

Montgomery Planning Midcounty Planning Division

02/16/2023

Item. No.7

University Boulevard Corridor Plan

Scope of Work

Plan Purpose









The purpose of the University Boulevard Corridor Plan is to comprehensively review the built, natural, and social environment along the corridor and consider opportunities to further the outcomes and objectives of Thrive Montgomery 2050.

Scope of Work

Master Plan Process At-a-glance

Work Program

Agreed-upon master plans are added to Montgomery Planning's work program following budget negotiations with the County Council each spring.

Pre-scope of Work

Every master planning effort begins with several months of detailed data collection, technical analysis, and plan boundary determination. These activities review current conditions and changes over time, allowing planners to understand the evolution of key issues in the area.

Scope of Work

Planning teams present a scope of work for review and approval by the Planning Board. The scope of work examines the changes since the last master plan, outlines the existing conditions, and explains why a new plan update or amendment is needed. The scope also lays out the key issues or themes for exploration in the new plan.

Visioning + Analysis

Planners continue identifying issues and begin to identify solutions with the community. Community conversations help develop a vision for the plan, discussing how to improve future community conditions, infrastructure, the built environment, amenities, and more. Planners also review best practices and apply in-house and external expertise to explore possibilities for the community.

Planning Board Draft

Planners incorporate further community comments into the plan and present a revised draft to the Planning Board. The board approves the new draft and transmits it to the County Council and the County Executive for

Public Hearing Draft Plan

Planners take comments from the Planning Board and official public comments submitted, then present a revised draft at a public hearing, during which anyone may testify. The Planning Board, which has final authority over land use matters, may also hold work sessions to review the testimony and determine whether to make any revisions before publishing the Planning Board (Final) Draft Plan.

Working Draft Plan

Planners draft the working draft plan, which is first reviewed by the community, then present it to the Planning Board.

Preliminary Recommendations

Planners consult with the community to develop alternative actions and recommendations for the master plan, then present these to the Planning Board.

County Executive and County Council Review and Public Hearing

The County Executive drafts and sends a fiscal impact analysis with any comments and recommendations regarding the plan to the County Council.

The County Council holds a public hearing on the plan, then committee work sessions as appropriate. The full County Council then discusses the plan/holds work sessions and approves the plan with whatever changes occurred throughout their process.

Approval + Adoption

Montgomery Planning certifies the plan and submits it to the Maryland-National Capital Park and **Planning Commission** for final approval. The plan is then added as an amendment to the General Plan and published.

Master Plan Implementation |

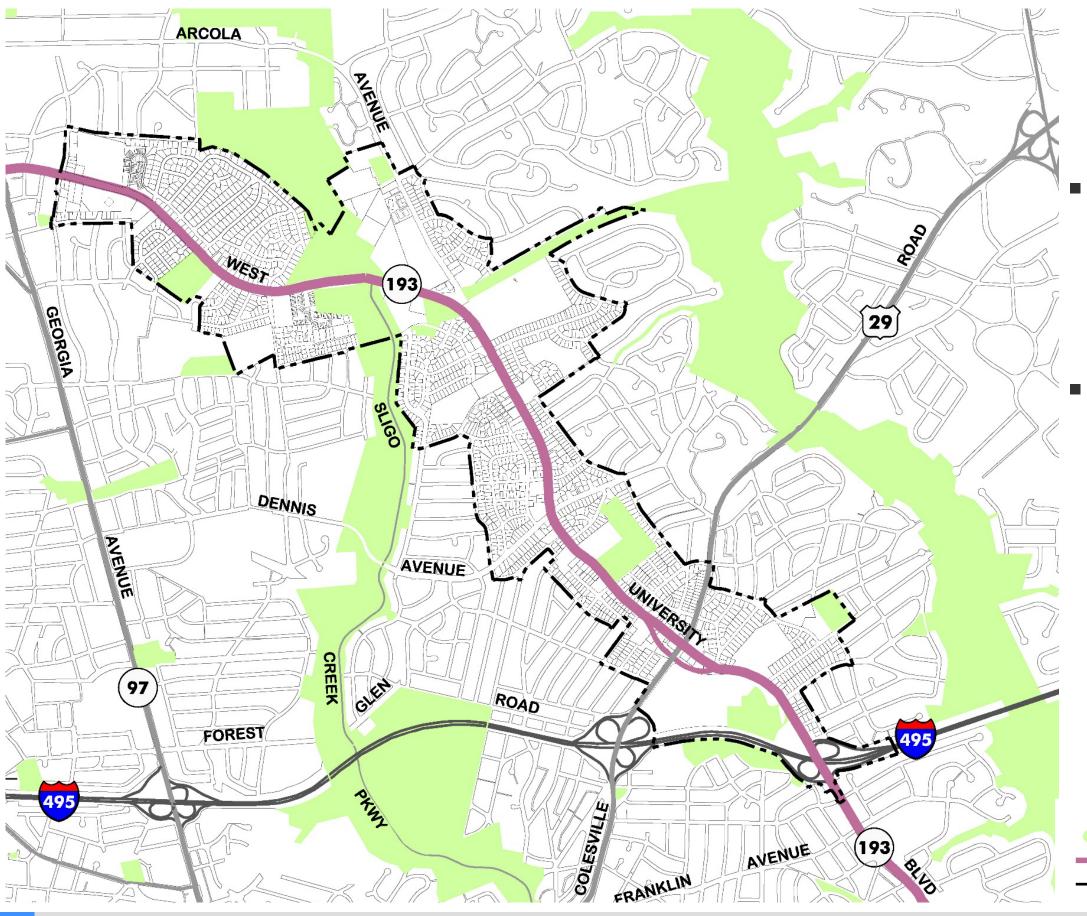
While Montgomery Planning provides consultation and research support to the county agencies responsible for making plans come to fruition, we do not implement the plans. Once a plan is adopted, Montgomery County government is responsible for coordinating plan implementation with Montgomery County agencies and partners, along with community members and developers, as appropriate.

NOTE: Outlined here is a model for the master planning process, which will be adhered to in most cases. However, each community is different, and, from time to time, steps may need to be added, deleted, or modified. Those portions of the planning process mandated by law - such as Planning Board hearings, County Executive review periods, and County Council public hearings – are not subject to modification.





Proposed Plan Area



- 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.
- Proposed three phased approach for University Boulevard corridor.

University Boulevard Corridor Phase I Boundary

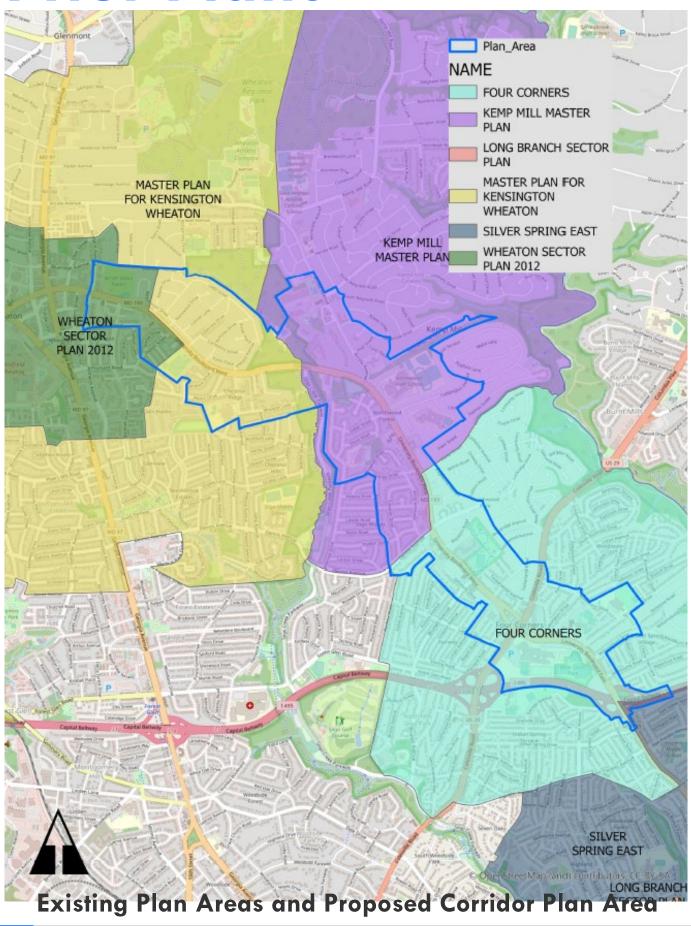


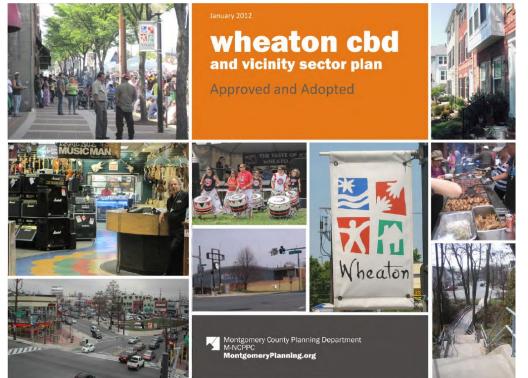
Plan Features

- Land use and housing
- Safety, Mobility, Access and Connectivity
 - Vision Zero, Transit, and Pedestrian and Bicycle Networks
- **Environmental Sustainability**
- Historic Resources
- Urban Design
- Parks and Open Spaces
- Community Facilities



Prior Plans

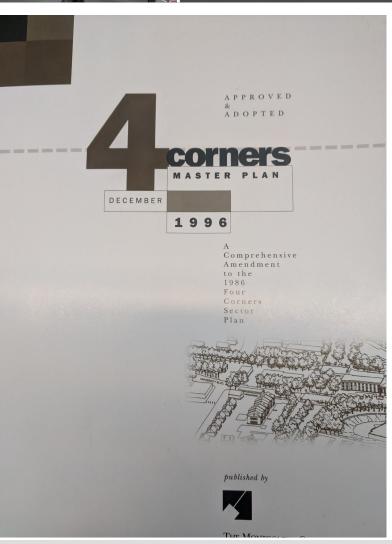


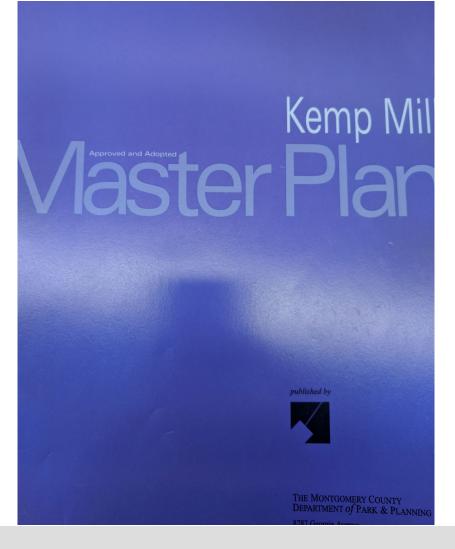


University Boulevard Area

Existing Plan Areas

- Master Plan for the Communities of Kensington-Wheaton (1989)
- 4 Corners Master Plan (1996)
- Kemp Mill Master Plan (2001)
- Wheaton CBD (2012)







Corridor Features

Length of the Study Area: Approximately 3.5 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

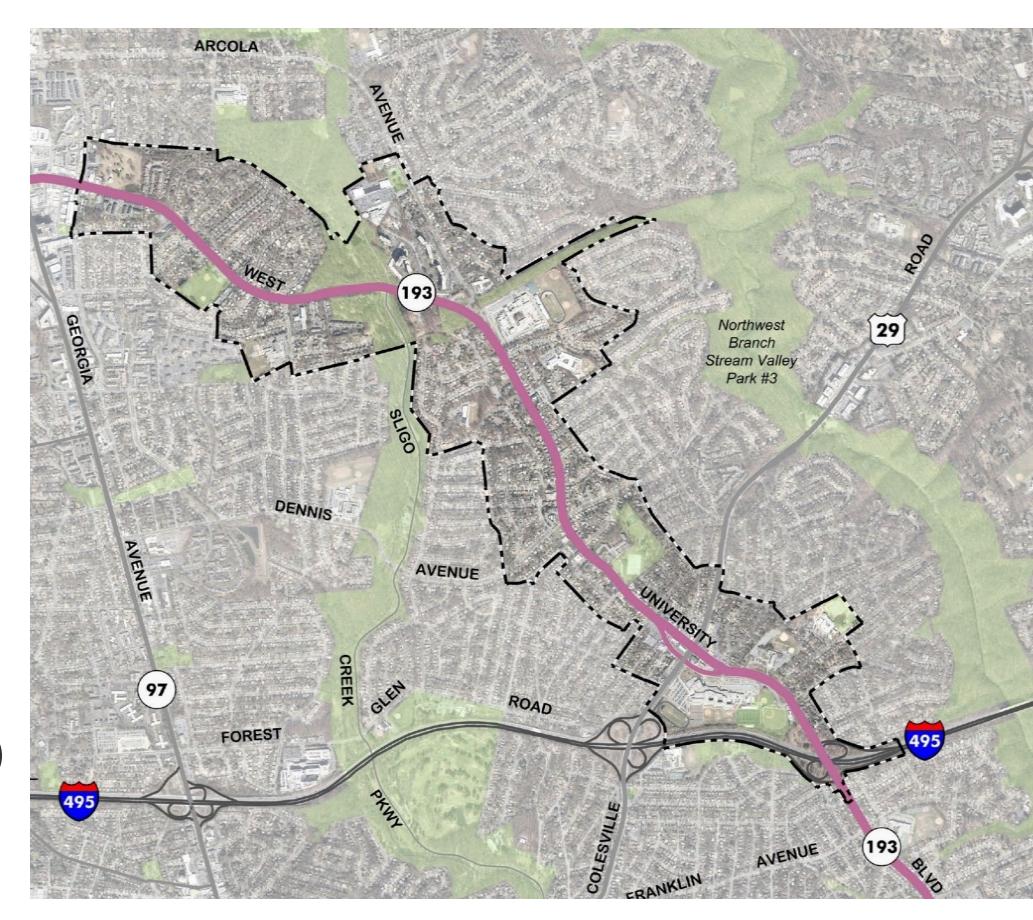
Metro Bus: C2 and C4

Existing Bike Lanes: None.

Sidewalks: Adjacent to the roadway.

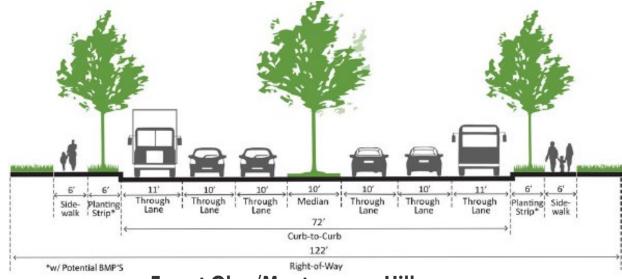
Future Transit: Planned BRT Corridor (2013 Functional Plan)

Roadway Control: Maryland Department of Transportation State Highway Administration (MDOT SHA)



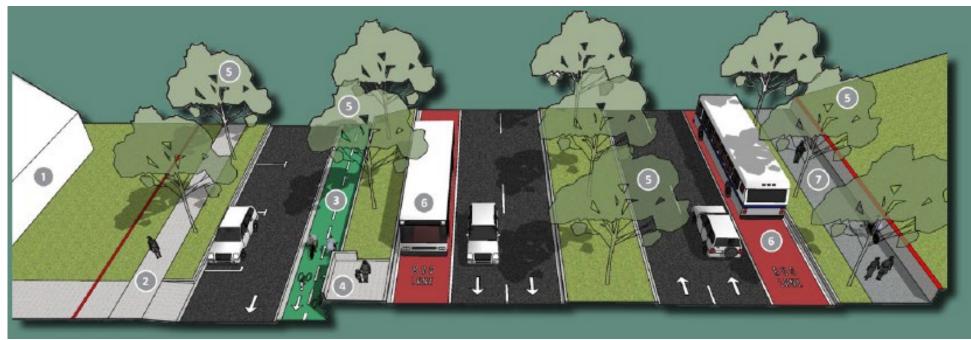
Corridor Plans

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.



Forest Glen/Montgomery Hills

Georgia Avenue-Short Term (16th Street to Spring Street)



Veirs Mill Road (Access Road on one side)



Existing Land Use



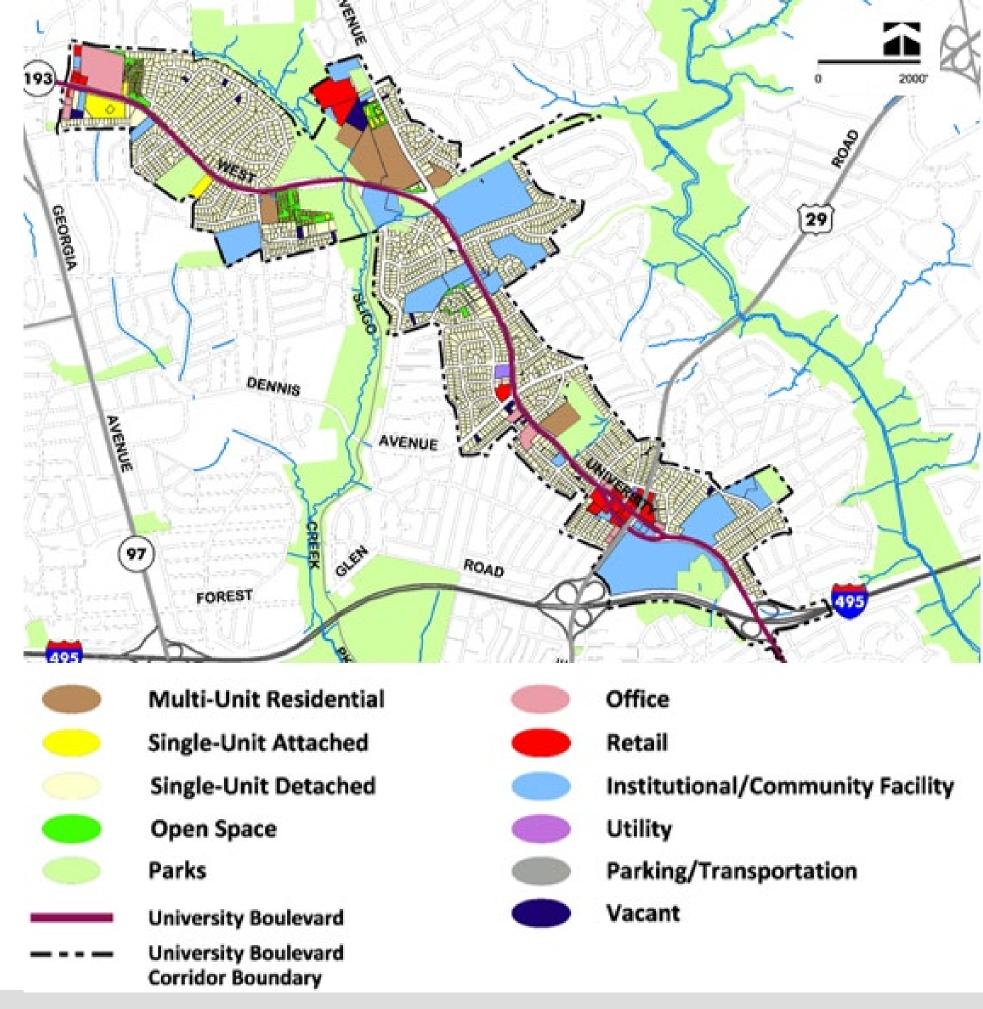












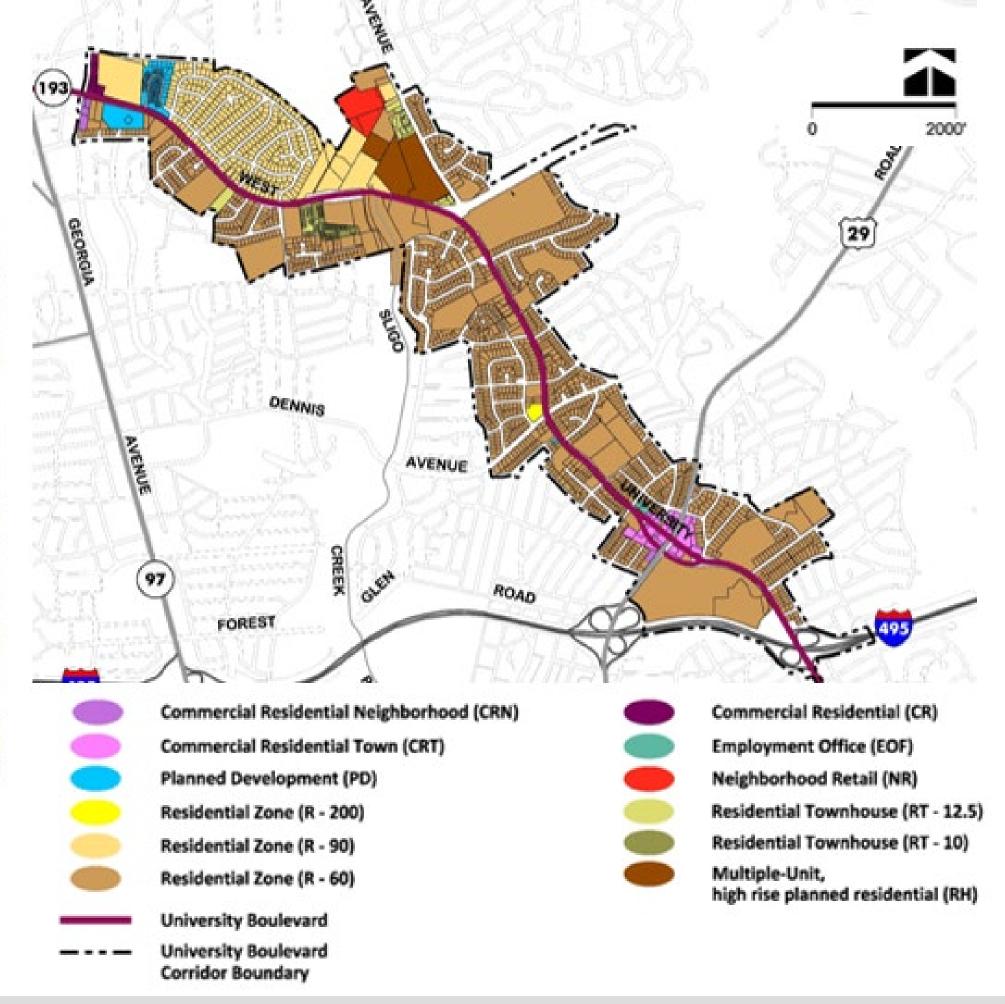
Existing Zoning









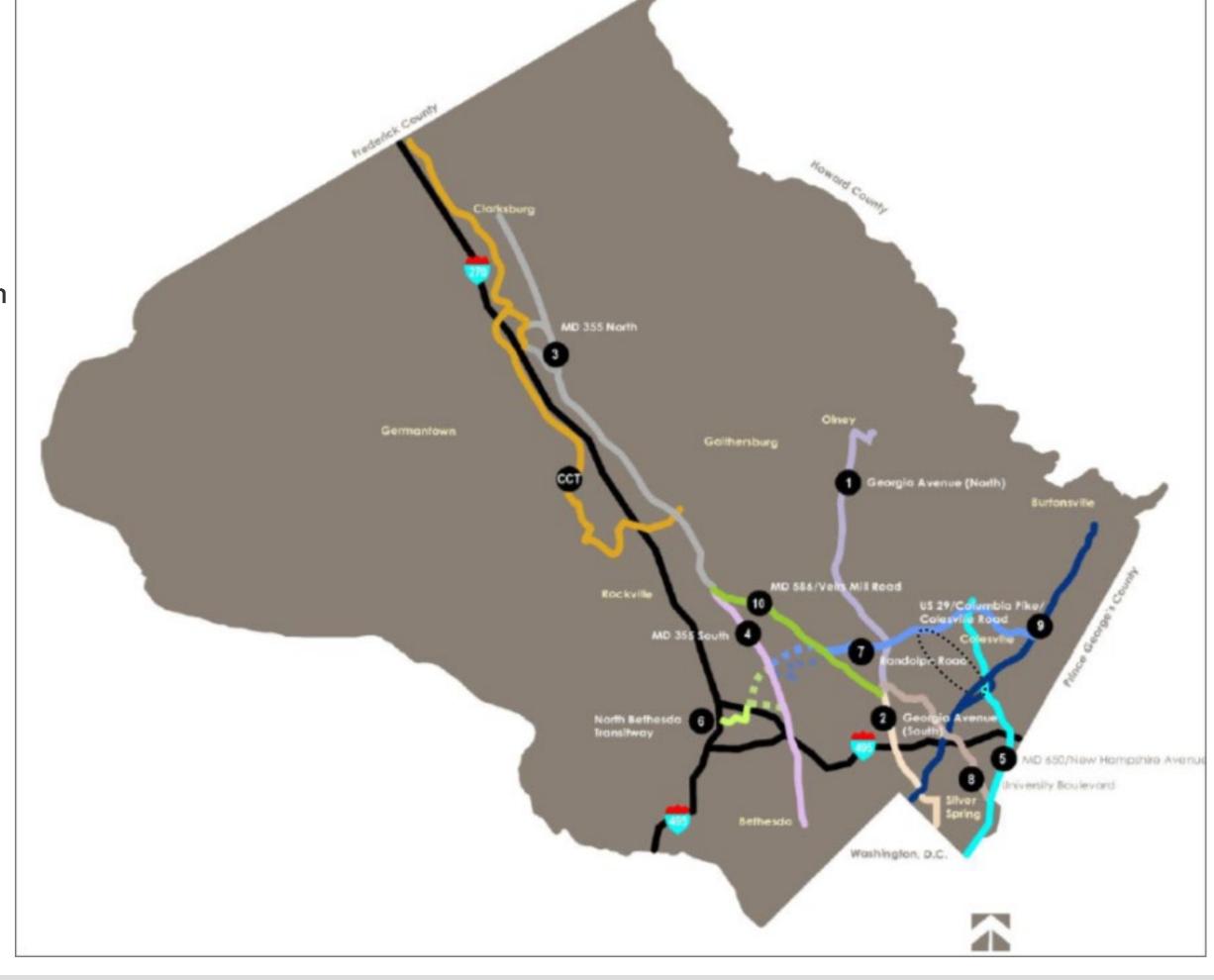


Area Demographics

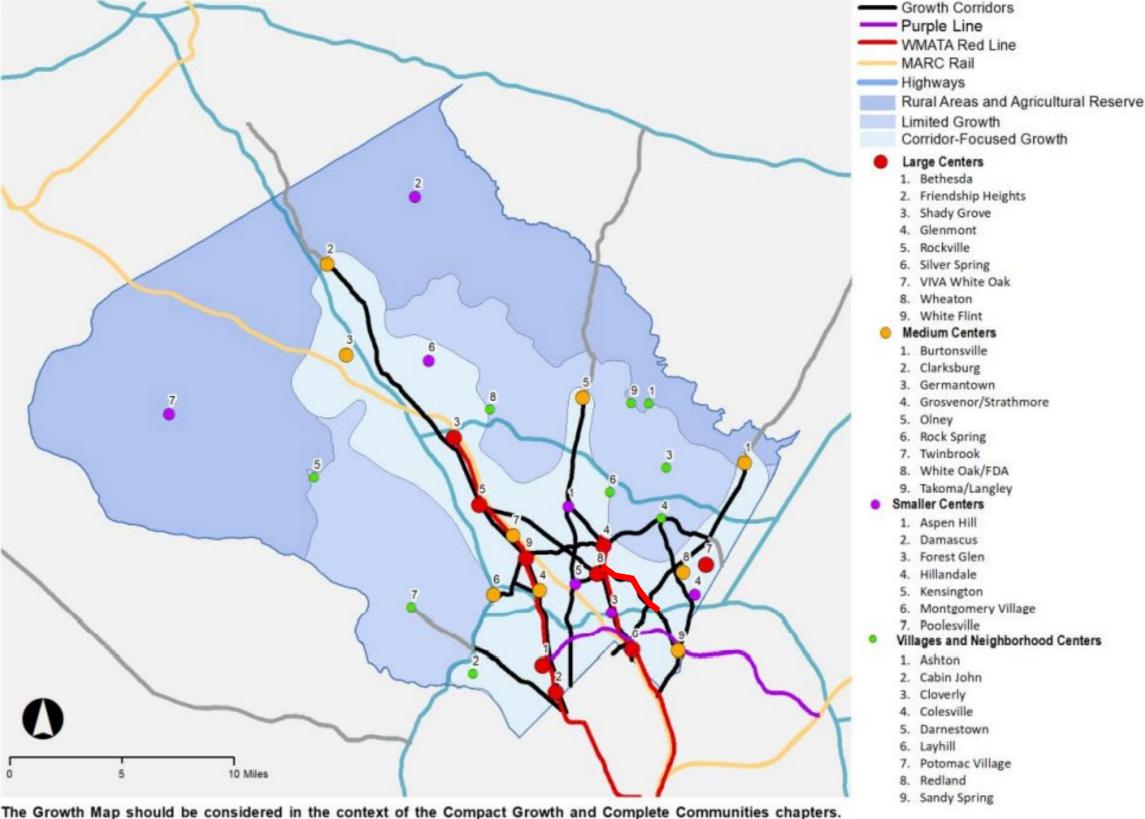
UBC Plan Area	Percent
Hispanic/Latino	26.7%
Not Hispanic/Latino	73.3%
White	33.5%
Black/African American	23.7%
Native American	0.1%
Asian	10.4%
Native Hawaiian/Pacific Islander	0.0%
Other	1.4%
Two or More Races	4.1%

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)



Thrive Montgomery 2050



The Corridor-Focused Growth area (lightest blue) should have the largest share of new growth. It encompasses the most developed part of the county with highest-density population and employment centers, and the infrastructure to support existing and new development (p.42).

The centers of activity shown are not exhaustive of all existing or potential centers. Some of the centers listed on the growth map are not subject to Montgomery County zoning authority.

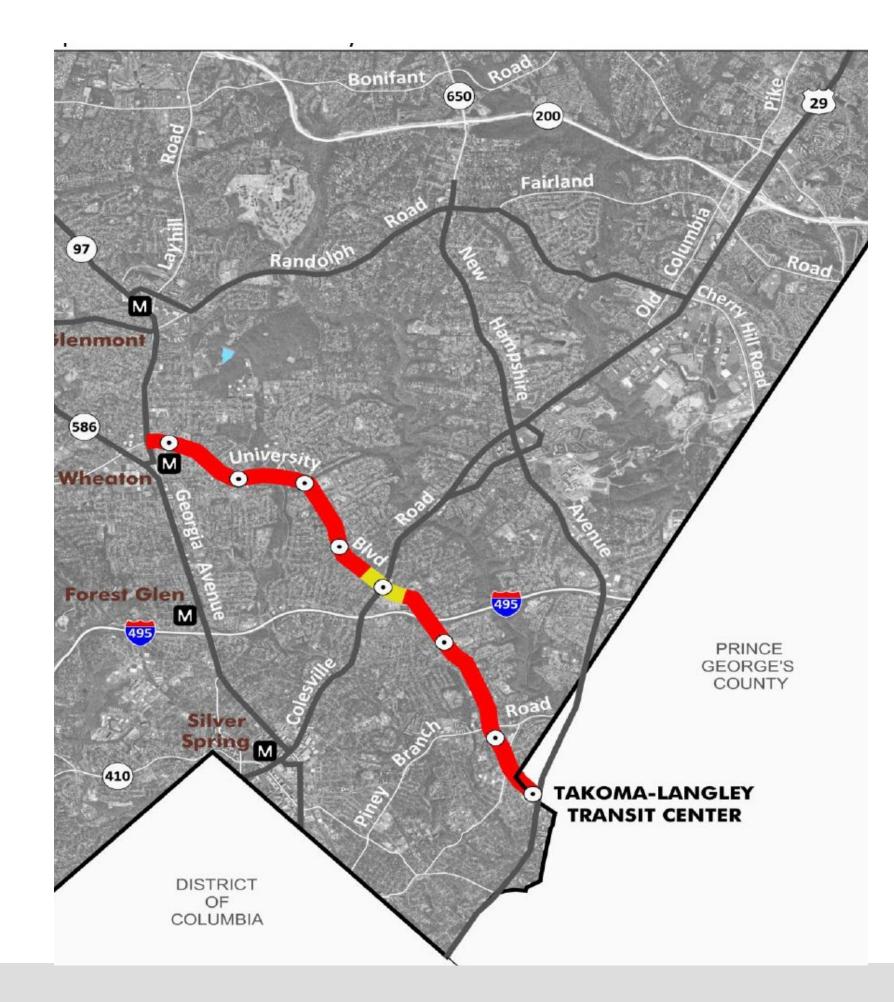
Countywide Transit Corridors Functional Plan

Proposed stations within the Plan area

- MD 193 and Amherst Avenue
- 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

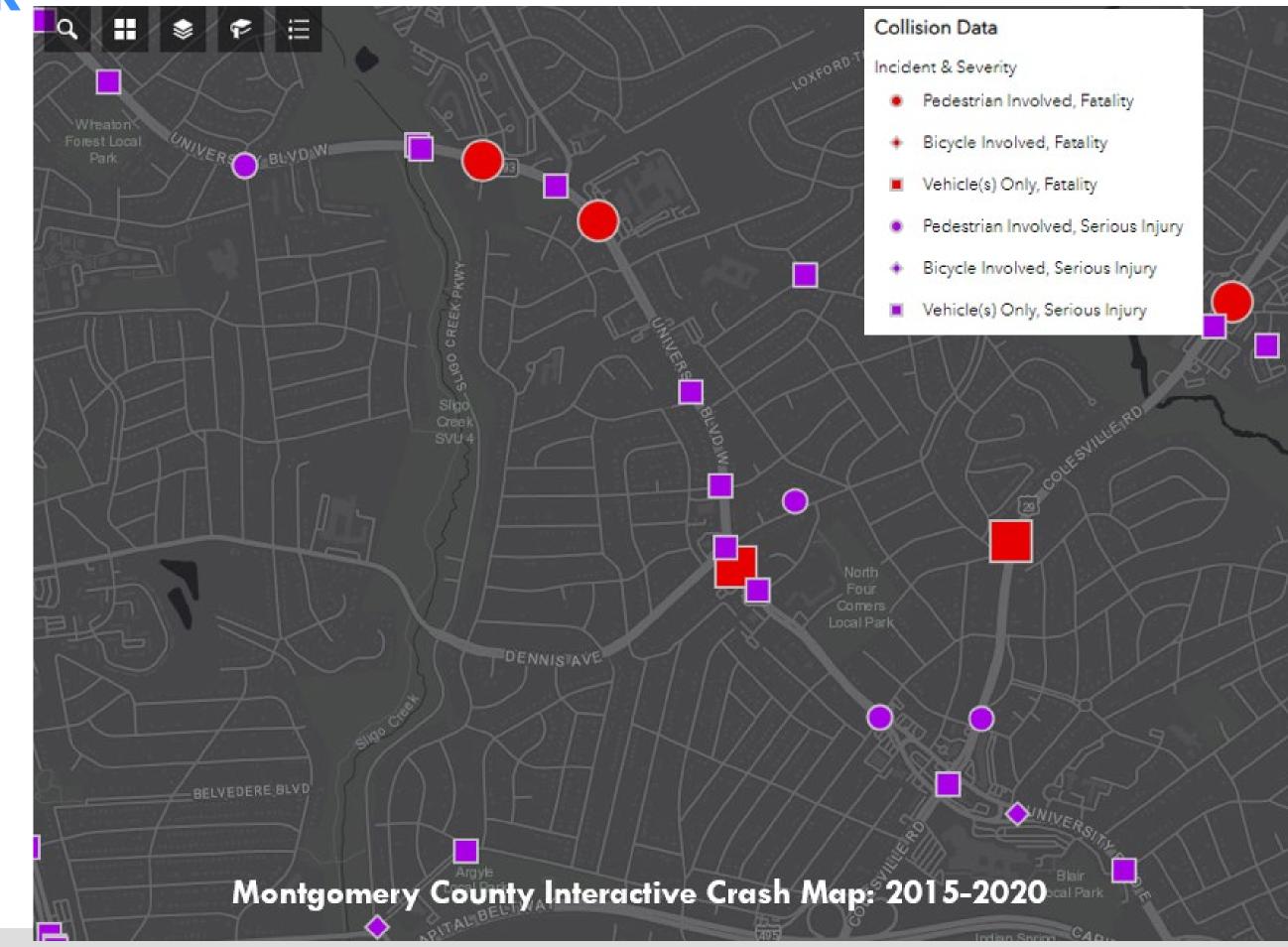
Between 124 feet and 150 feet with 1 additional transit lane



Vision Zero

Vision Zero is a strategy to eliminate traffic fatalities and severe injuries on roadways.

Montgomery County has committed to achieving Vision Zero by 2030.



Public Facilities

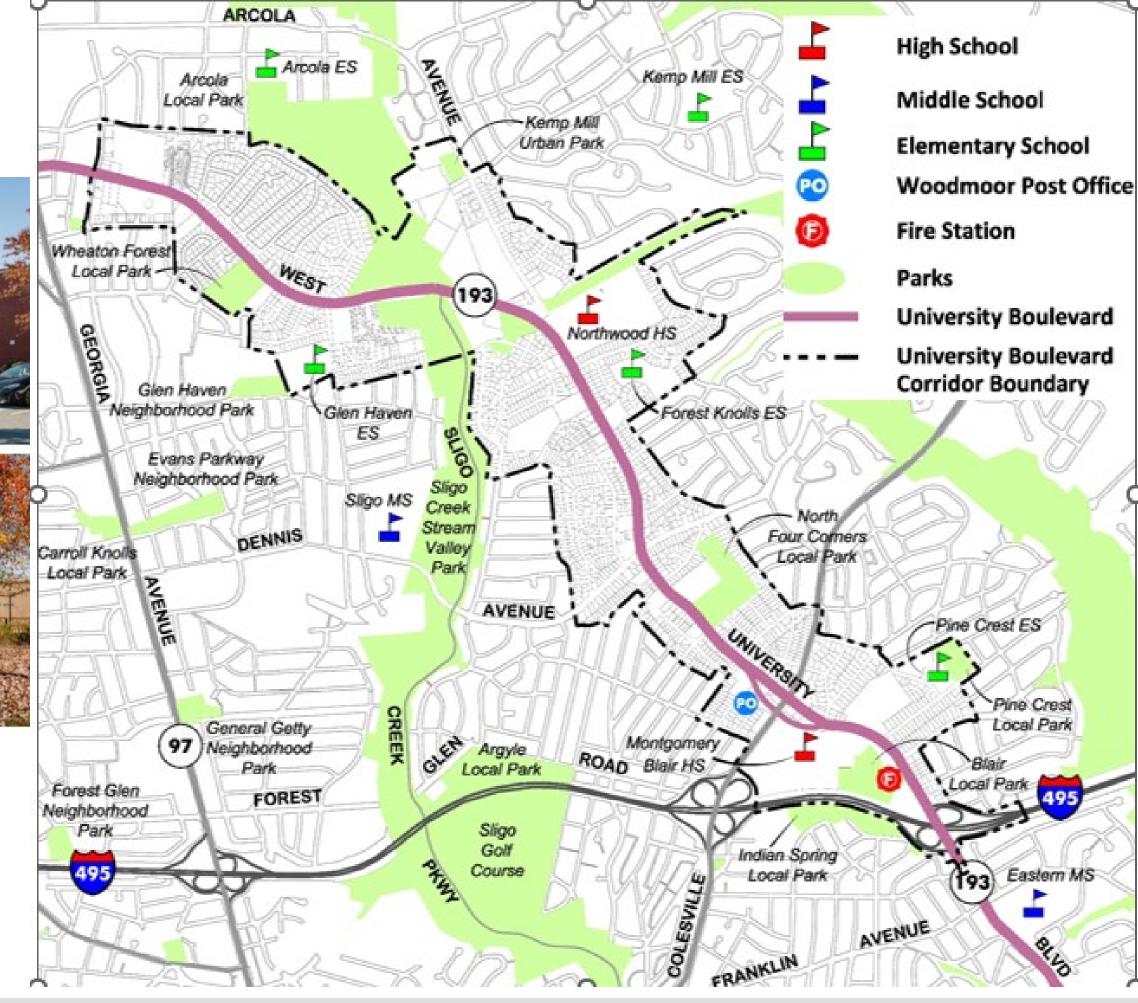
Existing Resources





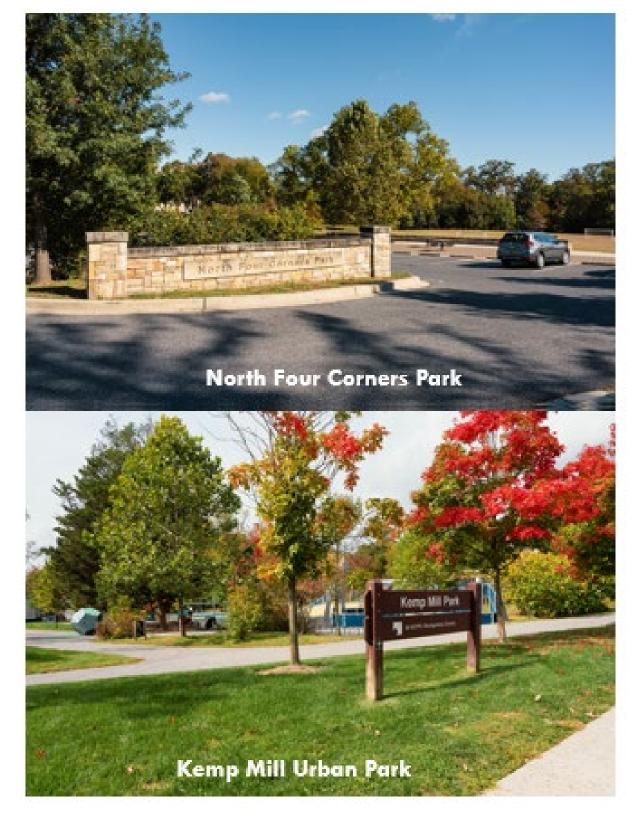






Parks and Open Spaces

Existing Resources





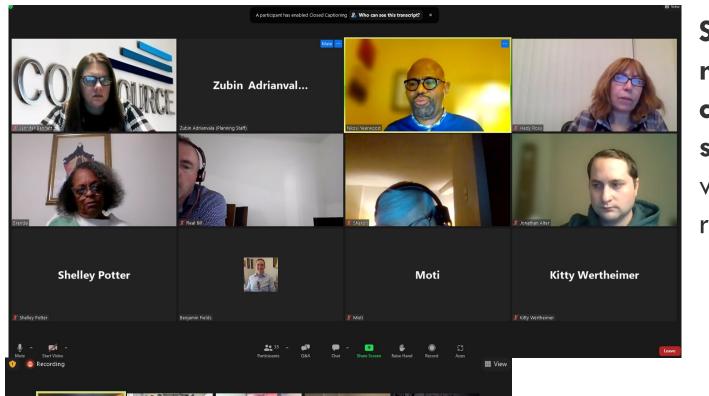
Public Meetings

November 2 and 7









Several virtual meetings with community stakeholders: Meeting with University Tower residents

Meeting with business owner: Elite Body owner and Daniel Koroma (Business Liaison Officer)



Montgomery County Commission on People with Disabilities presentation





Future Community Meeting Topics

- Transportation/Mobility
- Environment/Sustainability
- **Economic Development and Housing**
- Parks and Open Spaces/Public Facilities
- And other topics

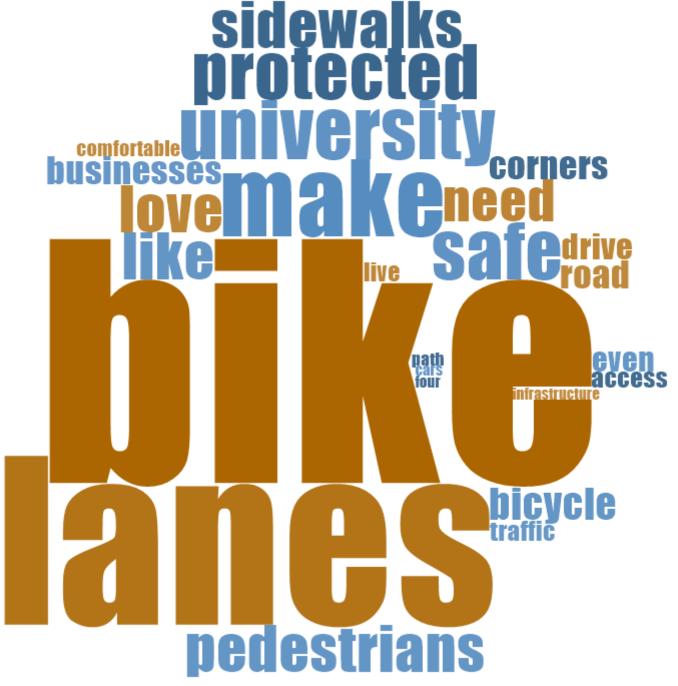
Meetings with specific multifamily properties and communities

- Planner hours at multifamily buildings
- Walking tour and (or) workshop
- Spanish language meetings



25 most Frequent Words (4 letters and more) in Pedestrian Environment Code - Grouping With Synonyms

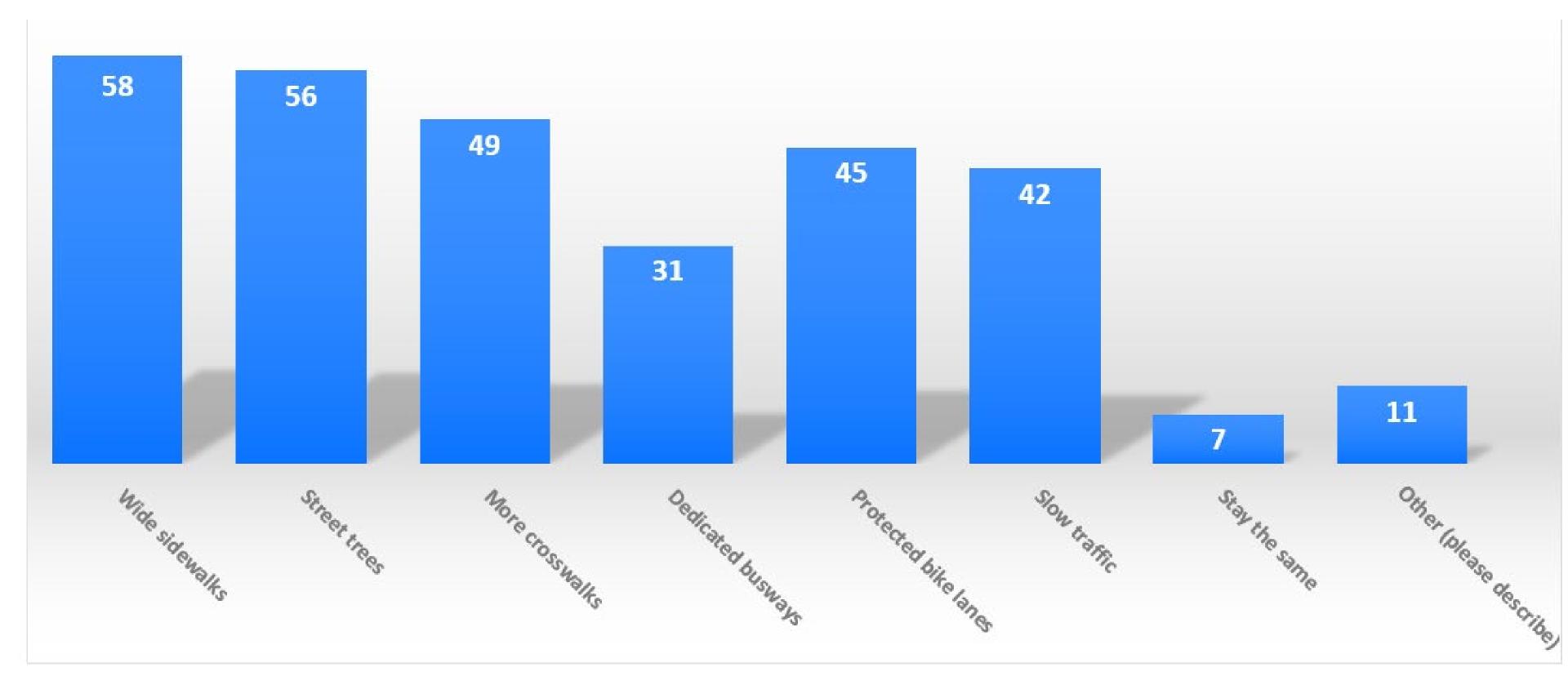
Words that dominate 'Pedestrian Environment' conversations



25 most Frequent Words (4 letters and more) in Support of Bike Infrastructure Code – Grouping With Synonyms

Words that dominated 'Support of Bike Infrastructure' conversations

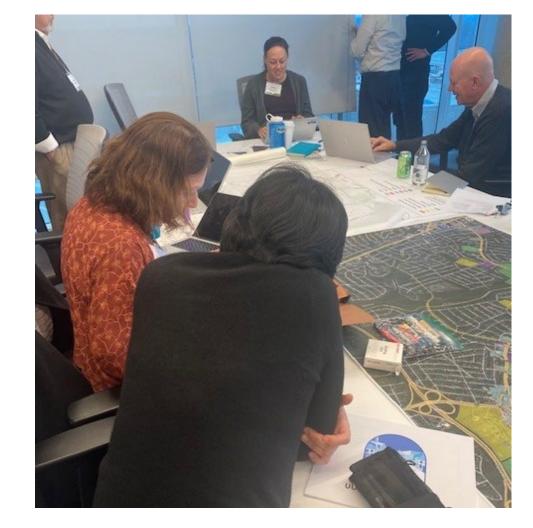
What would you like to see on University Boulevard?



Urban Land Institute Technical Assistance Panel

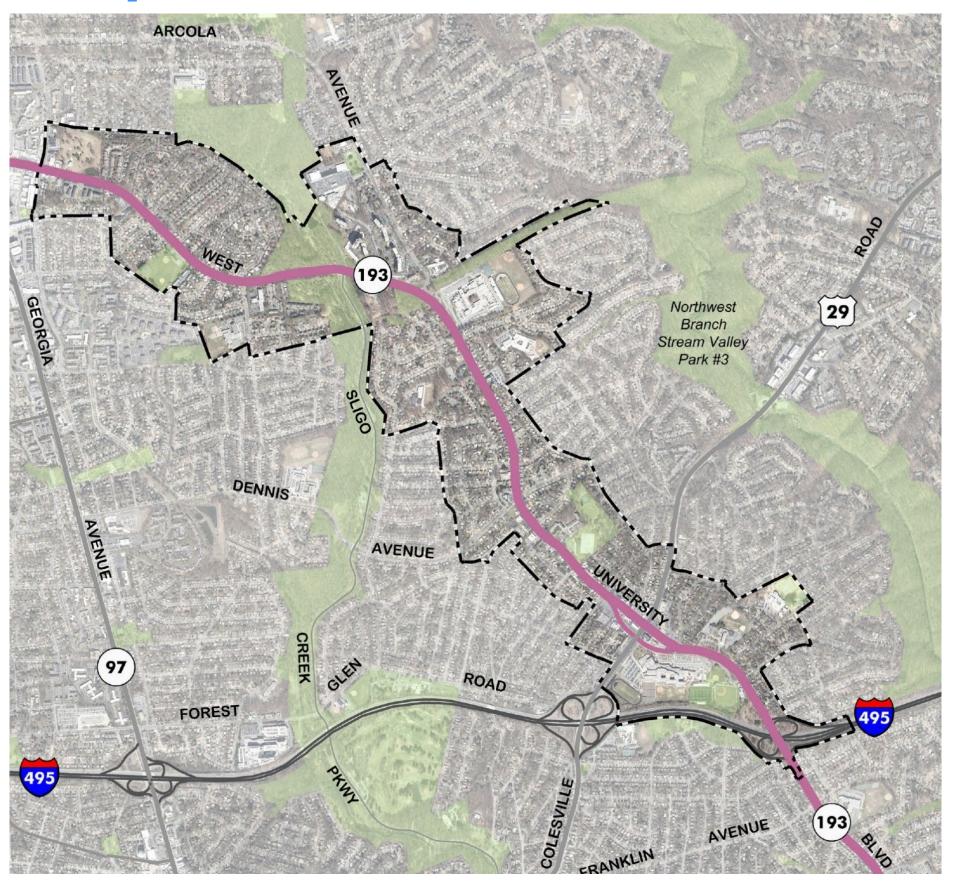
Questions to be answered

- 1. 'What market conditions are necessary to advance corridor focused growth along University Boulevard envisioned in Thrive 2050?
- 2. Is it economically feasible for the existing housing and institutional uses along University Boulevard to transition to a compact form of housing over the next 20 years?
- 3. Alternatively, is it economically feasible for a transition towards a more compact form of housing at certain nodes along the corridor (e.g. Kemp Mill Center or Four Corners)?
- 4. Are there any planning or development options outside of proposed feasibilities that county isn't considering, but should?





Project Schedule



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

Staff Recommendation



Approve the University Boulevard Corridor Plan Scope of Work