

11/07/2022

# University Boulevard Corridor Plan

Open House Meeting



# Tonight's Agenda

## Welcome and Introductions

- Project Team

## Corridor Plan Background and Overview

## Questions and Responses





# Project Team

## Planning Department

Zubin Adrianvala  
Jessica McVary (Supervisor)  
Carrie Sanders (Division Chief)  
Pamela Nkwantabisah  
Nkosi Yearwood

## Urban Design

Luis Estrada  
Natasha Fahim

## Mobility/Transportation

- David Anspacher
- Eric Graye
- Jaesup Lee
- Alex Rixey

## Environment/Sustainability

- Amy Lindsey

## Research

- Bilal Ali
- Melissa Cameron
- Archie Chen

## Housing

- Lisa Govoni

## Historic Resources

- John Liebertz
- Rebecca Ballo

## Parks Department

- Chuck Kines



# Montgomery Planning-Who We Are

- Part of the Maryland-National Capital Park and Planning Commission (M-NCPPC)
- Organized in multi-disciplinary geographic teams as well as several other divisions including Countywide Planning and Policy and Research and Strategic Projects.





# Montgomery Planning-What We Do

Develop plans and establish policies for the natural and built environments for current and future generations.

- Land use and transportation planning strategies;
- Community and countywide plans;
- Review of development applications;
- Updates to land use and zoning regulations;
- Cutting-edge research; and
- Historic preservation.



# Plan Types



# Master-Sector Plans

These Plans seek to:

- Engage the [community](#)
- Bring stakeholders together and foster [dialogue](#) about the future
- Define a community [vision](#)
- Encourage [cooperation](#) among stakeholders
- Analyze and prepare [land use](#) and [zoning](#) recommendations
- Analyze and prepare recommendations on [transportation](#) infrastructure (pedestrian/bike/BRT etc.), [environmental](#) assets, [community/public facilities](#) and [parks](#) and [open spaces](#)
- Create urban design guidance and consider historic resources
- Support and prioritize [equity and social inclusion](#)
- Serve as a guide for [future development](#)



# Plan Process

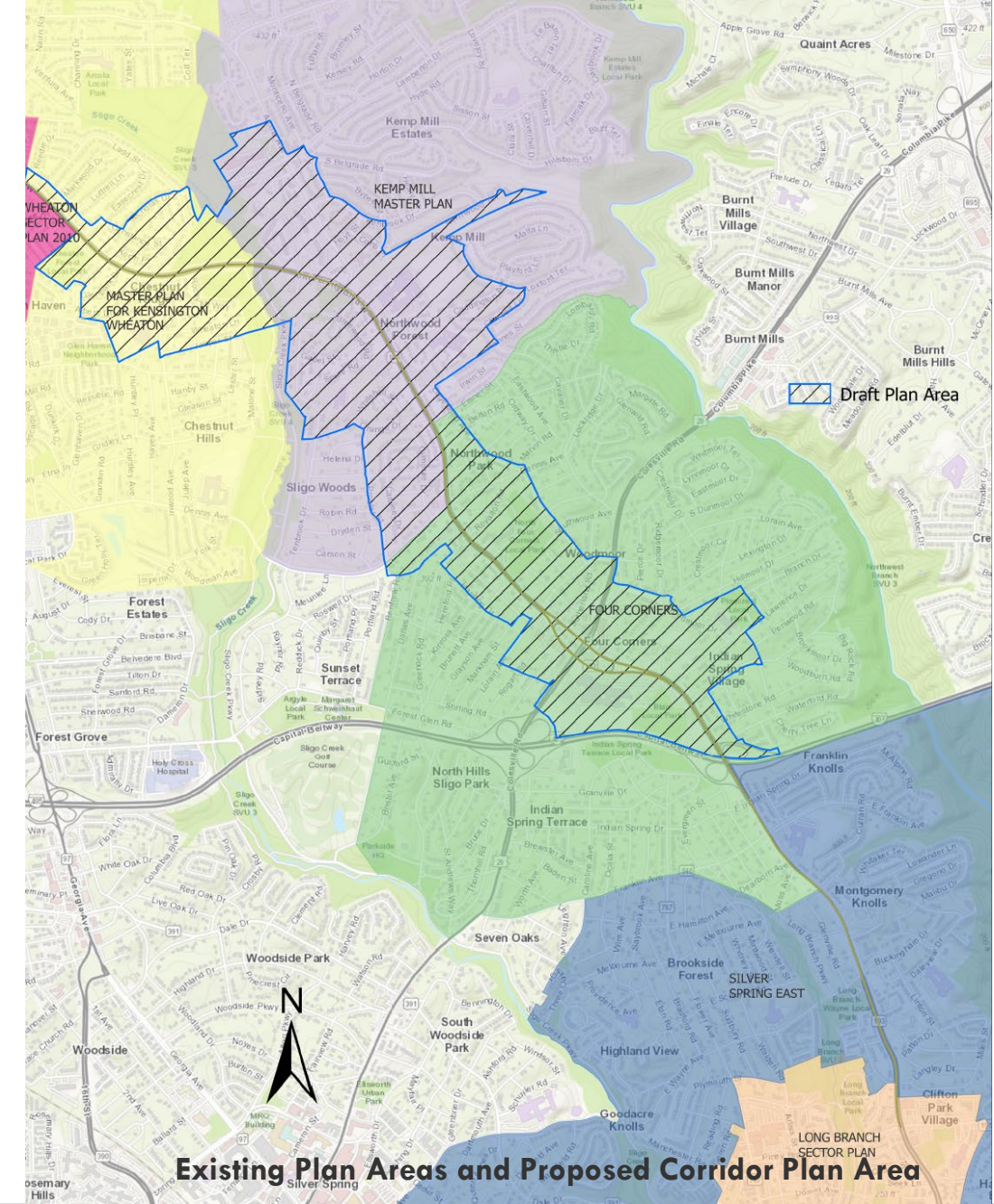
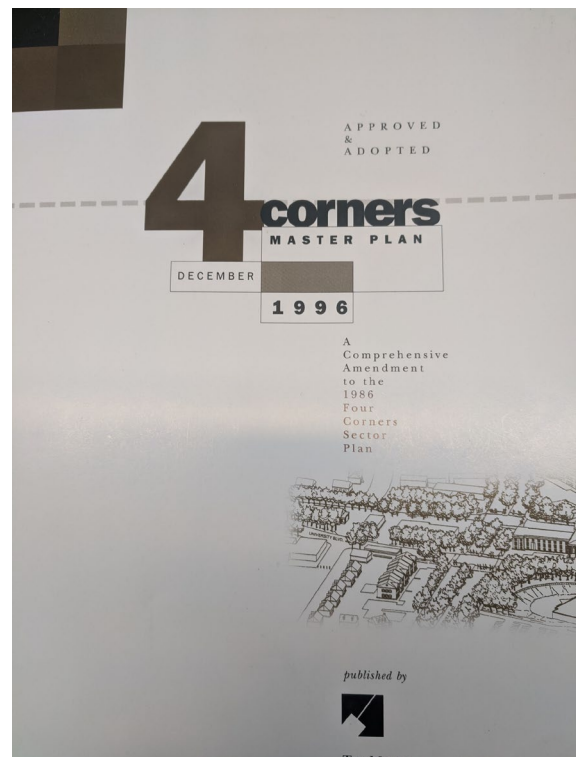




# Prior Comprehensive Plans

## University Boulevard Area

- Master Plan for the Communities of Kensington-Wheaton (1989)
- 4 Corners Master Plan (1996)
- Kemp Mill Master Plan (2001)



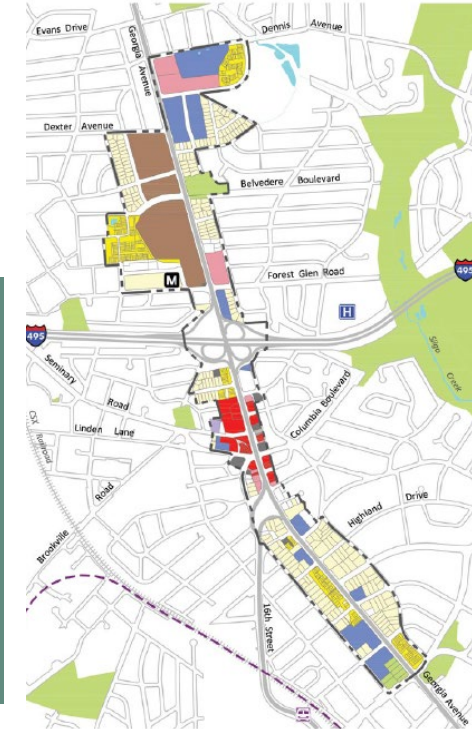
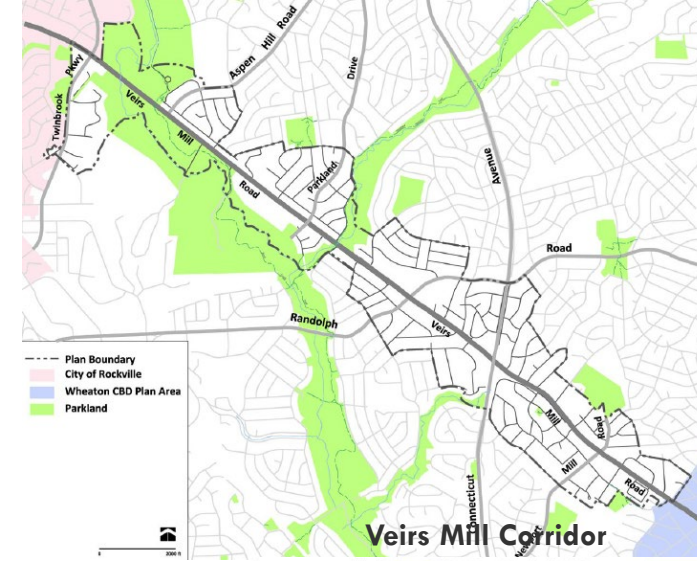
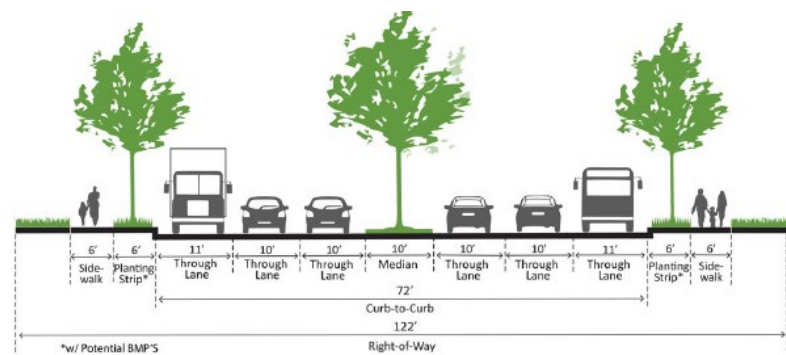


# Corridor Plans

**Typical Feature:** A linear area defined by one or more transportation modes, such as roadways, rail lines, or public transit, that share a common area.

Approved plans with corridor features:

- Forest Glen/ Montgomery Hills (2020)-Georgia Avenue (MD 97)
- White Flint 1 (2010) and White Flint 2 (2018)-(Rockville Pike-MD 355)
- Veirs Mill Corridor Master Plan (2019)
- Shady Grove Sector Plan (Rockville Pike)-2021



Georgia Avenue-Short Term (16<sup>th</sup> Street to Spring Street)

Veirs Mill Road (Access Road on one side)

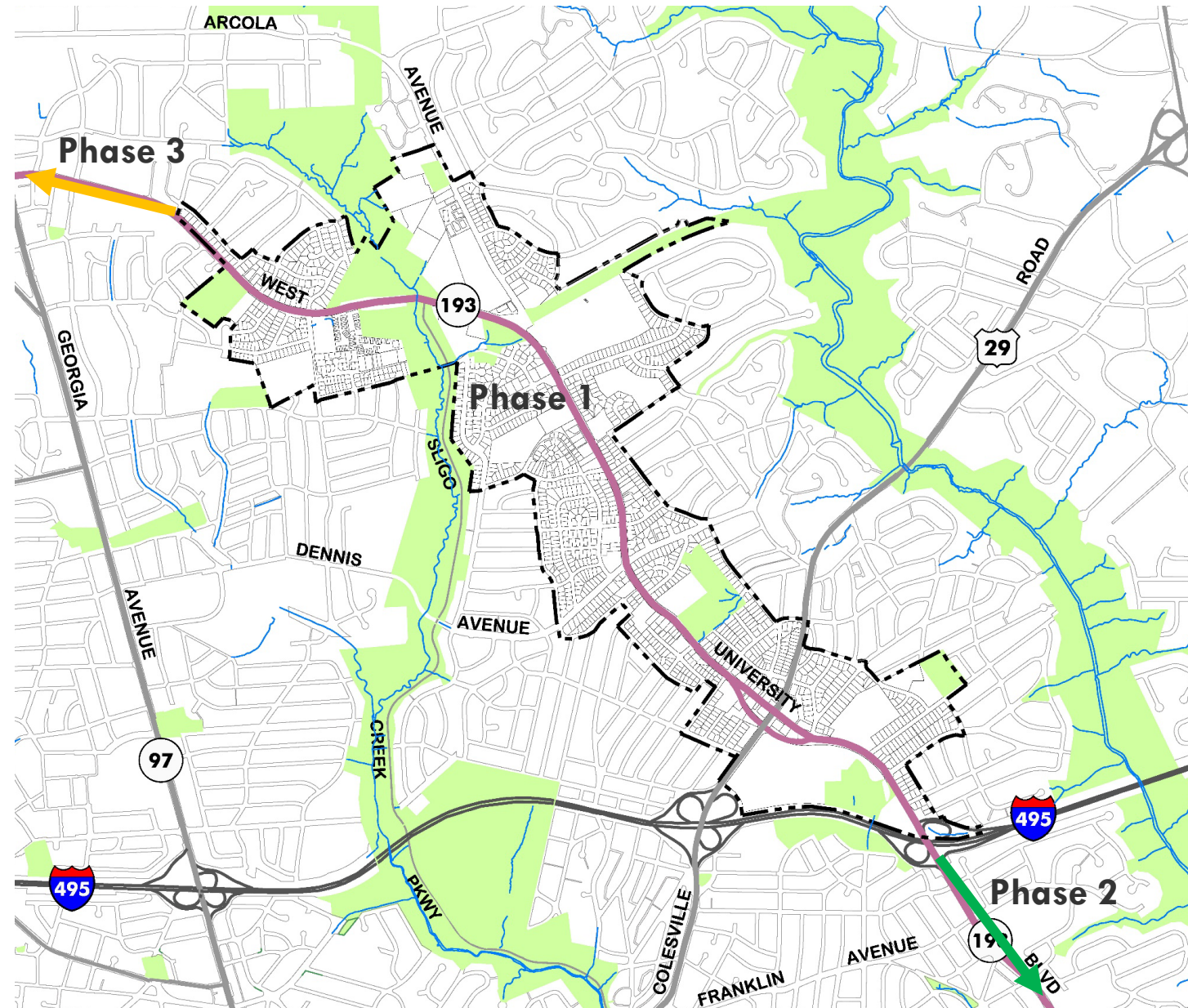
Forest Glen/Montgomery Hills



# Proposed Plan Area

## University Boulevard

- This corridor plan will include four Bus Rapid Transit (BRT) stops identified in the 2013 *Countywide Transit Corridors Functional Master Plan*, including at Dennis Avenue, Inwood Avenue and Four Corners.
- The proposed plan boundary embraces both sides of University Boulevard to include segments of residential neighborhoods, public facilities, such as schools and parks, and institutional uses, including churches.
- The area south of the Capital Beltway (I-495) is anticipated to be examined by the Downcounty Planning team during the upcoming Silver Spring Communities Master Plan.
- Another phase plan is anticipated to link Wheaton to Kensington.





# Corridor Features

**Length of the Study Area:** Approximately 3 miles

**Number of Lanes:** 6 travel lanes, a turning lane at most intersections and a median.

**Posted Speed Limit:** 35 MPH

**Available Transit:**

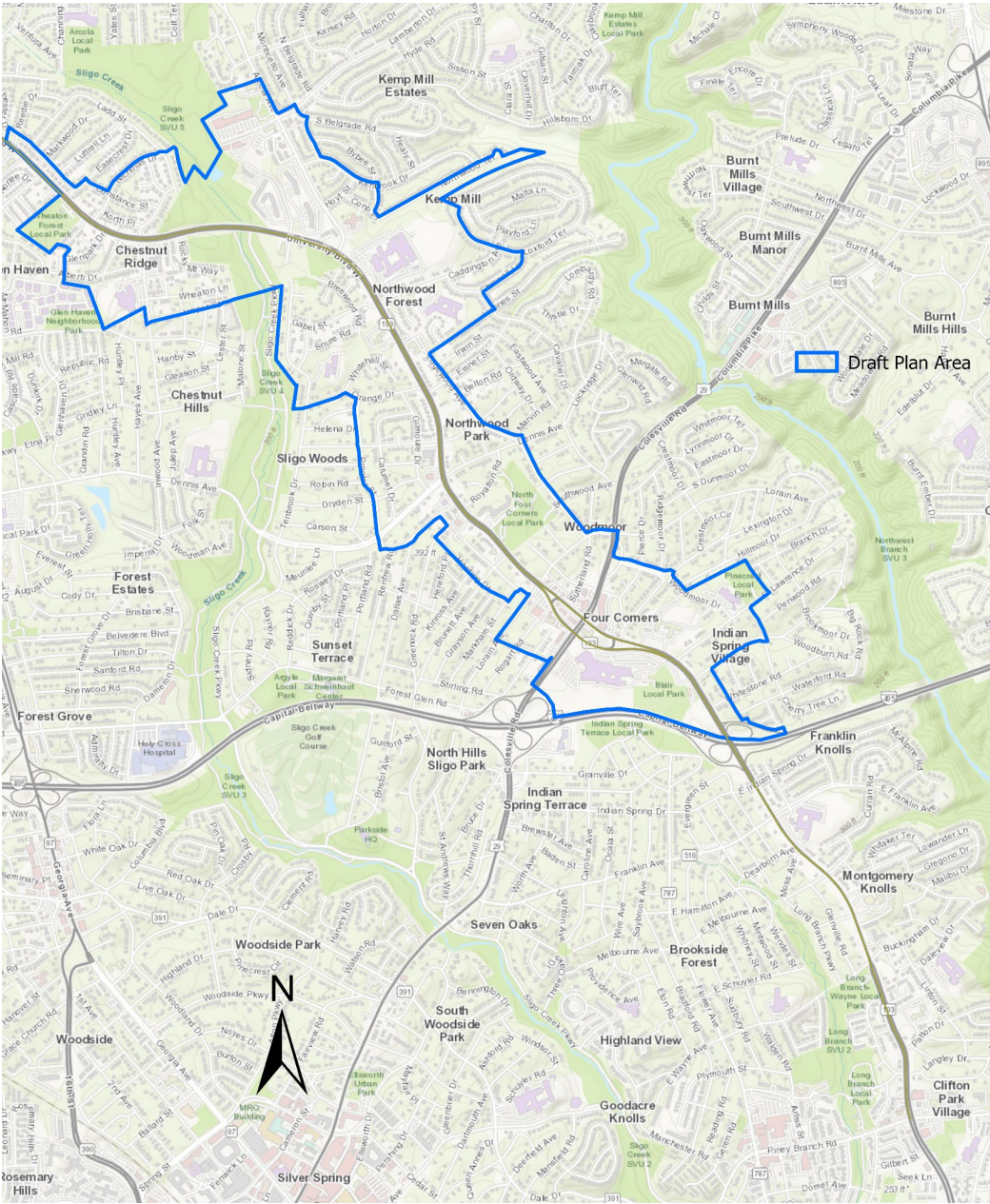
- Montgomery County Ride On: 7, 8, 9, 14 and 19
- Metro Bus: C2 and C4

**Future Transit:** Planned BRT Corridor (2013 Functional Plan)

**Existing Bike Lanes:** None.

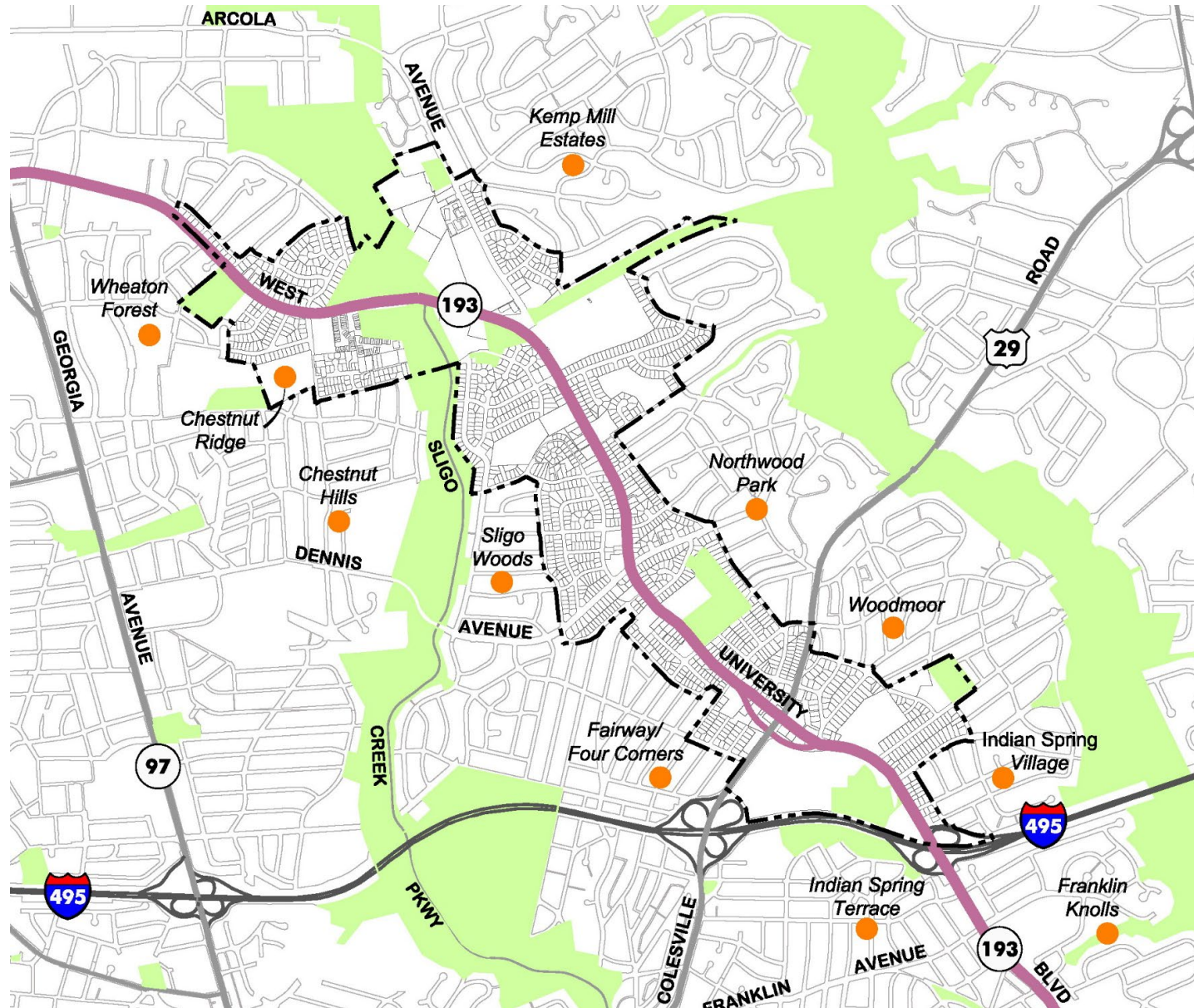
**Sidewalks:** Adjacent to the roadway.

**Roadway Control:** Maryland Department of Transportation State Highway Administration (MDOTSHA)



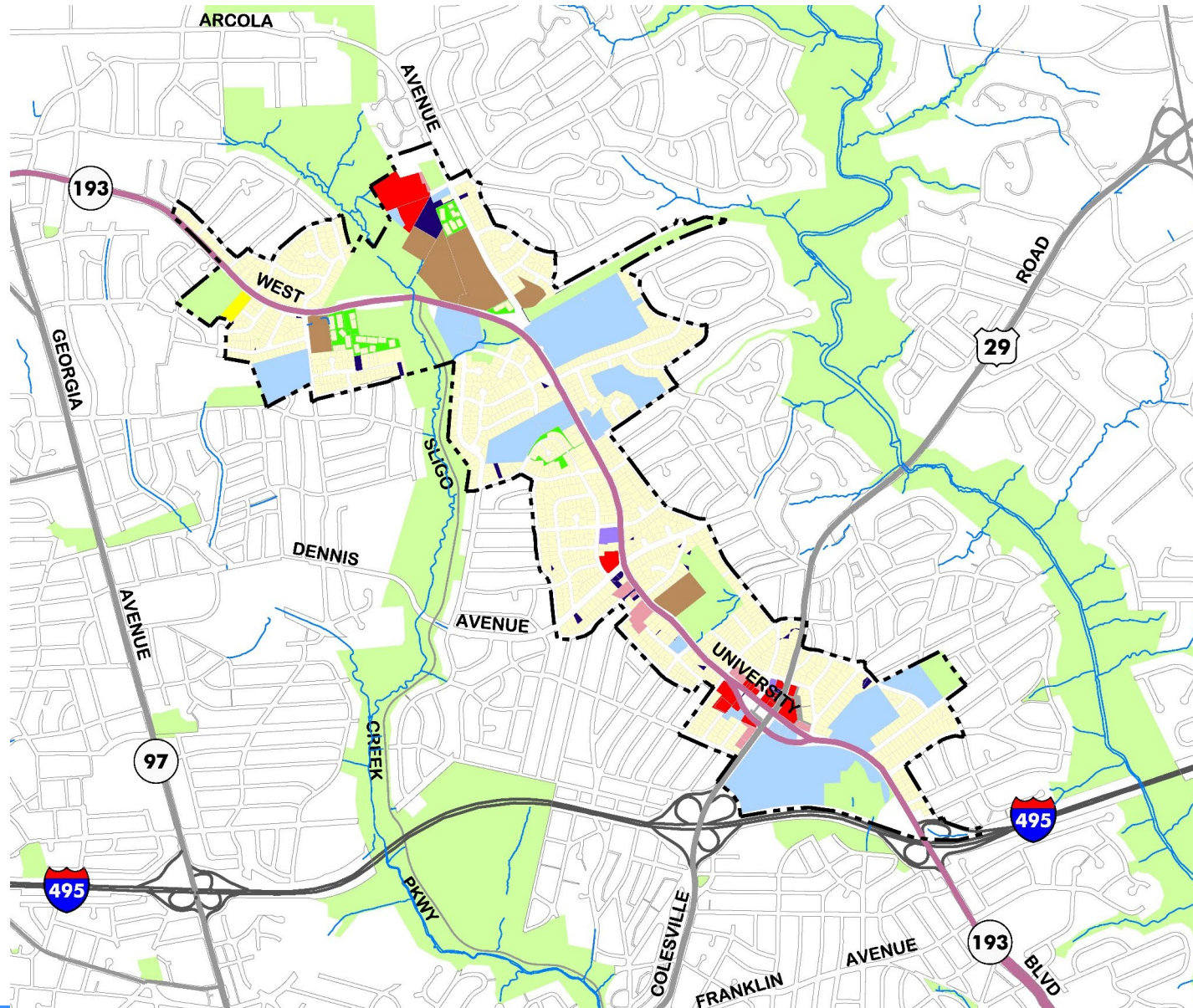


# Existing Residential Neighborhoods



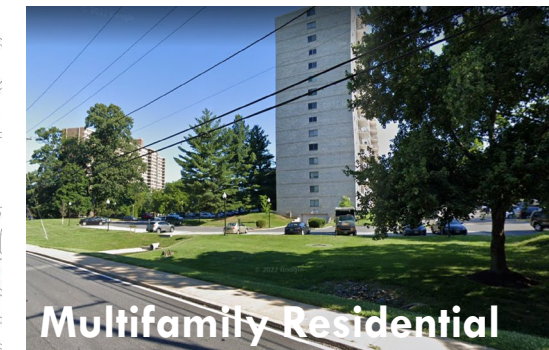


# Existing Land Use



## Existing Development

- Non-Residential: 1.2 M Square Feet
- Residential: 2, 649 dus

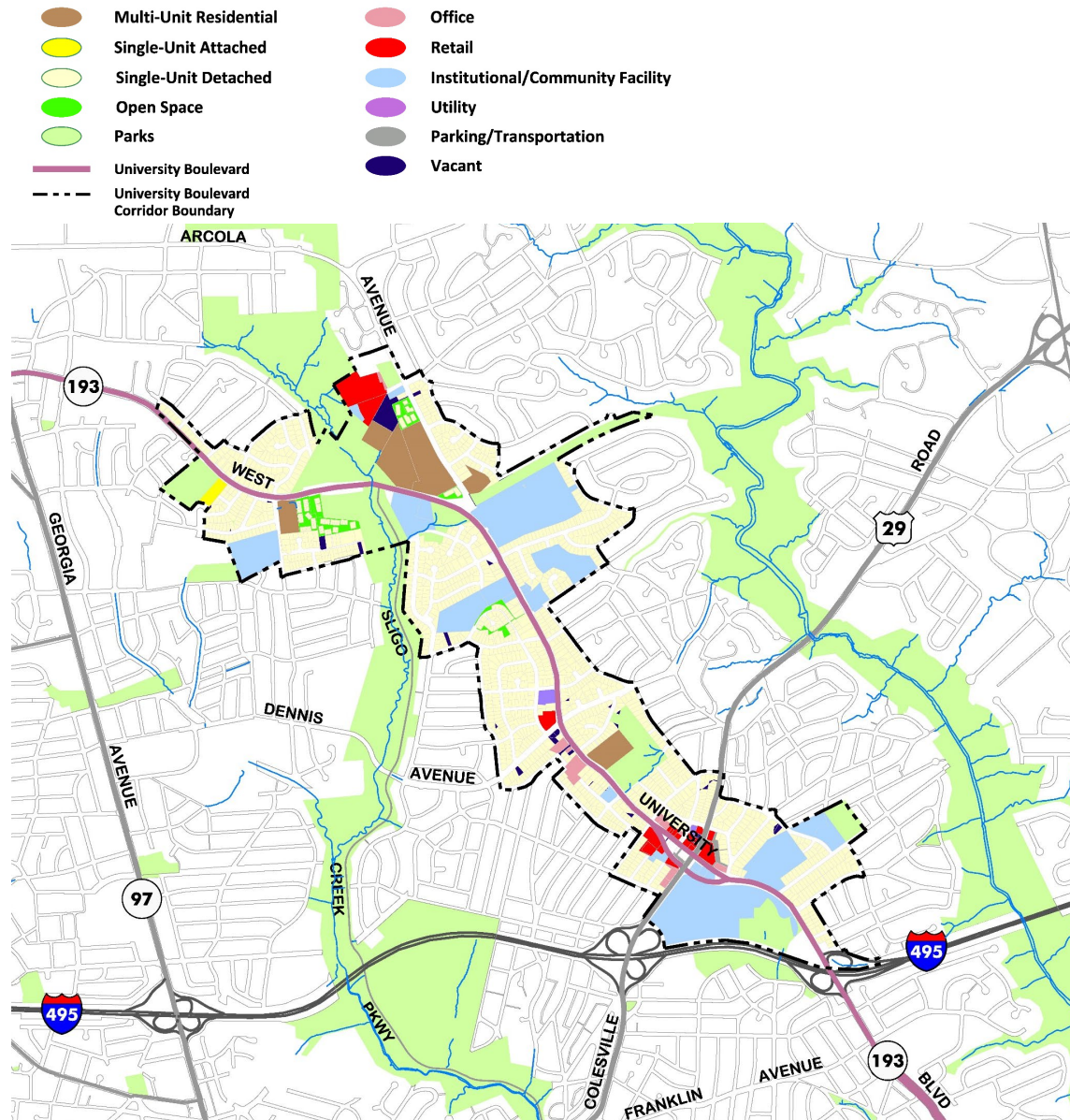


- Multi-Unit Residential
- Single-Unit Attached
- Single-Unit Detached
- Open Space
- Parks
- University Boulevard
- University Boulevard Corridor Boundary

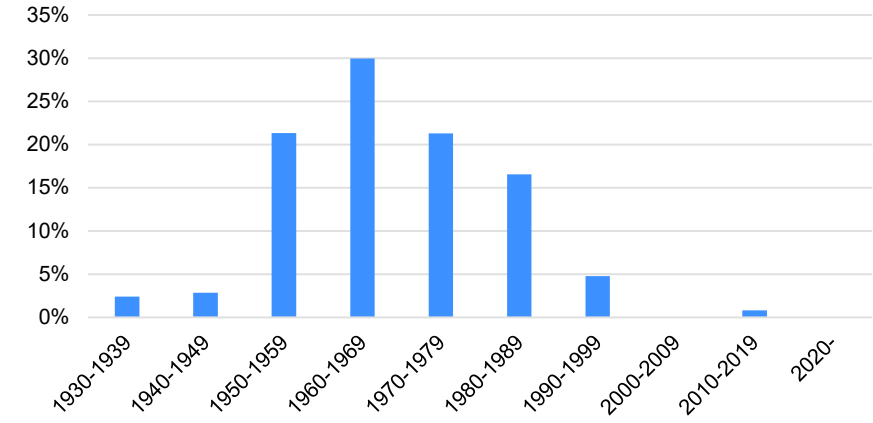
- Office
- Retail
- Institutional/Community Facility
- Utility
- Parking/Transportation
- Vacant



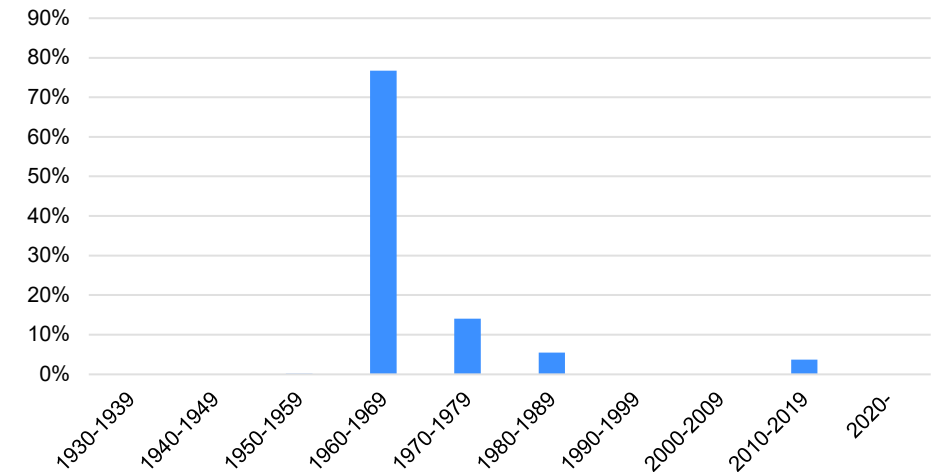
# Existing Land Use



Percent of Total Commercial Development (sf) by Year Built

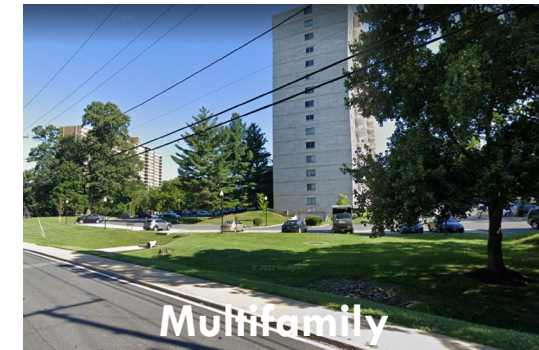
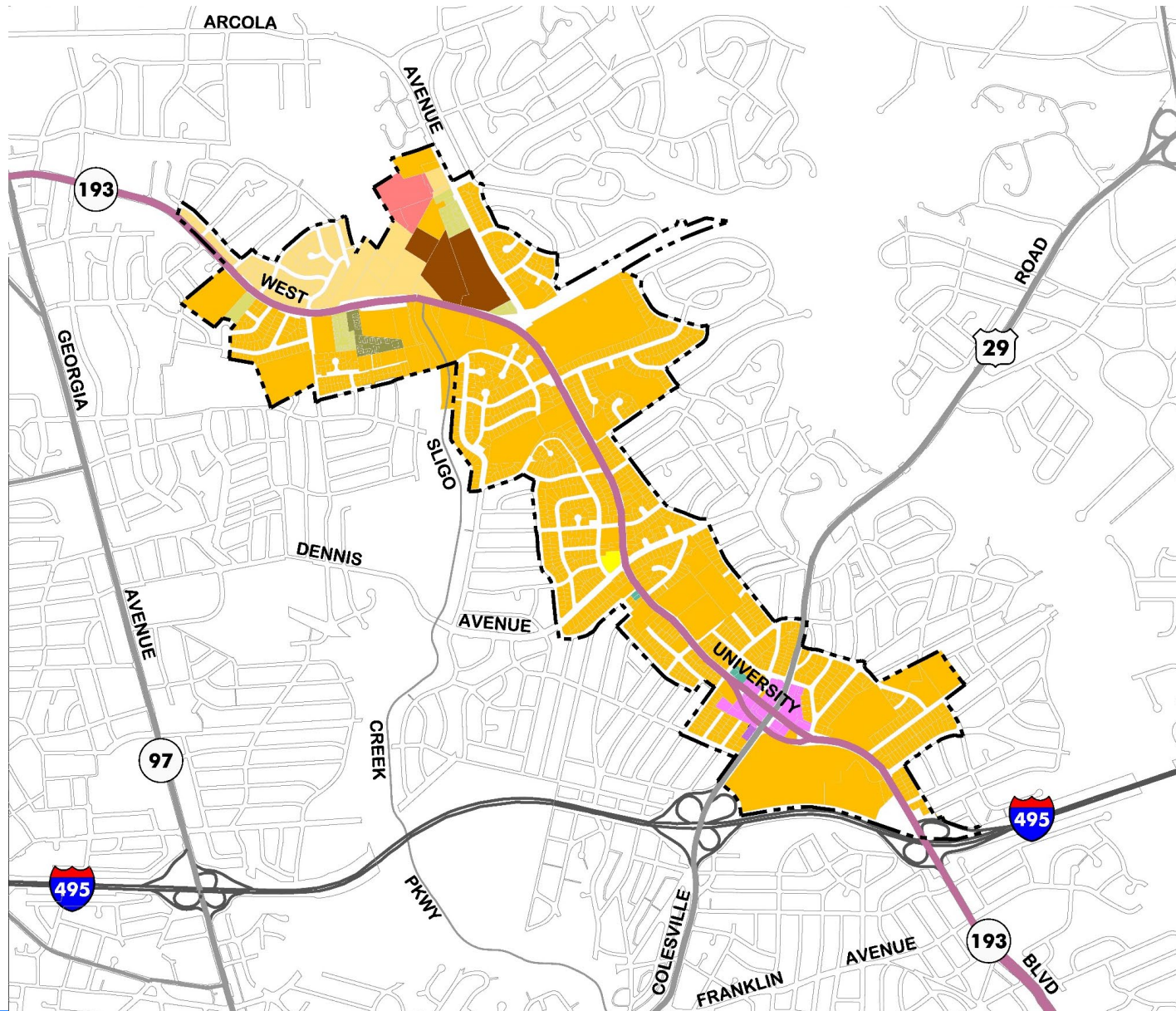


Percent of Multifamily Development (sf) by Year Built





# Existing Zoning



- Commercial Residential Town (CRT)
- Commercial Residential Neighborhood (CRN)
- Residential Zone (R - 200)
- Residential Zone (R - 90)
- Residential Zone (R - 60)
- University Boulevard
- University Boulevard Corridor Boundary
- Employment Office (EOF)
- Neighborhood Retail (NR)
- Residential Townhouse (RT - 12.5)
- Residential Townhouse (RT - 10)
- Multiple-Unit, high rise planned residential (RH)



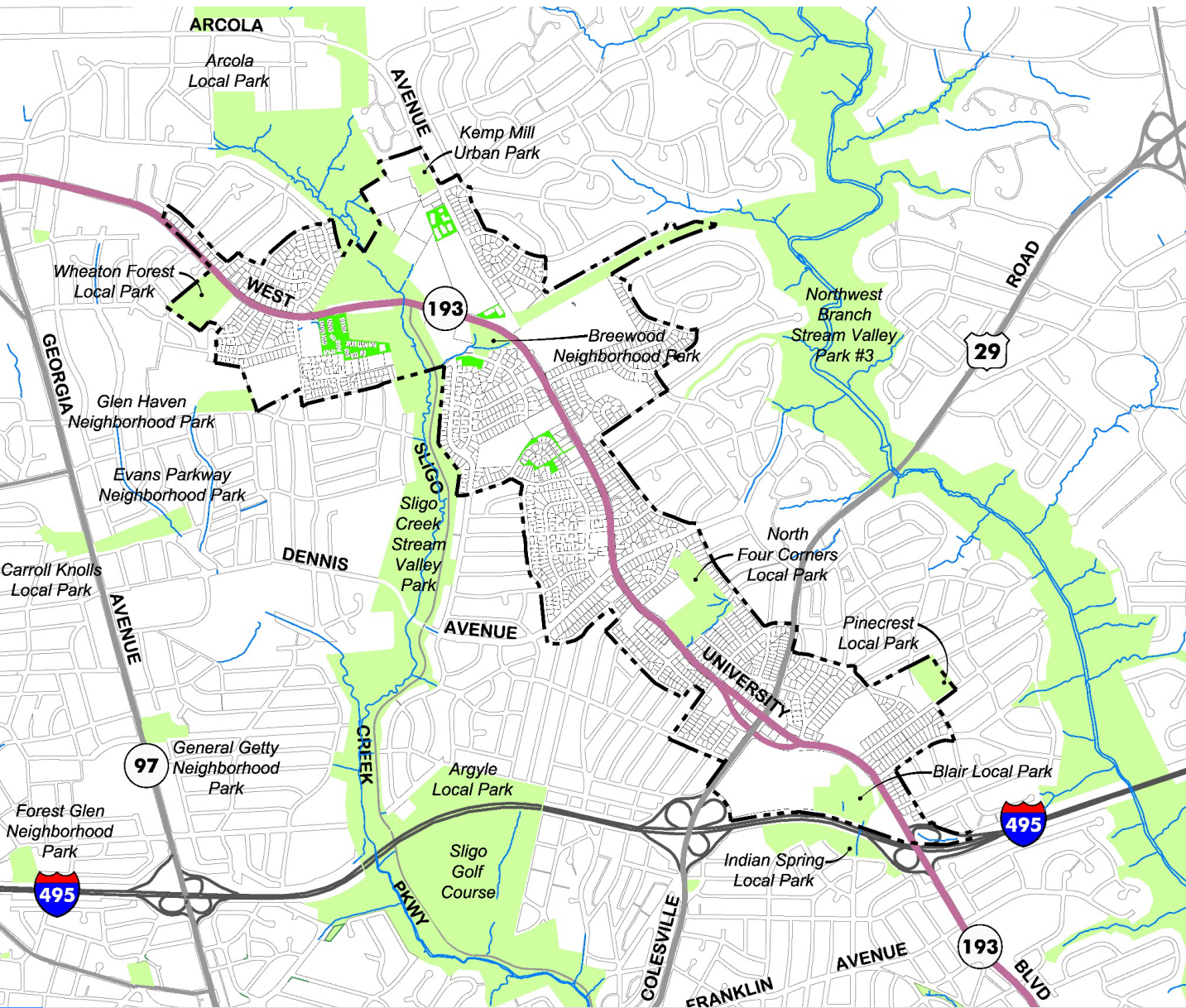
# Existing Public Facilities



- High School
- Middle School
- Elementary School
- Woodmoor Post Office
- Fire Station
- Parks
- University Boulevard
- University Boulevard Corridor Boundary



# Existing Parks and Open Spaces



Kemp Mill Urban Park



Wheaton Forest Local Park



# Planning Framework

## Countywide Transit Corridors Functional Plan



**Overall BRT Network**

### Planning Framework

- Countywide Transit Corridors Functional Plan (2013)
- New Zoning Ordinance (2014)
- Vision Zero (2017)
- Bicycle Master Plan (2018)
- Pedestrian Level of Comfort (2019)
- Racial Equity and Social Justice Act (2019)
- Climate Action Plan (2021)
- Complete Streets (2021)
- General Plan Update (Thrive 2050)-2022
- Pedestrian Master Plan (Underway)



# Planning Framework

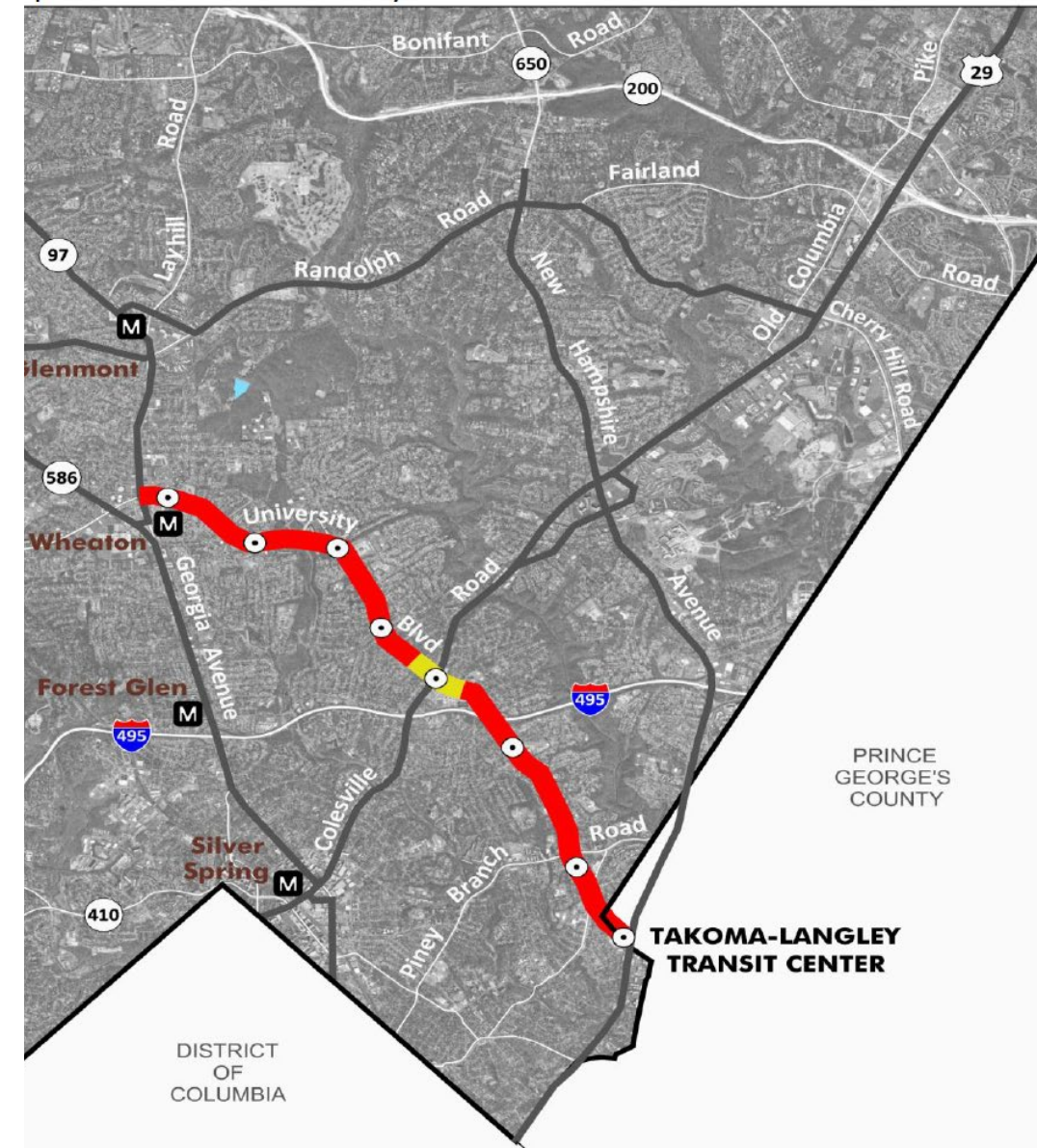
## Countywide Transit Corridors Functional Plan

### Proposed stations within the plan area

- MD 193 and Inwood Avenue
- MD 193 and Arcola Avenue
- MD 193 and Dennis Avenue
- MD 193 and Colesville Road (U.S. 29)

### Recommended minimum rights-of-way

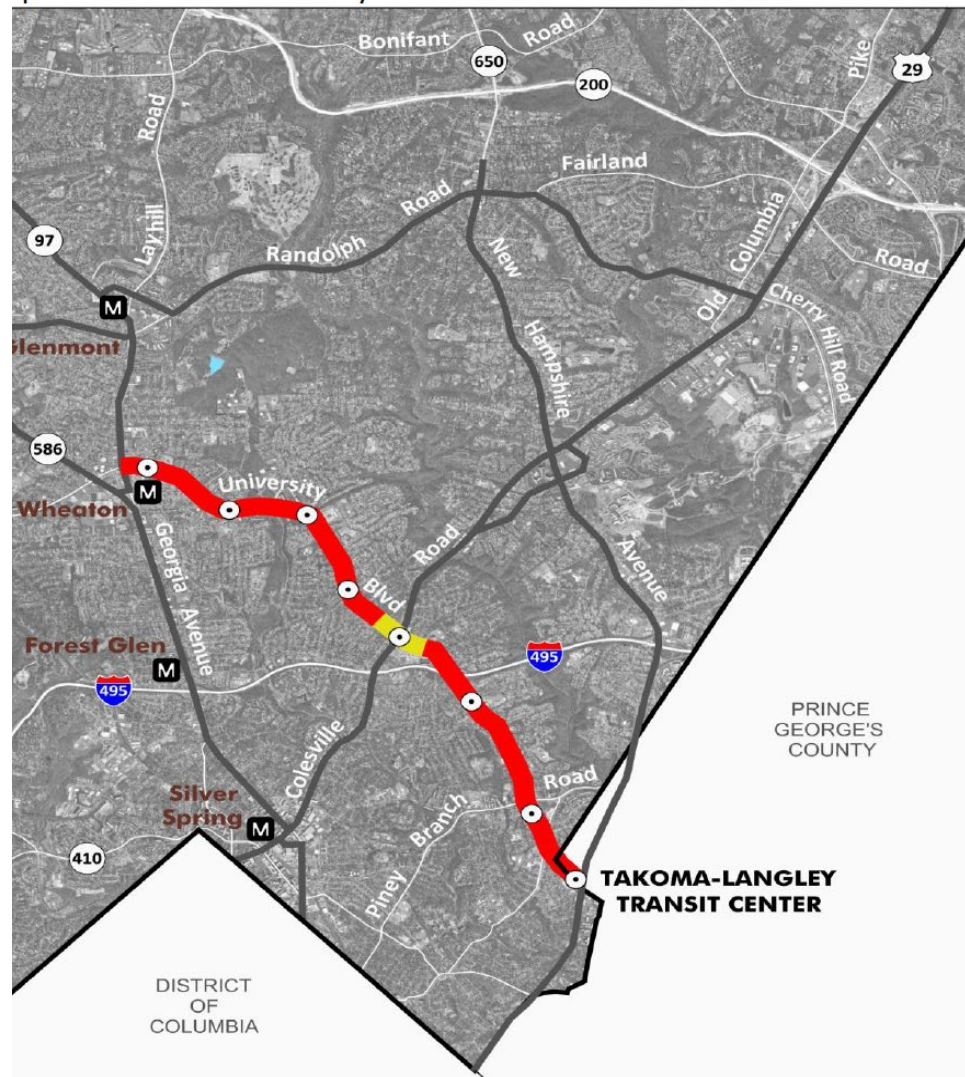
- Amherst Avenue to Dayton Street: 150' right-of-way with 1 additional transit lane
- Dayton Street to Eascrest Drive: 124' right-of-way with 1 additional transit lane
- Eascrest Drive to Lorian Avenue: 124' right-of-way with 1 additional transit lane



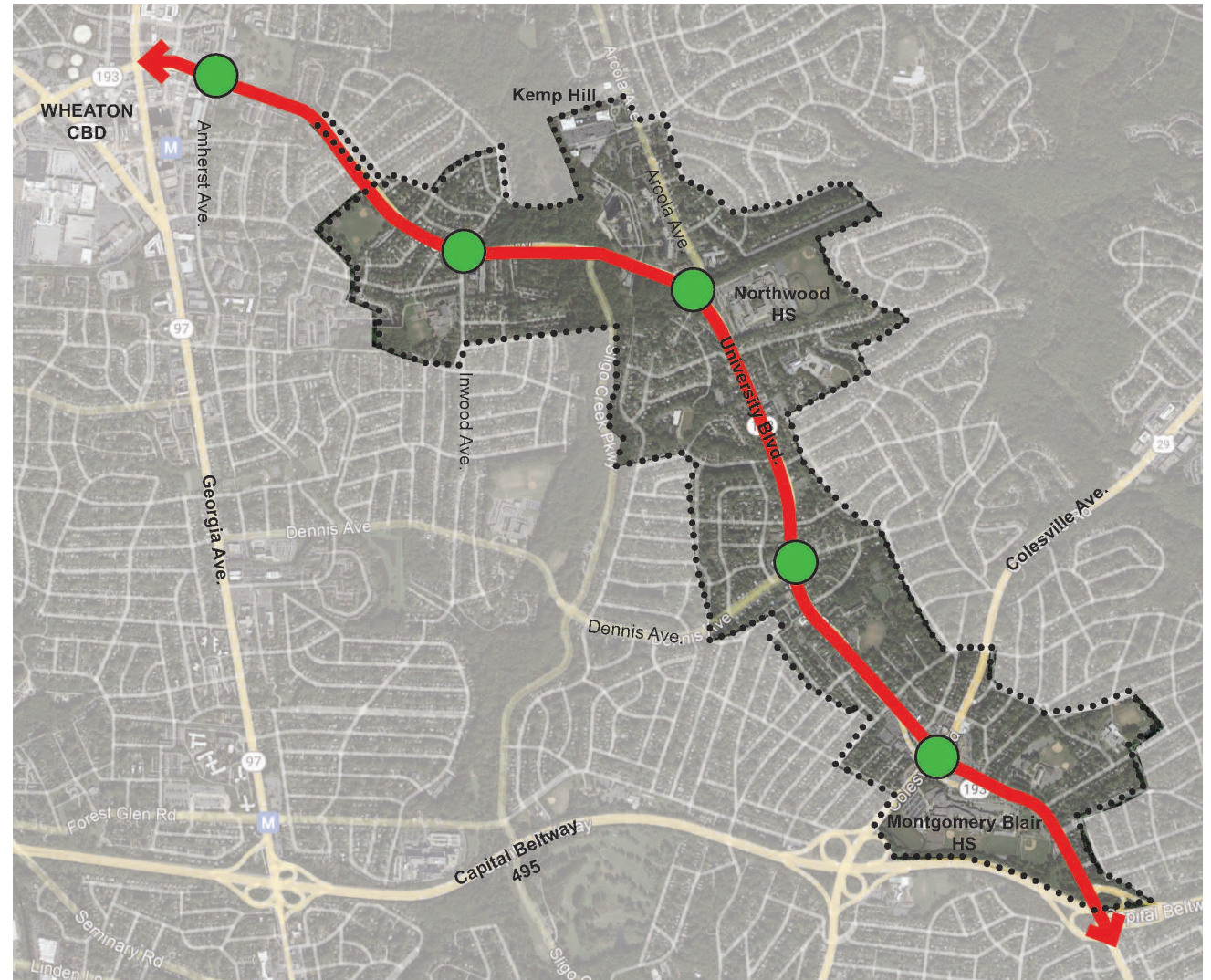


# Planning Framework

## Countywide Transit Corridors Functional Plan



Functional Plan University Boulevard Corridor



Proposed University Boulevard Corridor with stations



# Planning Framework

## Implemented BRT

- FLASH-U.S. 29 (Phase 1)



FLASH-US 29 (Phase 1)

## BRT Corridors Under Study by MCDOT

- MD 355
- Veirs Mill Road
- North Bethesda Transitway
- New Hampshire Avenue
- Great Seneca Transit Network



BRT Network

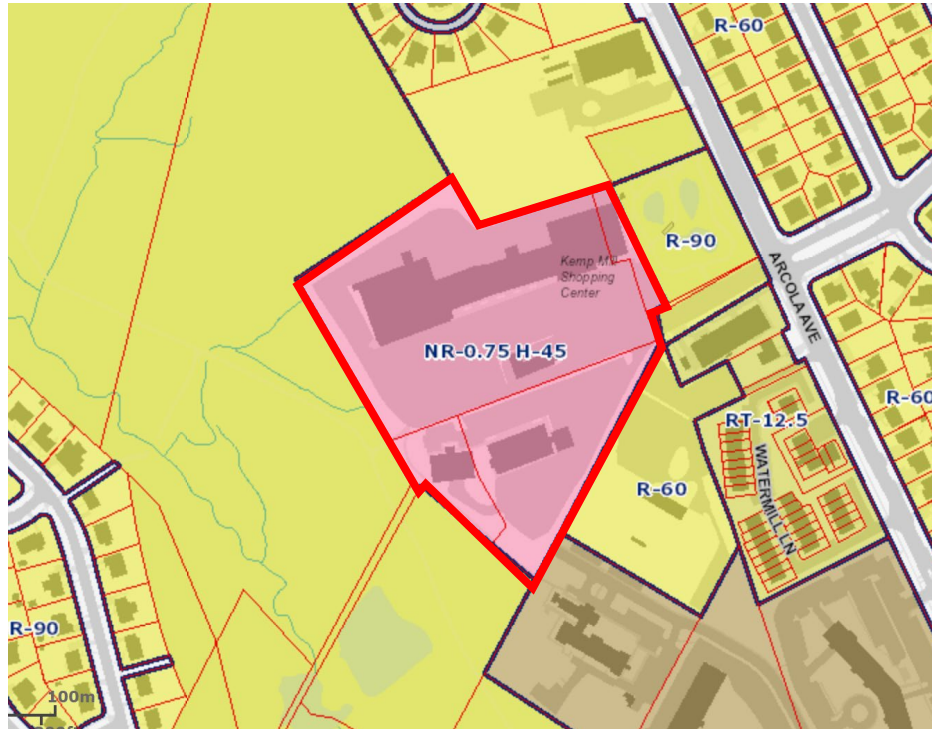


# Planning Framework

## Zoning Ordinance (2014)

In 2014, the County Council approved an updated Zoning Ordinance that primarily rezoned non-residential/commercial areas into new zoning categories:

- Commercial Residential (CR)
- Commercial Residential Town (CRT)
- Commercial Residential Neighborhood (CRN)
- Neighborhood Retail (NR)
- Employment Office (EOF)

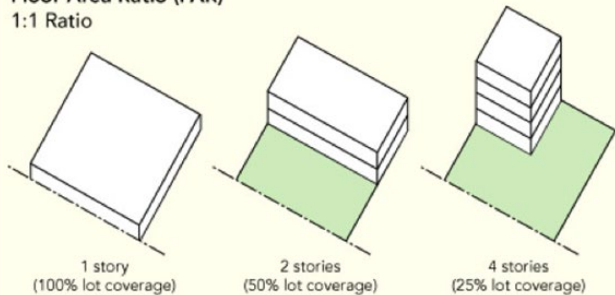


Kemp Mill Shopping Center Area



Four Corners Area

Floor Area Ratio (FAR)  
1:1 Ratio





# Planning Framework

## Vision Zero

Vision Zero is a comprehensive approach to preventing roadway-related deaths and severe injuries. It represents a fundamental change in how we plan and design our roads, shifting from a focus on maximizing motor vehicle efficiency to ensuring that our roadways are safe regardless of whether travel is by car, bus, bicycle or foot.

## High Injury Network (HIN)

- No. 1 along State Roadways- University Boulevard West: Georgia Avenue (MD 97) to Colesville Road (U.S. 29).  
*Action Plan (2017)*

Vision Zero Corridor Projects

Bicycle Facility

Bus Stop Improvement

Traffic Calming

Corridor Improvement

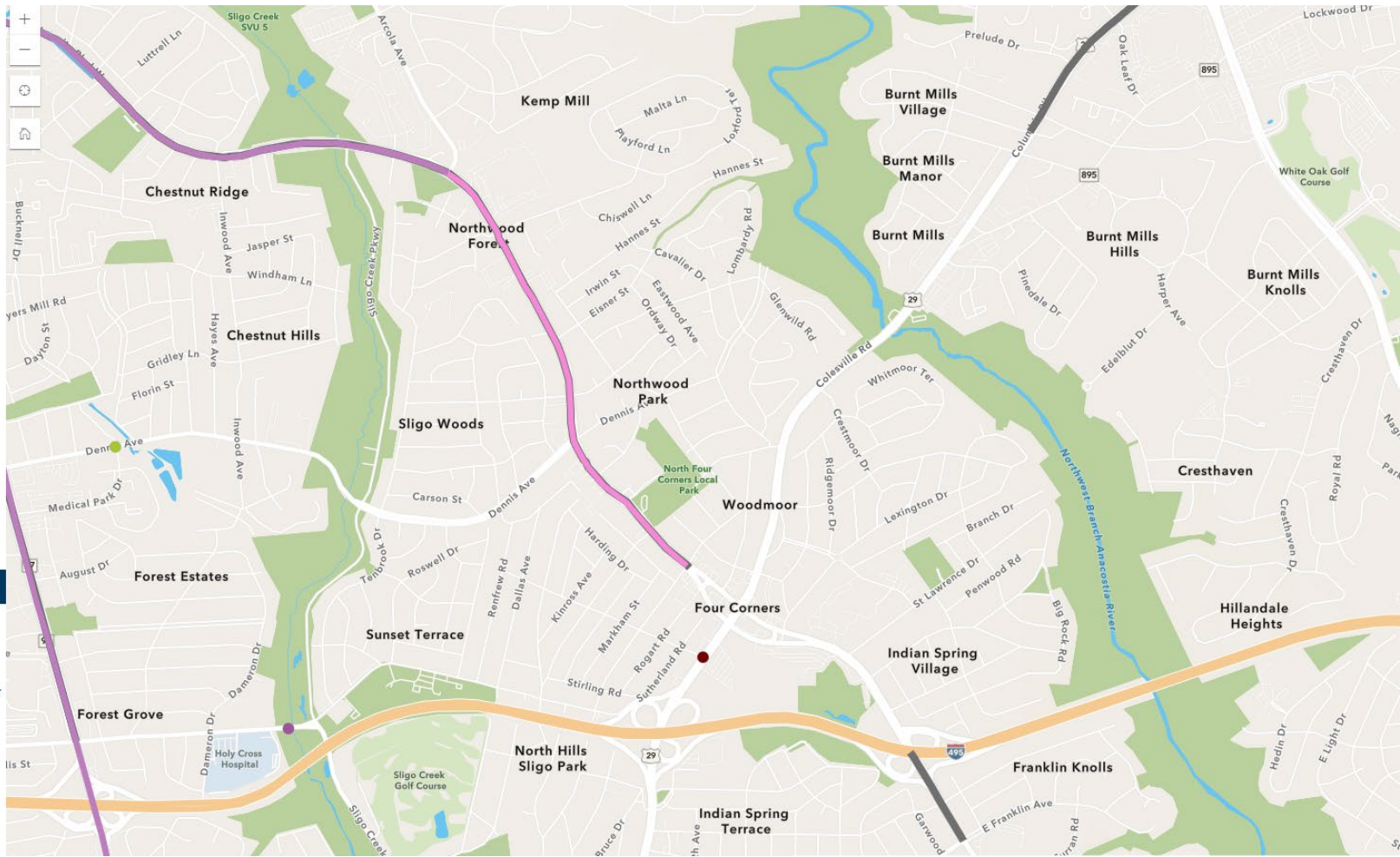
Median Treatment

Speed Limit Lowered

Vision Zero High Injury Network

About

Use this application to view recently completed or scheduled engineering projects related to the County's [Vision Zero](#) initiative. Provide your location using the locate icon above the home button or type in an address in the box in the upper right-hand corner. Click on the point or line to see detailed project information.

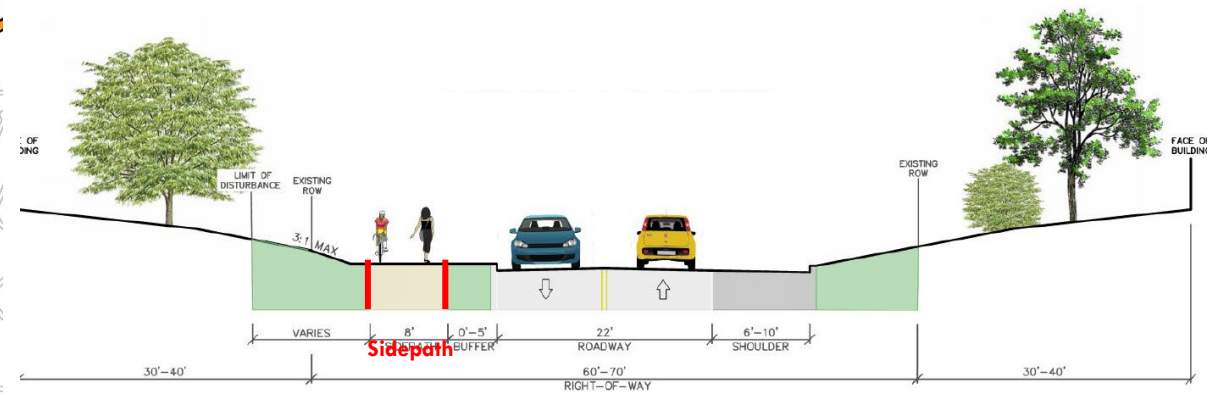
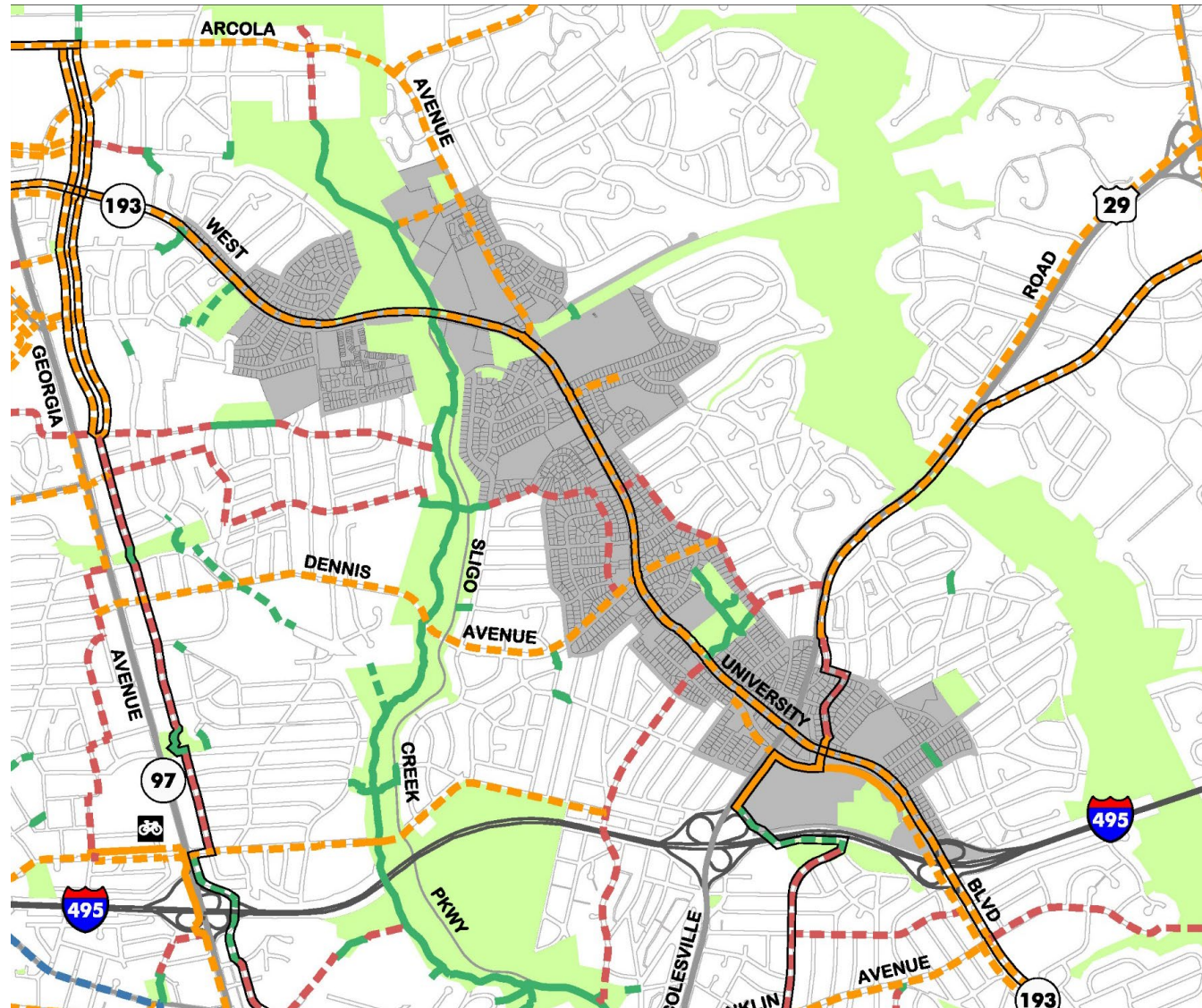


Vision Zero Improvements

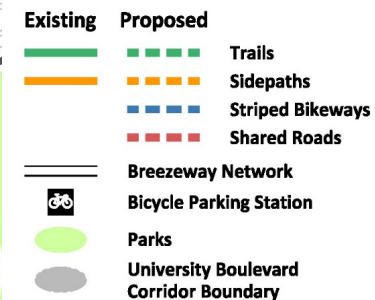


# Planning Framework

## Bike Master Plan



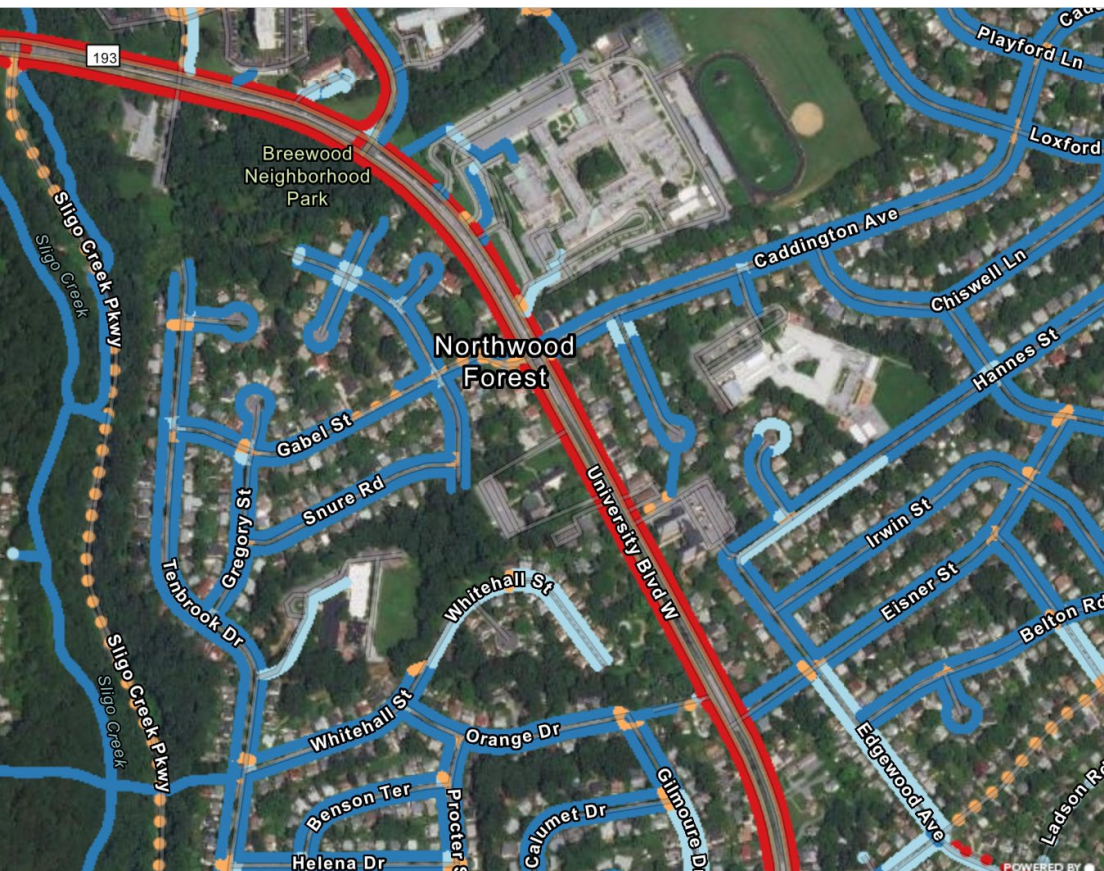
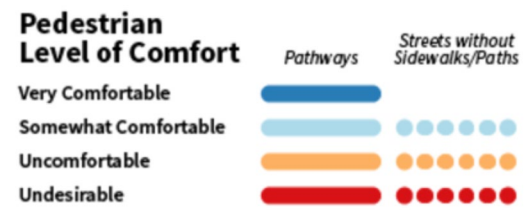
Example of a Sidepath





# Planning Framework

## Pedestrian Level of Comfort



**Very Comfortable**



**Uncomfortable**



**Somewhat Comfortable**



**Undesirable**



# Planning Framework

## Racial Equity and Social Justice

In 2019, the Montgomery County Council passed the Racial Equity and Social Justice Act (27-19) that requires the Planning Board to consider racial equity and social justice impacts when preparing a Master or Sector Plan.

- Office of Legislative Oversight (OLO) will review the future document to determine how it achieves the Council's Act.





# Planning Framework

## Climate Action Plan

**Climate Action Plan (CAP):** The CAP is the county's strategic plan to cut greenhouse gas (GHG) emissions 80 percent by 2027 and 100 percent by 2035 compared to 2005 levels. Increasing tree canopy, protecting existing forests, promoting climate resilience policies, and other CAP recommendations will be explored in the plan development.



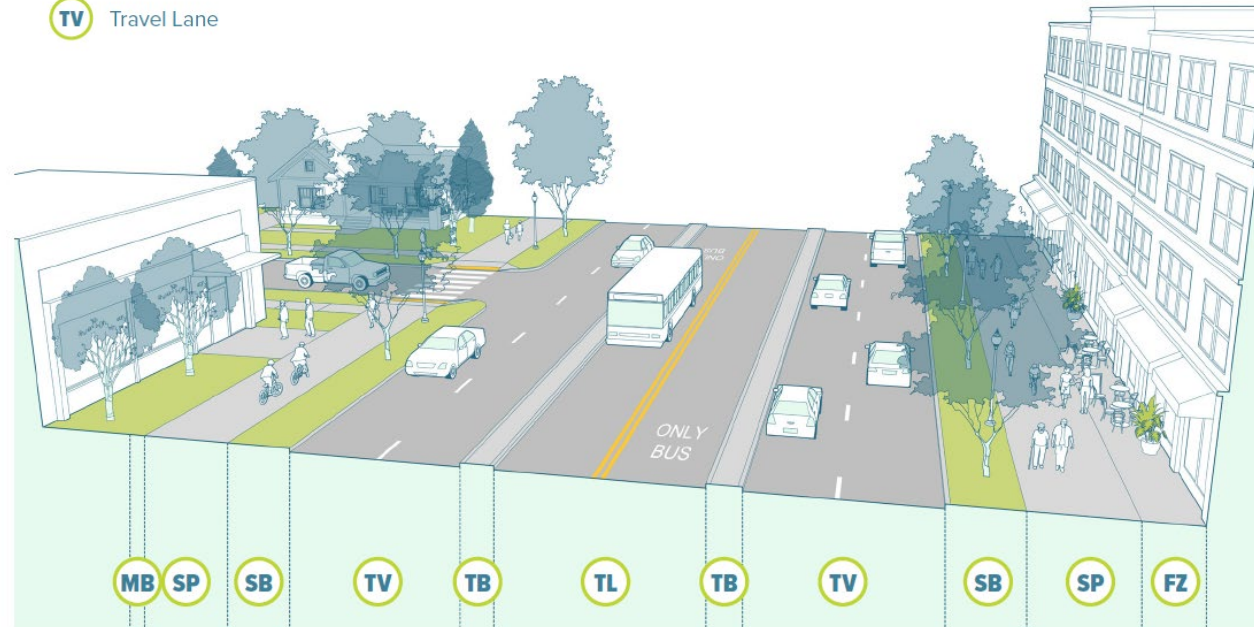


# Planning Framework

## Complete Streets

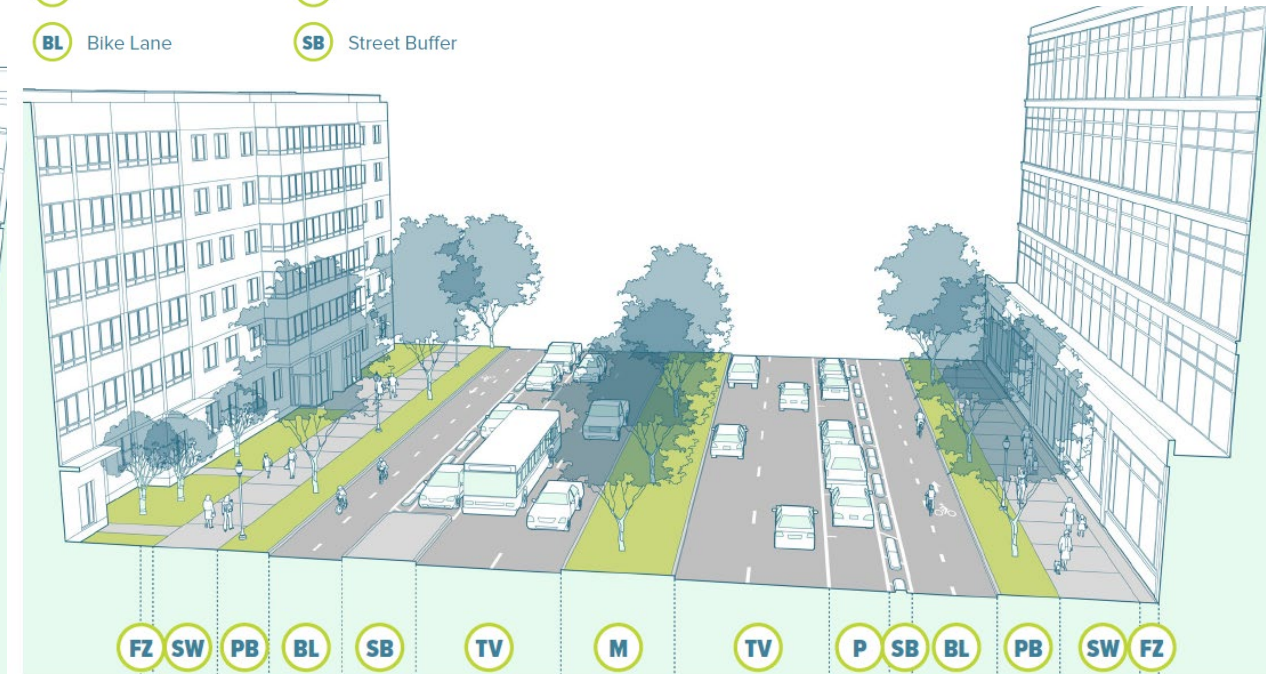
**Complete Streets** are roadways that are designed and operated to provide safe, accessible, and healthy travel for all users of our roadway system, including pedestrians, bicyclists, transit riders, and motorists.

- MB** Maintenance Buffer
- SP** Sidepath
- SB** Street Buffer
- TV** Travel Lane
- TB** Transit Buffer
- TL** Transit Lane
- FZ** Frontage Zone



**Boulevard**

- FZ** Frontage Zone
- SW** Sidewalk
- PB** Pedestrian-Bike Buffer
- BL** Bike Lane
- P** Parking Lane
- TV** Travel Lane
- M** Median
- SB** Street Buffer



**Town Center Boulevard**



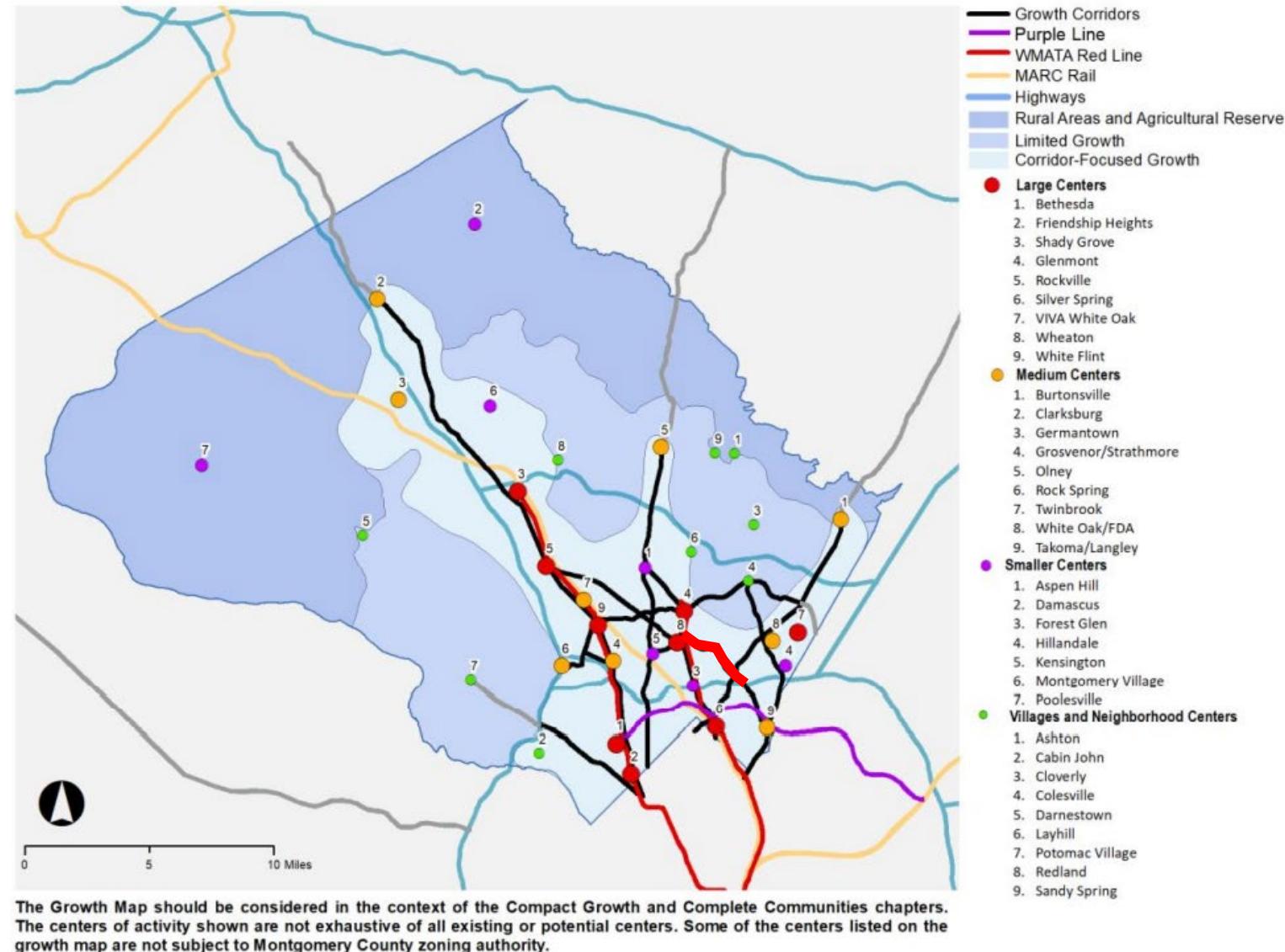
# Planning Framework

## General Plan Update-Thrive Montgomery 2050

### Key Plan Principles

- The concept of corridor-focused growth is a fundamental organizing element for *the General Plan update*.
- The intensity of development along these corridors should be aligned with the context (urban, suburban, and rural) and calibrated to account for existing or planned transit and other transportation infrastructure.

*Thrive Montgomery 2050's* Growth Map shows the University Boulevard corridor area as within the Corridor Focused Growth area, which is the “most developed part of the county with highest-density population and employment centers, and the infrastructure to support existing and new development” (p.21).





# Future Public Meetings

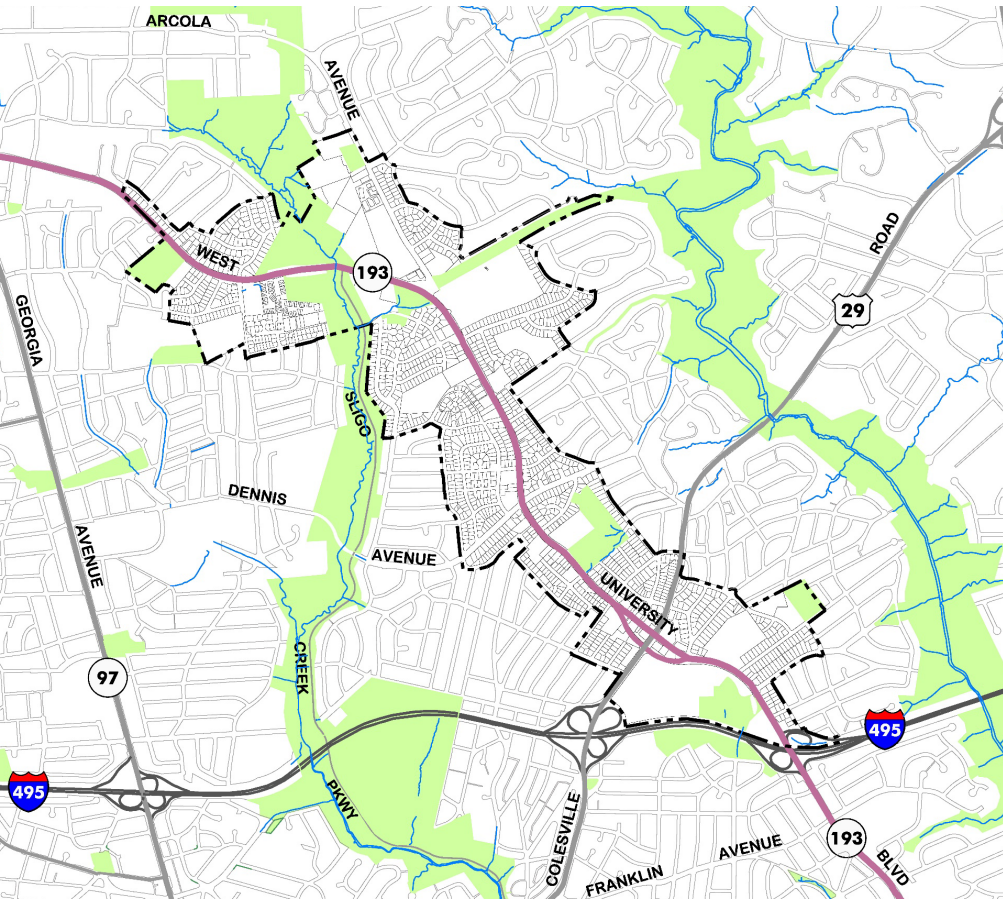


## Future Community Workshops Topics

- Transportation/Mobility
- Environment/sustainability
- Housing and development
- Parks and Open Spaces/Public Facilities
- And other topics



# Project Schedule



- **Outreach, Plan Analysis and Staff Review:** May 2022-September 2023
- **Planning Board Review:** October 2023-March 2024
- **County Executive Review:** April 2024-May 2024
- **County Council Review:** Summer-Fall 2024



# Contact Information

## Website

<https://montgomeryplanning.org/ubc>

Nkosi Yearwood

301-495-1332

[Nkosi.Yearwood@montgomeryplanning.org](mailto:Nkosi.Yearwood@montgomeryplanning.org)

Zubin Adrianvala

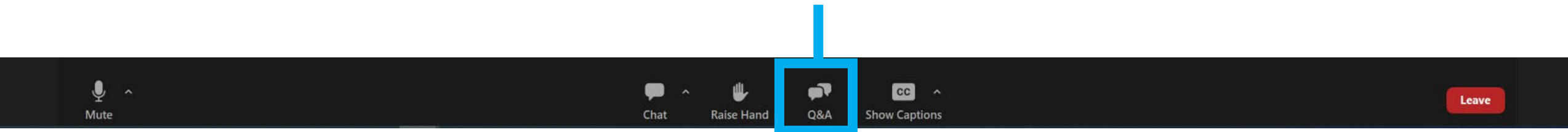
301-495-4703

[Zubin.Adrianvala@montgomeryplanning.org](mailto:Zubin.Adrianvala@montgomeryplanning.org)

# How to Participate - Zoom

- This meeting will be recorded and shared on the website
- Everyone will be muted throughout the meeting
- Please ask questions and provide comments using the Q&A feature at the bottom of the screen.

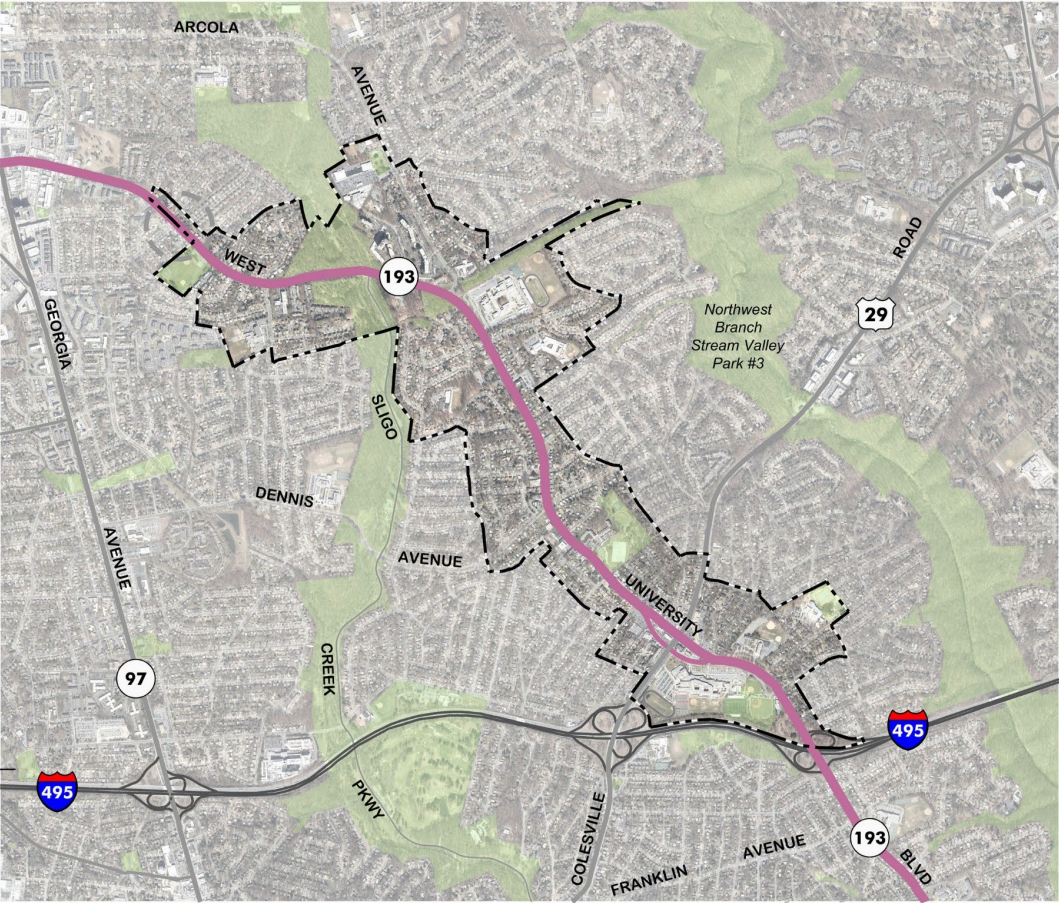
Ask a Question





# Information Boards

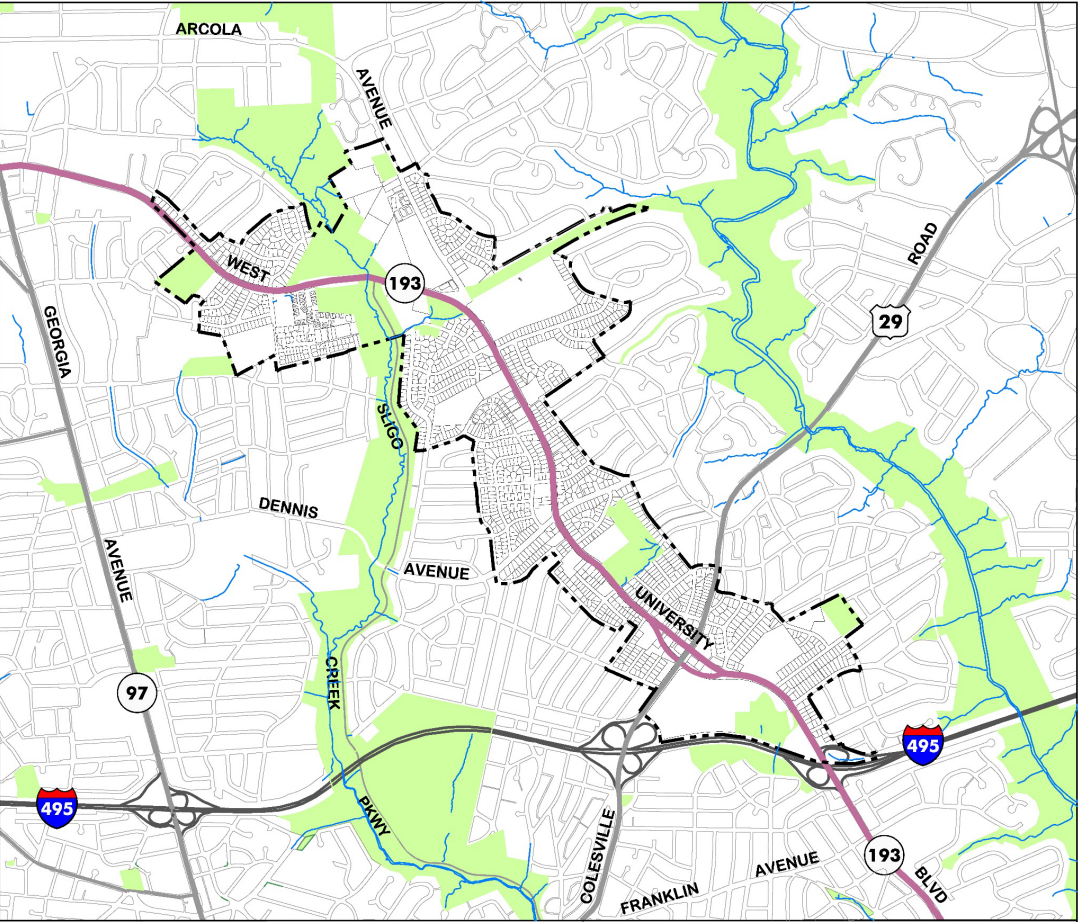
# University Boulevard Corridor Plan



- Parks
- University Boulevard
- University Boulevard Corridor Boundary



# University Boulevard Corridor

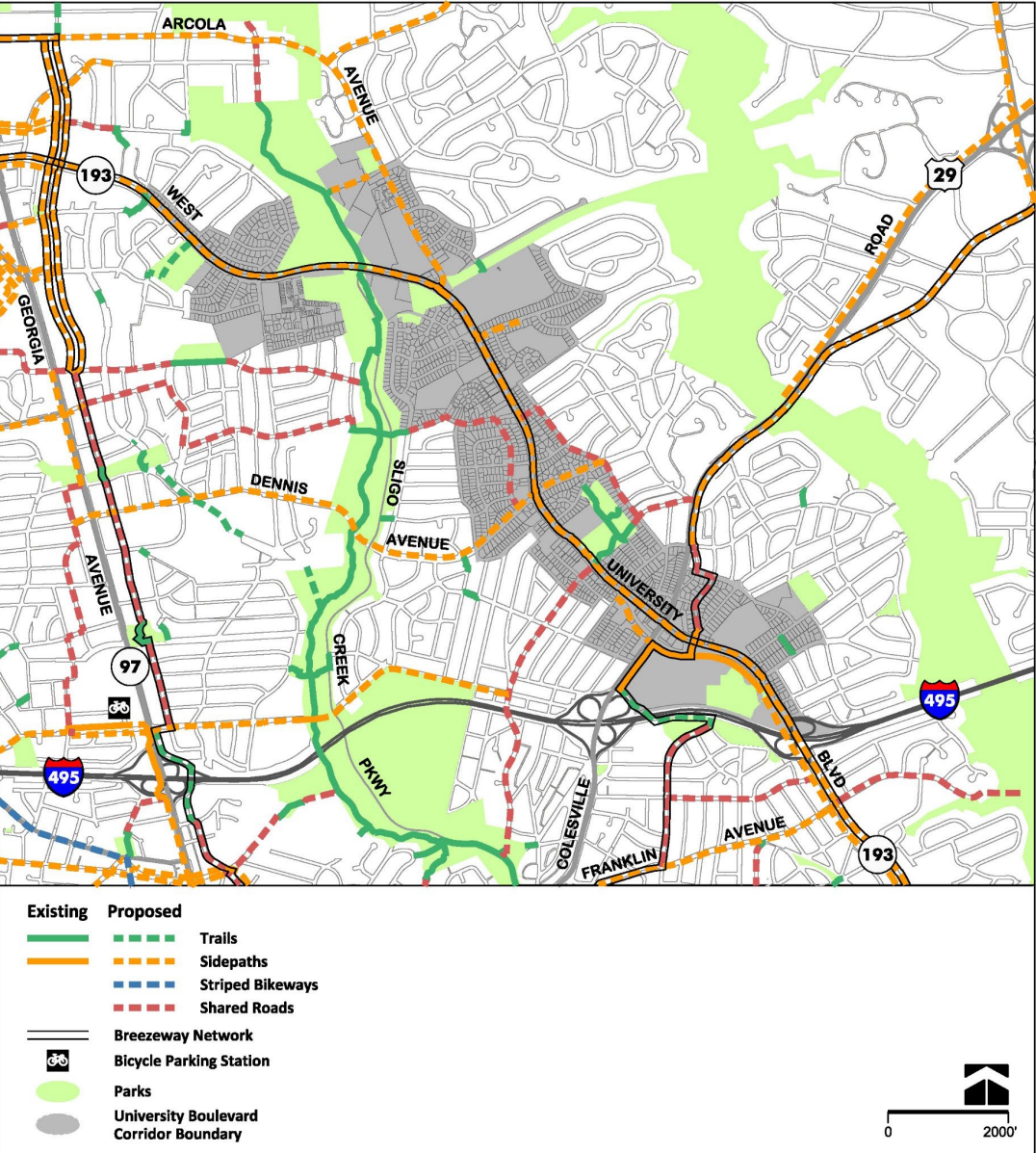


- Parks
- University Boulevard
- University Boulevard Corridor Boundary





# Existing and Proposed Bikeways



Existing and Proposed Bikeways

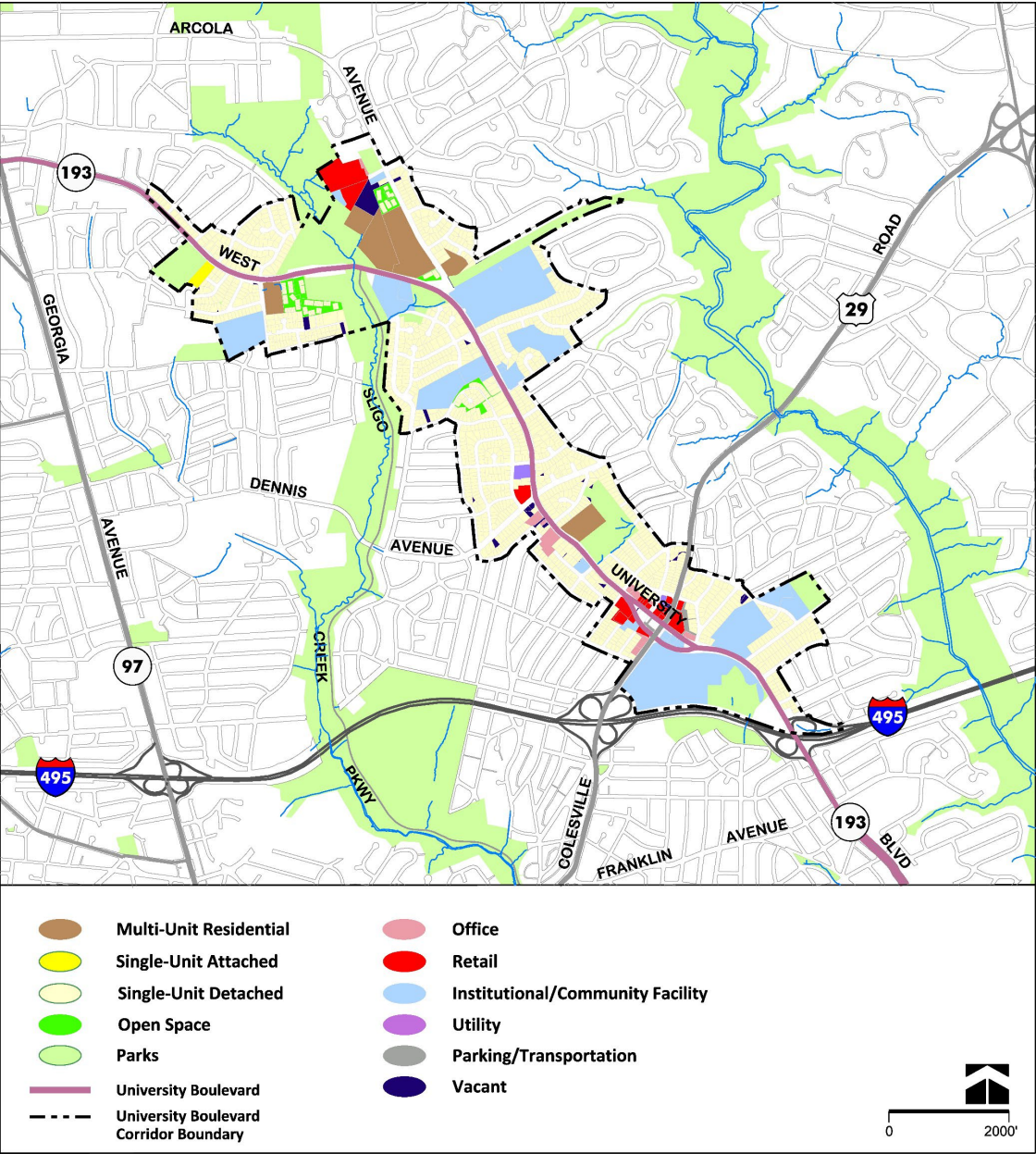
# Existing and Proposed BRT Routes and Stations



Existing and Proposed BRT Routes and Stations

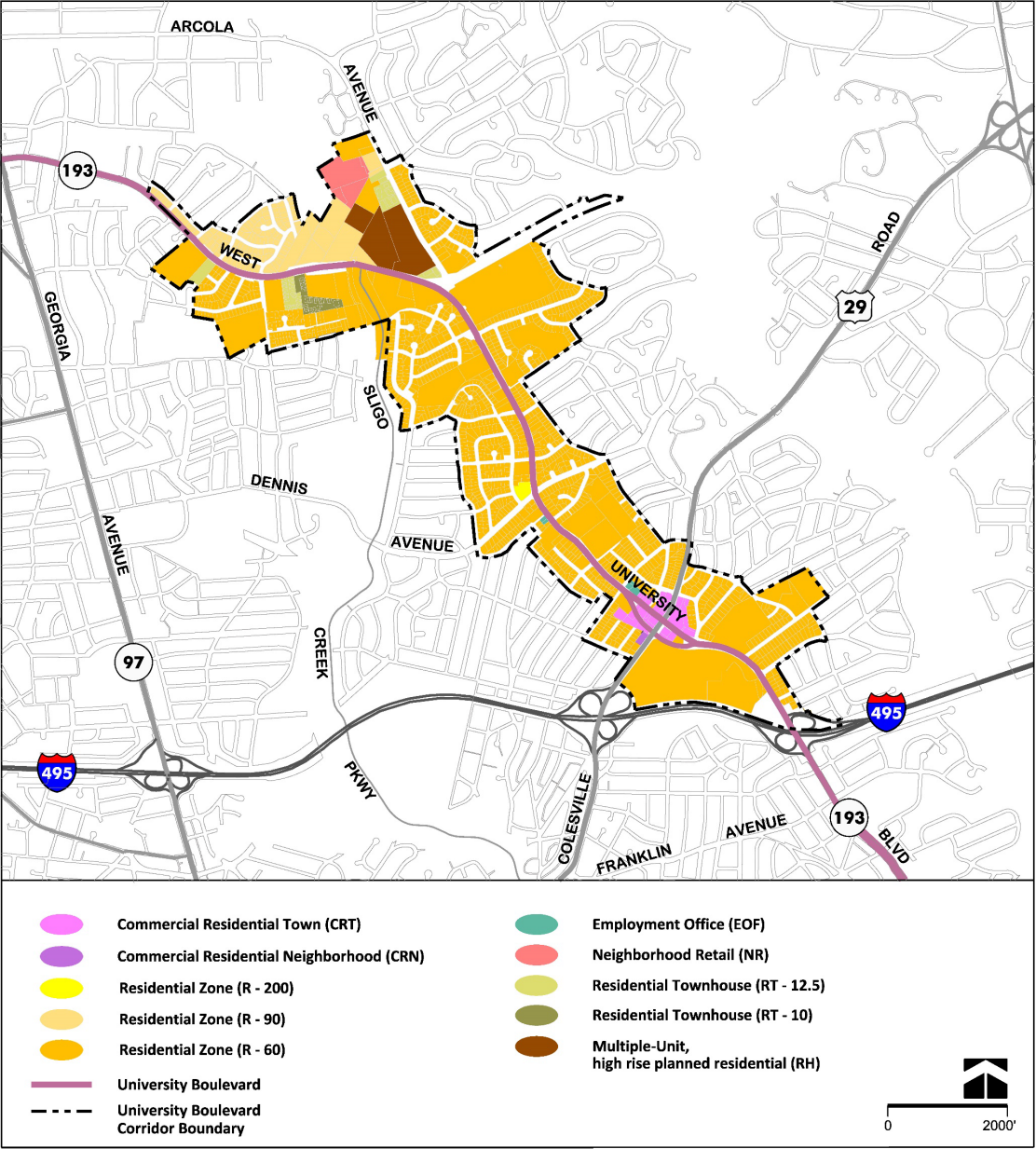


Existing Land Use



Existing Land Use

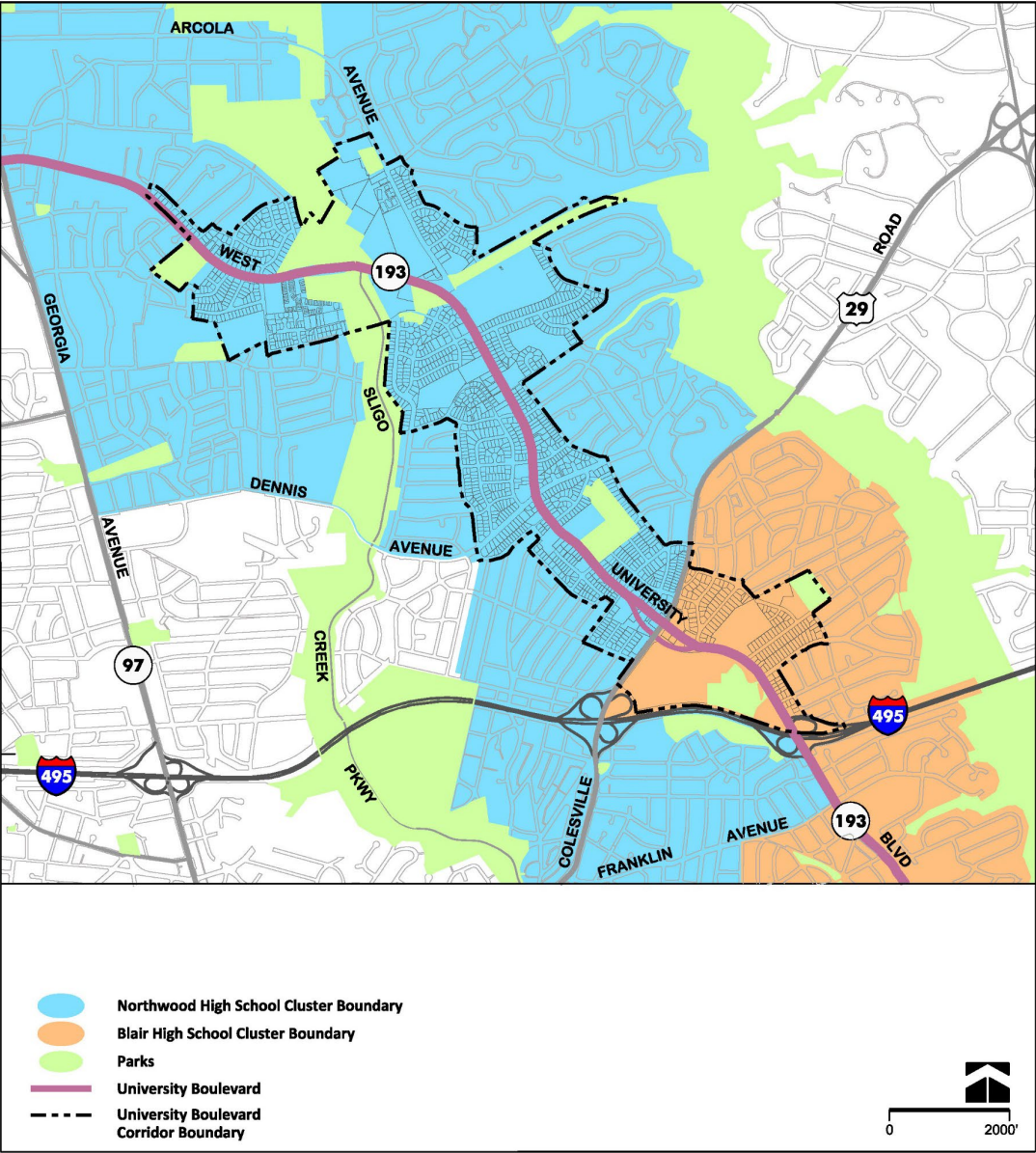
# Existing Zoning



Existing Zoning

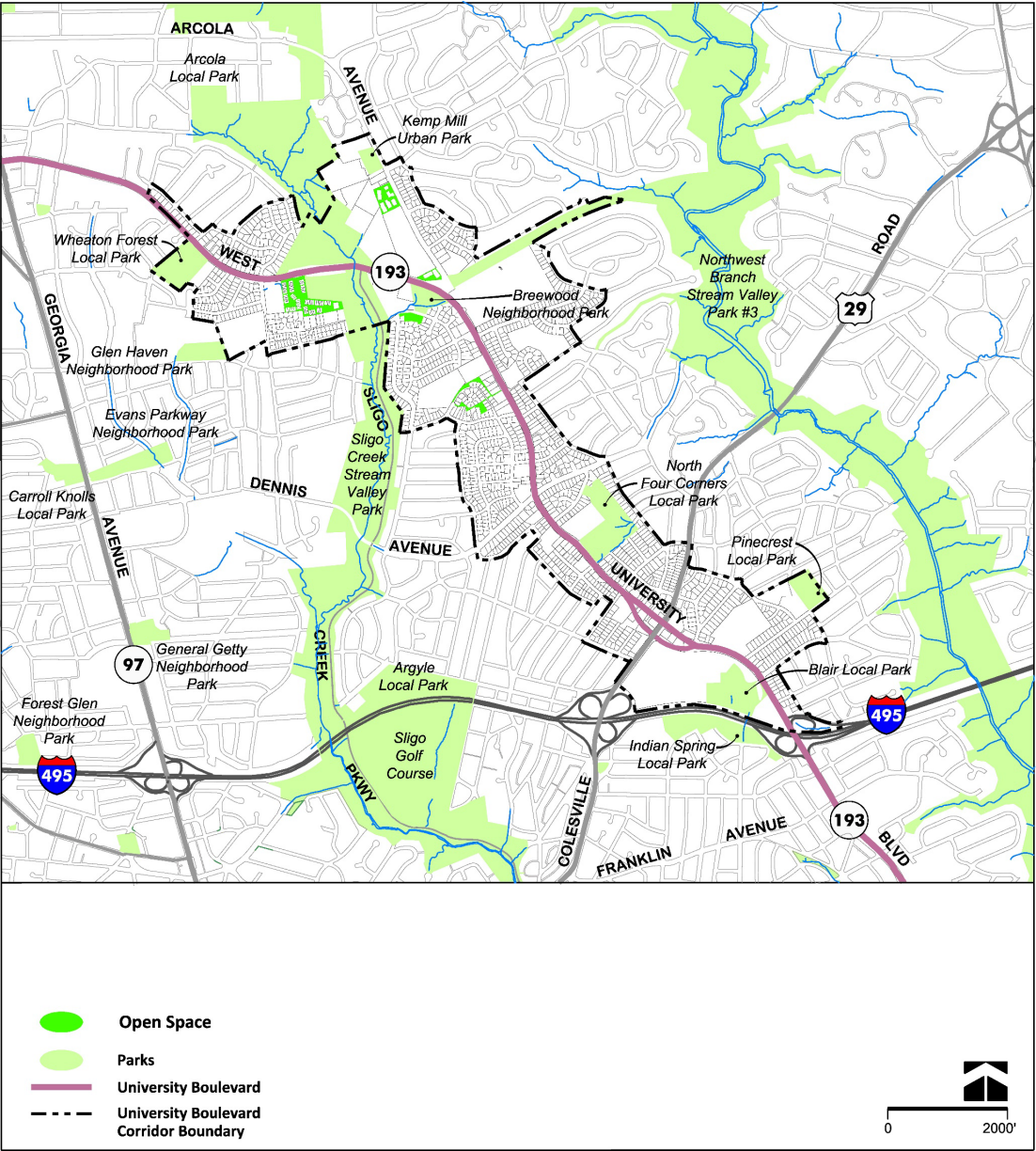


# High School Clusters



High School Clusters

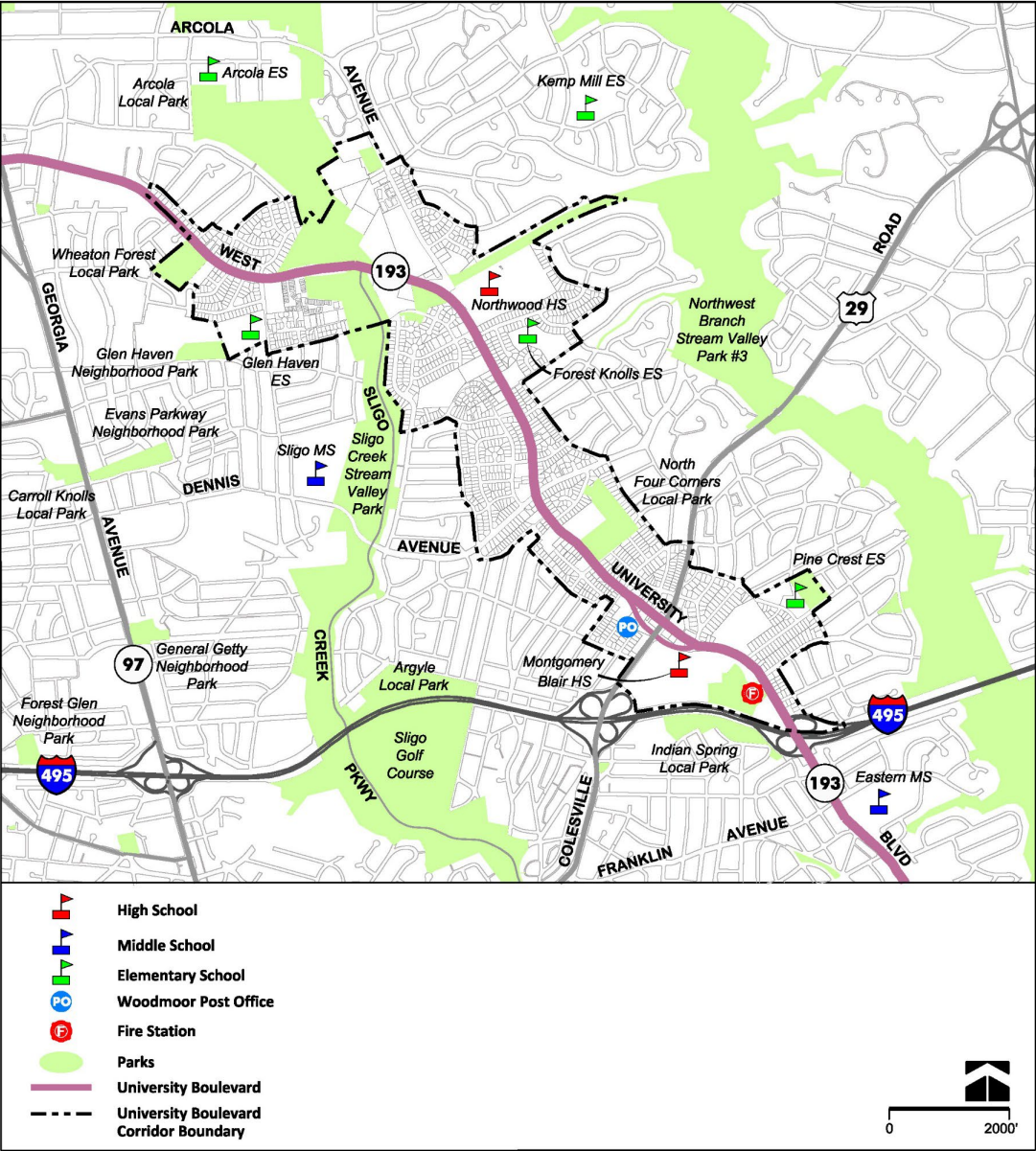
# Existing Parks and Open Space



Existing Parks and Open Space

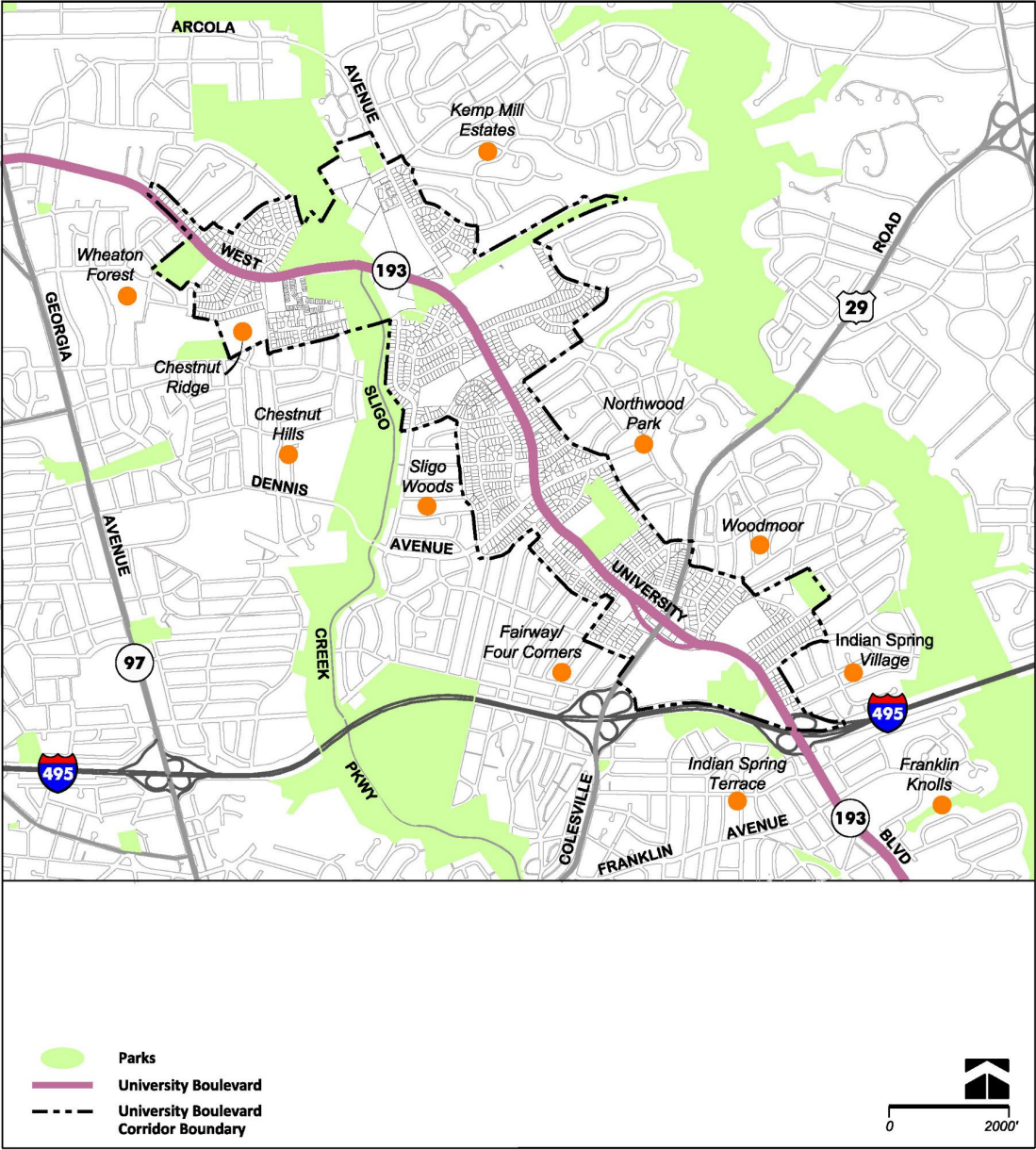


# Existing Public Facilities



Existing Public Facilities

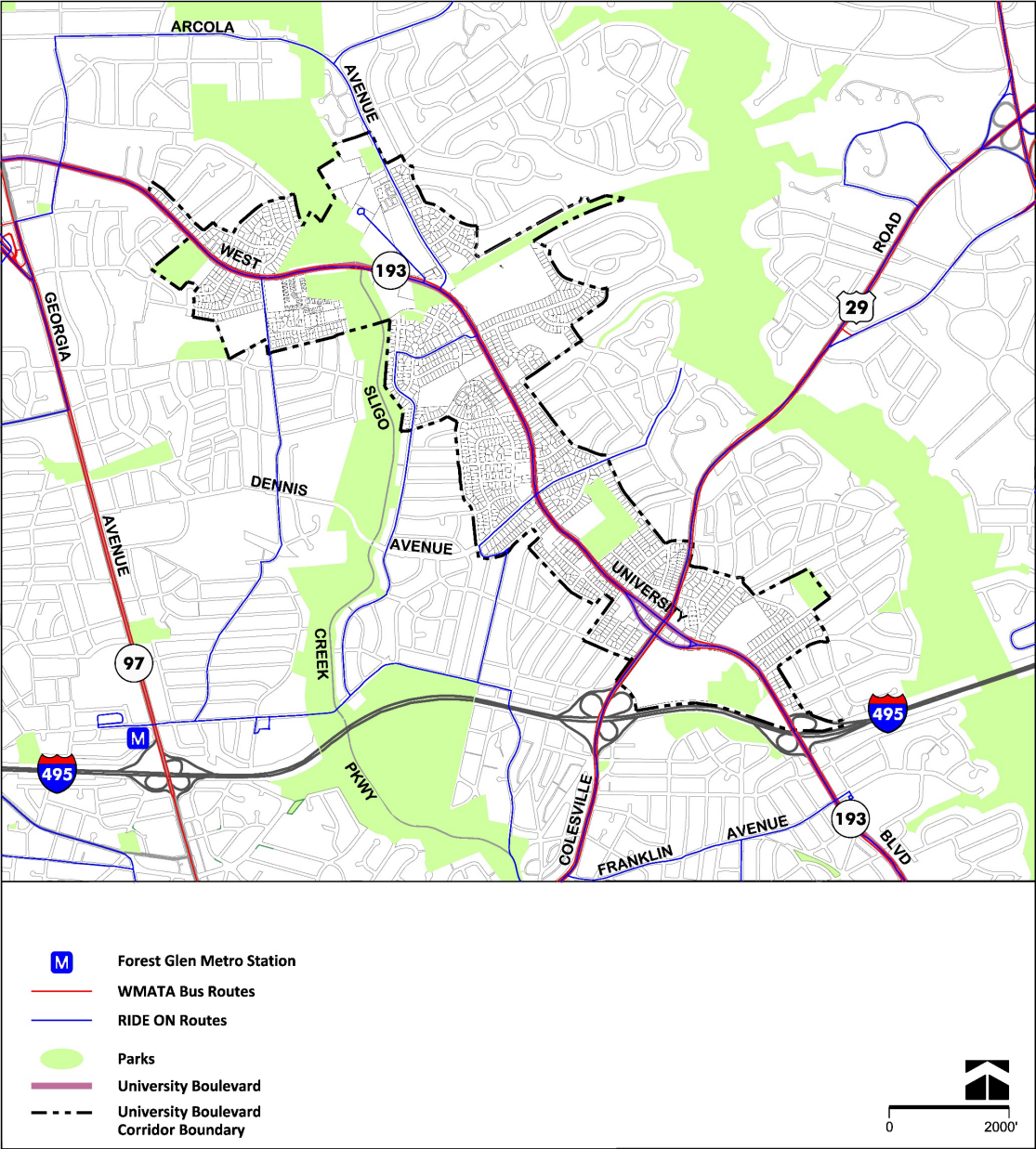
# Established Residential Neighborhoods



Established Residential Neighborhoods



# Transit Access: RideOn and WMATA Bus Routes



Transit Access: RideOn & WMATA Routes