesville Road. It includes the Long Branch Task Force project area, taking in the Indian Spring neighborhood in the Four Corners area. The study area also includes a portion of the City of Takoma Park located between Sligo Creek Stream Valley Park and University Boulevard.

**Part One** describes the vision and recommendations of the three area Master Plans. The report provides consolidated maps from these Master Plans. The appendix includes a summary of updated demographic and community data from the Year 2000 Census highlighting the diversity of the area population.

**Part Two** identifies, implementation methods, and follow-up studies that may be needed. The report identifies shared issues in the bi-County area, including the major issues that have emerged from the numerous studies and projects that are currently in process. The report identifies implementation methods, including actions and projects that implement the Master Plans. The report identifies opportunities for inter-jurisdictional coordination. It also proposes follow-up studies, such as future planning initiatives that grow out of ongoing area projects. Some initiatives, such as the Bi-County Transitway (former Purple Line), may lead to Master Plan amendments.

During both phases of this study, staff have participated in the Long Branch Task Force and coordinated with Prince George's County and City of Takoma Park planning efforts. Staff participated in various outreach efforts to study the issues that presently affect those who live in this community—both long-term residents and those who are relatively new arrivals, and encompassing both single-family and apartment dwellers in the area.

## PART ONE – VISION

*The vision for the future of the East Silver Spring and Takoma Park communities is to achieve stable residential neighborhoods with linkages to public facilities and revitalized commercial centers. The Master Plans recognize the residential nature of the area and the community orientation of its local commercial centers. The Plans envision that residential neighborhoods will be sustained and enhanced. Commercial centers will be sustained and revitalized. Community facilities will be provided to serve the area. Park and environmental features will be enhanced. A neighborhood-friendly circulation system will accommodate pedestrians, bicyclists, transit, and local and regional traffic. A similar vision is stated for the Four Corners area.* The Overall Master Plan Concept is shown on Map 2.

Following is a summary of policy and implementation highlights from the East Silver Spring, Takoma Park, and Four Corners Master Plans. The highlights address specific portions of East Silver Spring and Takoma Park that are within the University Boulevard Corridor area. University Boulevard Corridor Land Use is shown on Map 3. Recommended Zoning is shown on Map 4.

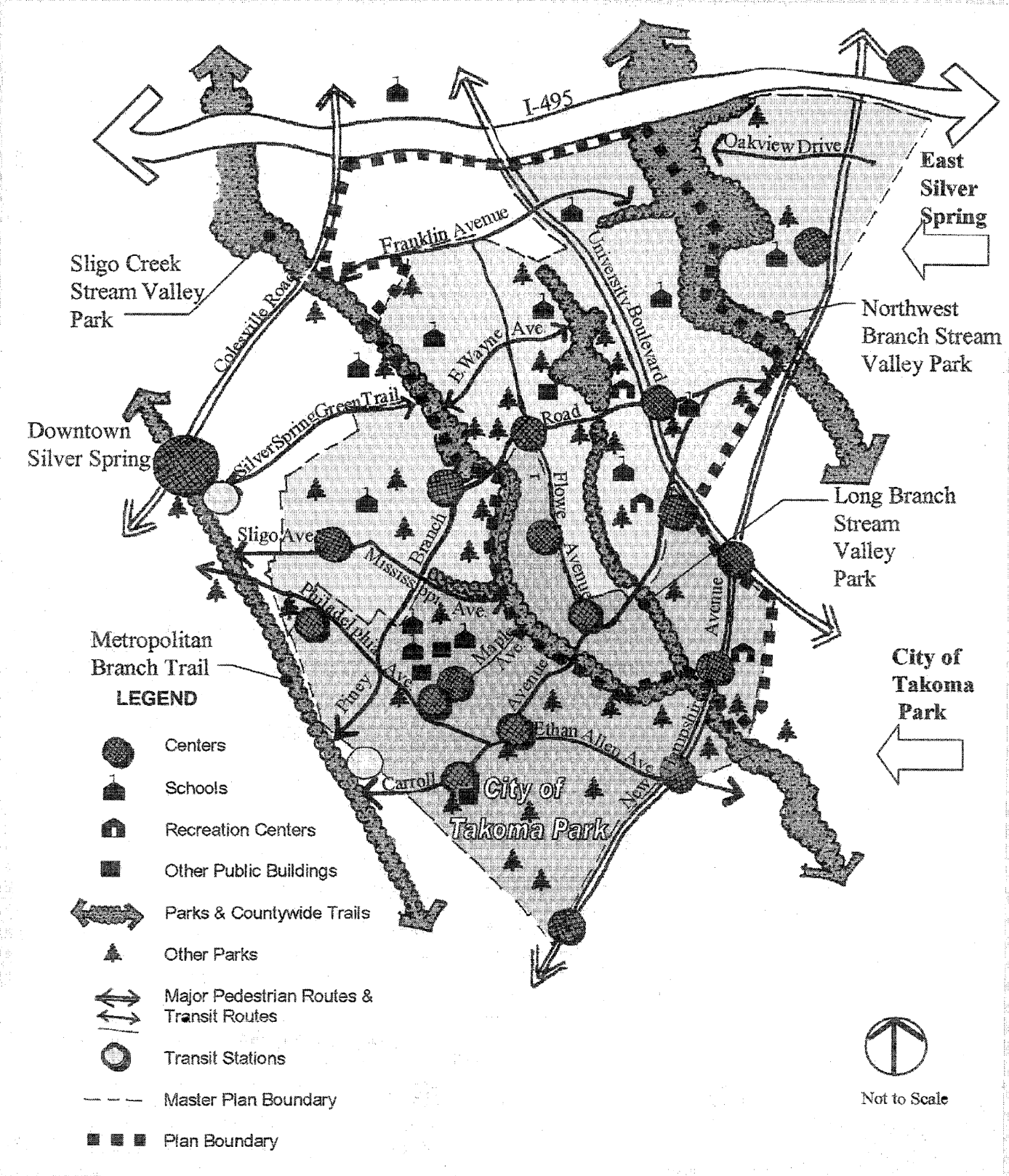
### **Community Preservation, Stability, and Character**

**The Master Plans seek to preserve existing residential character, encourage neighborhood reinvestment, and enhance the quality of life throughout East Silver Spring and Takoma Park.** The challenge is to preserve livable qualities, such as stability, cohesiveness, scale, convenience, mature trees, and nearby natural resources. The Plans generally reaffirm the existing residential land use and zoning patterns throughout the area.

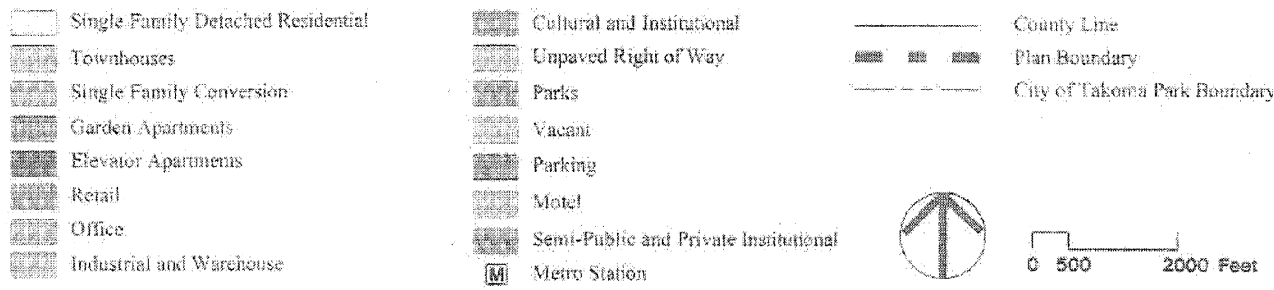
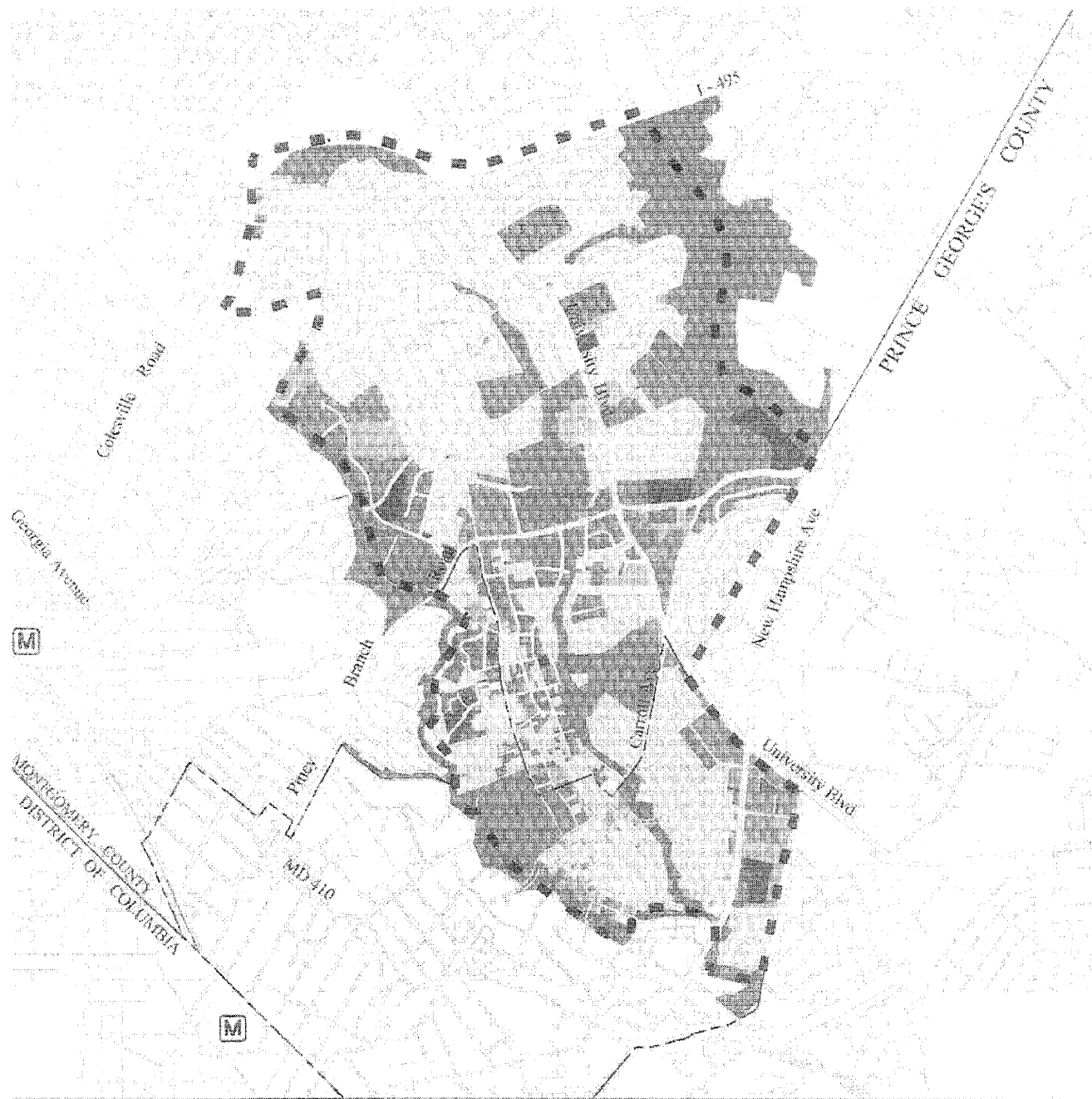
The East Silver Spring and Takoma Park communities are almost totally built out, with an established character and development density and little vacant land. The emphasis of the Master Plans is on preserving and enhancing the existing neighborhoods, as well as revitalization of housing resources to ensure a good quality of life for area citizens. Similar policies are stated for the Four Corners area.

Zoning Ordinance changes are recommended to allow for continuance and renovation of existing apartment building resources in Takoma Park and East Silver Spring. The "Assessment of Housing in East Silver Spring and Takoma Park," 1998, concludes that we do not need to increase the supply of affordable housing in the area, but should seek to preserve the existing housing resources.

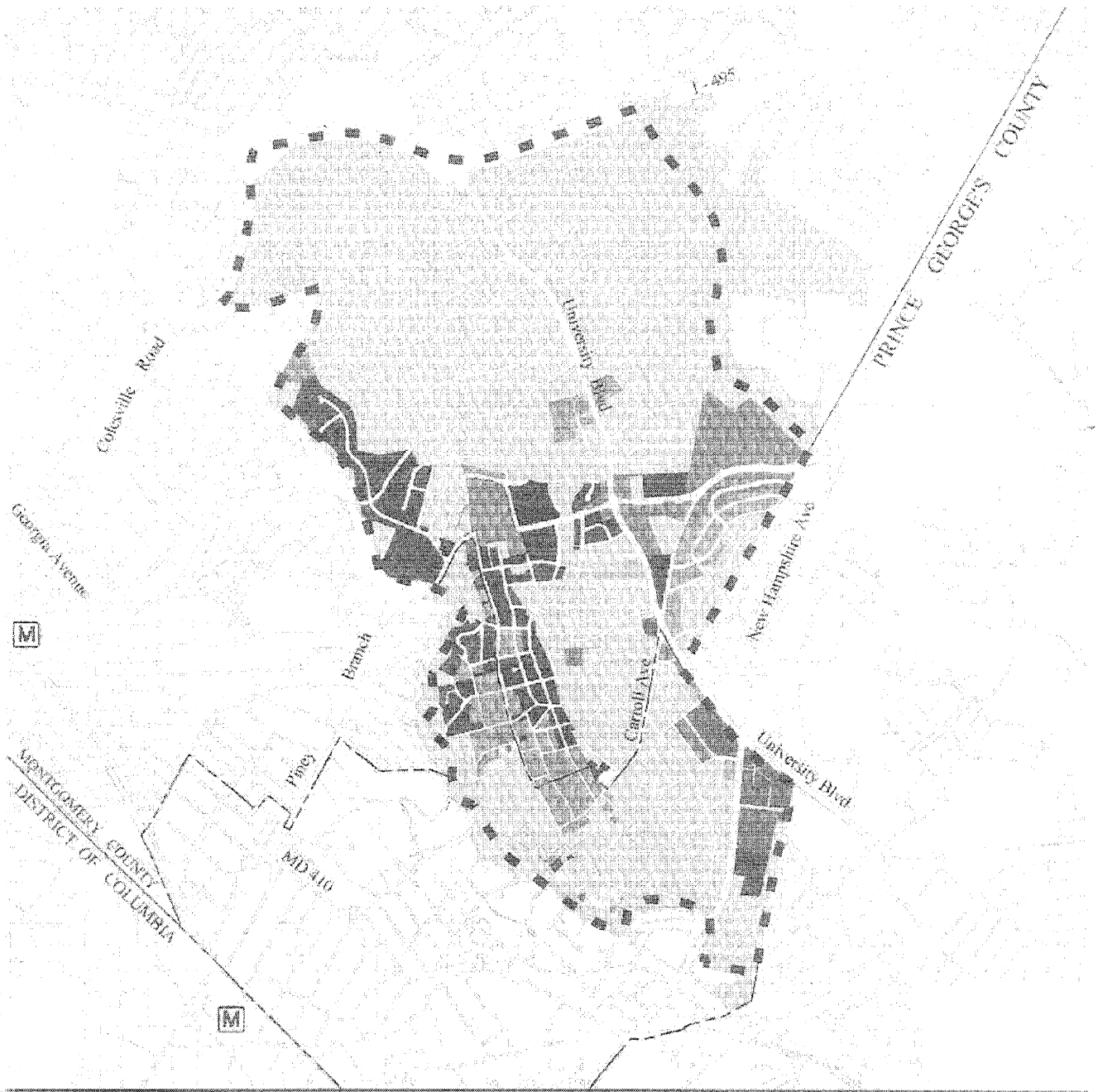
Map 2: University Boulevard Corridor Overall Master Plan Concept



### Map 3: University Boulevard Corridor Land Use



Map 4: University Boulevard Corridor Zoning



	C-1 - Local Commercial		R-60 - Single Family Residential		County Line
	C-2 - General Commercial		R-90 - Single Family Residential		Plan Boundary
	C-O - Commercial Office		RE-2 - Residential Estate, 2 Acre		City of Takoma Park Boundary
	C-T - Commercial Transition Zone		R-H - Multi-Family Residential		
	R-10 - Multi-Family High Density Residential		RT-8 - Townhouses		
	R-20 - Multi-Family Medium Density Residential		RT-12.5 - Townhouses		
	R-30 - Multi-Family Low Density Residential		O-M - Office Building Moderate Intensity		
	R-40 - One Family Semi-Detached		Metro Station		0 500 2000 Feet

Following is a summary of the major Master Plan recommendations. Policies marked with an asterisk (\*) are also included in the Four Corners Master Plan.

#### Land Use

- Preserve the residential character of neighborhoods, by confirming the existing residential zoning. \*
- Allow apartment areas to continue at the current density, through amendments to the Zoning Ordinance (see Map 4).
- Recognize the extensive and adequate supply of affordable housing in the area and support some additions of elderly housing.
- Support townhouse development at selected locations to increase housing choice.

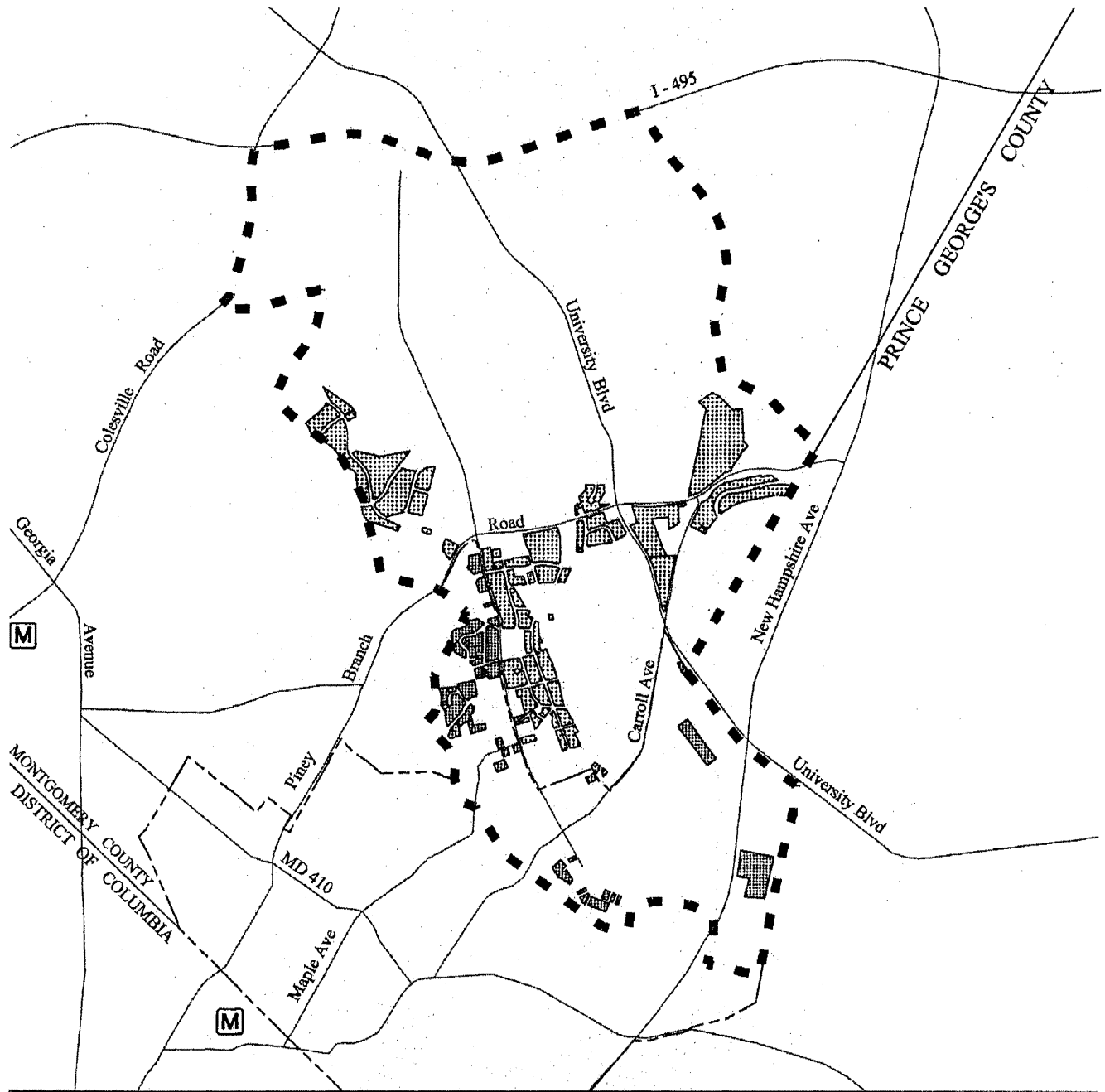
#### Revitalization

- Encourage maintenance and preservation of housing through code enforcement and other improvement programs.
- Restore, maintain, and improve the infrastructure of older neighborhoods by providing sidewalks, curbs, lighting, landscaping, and other improvements as needed. \*
- Support remodeling and rehabilitation of residential properties through various County home or neighborhood improvement programs.
- Support acquisition and maintenance of apartment buildings by various owners, such as County government, nonprofit, or cooperative ownership groups (see Map 5).
- Address the full range of issues and solutions affecting apartments in the area, by formation of a community-based task force.

#### Service Needs

- Meet the needs of area residents by recommending facilities for social service organizations.
- Support adequate police services, attention to safe design of public areas such as parks and shopping centers, and inter-jurisdictional coordination of police services.

Map 5: University Boulevard Corridor Location of Multi-Family Properties



LEGEND

- ■ ■ Plan Boundary
- City of Takoma Park Boundary
- County Line
- ▨ Location Of Multi-Family Properties
- Ⓜ Metro Station



0 500 2000 Feet



## Neighborhood Protection

- Protect land uses near commercial areas along University Boulevard and New Hampshire Avenue by confirming residential zoning and avoiding concentrations of special exceptions along major highways. \*
- Protect residential neighborhoods from commercial and through traffic. \*

## Historic Resources

- In East Silver Spring, designate the Davis Warner house on Carroll Avenue and determine the historical context for 20<sup>th</sup> century resources such as the Flower Theater.
- In Takoma Park, support a comprehensive re-evaluation of the Takoma Park Historic District boundaries, including areas formerly located in Prince George's County.

## Commercial Centers

**The East Silver Spring and Takoma Park Master Plans seek to improve commercial centers to better serve the needs of local and area residents and people passing through the area.** Revitalization efforts addressing both image and function must be undertaken to ensure a healthy future role for these centers. The Plans recognize that the land uses in existing commercial areas are appropriate, with limited modifications as recommended by these Plans. The Plans also support improvements to institutional centers that provide health and educational services to area residents and other institutional clients.

The East Silver Spring and Takoma Park Master Plans recognize that healthy centers are the heart of healthy communities. Commercial businesses in the area are concentrated in various centers that provide a wide variety of convenience goods and services, many of them catering to the large number of immigrants living in the areas. Commercial and institutional centers are shown on Map 2. The University Boulevard Portion of the Four Corners Master Plan area, Indian Spring, does not have any commercial area. The East Silver Spring and Takoma Park Master Plans recommend:

### Revitalization

- Seek to ensure that the commercial centers of East Silver Spring and Takoma Park are safe, community serving, successful, convenient and attractive, by revitalizing them in coordination with various business and community organizations.

- Recognize the Silver Spring Central Business District as a downtown serving the surrounding residential areas. Additional commercial zoning is generally not appropriate.
- Support the provision of a diverse range of commercial services, such as basic shopping services for nearby neighborhoods, highway commercial services, and regionally-serving businesses.
- Support the ongoing efforts of Montgomery County, the City of Takoma Park, and various community organizations to address revitalization needs in all commercial centers.
- Provide for site plan review, flexibility in parking standards, and a simplified review of small projects in the Flower Village, Clifton Park Crossroads, Merrimac, and Takoma/Langley Crossroads commercial centers to support revitalization of these centers.

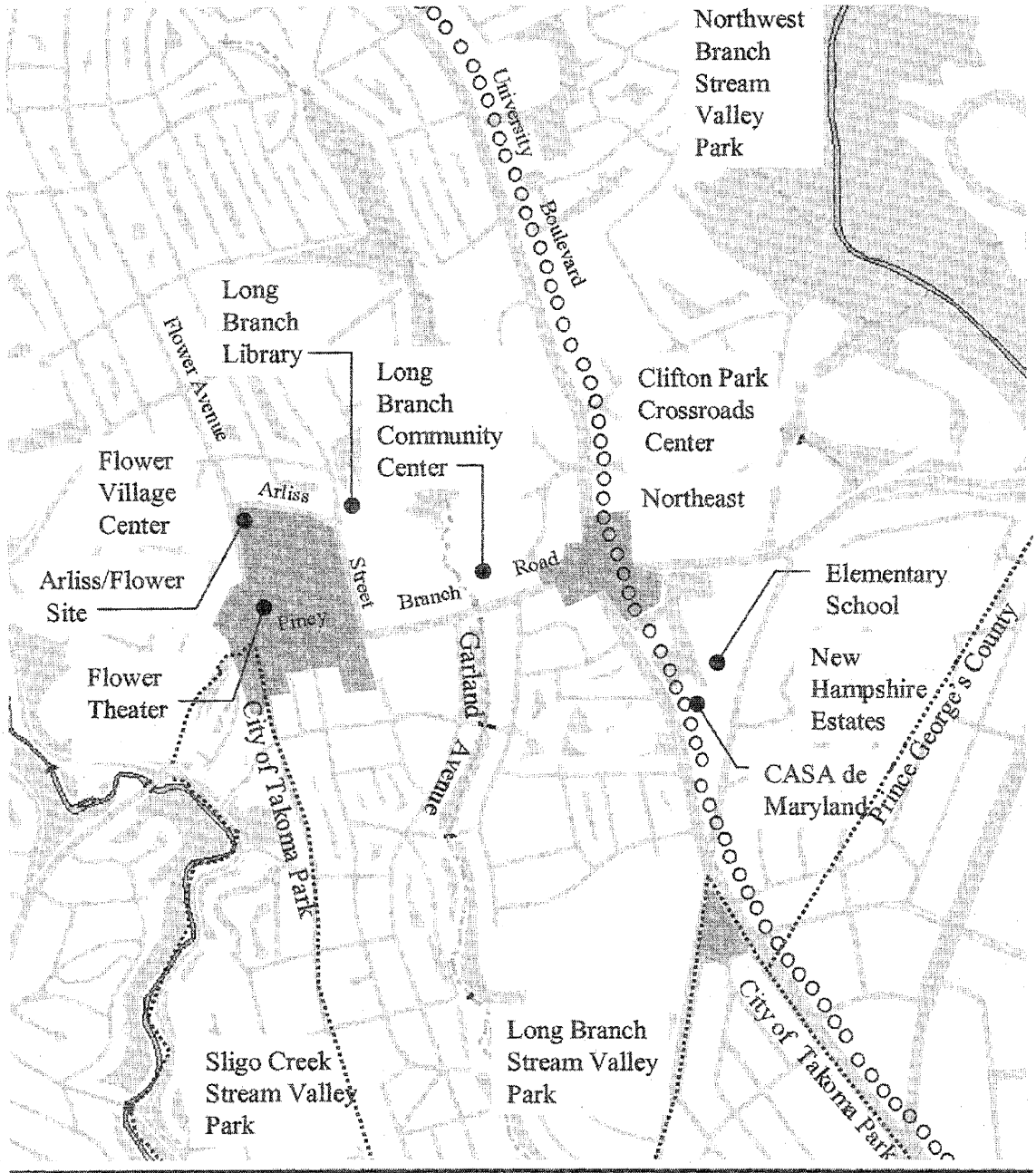
#### Flower Village Center (See Map 6)

- Initiate a unified, street-oriented improvement plan for Flower Avenue from Arliss Street to Piney Branch Road. Either commercial or townhouse development is appropriate on the corner of Flower Avenue and Arliss Street.
- Ensure that new development is compatible with the adjacent residential neighborhood through consideration of views, lighting, and building design.
- Consider establishing a parking district to increase flexibility for locating adequate parking to support all retail activities.
- Support many of the recommendations from the 1998 Long Branch Bond Bill project including gateway features, pedestrian lighting, traffic signals, common building design, and improved parking lot design.





#### Clifton Park Crossroads Center (See Map 6)

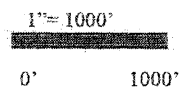
- Consider establishing a major gateway feature to enhance community identity and provide a positive image.
- Provide improvements to the pedestrian environment along the major highways and coming from neighborhoods surrounding all four quadrants of the University Boulevard and Piney Branch Road intersections.
- In the southeast quadrant (New Hampshire Estates), address security and neighborhood access to the park, market, and transit. Encourage coordinated redevelopment and improved landscaping of the market and the adjacent service station.

Map 6: University Boulevard Corridor Flower Village and Clifton Park Crossroads Centers



LEGEND

-  Recommended for Commercial Revitalization
-  Woodland and Public Open Space
-  Possible Rail Transit Route
-  Master Plan Area Boundary



- In the northeast quadrant (Northeast Clifton Park), provide improved landscaping, an enhanced bus stop, attractive open space for public use, coordination of shared parking, and improved pedestrian and vehicular circulation. Encourage coordinated redevelopment of properties in this quadrant.

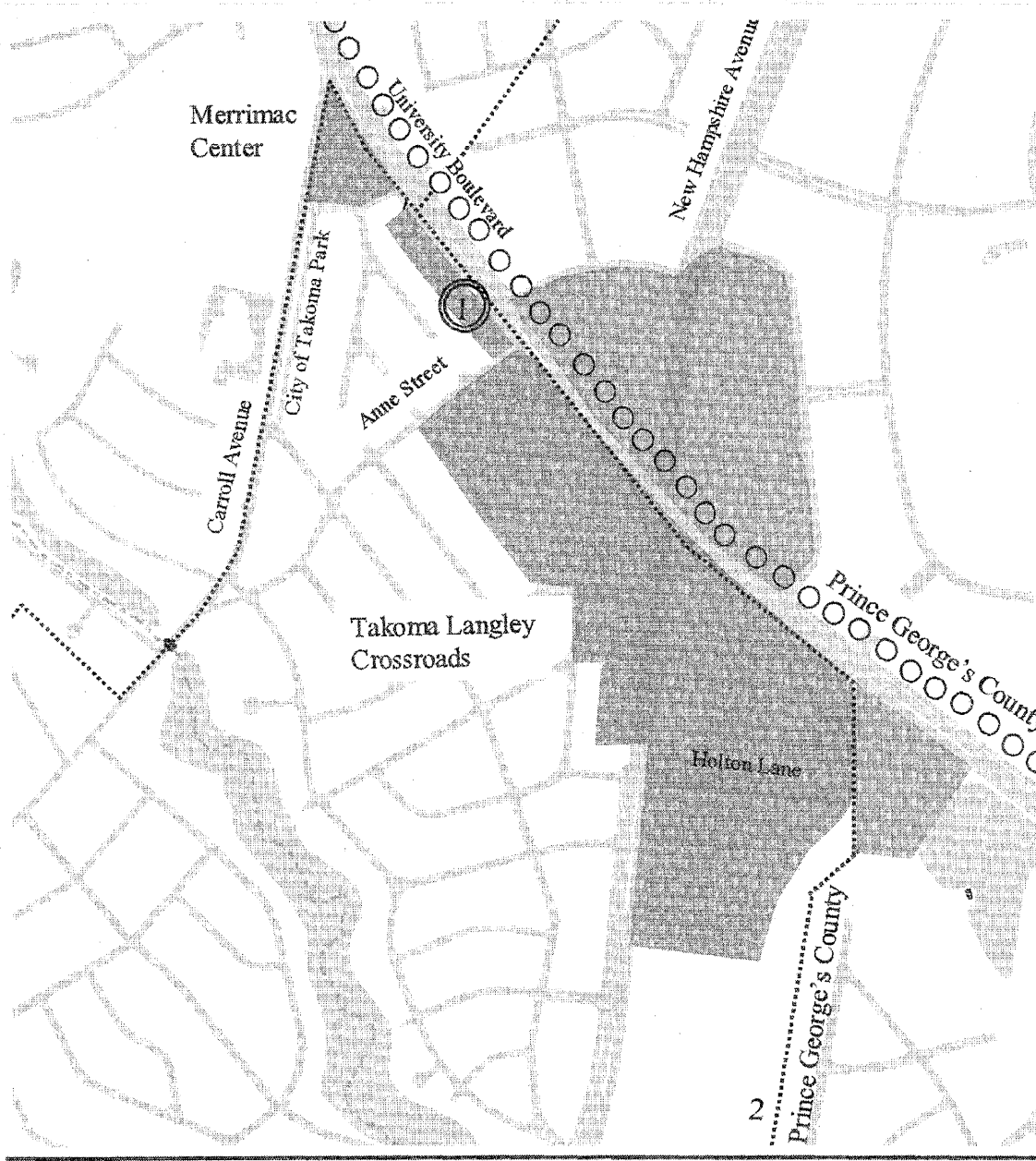
#### Takoma-Langley Crossroads Center (See Map 7)

- Support improvements to the New Hampshire Avenue-Langley Shopping Center, which may include expansion of the grocery store, as well as improvements to parking lot circulation and landscaping.
- Prepare a concept study for the whole area to guide revitalization and redevelopment. Form a task force to coordinate commercial revitalization and other improvements between Montgomery County, the City of Takoma Park, and Prince George's County.
- For the four-unit apartment buildings along University Boulevard, retain the current mix of uses and support assembly of the properties to allow new construction.







#### Washington Adventist Hospital/Columbia Union College

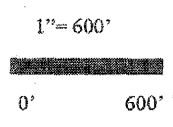
- Support campus improvements to meet the needs of hospital, college, and church clients, while providing service and access to area residents.
- Maintain any expansion within the boundaries of the current campus, providing on-site and shared parking.
- Maintain compatibility with adjacent residential communities and provide improvements to area sidewalks serving the campus.

Map 7: University Boulevard Corridor Takoma/Langley Crossroads and Merrimac Centers



LEGEND

-  Recommended for Commercial Revitalization
-  Woodland and Public Open Space
-  Commercial Area in Prince George's County
-  Locations Referenced in Text
-  Possible Rail Transit Route
-  Master Plan Area Boundary



## Community Facilities, Parks, and Environmental Resources

The East Silver Spring and Takoma Park Master Plans support community facilities and parks and protection of the environmental resources that establish community identity and provide valuable services and programs. The Plans emphasize renovation of existing facilities and parks, and acquisition of property when the opportunity arises. Restoration and protection of existing environmental resources is encouraged.

The East Silver Spring and Takoma Park Master Plans recognize that the location, condition, and accessibility of community facilities contribute to the quality of life and provide a tangible measure of a community's character. Much of the appeal and attractiveness of these neighborhoods is derived from their proximity to natural resources, particularly the stream valley parks and recreational facilities. Similar policies are stated for the Four Corners area. Parks and other public buildings are shown on Map 2. Policies marked with an asterisk (\*) include recommendations from the Four Corners Master Plan. These plans recommend:

### Community Facilities

- Recommend provision of ballfields and other public uses at the Takoma Academy site if it becomes available for public acquisition.
- Recommend facilities and recreational programs for a wide range of ages, backgrounds, and interests through provision of new or renovation of existing facilities.
- Provide community facilities at appropriate locations to meet the human service, recreational, security, educational, and other needs of the diverse community. \*

### Stream Valley Parks

- Enhance the use and quality of Long Branch Stream Valley Park by acquiring additional properties as needed, providing stream valley improvements, and providing a signed nature trail between Long Branch and Long Branch-Wayne Local Parks.
- Provide community connections between Northwest Branch Trail and Sligo Creek Trail, in East Silver Spring.
- Provide interpretive trails in the stream valley parks.

### Existing Parks

- Purchase parcels adjacent to existing parks to help meet recreation needs.
- Evaluate existing parks to provide improvements that ensure public safety.

- Provide improvements to Broadacres and Brookview Local Parks, in East Silver Spring, to provide ballfields and increase usage.
- Consider options for alternate use of the Hastings Neighborhood Conservation Area, on Colesville Road, including planting the entire parcel with trees. \*

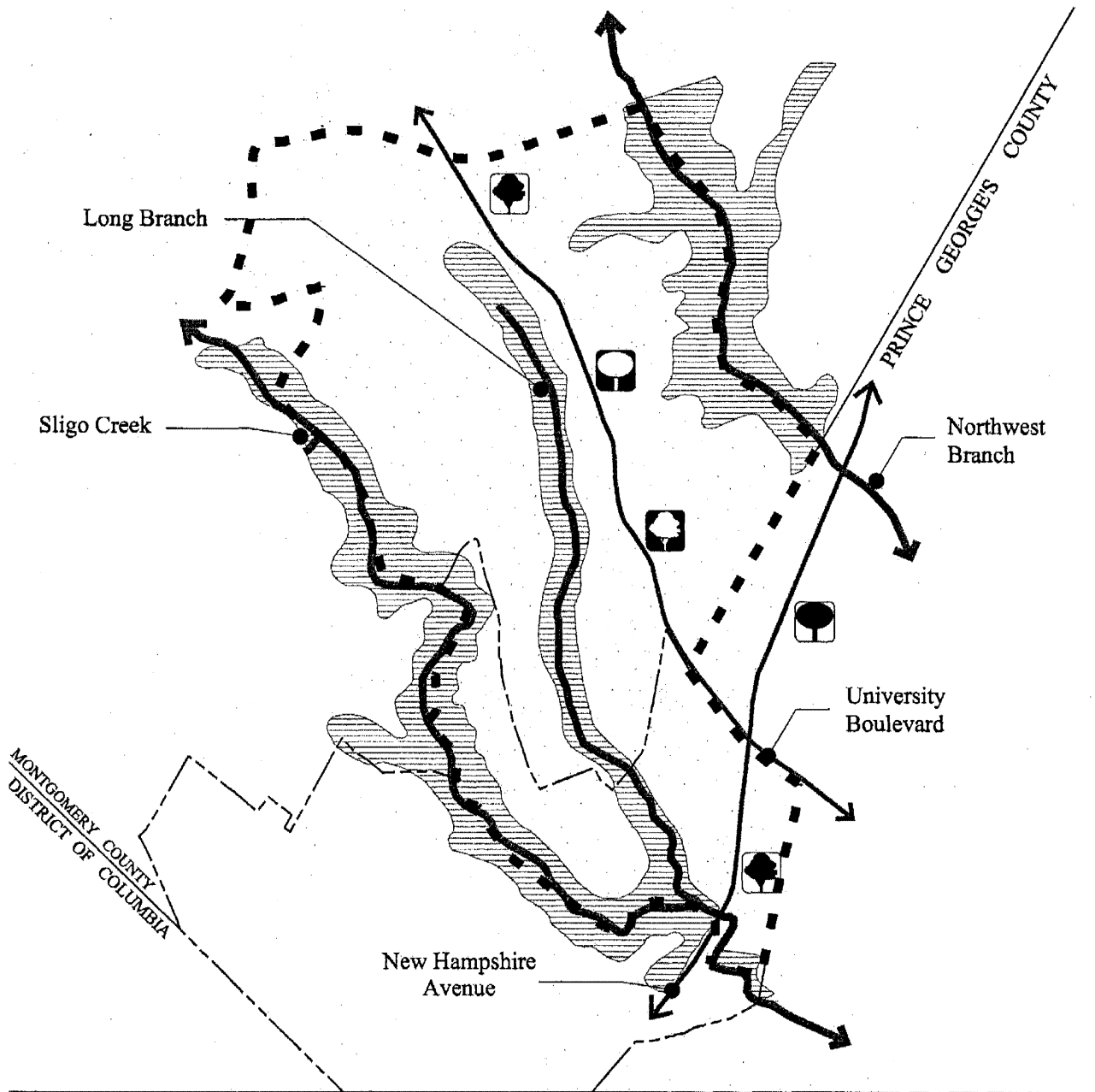
#### Future Parks

- Consider converting closed schools and other public facility sites to parks, as they become available.
- Recommend development of a future park at 8726 Piney Branch Road, in East Silver Spring, through acquisition of the property.
- Evaluate parcels that become available in Takoma Park for purchase as public open space by the City.






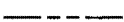




#### Environmental Resources

- Design new development and redevelopment to prevent conditions that may create local air or noise pollution nuisances. \*
- Construct a noise wall along the south side of the Capital Beltway between University Boulevard and Colesville Road in the Indian Spring neighborhood. \*
- Enhance the natural environment by creating green spaces and plant street trees. \*
- Support conservation of woodlands and trees through application of an urban forestry concept (see Map 8). \*
- Incorporate recycling and energy efficiency in renovations and in design of new development in Takoma Park.
- Provide on-site stormwater treatment with effective and new technologies, where feasible.
- Promote comprehensive regional solutions to support further off-site watershed restoration activities in Sligo Creek, Long Branch, and Northwest Branch.

Map 8: University Boulevard Corridor Urban Forestry Concept



LEGEND

- |   |                           |   |                              |
|---|---------------------------|---|------------------------------|
|  | Plan Boundary             |   | Streams                      |
|  | County Line               |   | Roads                        |
|  | Streamside Area           |   | City of Takoma Park Boundary |
|  | Upland Area               |  |                              |
|  | Diversity of street trees |  | 0 500 2000 Feet              |



## Neighborhood-Friendly Circulation

The East Silver Spring and Takoma Park Master Plans seek to provide safe, pleasant and convenient pedestrian access to places people want to go while accommodating local and regional traffic. The Plans support a comprehensive system of pedestrian and bicycle paths. The Plans address traffic congestion and an expansion of mass transit services.

The East Silver Spring and Takoma Park Master Plans provide for adequate roads for vehicular traffic, while emphasizing pleasant pedestrian and bicycle access within the community. The Plans also recognize the reliance of area residents on transit services. Similar policies are stated for the Four Corners area. Major pedestrian and transit routes, as well as roads, are shown on Map 2. Policies marked with an asterisk (\*) include recommendations from the Four Corners Master Plan. These plans recommend:

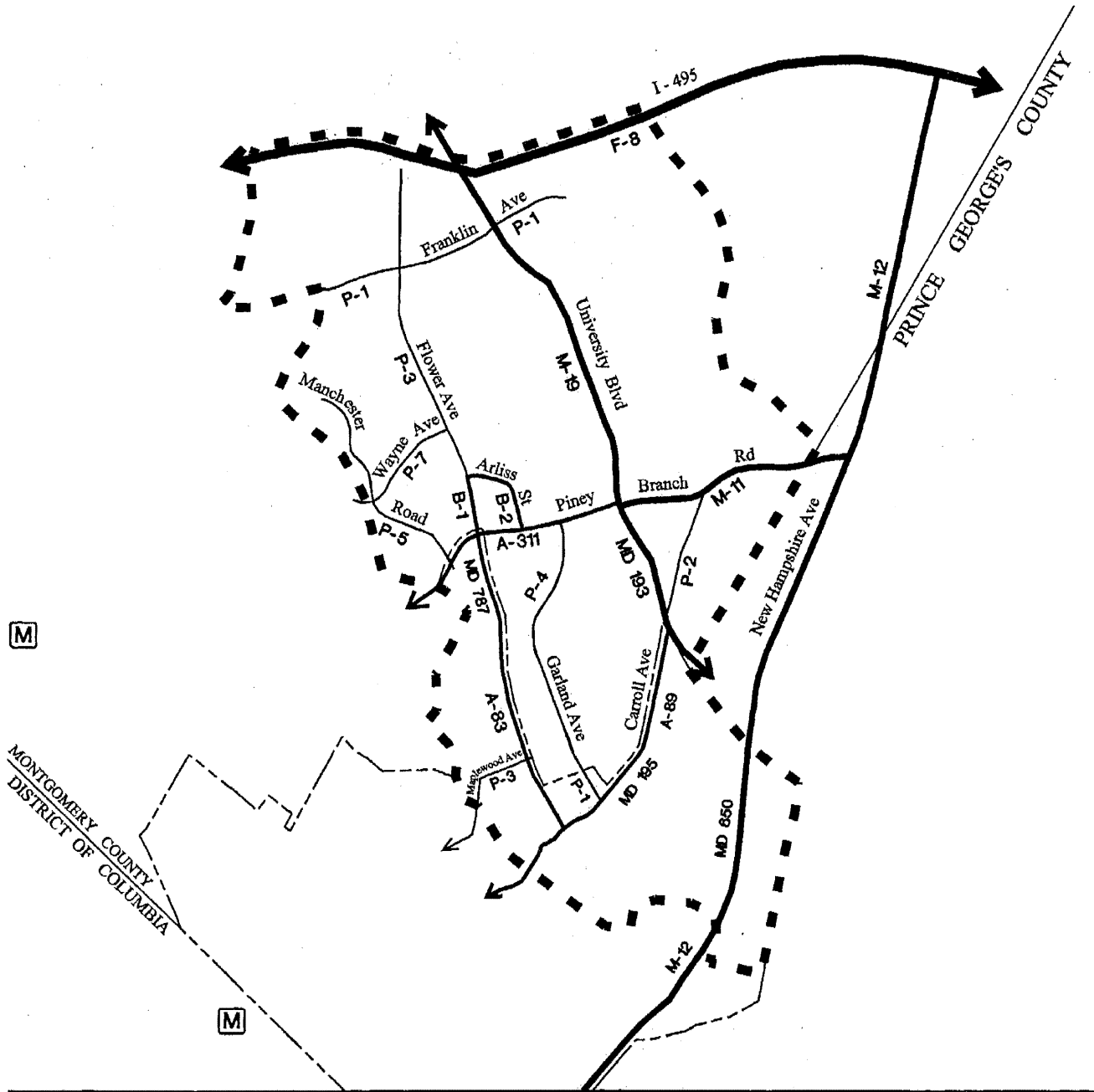
### Traffic Circulation

- Recommend possible future improvements to area roads and intersections including areas along Piney Branch Road and Colesville Road. \*
- Maintain a 120-foot right-of-way on University Boulevard, except that the existing right-of-way should be maintained if it exceeds 120 feet (see Map 9).
- Reserve a 120-foot right-of-way on Colesville Road to provide the greatest flexibility for future roadway and transit needs. \*
- Study Franklin Avenue to determine appropriate measures for controlling vehicle speed and improving safety. \*
- Approve minimum rights-of-way for many primary and arterial streets that are less than the standard 70 or 80 feet to protect community character and livability.
- Streets that are within the public right-of-way but are not built should be retained in public ownership unless they are no longer needed for public use.






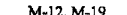



### Pedestrian System

- Support a hierarchy of sidewalks and paths connecting to schools, transit, shops, parks, and other public facilities (see Map 10). \*
- Provide streetscaping improvements along University Boulevard, Piney Branch Road, Carroll Avenue, Flower Avenue, and Arliss Street.
- Designate Franklin Avenue as a greenway connector between the stream valley parks. \*

Map 9: University Boulevard Corridor Road Classifications



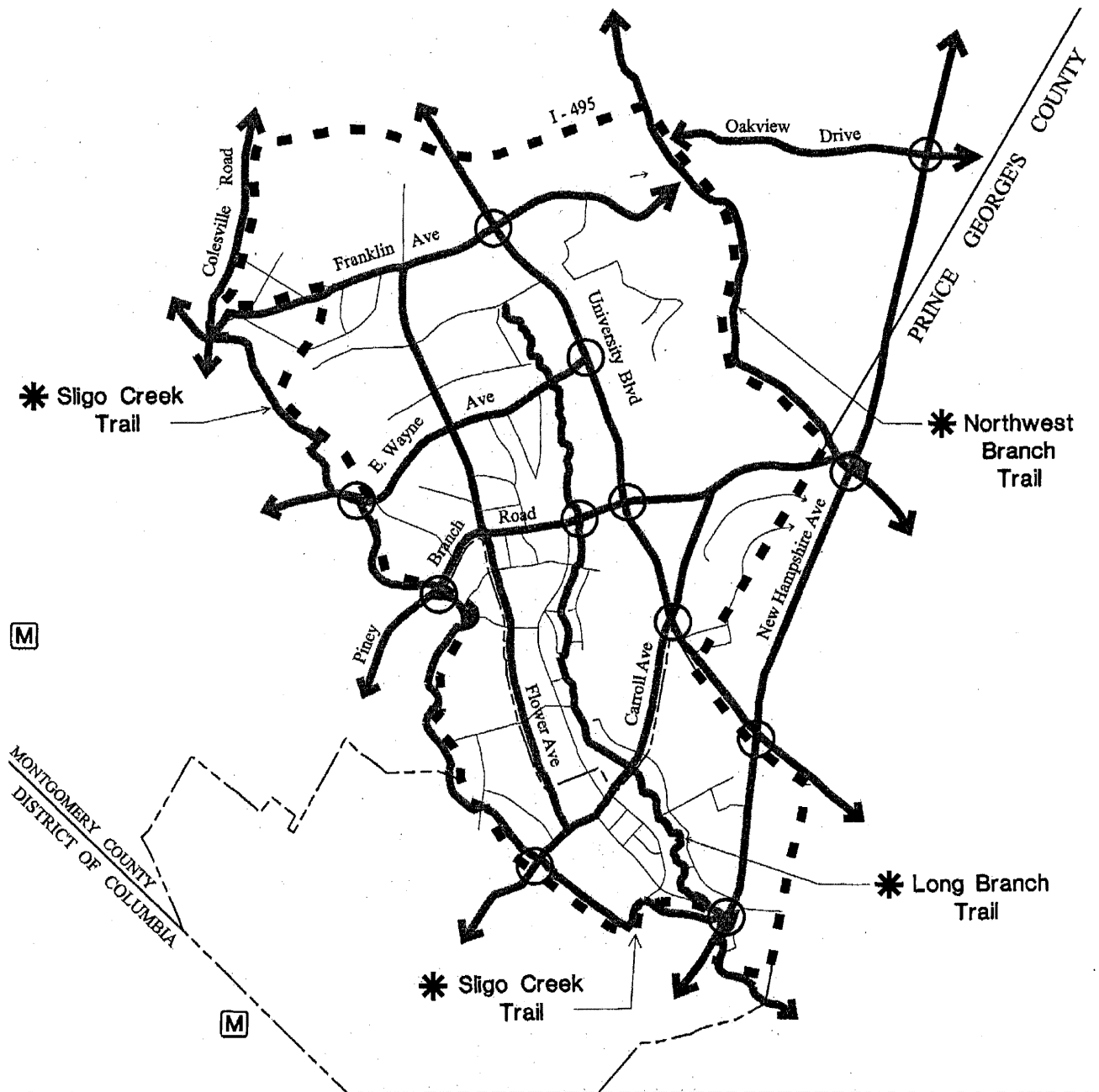
LEGEND

-  Plan Boundary
-  City of Takoma Park Boundary
-  County Line
-  Freeway and Parkway
-  F-8
-  M-12, M-19
-  A-83, B-2
-  P-1, P-4
-  Metro Station

Not To Scale



Map 10: University Boulevard Corridor Pedestrian System – Framework



**LEGEND**

- ■ ■ Plan Boundary
- County Line
- - - City Of Takoma Park Boundary
- ▬ Major Sidewalks and Trails
- Major Neighborhood Routes
- Major Pedestrian Crossings

- \* Countywide Trails
- Ⓜ Metro Station



0 500 2000 Feet

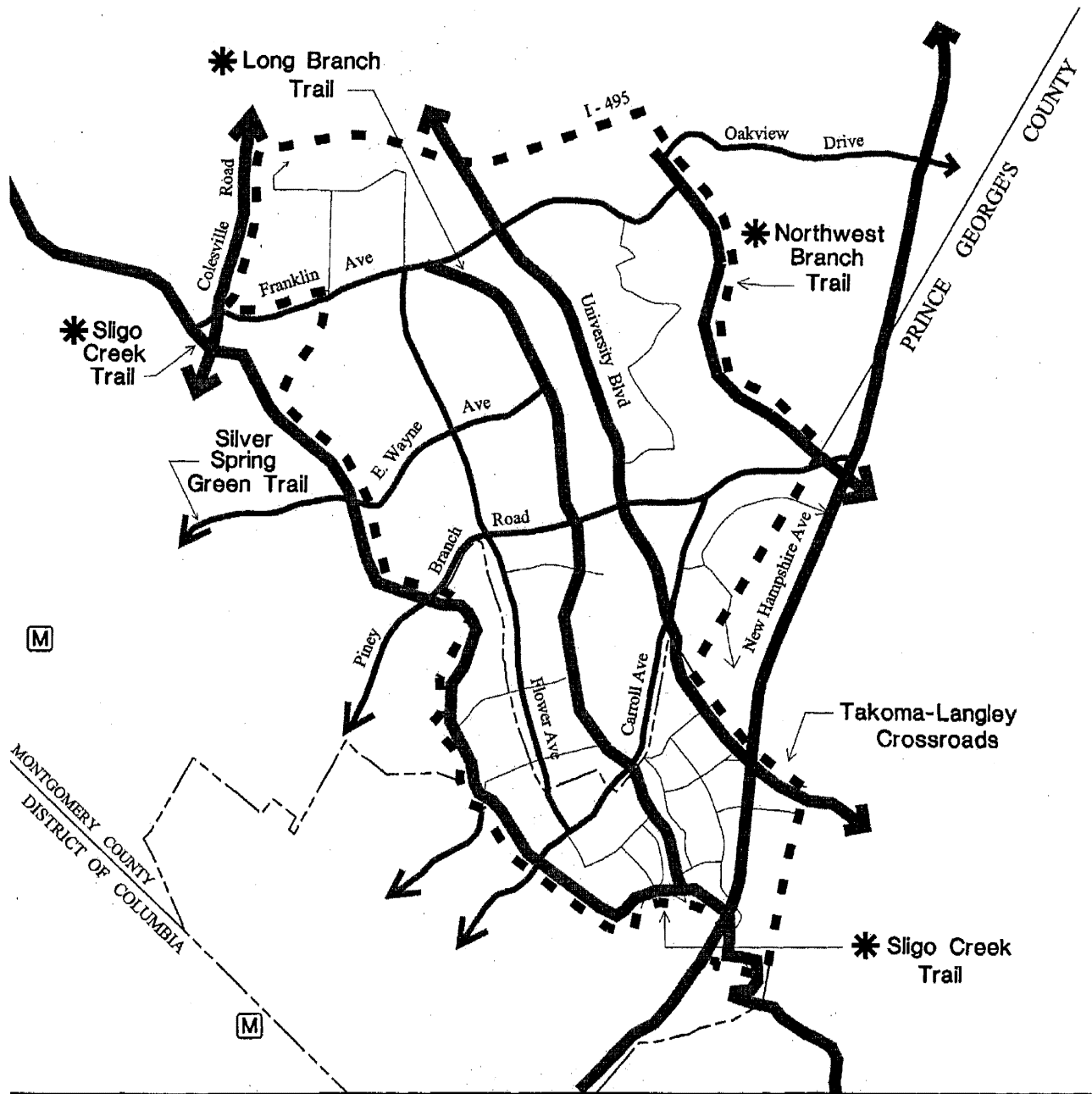
## Bikeway System

- Place a high priority on completion of the Countywide trail system, including support for closing the gap in the Long Branch trail (see Map 11). \*
- Provide for completion of local bike routes, good connections to neighborhoods, safe crossings of roadways, and good connections to the American Discovery Trail. \*

## Public Transportation

- Support improvements to transit service, including possible rail transit stops along University Boulevard and a long-term solution for significantly improving transit along US 29/Colesville Road. \* Approval of a new rail transit route along University Boulevard would lead to extensive planning and design studies pertaining to right-of-way and land use impacts (see Map 12).
- Improve transit accessibility for pedestrians and bicyclists by providing sidewalk connections, shelters, bike racks, and related amenities.

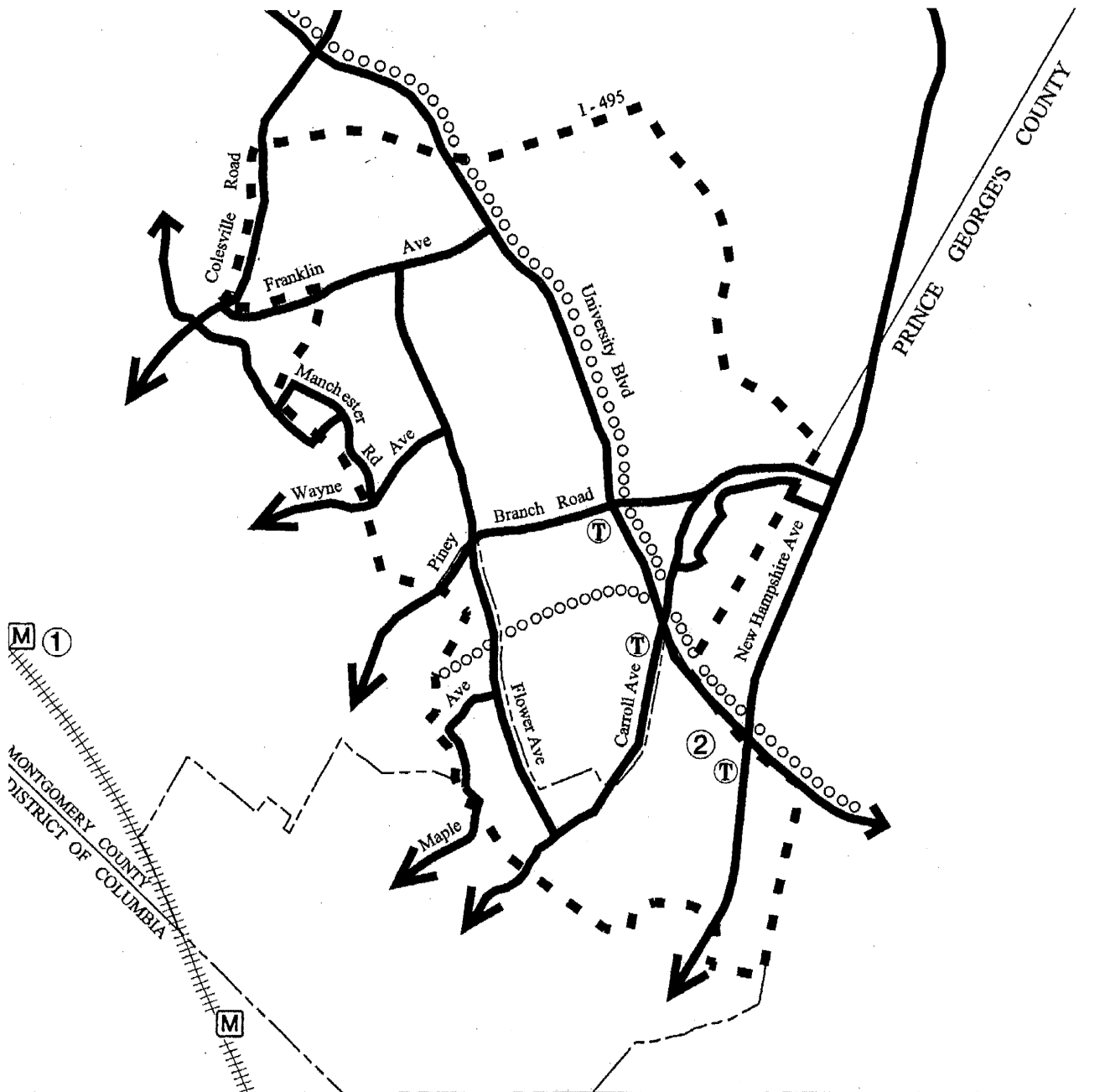
Map 11: University Boulevard Corridor Bikeway System – Framework







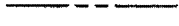



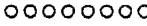

LEGEND

- |  |   |  |                   |
|--|---|--|-------------------|
|  | County Line   |  | Metro Station     |
|  | Plan Boundary   |  | Countywide Trails |
|  | City of Takoma Park Boundary  |  |                   |
|  | Regional Bikeways & Bikeways Along Major Highways   |  | 0 500 2000 Feet   |
|  | Main Connections Between the Major Regional Bikeways & Between Important Local Destinations |  |                   |
|  | Neighborhood Bikeways   |  |                   |

Map 12: University Boulevard Corridor Transit Routes



LEGEND

- |   |                                 |   |  |
|---|---------------------------------|---|--|
|  | County Line                     |  | Railroad                                   |
|  | Plan Boundary                   |  | Potential Rail Transit Stops               |
|  | City of Takoma Park Boundary    |  | Silver Spring Transit Center               |
|  | Existing Bus Routes             |  | Takoma / Langley Crossroads Transit Center |
|  | Alternative Rail Transit Routes |   |  |
|  | Metro Station                   |   |  |

Not To Scale



## PART TWO – DIRECTIONS

### Issues Ready for Implementation Methods

The staff has identified a series of possible projects to help revitalize older inner suburban communities. The projects are based on the area Master Plans, the Framework for Action report, and various other sources. These are projects that staff will pursue to support implementation of the Master Plans, the Long Branch Task Force report, and numerous other initiatives in the area. These projects will not duplicate the ongoing work of other agencies or jurisdictions. Some of these projects could be initiated in 2004 to 2006, depending on staff resources, to complement other ongoing studies and projects. Following is a list of possible planning initiatives.

#### **Affordable Housing — A Revitalization Assessment**

*Work Product.* Provide an evaluation of options and recommended approaches for maintaining the existing affordable housing resources in the study area. Evaluate the potential for infill development, including various approaches to providing affordable housing. Identify best practices, market realities, planning options, and possible future directions. The study will build on the analysis developed in “An Assessment of Housing and Resident Population in East Silver Spring and Takoma Park” (February 1999), prepared by the M-NCPPC staff for the Master Plans in those areas, and on the affordable housing studies prepared by the Strategic Planning Division.

*Master Plan Guidance.* The project is consistent with the vision to preserve existing residential character and to encourage neighborhood reinvestment. The Plans support revitalization of single family and apartment communities. The project is supportive of the emerging vision to protect, maintain, and enhance the supply of affordable housing in this area.

*Opportunity for Bi-County Coordination.* The Prince George’s County Redevelopment Authority study, “International Corridor Community Legacy Plan,” envisions safe, well-maintained apartment areas. Recommended methods emphasize residential leadership, upgraded community infrastructure, eliminating street vending, exterior rehabilitation, and an upgraded image. The Montgomery County study should hold discussions leading to coordination of apartment housing revitalization efforts between both counties.

*Project Staffing.* The project could be lead by either DHCA or the M-NCPPC staff, and may involve soliciting the experience and expertise of affordable housing providers from around the country. The City of Takoma Park should also be involved. The M-NCPPC staff working on this project should include the Community-Based Planning Division, the Strategic Planning Division, and the Research and Technology Center. The M-NCPPC Strategic Planning Division is currently conducting a countywide study of affordable housing options.

## **Commercial Area Revitalization — Concept Studies**

*Work Product.* Prepare studies that will support efforts to revitalize the Takoma-Langley Crossroads, Clifton Park Centers, and Flower Village Center. The studies will address pedestrian paths, streetscaping, vehicle access, public spaces, transit service, and building forms. The studies would be coordinated with other efforts to revitalize these commercial areas.

*Master Plan Guidance.* The Plan provides guidance for revitalizing these commercial centers, as follows:

### All Commercial Centers

- Support a diverse range of commercial services to meet a variety of community, highway, and regional needs.
- Apply a newly created Commercial Revitalization Overlay Zone that will provide flexibility for parking and other development standards, site plan reviews to assure quality development, and guidance concerning the height of buildings.

### Takoma/Langley Crossroads

- Prepare a concept study for the whole area to guide revitalization and redevelopment. Guidance is provided for preparation of an in-depth concept study.
- Support improvements to the Hampshire-Langley Shopping Center, which may include expansion of the grocery store, as well as improvements to parking lot circulation and landscaping.
- Form a task force to coordinate improvements between Montgomery County and Prince George's County. Such coordination should include the Takoma/Langley Crossroads Development Corporation, the City of Takoma Park, and area civic associations.

### Clifton Park Crossroads Centers

- Consider establishing a major gateway feature to enhance community identity and provide a positive image.
- Focus on improving the access from surrounding neighborhoods to each of the four quadrants.
- Improve the pedestrian environment along University Boulevard and Piney Branch Road.
- Encourage the coordinated redevelopment of the market (located in the former Fontana Bowling Alley building) and the adjacent auto-oriented use. Improve the landscaping in the parking lot and the access to existing bus stops.
- Encourage coordinated redevelopment of properties in the northeast quadrant. Provide an attractive public open space. Improve pedestrian and vehicular circulation.



## Flower Village Center

- Prepare a unified improvement plan for Flower Avenue from Arliss Street to Piney Branch Road. (A number of design and building guidelines are provided in the Master Plan.)
- Support a number of specific recommendations from the 1998 Long Branch Bond Bill project.

*Opportunities for Bi-County Coordination.* The Prince George's County Redevelopment Authority study, the *International Corridor Community Legacy Plan*, envisions a corridor area that is revitalized, memorable, a regional attraction, and serves the multi-cultural community. The Plan recommendations emphasize improved business capacity for self-management, physical improvements, a stronger international theme, improved marketability of the area, and creation of a coherent identity. The concept study for the Takoma-Langley Crossroads area should be a Bi-County planning effort. Ongoing studies are recommended to coordinate marketing and design efforts for all commercial areas in the corridor area.

*Project Staffing.* Two types of studies could be prepared:

- The M-NCPPC staff could prepare concept planning and design studies. The staff planning team would include economic and transportation staff of the M-NCPPC, in coordination with staff of the Department of Economic Development, the Department of Housing and Community Affairs, the Department of Public Works, and the City of Takoma Park. For example, the Takoma Park Master Plan recommends that a concept study be prepared for the Takoma/Langley Crossroads Center, in coordination with Prince George's County.
- DHCA staff could prepare Revitalization/implementation studies. For example, the East Silver Spring Master Plan recommends that the Department of Housing and Community Affairs prepare a unified improvement plan for Flower Avenue. Such studies should be prepared in coordination with the M-NCPPC staff and with business and community organizations.

## **Stream Valleys and Local Parks — A Revitalization Plan**

*Work Product.* Prepare a plan and program to revitalize parks in the University Boulevard Corridor area, including the Long Branch and east Takoma Park communities. Address needs for stream restoration/renovation, water quality, stream valley park completion, land acquisition, playfields, park and equipment renovation, community and trail access, CPTED safety issues, nature trails, interpretive trails, and forest management. Develop a methodology through cooperative work with the diverse area population.

In February 2003, the Strategic Planning Division of the M-NCPPC issued a report "Looking Ahead ... Strategies for Planning, Developing and Managing Parks in the Future." The study identified the importance of addressing parks in our more urbanized areas, such as Silver Spring/Takoma Park. The proposed park plan in the University Boulevard Area would provide a good opportunity to address the planning, maintenance, and management recommendations from the "Looking Ahead..." report.

*Master Plan Guidance.* The Master Plans support land acquisition and park improvements to address the items listed above.

*Opportunity to Coordinate Bi-County Studies.* The need to coordinate with projects in Prince George's County will be determined by project staff when park studies are initiated.

*Project Staffing.* The project would be lead by parks staff of the M-NCPPC, with the participation by Community-Based Planning and other appropriate planning staff. The relationship between the park system and the stream valleys should be coordinated within the overall system.

### **Improvements for Pedestrians and Bicyclists — An Access System**

*Work Product.* Prepare documentation, conduct fieldwork, resolve route recommendations, create concept designs, and develop implementation programs. These plans would use the extensive guidance reflected in the M-NCPPC report, "Pedestrian Routes and Bikeways – Supplement to the East Silver Spring and Takoma Park Master Plans."

*Master Plan Guidance.* The Master Plan proposes a comprehensive framework for pedestrian and bicycle access in the area, including connections to park trails and to various activity centers. The neighborhood "Pedestrian Routes and Bikeways" study, completed subsequent to the Master Plans, identified the local paths needed to connect the Master Plan framework routes. The Master Plans envisioned by Montgomery County or the City of Takoma Park would initiate area wide studies to resolve neighborhood bike routes and implement Master Plan recommendations.

- Prepare plans to provide missing portions of the **Pedestrian System Framework** within the study area, including pedestrian improvements along major highways and arterials and other sidewalk connections to transit, schools, and commercial or institutional centers. *Project staffing:* The study should be led by DPWT or City of Takoma Park staff, in coordination with SHA and the M-NCPPC staff.
- Prepare plans to provide missing portions of **Bikeway System Framework** within the study area. *Project staffing:* The study should be led by the DPWT or City of Takoma Park staff in coordination with SHA and the M-NCPPC staff.
- Prepare study, design, and programming of **Park Trail Access Improvements** for pedestrian and bicyclists, per the Supplement report. *Project staffing:* Study to be led by the M-NCPPC park and planning staff, in coordination with County, City, and other appropriate community organizations.

*Opportunity to Coordinate Bi-County Studies.* The need to coordinate with projects in Prince George's County will be determined by project staff when pedestrian and bicycle trail studies are initiated. The Master Plans show potential connections of trails connecting to Prince George's County.

## **Issues Requiring Follow-up Planning Studies**

The following planning studies may not be scheduled until other studies and initiatives are completed. Several major recommendations and new directions may lead to the need for further studies or Master Plan amendments.

### **Community Vision — A Bi-County Transitway Plan**

*Work Product.* If needed, the Plan would address the alignment and right-of-way, station locations, and any land use changes. The Plan is likely to affect the Takoma Park and the East Silver Spring Master Plans, as well as other Master Plans in the Silver Spring area. Parts of the process could include:

- A feasibility analysis.
- A limited Master Plan amendment, including a recommended transitway alignment and station locations.
- Sector Plans for station areas.
- Sectional Map Amendments and any Zoning Text Amendments.

*Master Plan Guidance.* The current Master Plans anticipate that approval of a new transit route along University Boulevard would involve planning and design studies pertaining to right-of-way and land use.

*Opportunity to Coordinate Bi-County Studies.* In Prince George's County, studies by the M-NCPPC and by the Redevelopment Authority point toward significant revitalization and possible future Master Plan amendments to address a similar range of issues. Coordination of amendments for an alignment and land use in both counties will also be needed. The timing of such studies would need to be coordinated between officials in both counties.

*Project Staffing.* This would be a major work program effort that would include Park and Planning staff with the full range of expertise, in coordination with the County Executive Branch and State agencies.

### **Demographic, Economic, and Housing Data — An Analysis**

*Work Product.* Determine whether the analysis should also address immigration, health, crime, and other social data.

The last comprehensive analysis was prepared prior to the year 2000 adoption of new Master Plans and was based on the 1990 U.S. Census, with the 1997 U.S. Census update and the bilingual telephone survey. Other special studies have been prepared following availability of 2000 U.S. Census data, including the southeastern Montgomery County diversity analysis and the "Hearing the Views of Diverse Populations" data summary for the University Boulevard Corridor prepared in April 2003 (see Appendix B).

The Research and Technology Center (RTC) at the M-NCPPC is currently completing U.S. Census 2003 Update Survey results, and in the fall, both of these will be available for the Planning Area. The RTC will use both 2000 Census and Update Survey data to prepare appropriate research for Montgomery County policy makers. The RTC may initiate a special study of immigration and the status of various ethnic groups in the County. The RTC continues to explore ways to enhance the usability of the M-NCPPC website for a range of visitors.

*Master Plan Guidance.* Major comprehensive studies of focused geographic areas are typically prepared prior to major Master Plan amendments. Such studies may be required if a rail transit line is planned for the area. Other studies which focus on a particular geographic area or ethnic group would only be initiated at the direction of the County Council. (This process could begin in 2-5 years.)

*Opportunity to Coordinate Bi-County Studies.* The need to coordinate with projects in Prince George's County will be determined by project staff when studies are initiated. The many common and related demographic, economic, and housing issues shared by the Bi-County area suggest the inherent value of conducting a coordinated analysis.

*Project Staffing.* Research and Technology Center staff would typically complete the analysis, assisted by Community-Based Planning staff. Such a study may require coordination with a whole range of participants such as non-profit organizations, County government agencies, and state and federal agencies.

### **Expanded Historic Preservation Area — An Evaluation**

*Work Product.* Initiate research to evaluate historic district boundaries and 20<sup>th</sup> century historic resources in both Takoma Park and East Silver Spring. The project could also address viable reuses of existing resources, such as the Flower Theater (possibly in 6-10 years.)

*Master Plan Guidance.* The Takoma Park Master Plan recommends a comprehensive re-evaluation of the Takoma Park Historic District boundaries. The East Silver Spring Master Plan recommends research to develop a historical context for 20<sup>th</sup> century historic resources, such as the Flower Theater.

*Opportunities for Bi-County Coordination.* The need to coordinate with projects in Prince George's County will be determined by project staff when historic resources studies are initiated. A study of potential historic resources was prepared for the areas that were annexed and unified from Prince George's County to Montgomery County.

*Project Staffing.* Historic Preservation staff would conduct the project. Community-Based Planning staff could assist with planning related studies. The Takoma Park Master Plan recommends coordination of the historic district with the City of Takoma Park, historic preservation organizations, and area residents. The timing of this study will depend on an assessment of priorities for historic resources studies in other parts of the County. The earliest that this project could begin is FY 2009, since projects are scheduled for other areas of the County prior to that time.

# APPENDIX A

## Issues in the University Boulevard and Bi-County Area

Numerous issues related to community building in the University Boulevard Corridor have been discussed in a variety of forums in recent years, including: the East Silver Spring and Takoma Park Master Plans (2000), the Long Branch Task Force report (September 2003), the International Corridor Community Legacy Plan (July 2003, a report prepared to address issues in Prince George's County; topics are identified by +) and numerous other projects in the bi-county area. Addressing many of these issues will involve a variety of implementation methods and planning studies that are listed below.

Responsibility for these efforts will involve a variety of public and private organizations. The M-NCPPC has a supporting role or lead responsibility for projects identified with an asterisk (\*).

### Land Use Planning and Park Related Issues

Affordable Housing \*

Commercial Areas Revitalization \*+

Community Facilities \*+

Community Image and Identity \*+

Community Vision and Master Plan \*

Demographic, Economic, and Housing Analysis \*

Food Vendors +

Historic Preservation \*

Neighborhood Revitalization \*+

Park Development, Redevelopment, and Maintenance \*

Parking \*

Pedestrian and Bicycle Access \*

Transit Services \*

Vehicular Circulation \*

Other Community Building Issues (not usually included in Land Use Planning responsibilities)

Cultural, Community, and Leadership Development +

Education and Language +

Employment, Immigration, Income and Asset Development +

Ethnic and Racial Issues +

Health +

Information and Legal Assistance +

Safety and Crime Prevention, Gangs +

Social Service Needs +

Youth and Recreation +

## APPENDIX B

### Other Community Building Topics

Master Plans typically focus on the physical development of communities. The East Silver Spring and Takoma Park Master Plans recognize many other important community needs. The Master Plans generally support provision of needed services and encourage provision of facilities in appropriate locations.

Community revitalization typically involves many topics that extend beyond traditional responsibilities of a land-use planning agency such as the M-NCPPC. Such topics relate to education, health, social services, or youth. The M-NCPPC staff is involved in the review of facilities that provide such community services.

When facilities are built, expanded, or redeveloped, the M-NCPPC prepares either mandatory referrals or site plan reviews. The Planning Board's role is to encourage effective site development to serve the community, protect the environment, and ensure compatibility with the neighborhood.

In recent years, staff has become more aware of how various issues affect the well being of the community. They have initiated a variety of efforts to expand contact with populations who have not traditionally participated in public dialogues concerning community issues. Such efforts have included:

- Facilitate participation of a more diverse population in planning important pedestrian and safety improvements to University Boulevard through a "Listening to Learn" approach.
- Participate in training and continue to meet with the diverse participants of IMPACT Silver Spring.
- Co-sponsored and continue to support the diversity outreach efforts of the Long Branch Task Force, including participate in Long Branch Unity Day and the Rolling Terrace community mapping program.

Similar types of community outreach will be necessary in the development of the Implementation Methods and Planning Studies described in the two main sections of this report. They will also be needed in efforts to address community-building issues that are generally outside the M-NCPPC's work program. These community-building issues include the following topics:

### **Cultural, Community, and Leadership Development**

The Master Plans explicitly recognize the importance of social and economic diversity of the area population. In the past few years, staff have participated in important community revitalization efforts such as the Long Branch Task Force. Staff have also received training and participated in the leadership development program of IMPACT Silver Spring.

The Prince George's County "International Corridor Community Legacy Plan" envisions the emergence of an exciting, multi-cultural community. The Plan also addresses services needed by new immigrant residents, development of business and resident leadership, and creation of arts and crafts venues.

### **Education and Language**

The Montgomery County Board of Education staff conducts planning for public school facilities. Land use Master Plans show the location of school facilities. The Montgomery County Planning Board reviews improvement to school facilities through a mandatory referral process. The M-NCPPC also coordinates with school programs in planning for joint use of adjacent park and school facilities.

Master Plans provide planning recommendations for major educational facilities such as colleges. The Takoma Park Master Plan supports campus improvements to meet the needs of Columbia Union College and the surrounding community.

The Prince George's County Plan envisions availability of language and citizenship training for newly-arrived immigrants. The Plan recommends more classes in English to address the high illiteracy rate and to educate unskilled workers and youth. The Plan also addresses high school drop-out rates, better student access to computers, and pre-college support and tutoring.

### **Employment, Immigration, Income, and Asset Development**

The Master Plans support provision and location of adequate employment services to meet the needs of area residents. The involvement of public, private, and faith-based organizations in meeting these needs is also supported.

The Prince George's County Plan envisions ongoing employment services for newly arrived immigrants. The Plan recommends work skills training and access to affordable childcare. The Plan also addresses employment licensing, chronic unemployment, and employee and immigrant rights education.

### **Ethnic and Racial Issues**

The Master Plans do not directly address issues of race and ethnicity; however, detailed demographic studies have been prepared. These studies provide valuable insight into the economic, ethnic, and housing diversity of the area.



The Prince George's County Plan envisions the emergence of a tolerant, multi-cultural community. The Plan recommends methods to address existing issues and conflicts related to race and ethnicity. Recommendations involve developing community-wide programs to bring groups together to air grievances, suggest remedies, and celebrate diversity.

### **Health**

The Master Plans support provision and location of adequate services to meet the needs of area residents. The Master Plans do not provide a comprehensive assessment of health services. Master Plans do provide recommendations for major health facilities such as hospitals. The Takoma Park Master Plan supports campus improvements to meet the needs of Washington Adventist Hospital's clients, including community residents.

The Prince George's County Plan envisions improved health services for newly-arrived immigrants. The Plan recommends response to the dire need for low-cost health care and to address spousal and child abuse. The Plan also addresses the drug and alcohol abuse, mental health issues, HIV/STD, and the need for prenatal-care classes.

### **Information and Legal Assistance**

The Master Plans do not directly address issues of information and legal assistance to the immigrant- or other low-income resident population, in general. The Master Plans do support provision and location of adequate social services to meet the needs of area residents.

The Prince George's County Plan envisions provision of information and legal assistance for newly-arrived immigrants. The Plan addresses availability of information concerning housing, tenant and worker legal rights, immigration issues, and access to bank accounts.

### **Safety and Crime Prevention, Gangs**

The Master Plans support adequacy of police services, attention to safe design of public areas, and inter-jurisdictional coordination of police services. Police facilities should be provided at appropriate locations to meet the security needs of the diverse community.

The Prince George's County Plan envisions a safe community that is free from crime and gang activity. The Plan recommends response to the need to address crime and safety issues in the area. The Plan also addresses perceptions concerning police responsiveness, gang recruitment of area youth, and dangerous driving in the area.

### **Social Service Needs**

The Master Plans support provision and location of adequate social services to meet the needs of area residents. The involvement of public, private, and faith-based organizations is also supported. Community facilities should be provided at appropriate locations to meet the human service needs of the diverse community.

The Prince George's County Plan envisions improved social services for newly-arrived immigrants. The Plan recommends consolidation of a range of social services at a cluster of buildings in the area, such as the Langley Park Community Center and the McCormick Mansion. The Plan also recommends creation of a central facility to house various social and community service organizations.

### **Youth and Recreation**

The Master Plans recognize that parks are needed to meet the major recreation needs of the community. The Master Plans recommend purchases and improvements to parks, linked to specific recreation needs. The Park Revitalization study recommended above would address how parks can help meet community recreation needs.

Many other organizations are involved in providing youth and recreation services. The involvement of public, private, and faith-based organizations in meeting youth and recreation needs is also supported.

The Prince George's County Plan envisions provision of significant youth programming. The Plan recommends consolidation of a range of youth and recreation programs at a cluster of buildings in the area. The Plan also addresses the need for youth mentoring and leadership programs, loitering and teen crime, new athletic facilities, and provision of other teen recreation outlets.

# APPENDIX C

## International Corridor Community Legacy Plan

The Redevelopment Authority of Prince George's County, in cooperation with the City of Takoma Park (Montgomery County), June 2003

The International Corridor Community Legacy Plan Vision Statement stresses that the Maryland International Corridor would be revitalized, memorable, and a regional attraction. The Plan envisions safe, well-maintained apartment areas. Social services, training, and citizenship classes would be provided to newly-arrived immigrants. Single-family neighborhoods would also be safe and upgraded in appearance and value. Significant youth programming would be provided. An exciting, multi-cultural community would emerge.

The following summary of issues, outcomes, and strategies reflect approaches that are needed to achieve commercial and residential area revitalization. The Legacy Plan also identifies action steps, benchmarks, possible funding sources, and lead partners for each topic. The M-NCPPC is listed as a lead partner for some of the topics marked with an asterisk (\*).

### Business Corridor

Need or Issue: **Lack of capacity for managing business community self/community interest**

Desired Outcome: Measurable ability for the business community to manage day-to-day affairs

Strategy: Develop strong business owner/manager leadership among corridor businesses.

Need or Issue: **Deteriorated and dysfunctional physical condition**

Desired Outcome: Improvements in surface transportation circulation, urban design, facades of existing businesses, and signage \*

Strategy: Use the Maryland's International Corridor CDC to undertake activities and articulate goals in each of four areas above.

Need or Issue: **Insufficient market penetration and risk of business displacement**

Desired Outcome: A strengthened, reinforced, and sustained international theme for the corridor to reflect the mix of business and services and characteristics of changing markets

Strategy: A variety of strategies related to supply of non-resident customers, supply of competitive labor, aggregate complementary uses, marketing campaign, and analysis of market study findings.

## Neighborhoods

Need or Issue: **Lack of capacity for managing residential self/community interest**

Desired Outcome: Measurable ability for the residential community to manage day-to-day affairs.

Strategy: Develop strong resident leadership at the block and neighborhood levels; establish additional neighborhood civic associations.

Need or Issue: **Not enough on-street parking results in parking on front lawns and on sidewalks**

Desired Outcome: Enough on-street parking for visitors in residential neighborhoods

Strategy: Remove illegally parked vehicles from streets.

Need or Issue: **Most streets do not have sidewalks**

Desired Outcome: Pedestrian-friendly neighborhoods with wide enough sidewalks to accommodate strollers and wheelchairs

Strategy: Initiate a "sidewalk campaign" and work closely with appropriate state, county and city agencies.

Need or Issue: **Streets need repair**

Desired Outcome: Smoothly paved streets with no drainage problems or potholes

Strategy: Work closely with appropriate state, county and city agencies.

Need or Issue: **Food vendors on streets**

Desired Outcome: No street vending in residential and other inappropriately zoned areas

Strategy: Find legal business and employment alternatives while eliminating illegal and unlicensed vending from residential areas.

Need or Issue: **Inadequate reinvestment in residential properties**

Desired Outcome: Measurable increase in the number of residential properties undergoing visible exterior maintenance or exterior rehabilitation, including landscape improvements

Strategy: Provide incentives for residents and property owners to reinvest.

## Image and Identity

Need or Issue: **Simmering issues and conflicts need to be acknowledged and addressed among ethnic and racial groups.**

Desired Outcome: All ethnic and racial groups happily living together as one unified community

Strategy: Bring all ethnic and racial groups together to air grievances/problems, suggest remedies to resolve or avoid conflict.

Need or Issue: **Myths and stereotypes aggravate stress and conflict among ethnic and racial groups.**

Desired Outcome: Bring the diverse ethnic and racial groups together to celebrate diversity.

Strategy: Develop community-wide programs that bring the various groups together.

Need or Issue: **Visual blight, including litter, trash, and graffiti**

Desired Outcome: A clean and neat-looking community

Strategy: Organize community clean-up and anti-littering campaigns.

Need or Issue: **Improve the image of business corridor to nonresidents.**

Desired Outcome: Improved marketability of the corridor to nonresidents; overall improved market position for the corridor. \*

Strategy: Improve collective behaviors of property and business owners in the corridor.

Need or Issue: **The 2.5-mile length of the corridor is not marked at the beginning and end, and the corridor is too long to be easily comprehended as a “place” or destination.**

Desired Outcome: To create a coherent identity and improved physical image for the ICCLA \*

Strategy: Develop a simple but flexible package of various identity elements to create a graphic identity for the International Corridor.

### **Other Community Building Topics**

The International Corridor Legacy Plan also addresses programs and services, as well as public safety—topics that are important to community revitalization. Both the scope and the complexity of these recommendations demonstrate the need for extensive involvement by government, social service providers, residents, business owners, and other stakeholders in addressing these difficult issues.

The need or issue for each topic is summarized below. For each topic the Legacy Plan also addresses desired outcome, strategy, action steps, benchmarks, possible funding sources, and lead partners. The M-NCPPC is listed as a lead partner for those topics marked with an asterisk (\*).

## **Programs and Services**

### Facilities

1. There is a cluster of underutilized community buildings that, if coordinated and programmed as a single entity, could improve the quality of life for all residents. (Langley Park-McCormick Elementary School, Langley Park Community Center, Langley Park Boys and Girls Club, and McCormick Mansion). \*
2. A central facility for offices, classrooms, and counseling rooms to house the numerous agencies, nonprofits, and community organizations that all serve the community.

### Language and Education

3. Many residents do not speak English, which serves as a barrier to these people becoming part of the community.
4. The functional illiteracy rate among residents is extremely high.
5. The drop-out levels in the area are extraordinarily high for all grade levels.
6. Many students do not have access to computers.
7. Many teenagers who excel need assistance in tutoring for pre-college courses, assistance in applying for scholarships, financial aid, and so forth.

### Employment

8. Overwhelming number of unskilled workers and youth with little education/no skills.
9. Too many chronically unemployed people.
10. State of Maryland employment licensing requirements are difficult for immigrants to understand.
11. Unavailability of affordable childcare.

### Information and Legal Assistance

12. Many residents lack information on housing-apartment availability and home ownership.
13. Difficulty in obtaining legal assistance regarding worker and tenant rights.

14. Immigrants are unaware of their rights and the law regarding immigration issues.
15. New immigrants cannot open bank accounts, so they either hoard money in homes or carry it on their persons.

#### Health

16. There is a dire need for access to low-cost health care.
17. Parenting and prenatal care classes and childhood immunization services are urgently needed.
18. Drug and alcohol abuse are damaging the community.
19. Spousal and child abuse is extremely high.
20. Insufficient mental health services to meet the needs of the immigrant population.
21. The rate of HIV/STD is extremely high in the community; there is a great need for public education.

#### Youth and Culture

22. Absence of positive role models for youth; need for youth mentoring and leadership.
23. Loitering and teen crime are pervasive. \*
24. There are few athletic facilities and few organized sports activities in the area; youth need activities to develop minds, bodies, and social skills. \*
25. Inadequate venues for arts, crafts, and performing arts in the area.

#### **Public Safety**

1. Reckless and dangerous driving.
2. Crime/perception of crime.
3. Perception that police are not responsive or effective.
4. Gangs are heavily recruiting youth to become members.





# APPENDIX D

## Demographic and Community Data: Hearing the Views of Diverse Populations

### HEARING THE VIEWS OF DIVERSE POPULATIONS

In the University Boulevard Corridor,  
including the Long Branch Task Force Area

Don Downing, Planner Coordinator, M-NCPPC

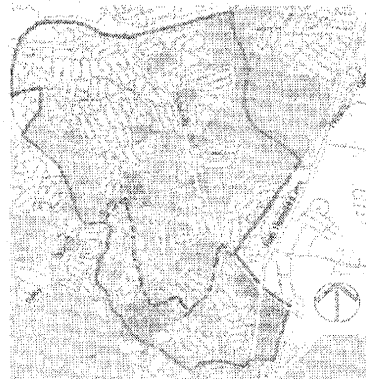
April 2003

### The University Boulevard Corridor BOUNDARY and EXISTING LAND USE in Montgomery County

Boundary of the Area:

I-495, Northwest Branch Park,  
Prince George's County line, Sligo  
Creek Stream Valley Park,  
Colesville Road.

- |                                    |                            |
|------------------------------------|----------------------------|
| Single Family Detached Residential | Cultural and Institutional |
| Townhouses                         | Upland Right of Way        |
| Single Family Conversions          | Park                       |
| Garden Apartments                  | Vacant                     |
| Elderly Apartments                 | Parking                    |
| Retail                             | Market                     |
| Offices                            | Metro Station              |
| Industrial and Warehouse           |                            |



## **Long Branch Task Force Operating Principle #4**

*The Task Force will solicit and consider the views of those populations that are often under-represented in public policy and planning discussions.*

## **HEARING THE VIEW OF DIVERSE POPULATIONS**

Who are the diverse populations that are often under-represented?

## The University Boulevard Corridor

### **ETHNIC DIVERSITY**

[2000 US Census]

	Corridor Area	Montgomery County
■ Latino	30 %	12%
■ Black	29%	15%
■ White	28%	60%
■ Asian	9%	11%

## The University Boulevard Corridor

### **RECENT IMMIGRANT DIVERSITY**

- 42% of residents are foreign born, compared to 27% in Montgomery County.
- 31% of residents are not citizens, compared to 15% in Montgomery County.
- 33% do not speak English very well at home.

## The University Boulevard Corridor

### **REGION OF ORIGIN DIVERSITY**

[2000 US Census]

	Corridor Area	Montgomery County
■ Latin America	66 %	35%
■ Asia	17%	38%
■ Africa	13%	11%
■ Europe	4%	14%
■ Immigration is from El Salvador, Vietnam, Ethiopia, and many other countries.		

## The University Boulevard Corridor

### **INCOME DIVERSITY**

- 12% of the population has incomes below the poverty level. [1999]
- 34% of households have incomes under \$35,000. [1999]
- 48% of renters spend more than 25% of income on housing costs. [1999]
- 70% of students receive a free lunch in Long Branch\Takoma Park public schools.

## The University Boulevard Corridor **HOUSING DIVERSITY**

	East SSIT Park	Mont. Co.
■ Multi-family (Garden, HI-rise)	56%	31%
■ Townhouse	3%	17%
■ Single Family, Duplex	41%	52%

Master Plan studies [1994 data]

**16% of households have 5 or more persons per unit.**

[2000 Census]



## The University Boulevard Corridor **RENTAL DIVERSITY**

- 56% of housing units are rental units in the Corridor Area.
- 31% of housing units are rental units in Montgomery County.

[2000 Census]

## The University Boulevard Corridor **AGE DIVERSITY**

- 17% of the population is 5-17 years old.
- 20% of the population is 18-29 years old.
- 7% of the population is over 65 years old.  
[2000 Census]

## The University Boulevard Corridor **DISABILITY DIVERSITY**

- 15.5% of the area population identifies as having a disability.
- 13.4% of the County population identifies as having a disability.  
[2000 Census]

## The University Boulevard Corridor **OTHER DIVERSITY INDICATORS**

Many other groups have a long history of participation in public policy and planning discussions. Their involvement and views will continue to be welcome and valued.

### Long Branch Task Force Operating Principle #4 – General Approach

- Use various outreach methods.
- Conduct outreach by Task Force members or County staff, with the involvement of others.
- Design outreach efforts through consultation with representatives of diverse groups.

# **HEARING THE VIEW OF DIVERSE POPULATIONS**

In the University Boulevard Corridor, including the  
Long Branch Task Force Area

Don Downing, Planner Coordinator, M-NCPPC

April 2003