



Montgomery Planning Midcounty Planning Division

02/16/2023

Item. No.7

University Boulevard Corridor Plan

Scope of Work

Plan Purpose



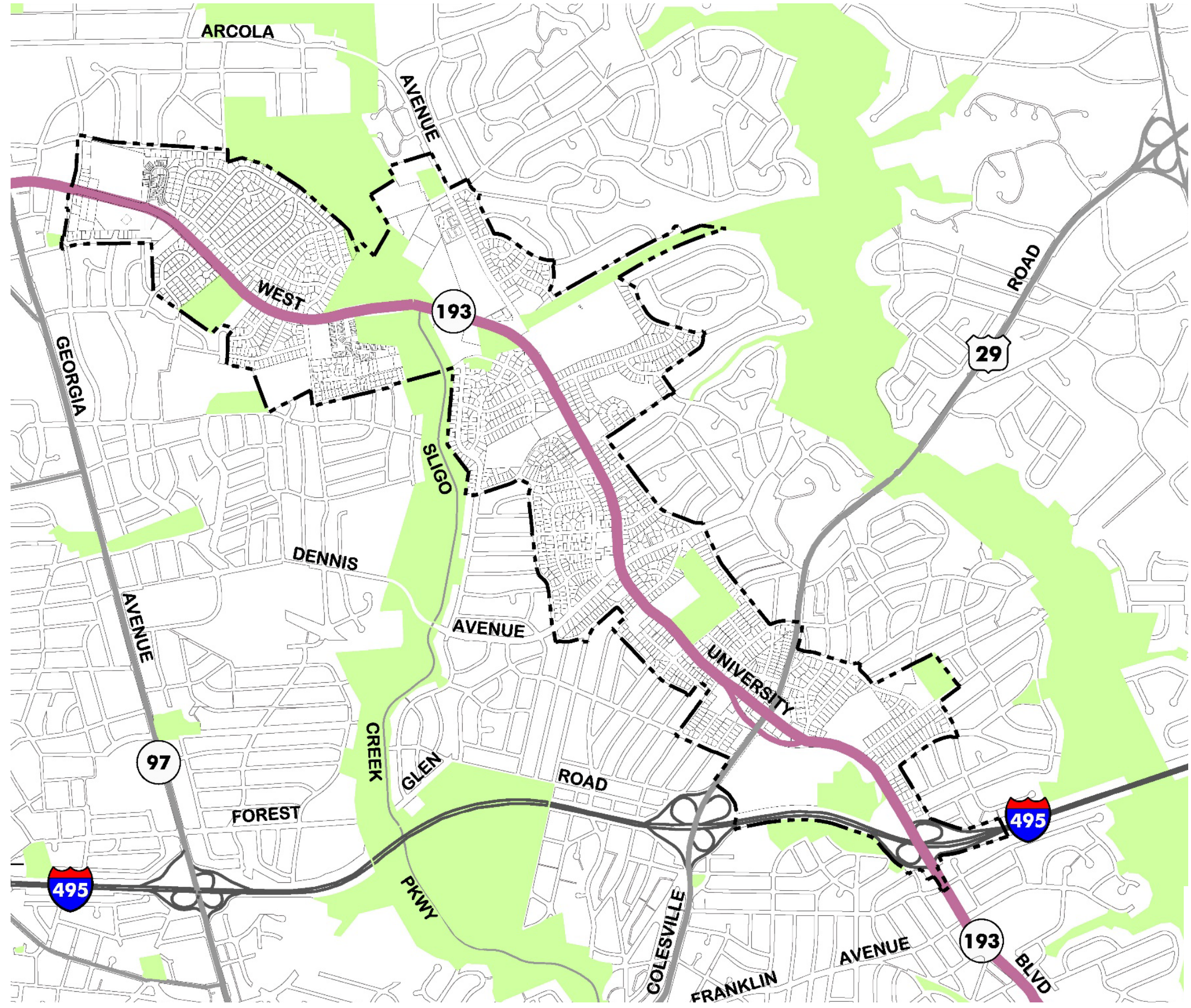
The purpose of the University Boulevard Corridor Plan is to comprehensively review the built, natural, and social environment along the corridor and consider opportunities to further the outcomes and objectives of *Thrive Montgomery 2050*.

Scope of Work

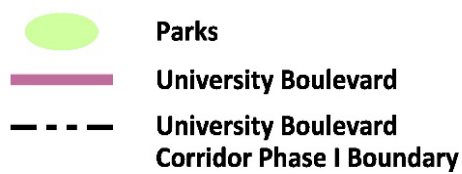
Master Plan Process At-a-glance



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.

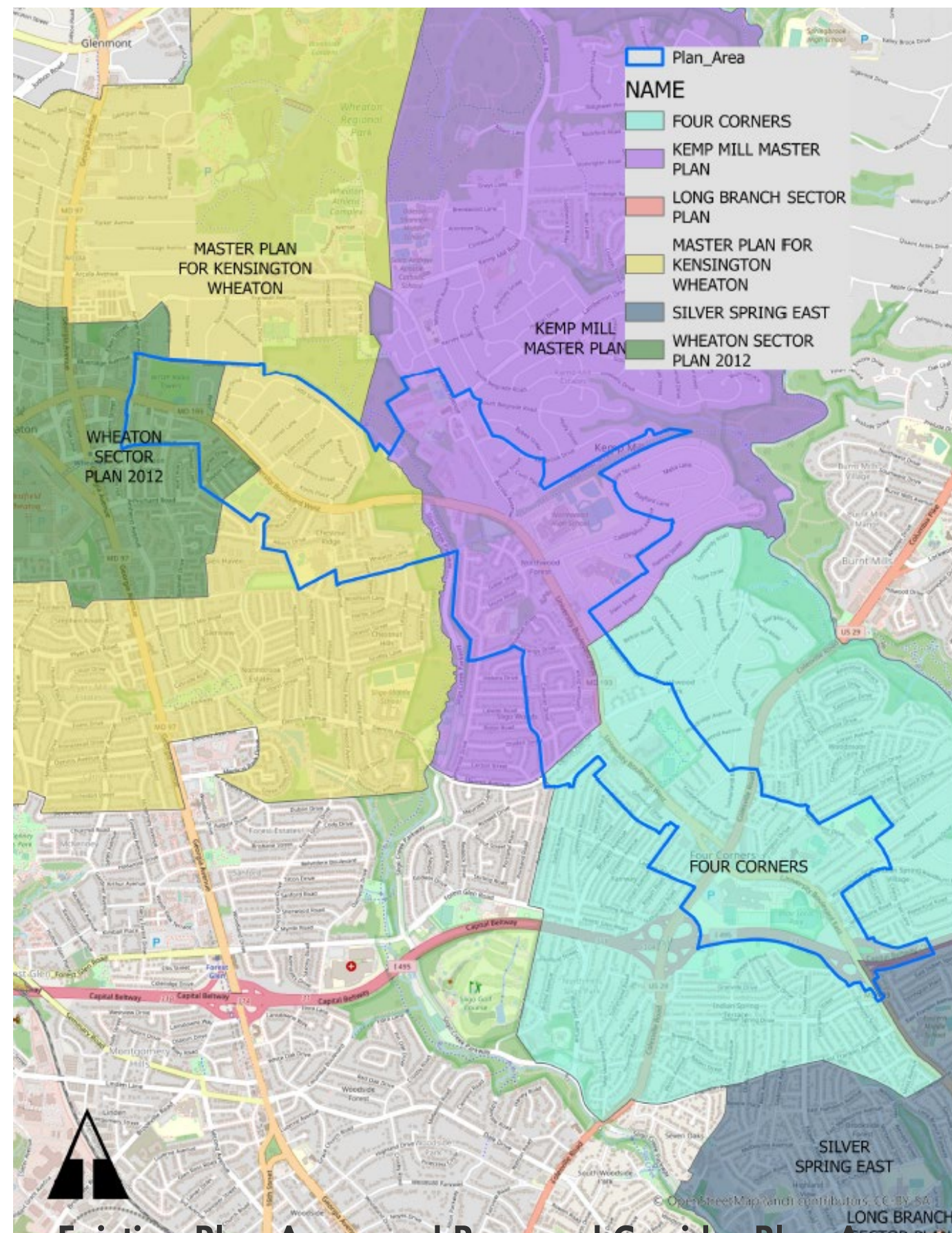


Plan Features

- 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



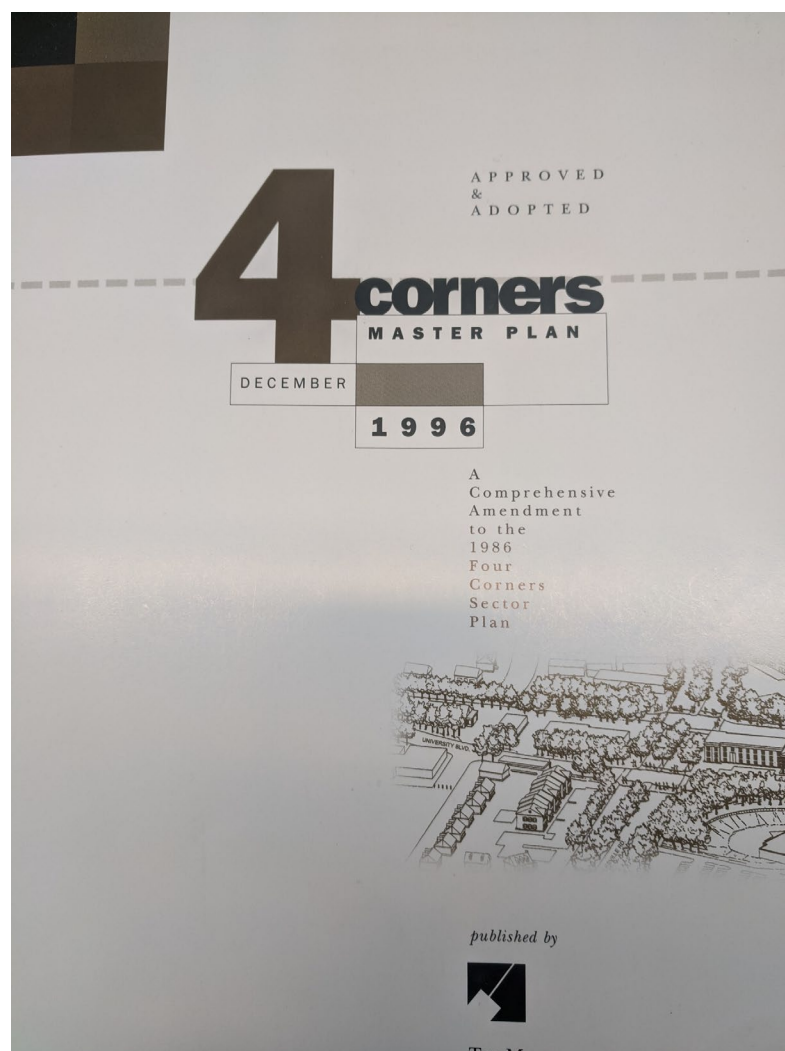
Existing Plan Areas and Proposed Corridor Plan Area



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:

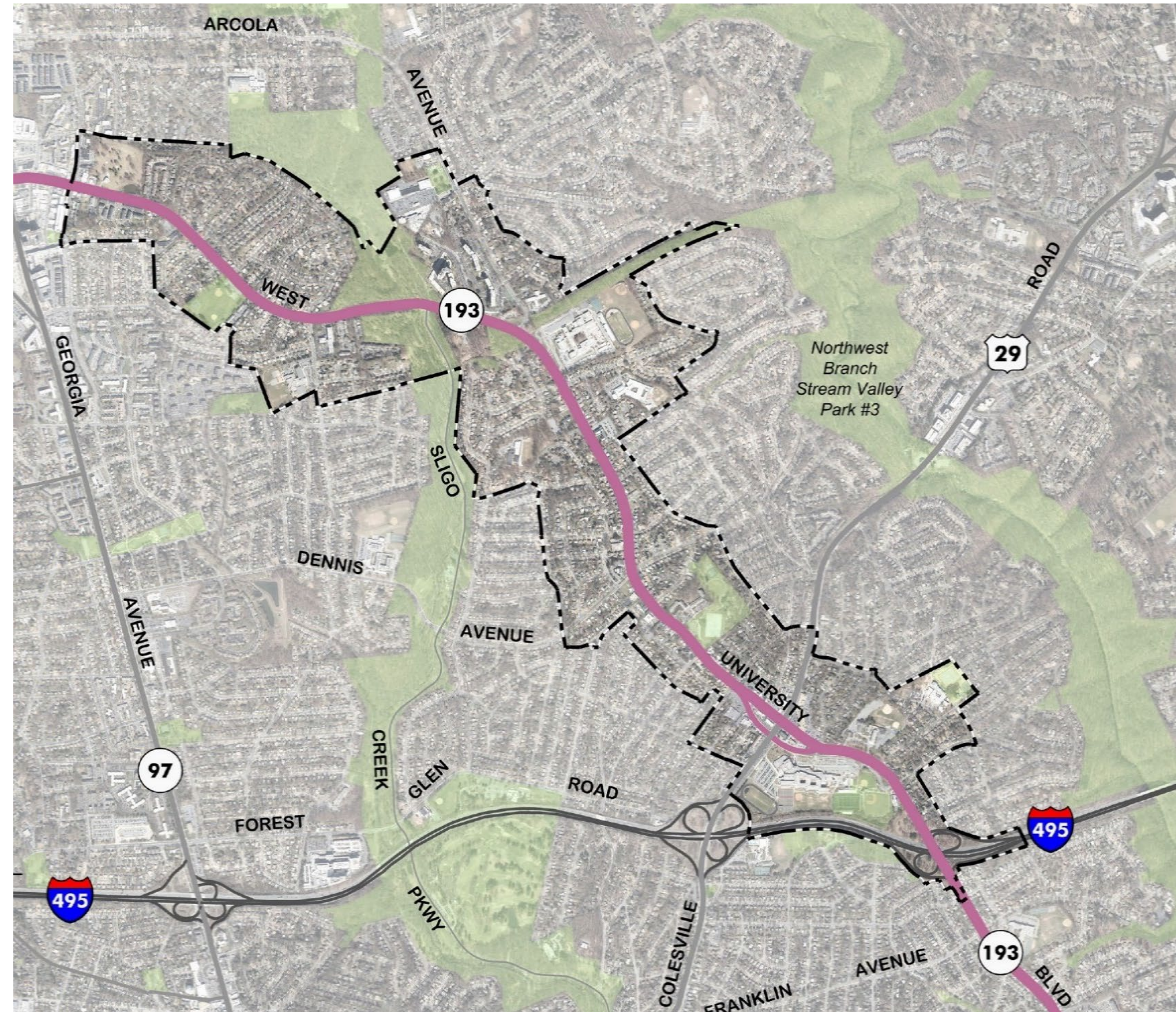
- Montgomery County Ride On: 7, 8, 9, 14 and 19
- Metro Bus: C2 and C4

Existing Bike Lanes: None.

Sidewalks: Adjacent to the roadway.

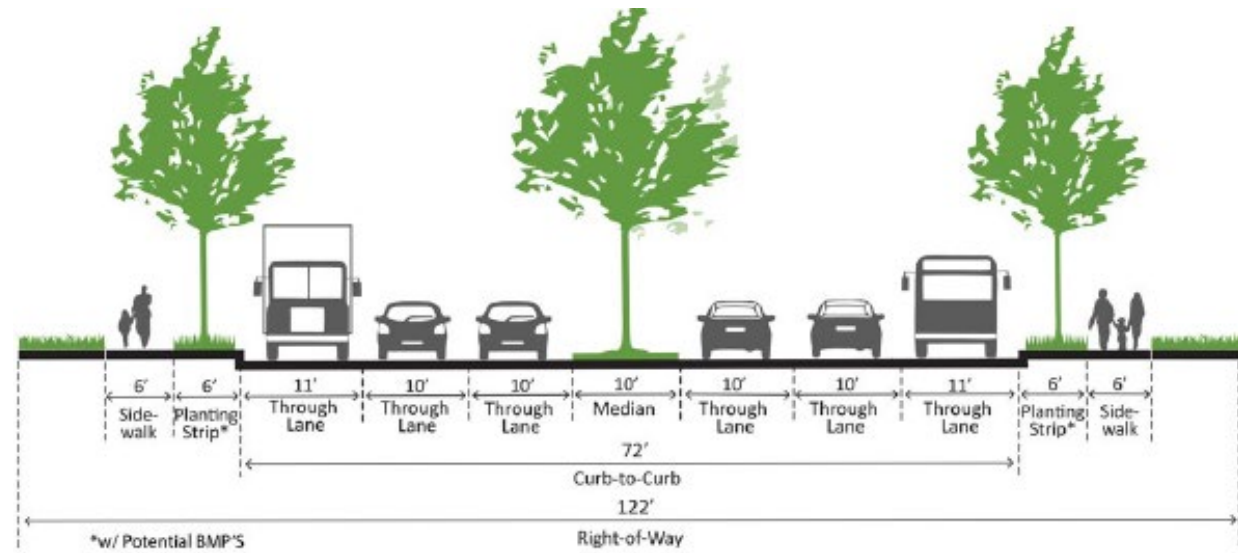
Future Transit: Planned BRT Corridor (2013 Functional Plan)

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



Corridor Plans

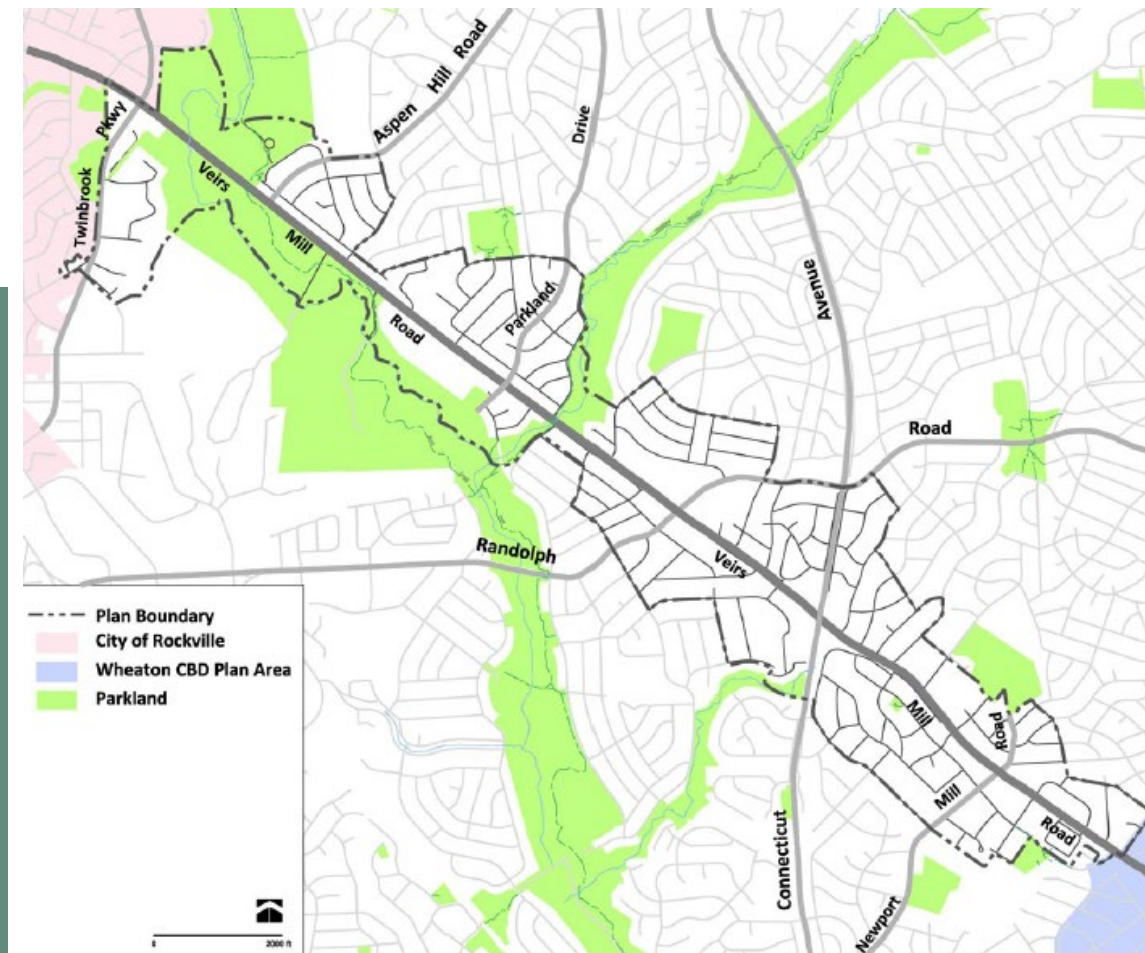
Typical Feature: A linear area defined by one or more transportation modes, such as roadways, rail lines, or public transit, that share a common area.



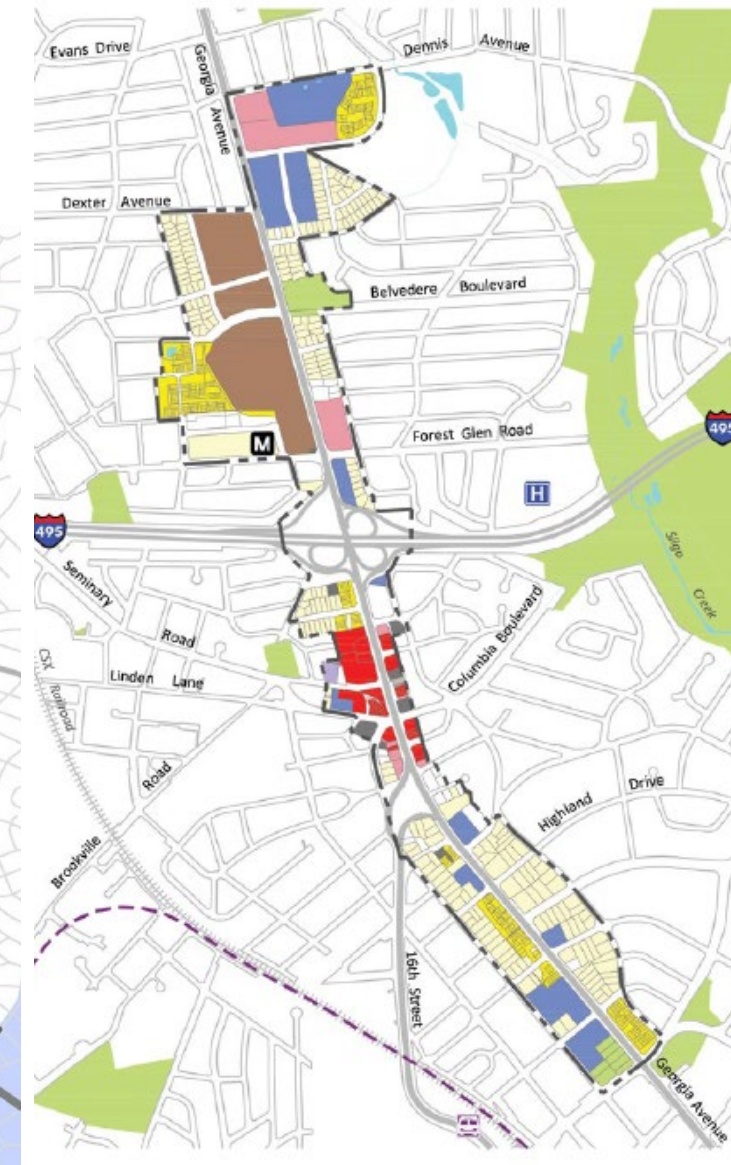
**Forest Glen/Montgomery Hills
Georgia Avenue-Short Term (16th Street to Spring Street)**



Veirs Mill Road (Access Road on one side)

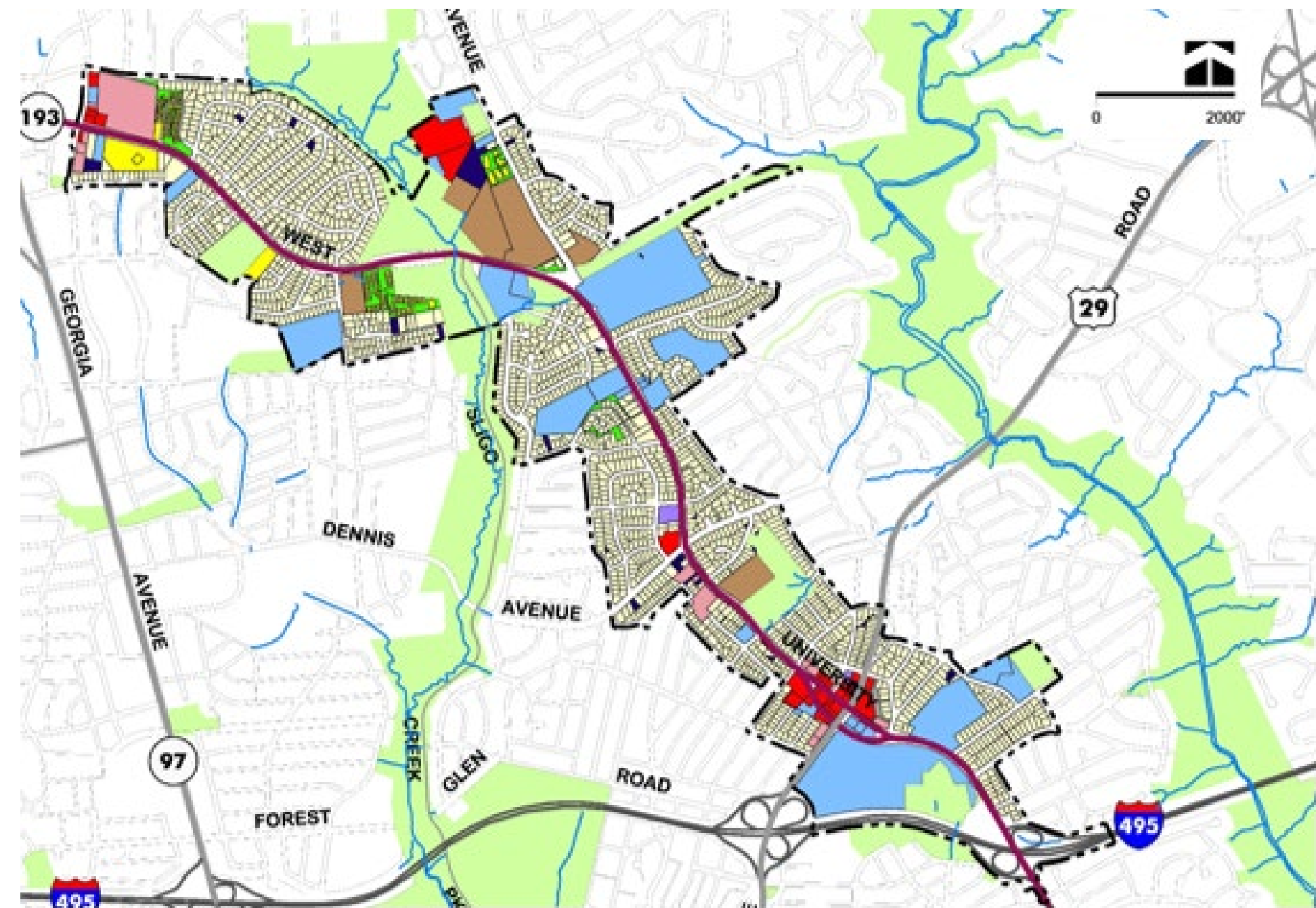
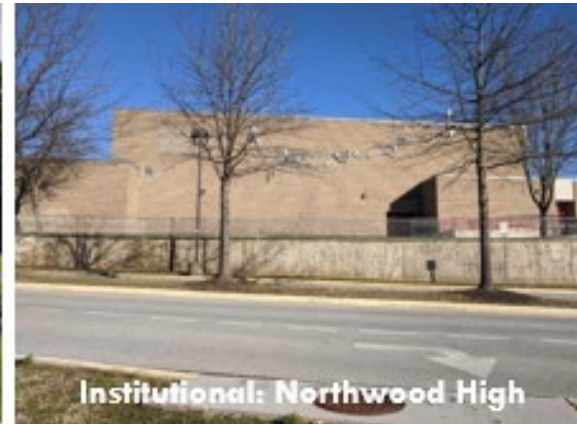


Veirs Mill Corridor



Forest Glen/Montgomery Hills

Existing Land Use



Existing Zoning



Commercial



Residential Townhouses










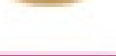




Multifamily Residential



Residential Dwelling



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

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

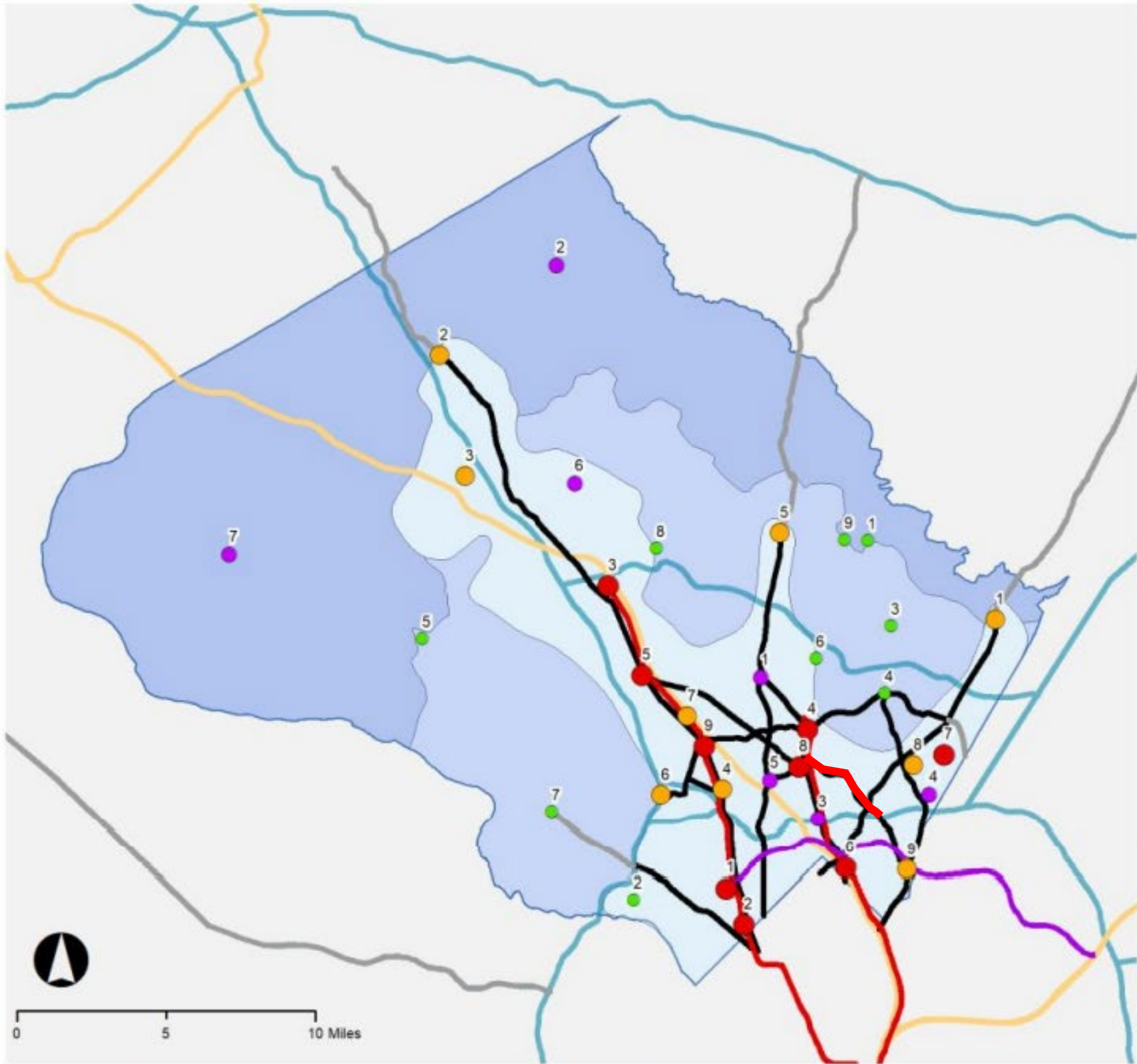
Planning Framework

- 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

Thrive Montgomery 2050



- Growth Corridors
- Purple Line
- WMATA Red Line
- MARC Rail
- Highways
- Rural Areas and Agricultural Reserve
- Limited Growth
- Corridor-Focused Growth
- **Large Centers**
 1. Bethesda
 2. Friendship Heights
 3. Shady Grove
 4. Glenmont
 5. Rockville
 6. Silver Spring
 7. VIVA White Oak
 8. Wheaton
 9. White Flint
- **Medium Centers**
 1. Burtonsville
 2. Clarksburg
 3. Germantown
 4. Grosvenor/Strathmore
 5. Olney
 6. Rock Spring
 7. Twinbrook
 8. White Oak/FDA
 9. Takoma/Langley
- **Smaller Centers**
 1. Aspen Hill
 2. Damascus
 3. Forest Glen
 4. Hillandale
 5. Kensington
 6. Montgomery Village
 7. Poolesville
- **Villages and Neighborhood Centers**
 1. Ashton
 2. Cabin John
 3. Cloverly
 4. Colesville
 5. Darnestown
 6. Layhill
 7. Potomac Village
 8. Redland
 9. Sandy Spring

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 Growth Map should be considered in the context of the Compact Growth and Complete Communities chapters. 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.

Planning Framework

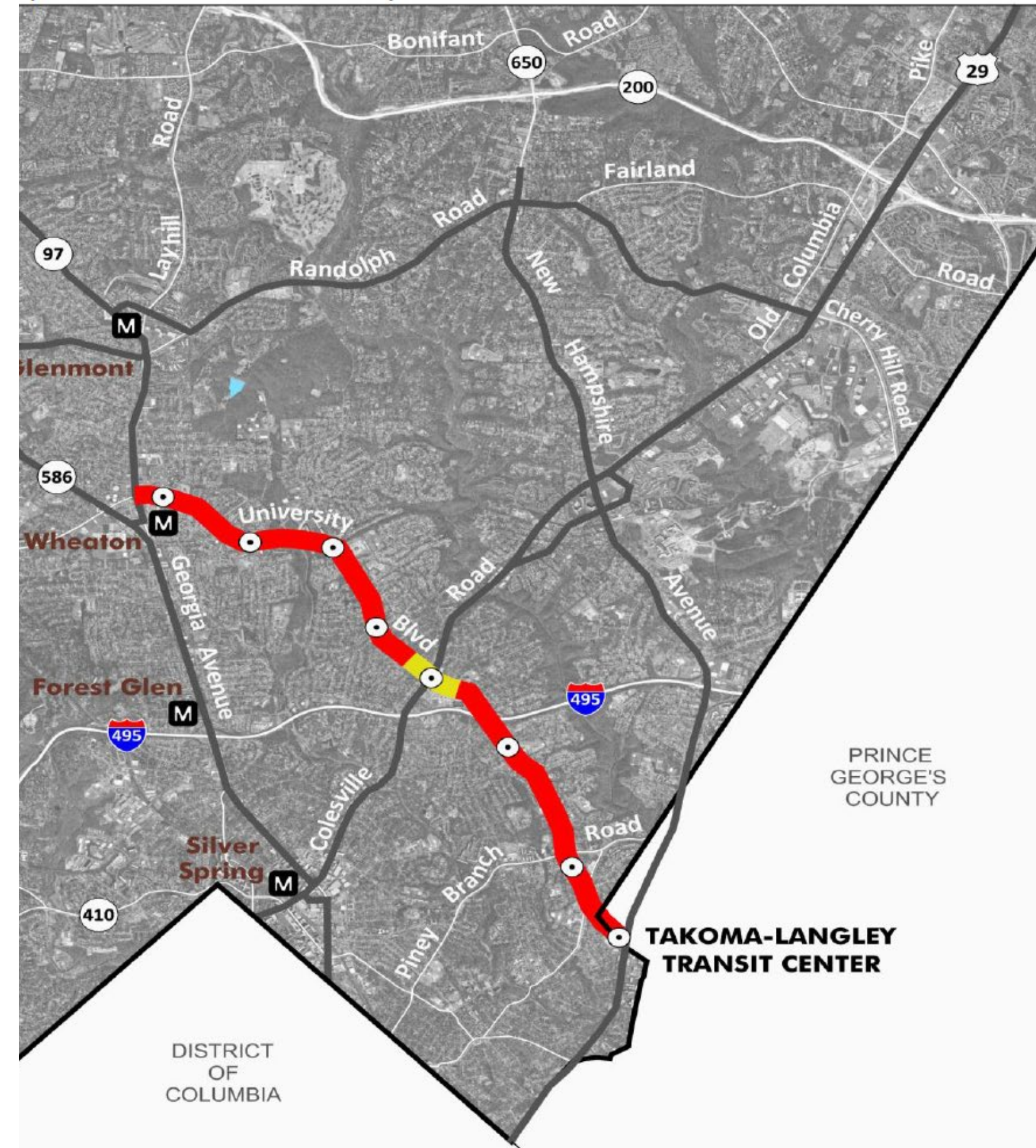
Countywide Transit Corridors Functional Plan

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

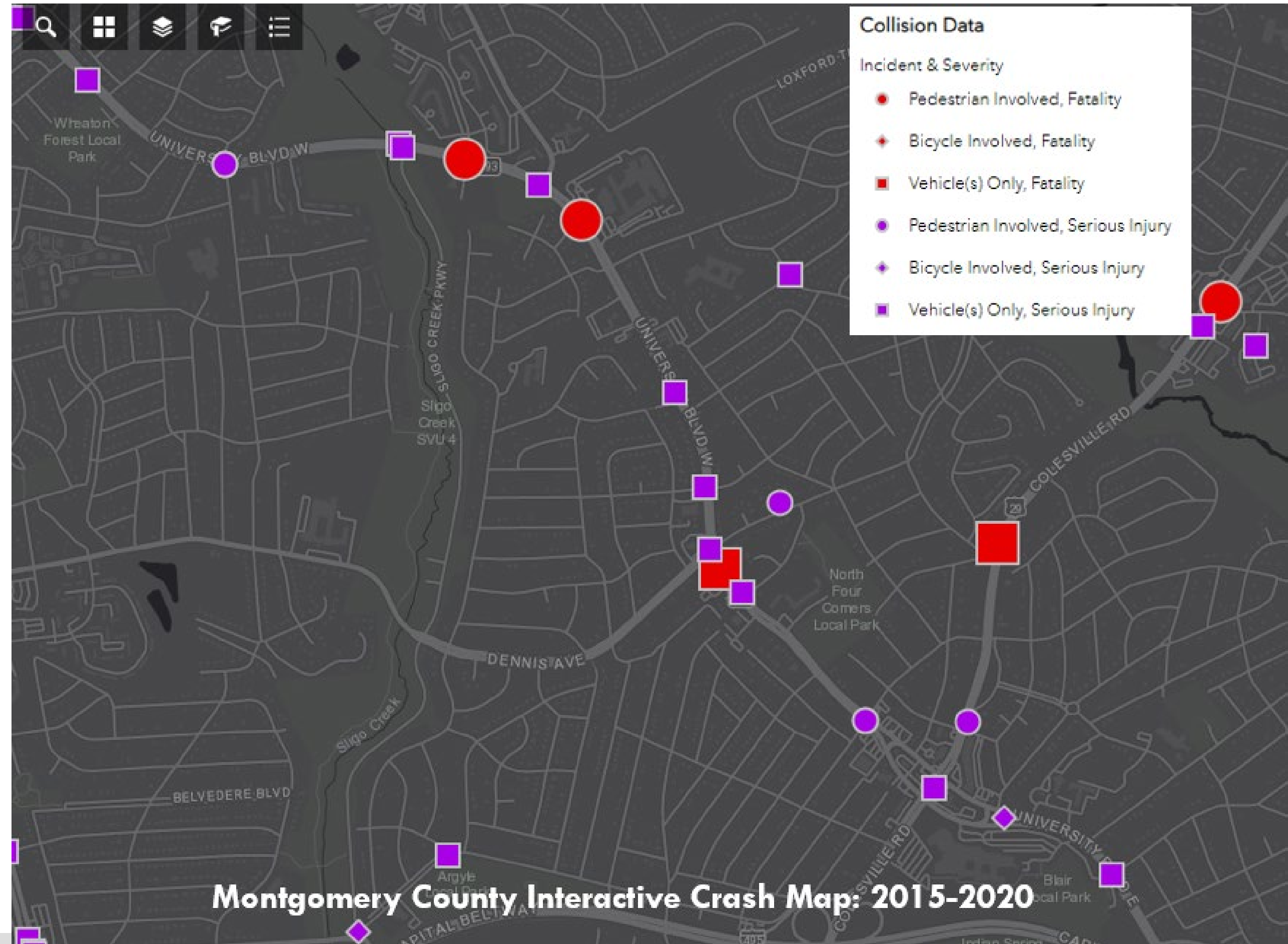


Planning Framework

Vision Zero

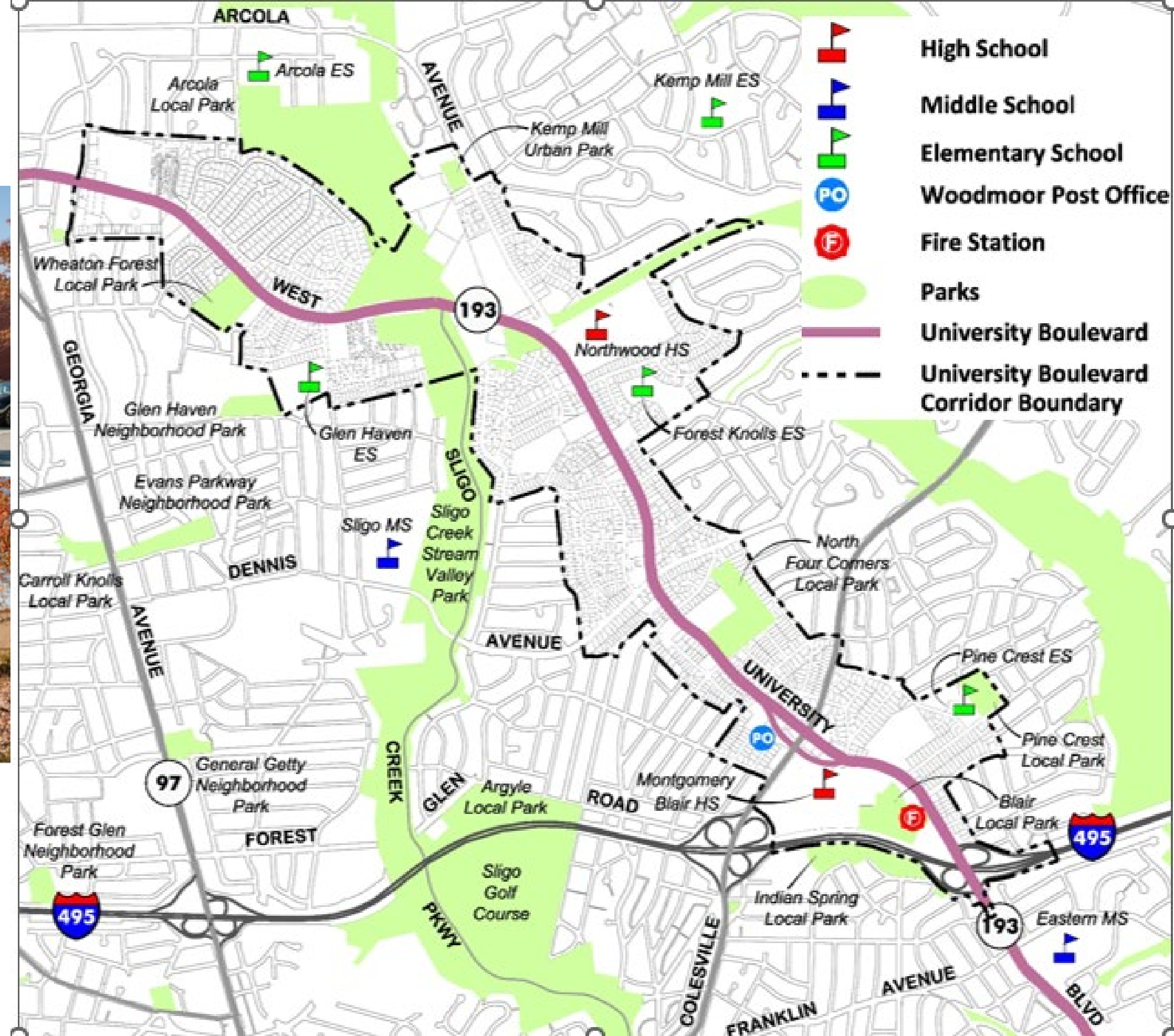
Vision Zero is a strategy to eliminate traffic fatalities and severe injuries on roadways.

- Montgomery County has committed to achieving Vision Zero by 2030.



Public Facilities

Existing Resources



Parks and Open Spaces

Existing Resources



North Four Corners Park



Kemp Mill Urban Park

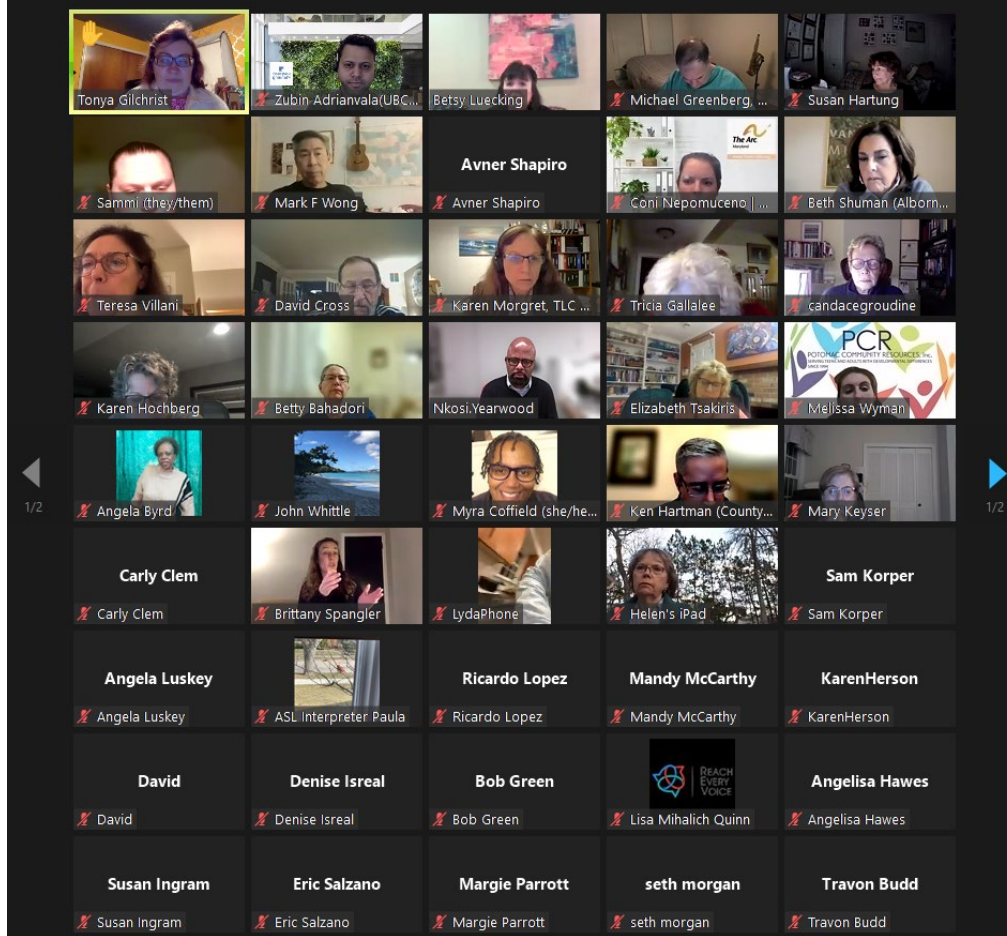
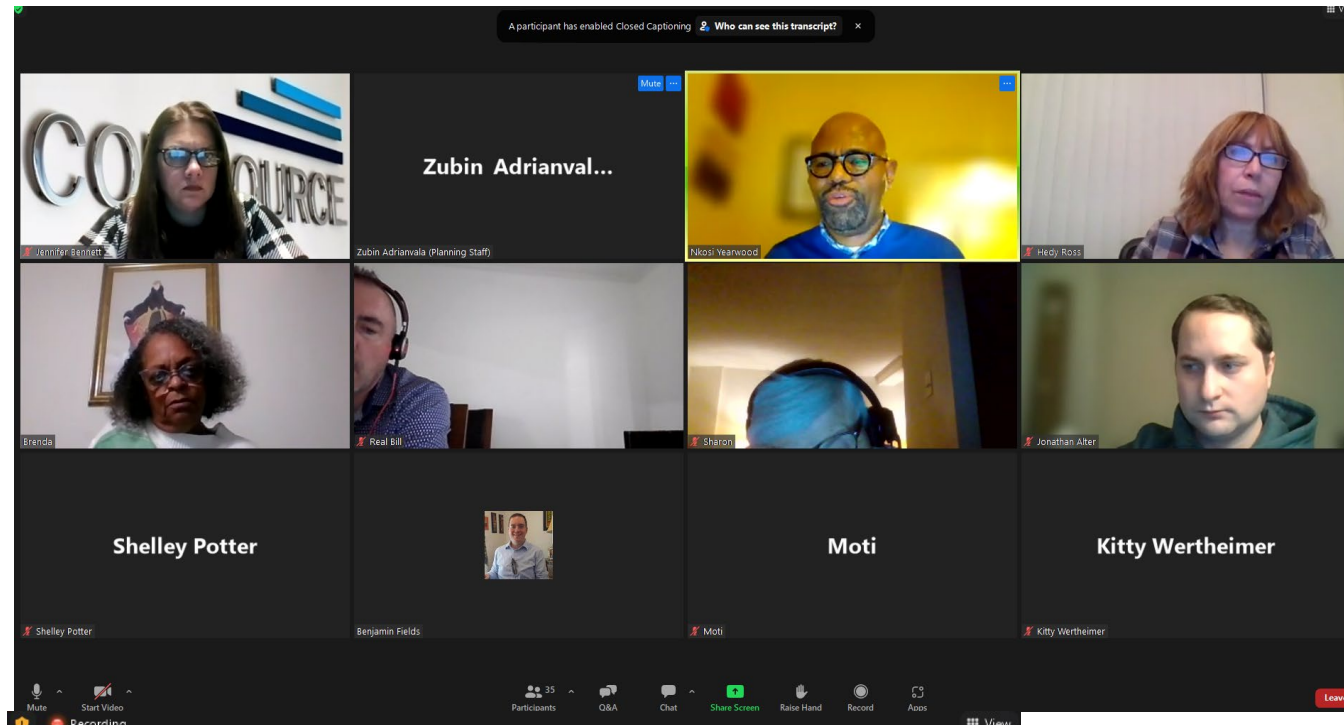
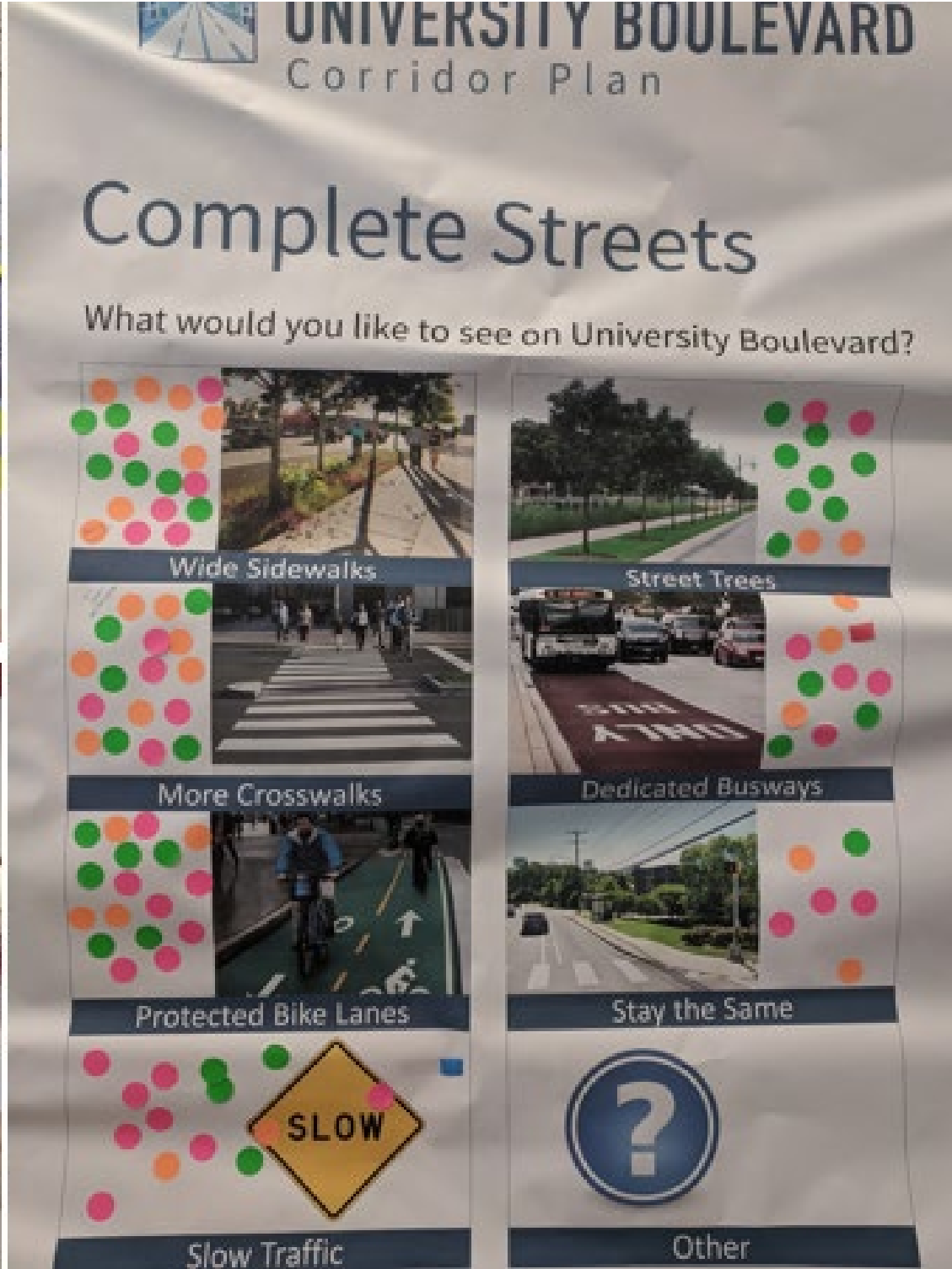


Initial Public Engagement

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

Initial Public Engagement



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

Initial Public Engagement



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

Words that dominate 'Pedestrian Environment' conversations

Initial Public Engagement

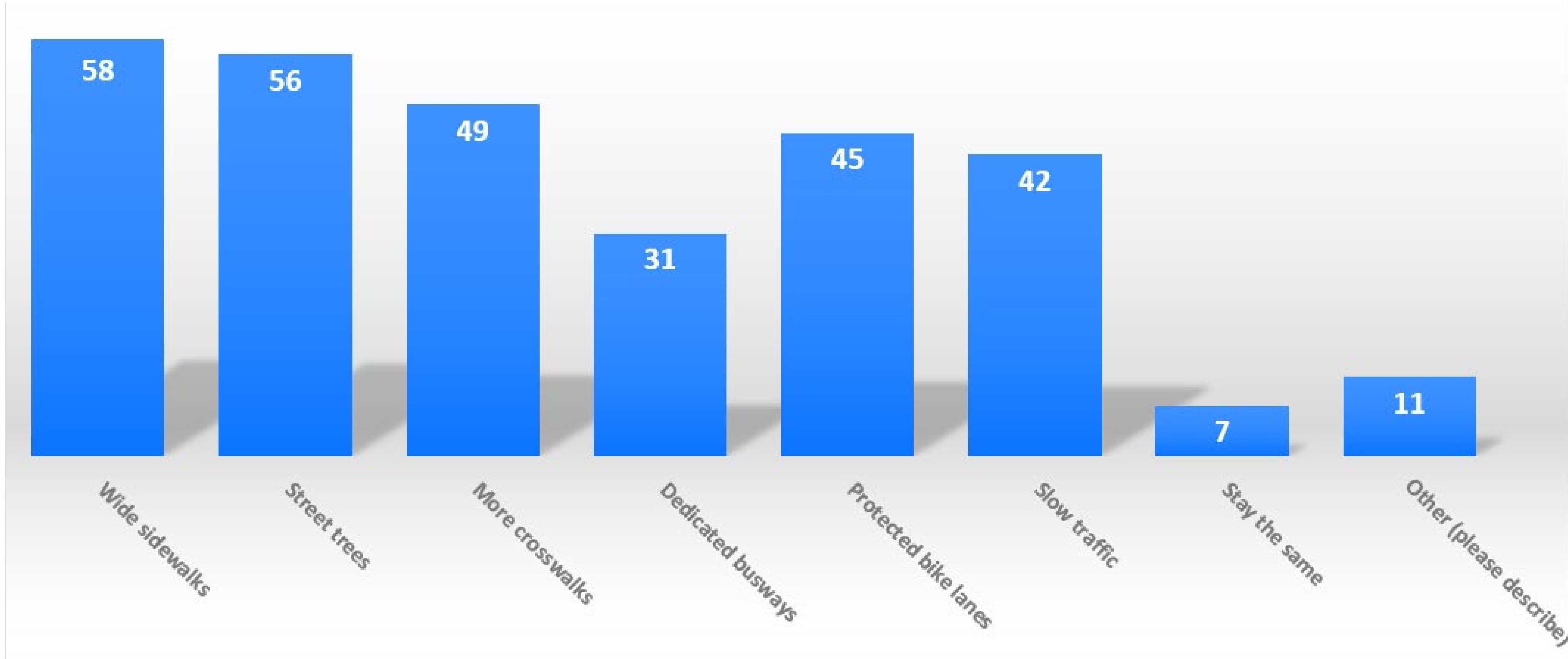


25 most Frequent Words (4 letters and more) in Support of Bike Infrastructure Code – Grouping With Synonyms

Words that dominated ‘Support of Bike Infrastructure’ conversations

Initial Public Engagement

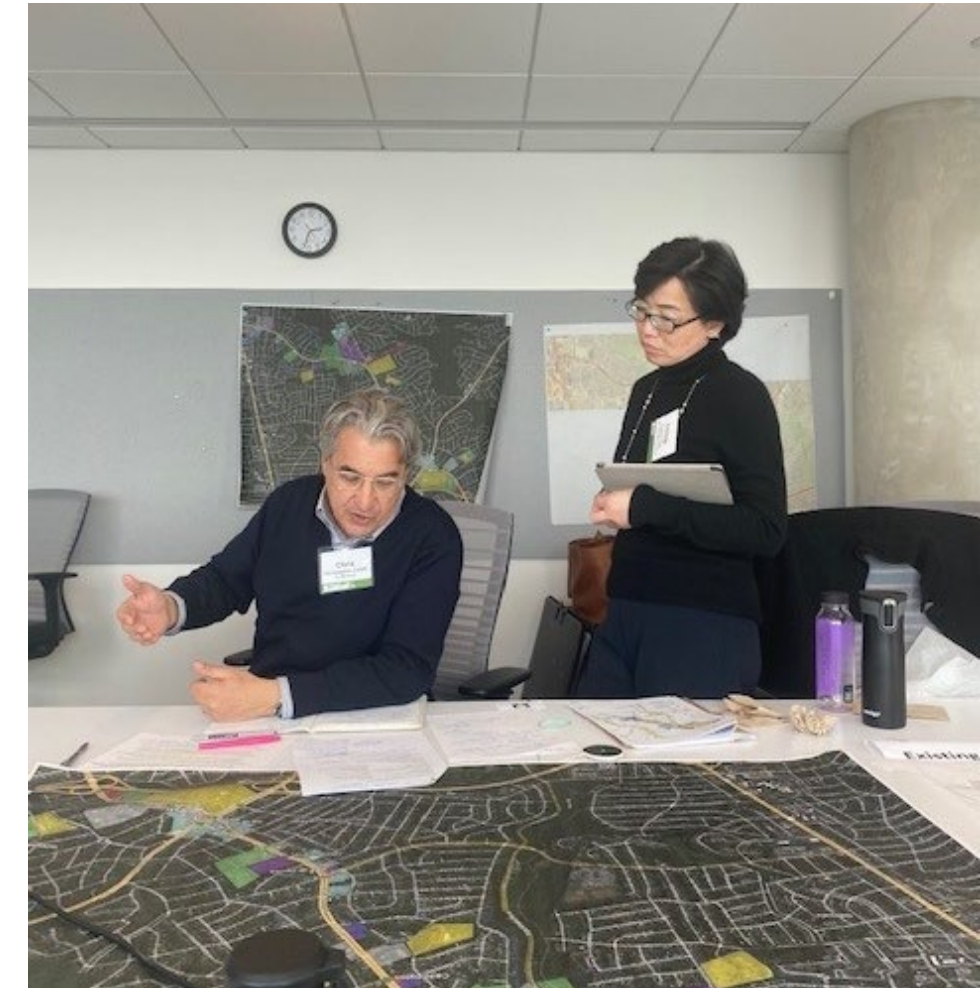
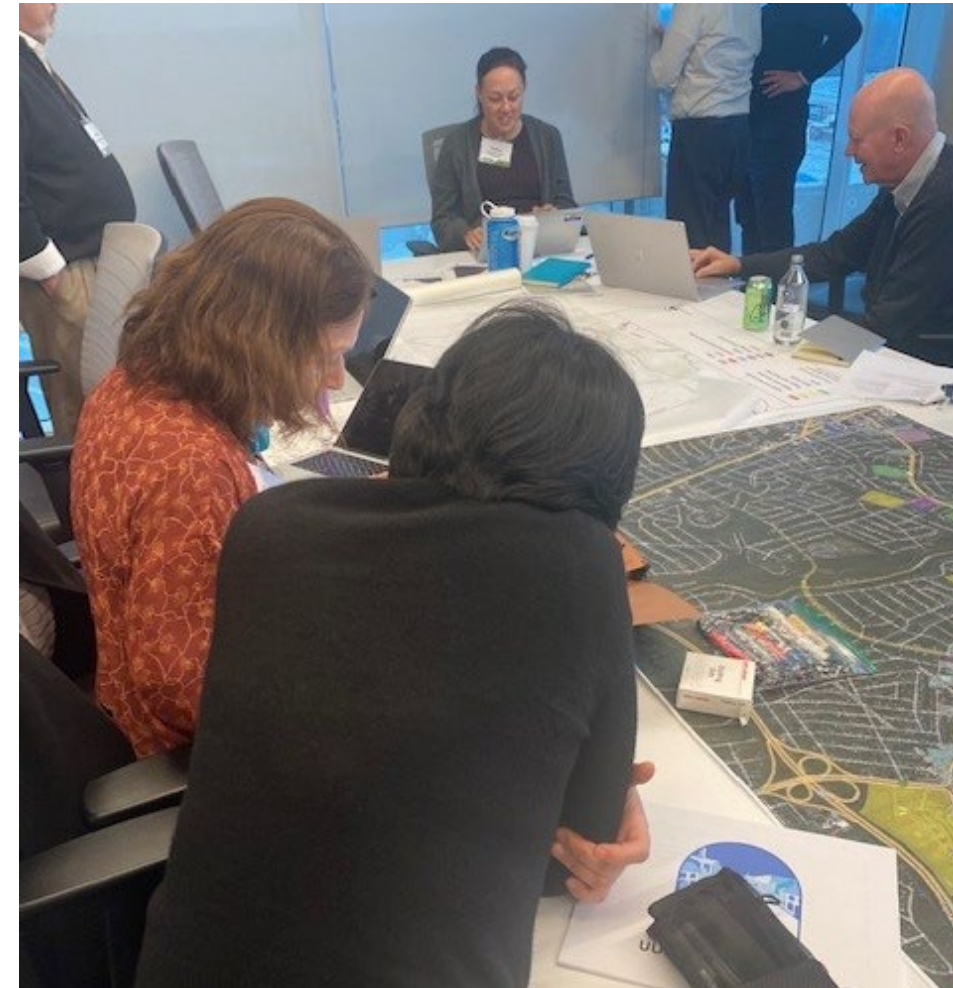
What would you like to see on University Boulevard?



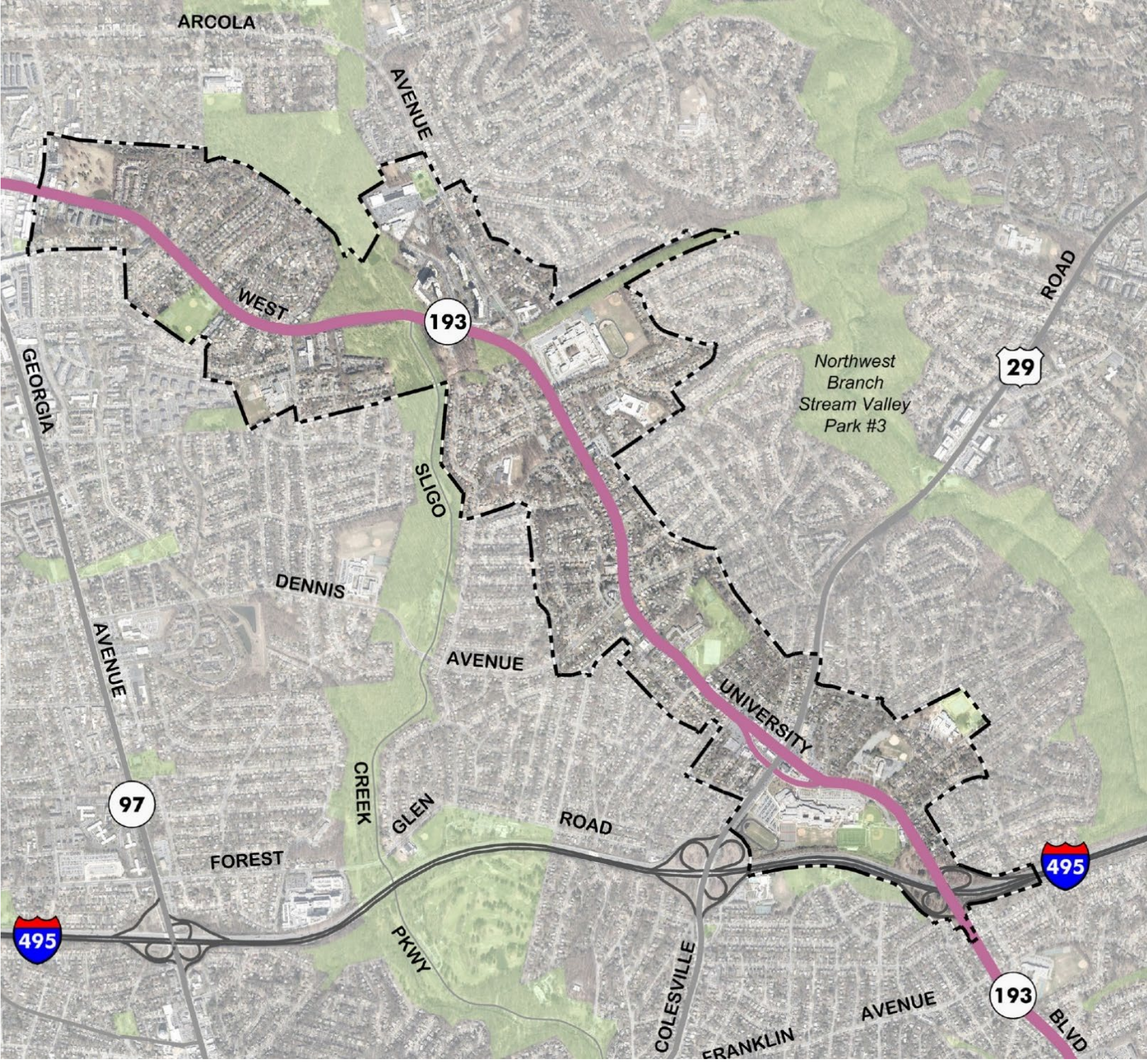
Urban Land Institute Technical Assistance Panel

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