



Montgomery Planning Midcounty Division

05/14/2024

# University Boulevard Corridor Plan

Emerging Ideas



# Tonight's Agenda

## Welcome and Introductions

## Background and Overview

- Planning Context

## Emerging Ideas

- Land Use and Zoning
- Transportation
- Sustainability
- Urban Design and Placemaking

## Initial/clarifying Q&A

## In-depth Q&A with project team



# Meeting Ground Rules

- Be courteous and respectful.
- Listen actively and participate fully in polling and Q&A.
- Keep comments brief.
- Direct questions and comments to staff.

# How to Participate

- This meeting will be recorded and shared on the Plan website: [montgomeryplanning.org/ubc](https://montgomeryplanning.org/ubc).
- Everyone will be muted throughout the meeting.
- To ask a question, click on the Q&A box located on the bottom of your screen.
- If you joined anonymously, please type your name when asking a question.

Ask a Question



Mute



Chat



Raise Hand



Q&A



Show Captions

Leave

# 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*.

# Plan Area

**Length of the Plan 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

**Future Transit:** Planned Bus Rapid Transit (BRT) Corridor (2013 Countywide Transit Corridors Functional Master Plan)

**Existing Bike Lanes:** None.

**Sidewalks:** Adjacent to the roadway.

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



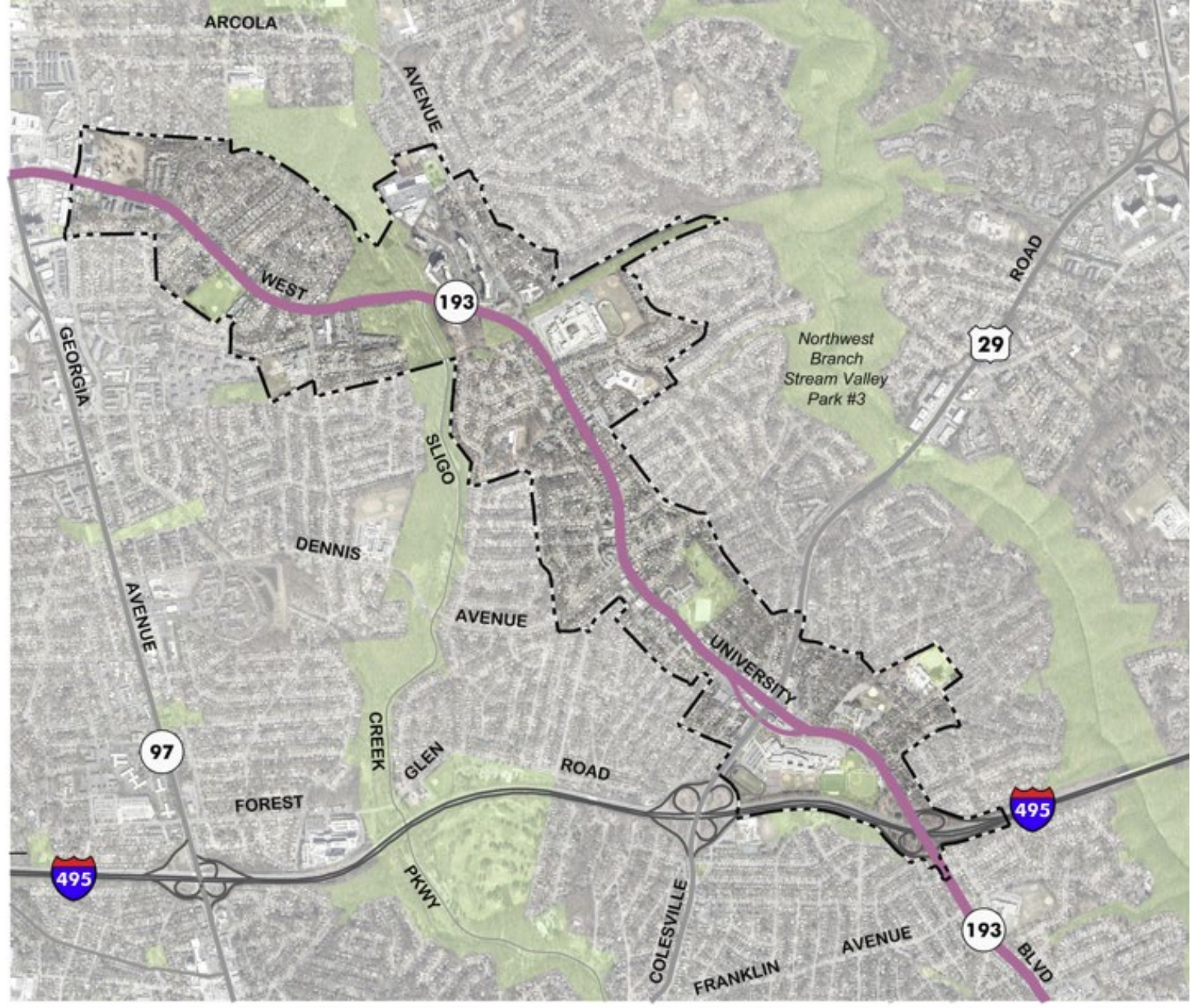
# Plan Area Demographics

## UBC Demographics

**University Boulevard Plan Area** **2022**

<b>Total Population</b>	<b>9,733</b>
Median Age	40.2
Race and Ethnicity	
Hispanic/Latino	27%
Not Hispanic/Latino	73%
White	33%
Black/African American	24%
Native American	0%
Asian	10%
Native Hawaiian/Pacific Islander	0%
Other	1%
Two or More Races	4%

<b>Total Households</b>	<b>3,573</b>
% Owner Households	69%
% Family Households	59%
Median Household Income	\$103,116



- Parks
- University Boulevard
- University Boulevard Corridor Boundary



**Languages Spoken (other than English):** Spanish, Chinese (including Mandarin and Cantonese)

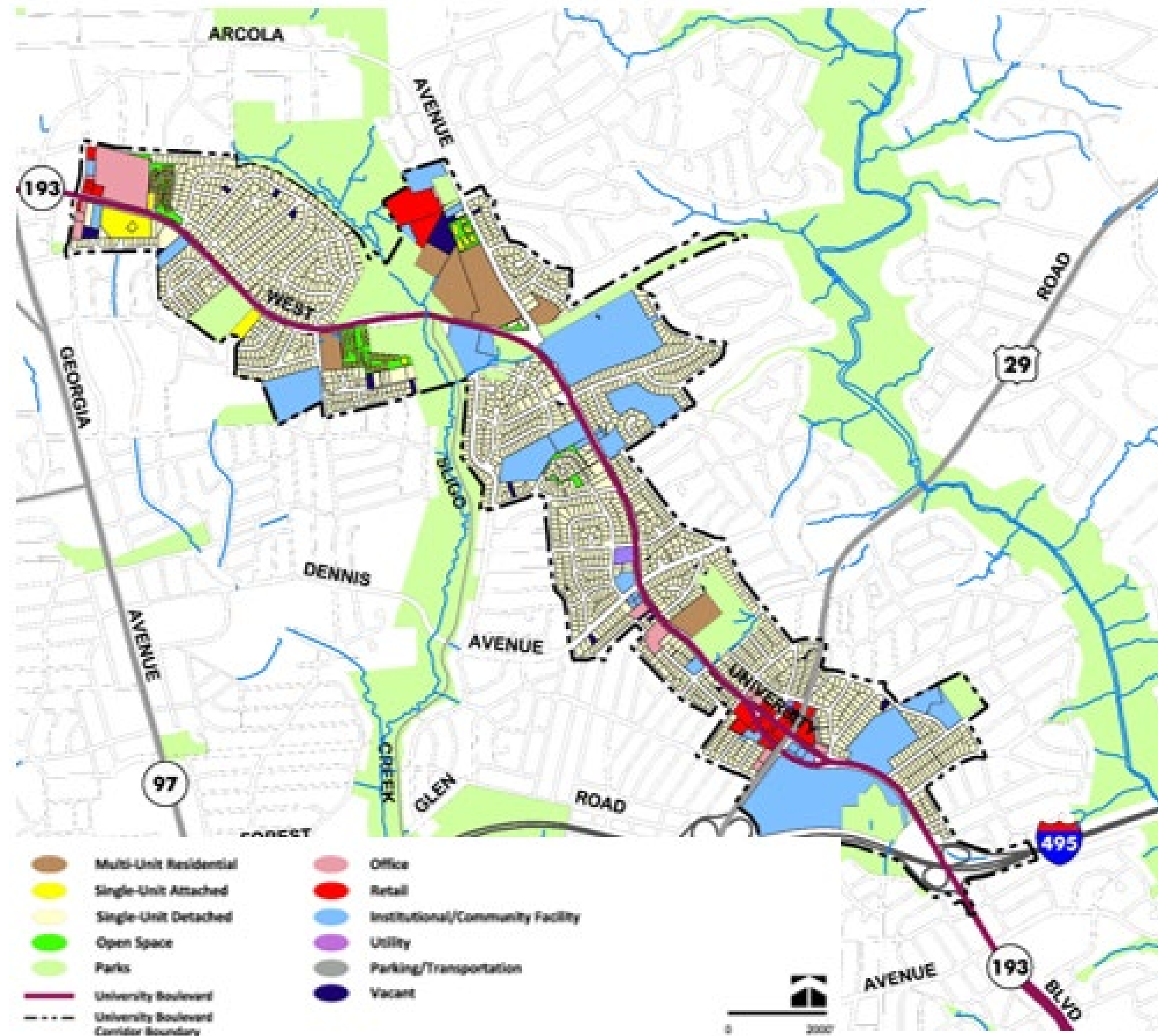
# Residential Inventory

- 3,400 residential housing units
- 6.3% rental vacancy rate
- 50% single-family detached units; 30% multi-family units in buildings of 50 or more units

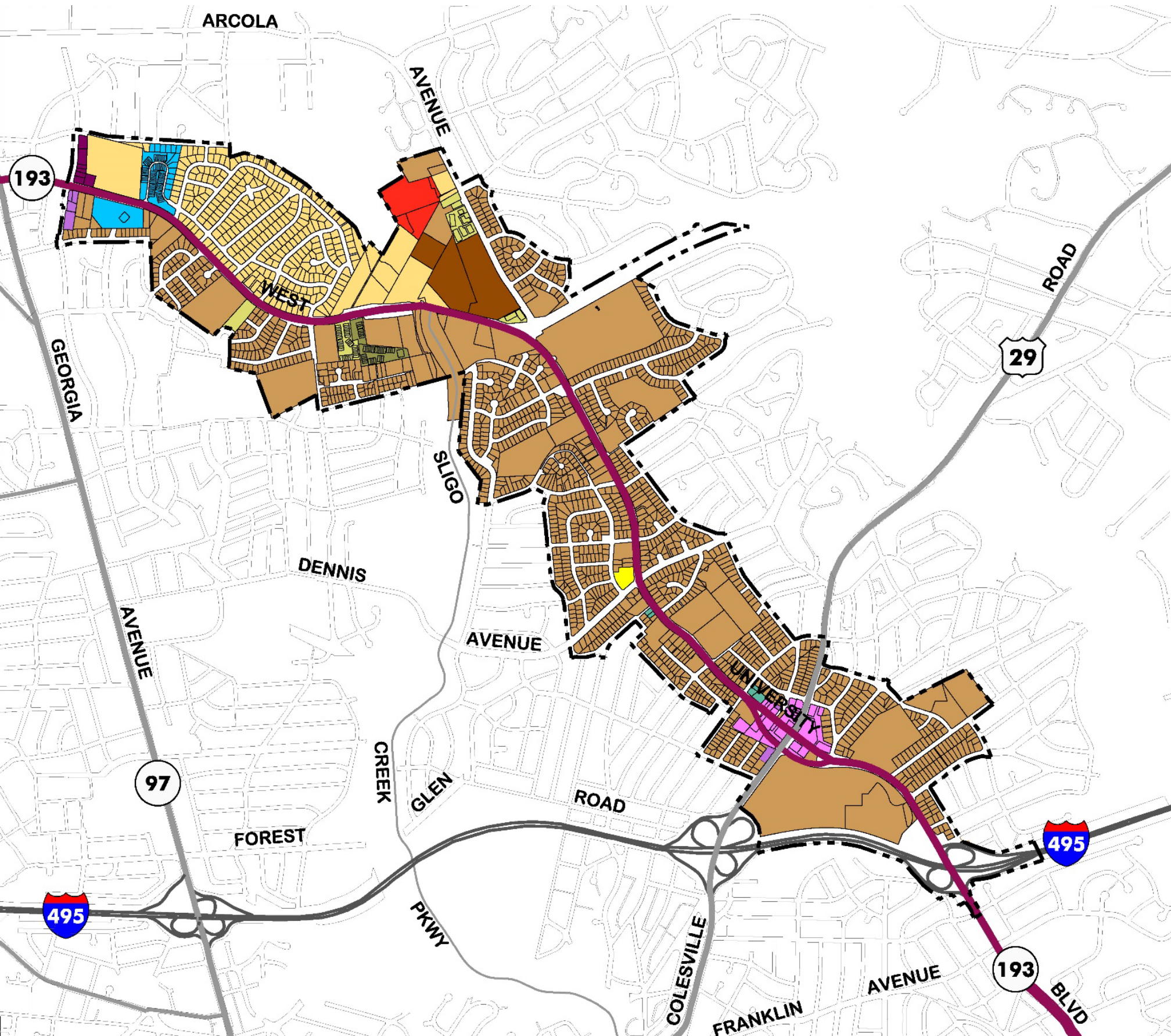




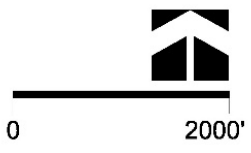
# Land Use



# Existing Zoning



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



# Residential Market Overview

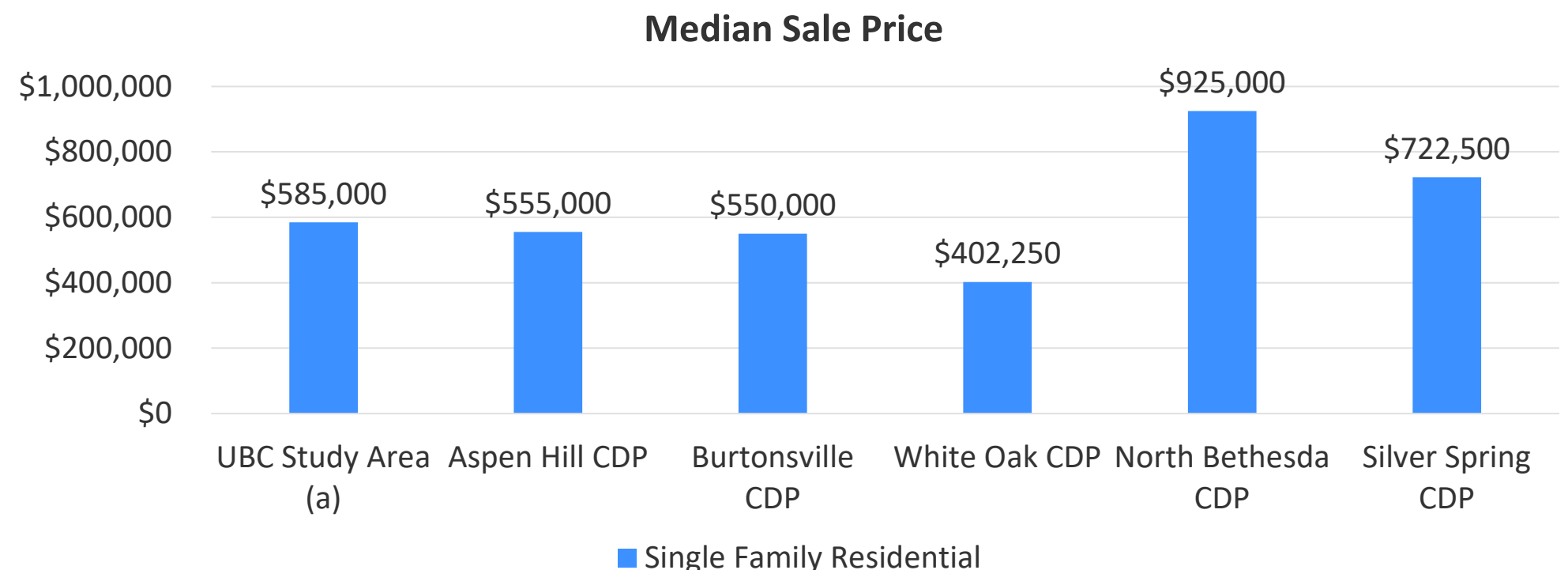
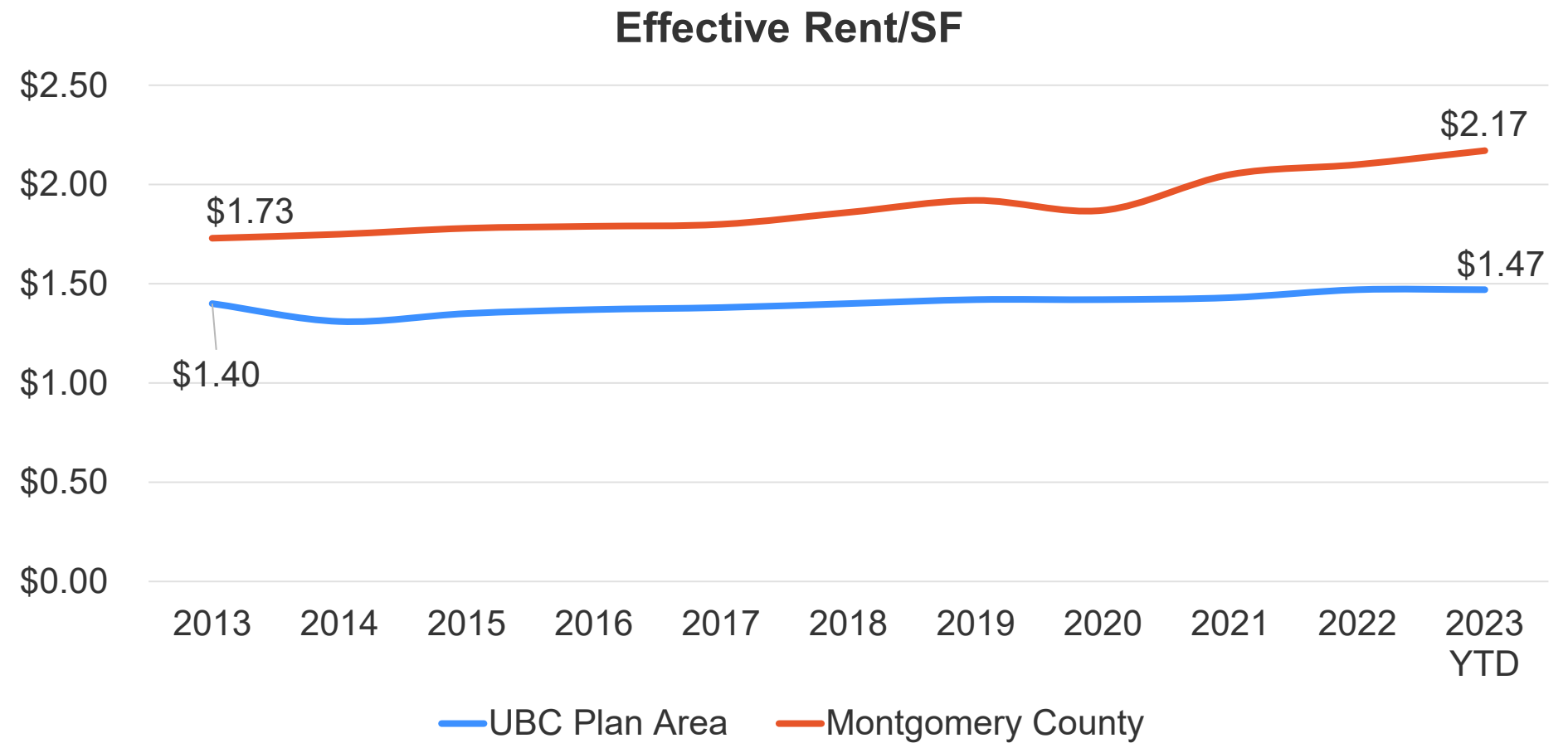
- Median sales prices:

- Single-Family Detached: \$585,000

- Townhomes: \$453,000

- Average monthly rent:

\$1,682 at \$1.48/square feet



Source: CoStar, 2023; Redfin, 2023.

# Market Analysis



The Plan Area is predominantly residential



The most significant non-residential use is institutional, such as religious uses, followed by retail



The Plan Area is bookended by two significant retail and office nodes



Growth opportunities lie in supporting more residential development, which will help spur more retail development

# Outreach and Engagement to Date



- Over 10 in-Person or Virtual Meetings & Workshops



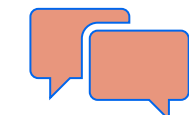
- 14 In-Community Events



- Over 1000 doors knocked for canvassing



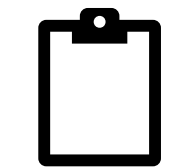
- Conversations in 6 languages



- 239 One-on-one conversations logged



- 6000+ Mailers & Postcards Sent



- 166 Questionnaire Responses Collected

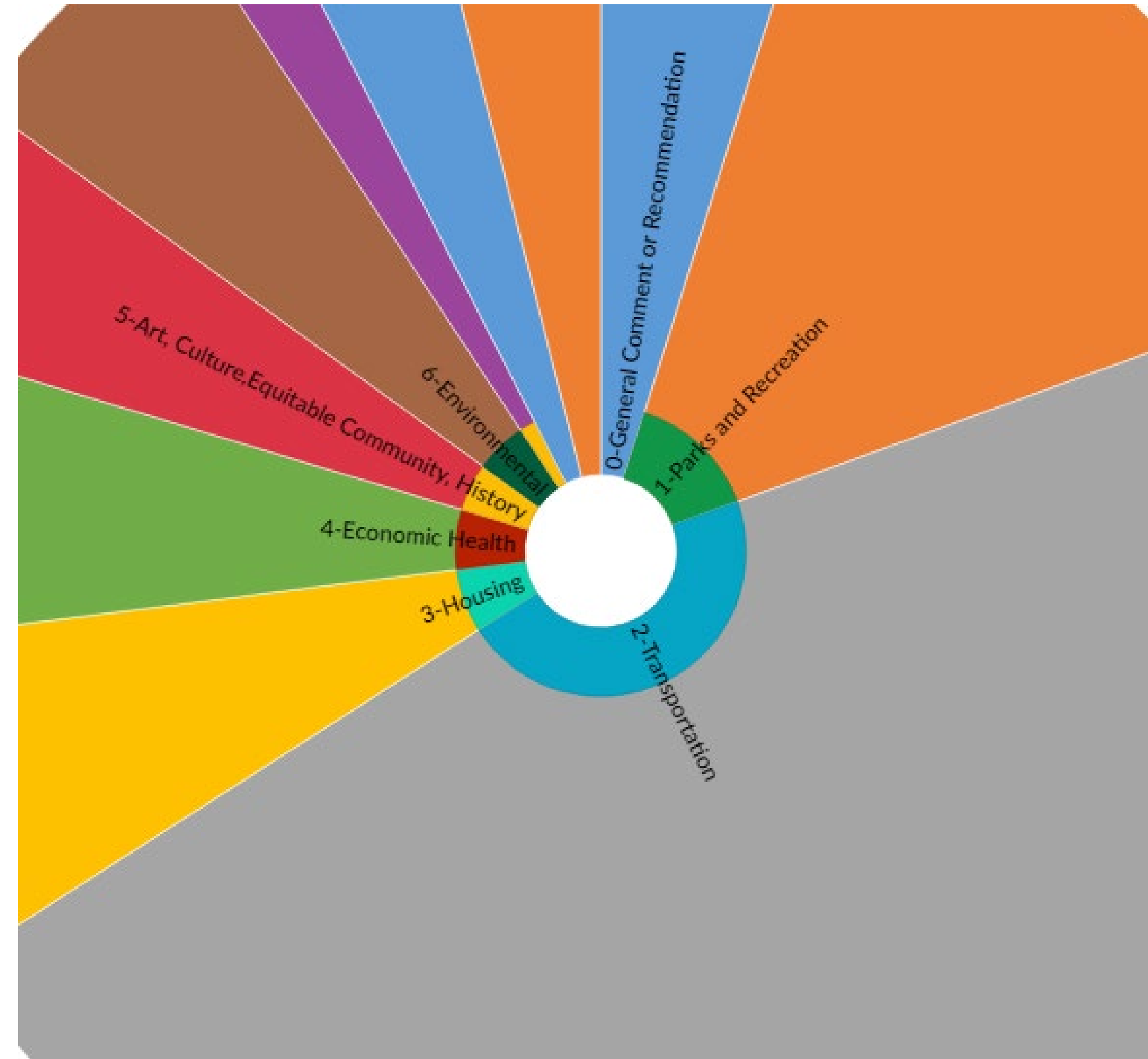


- 20,000 + words of text analyzed



# What We Have Heard, So Far

- People value the diversity of the neighborhood
- Walking and biking infrastructure is needed
- Sligo Creek Park is a beloved local resource, and people want easier pedestrian access to it
- Demand for access to better local food, entertainment, and public spaces
- Housing quality, affordability, and availability



# Planning Framework

## Plan Types



# Planning Framework

## General Plan Update: Thrive Montgomery 2050

### Overview

- Thrive Montgomery 2050 is the county's planning roadmap for creating a thriving economy, equity for all residents, and a healthy environment through 2050 and beyond.

### Key Ideas

- Focus on growth in downtowns, activity centers, and along key corridors.
- Prioritize racial equity and economic competitiveness.
- Emphasize walking, biking, and transit.
- Embed social connections and public health into our land use planning.
- Enhance public and private spaces alike with arts and culture.
- Target place-based environmental sustainability and resilience.



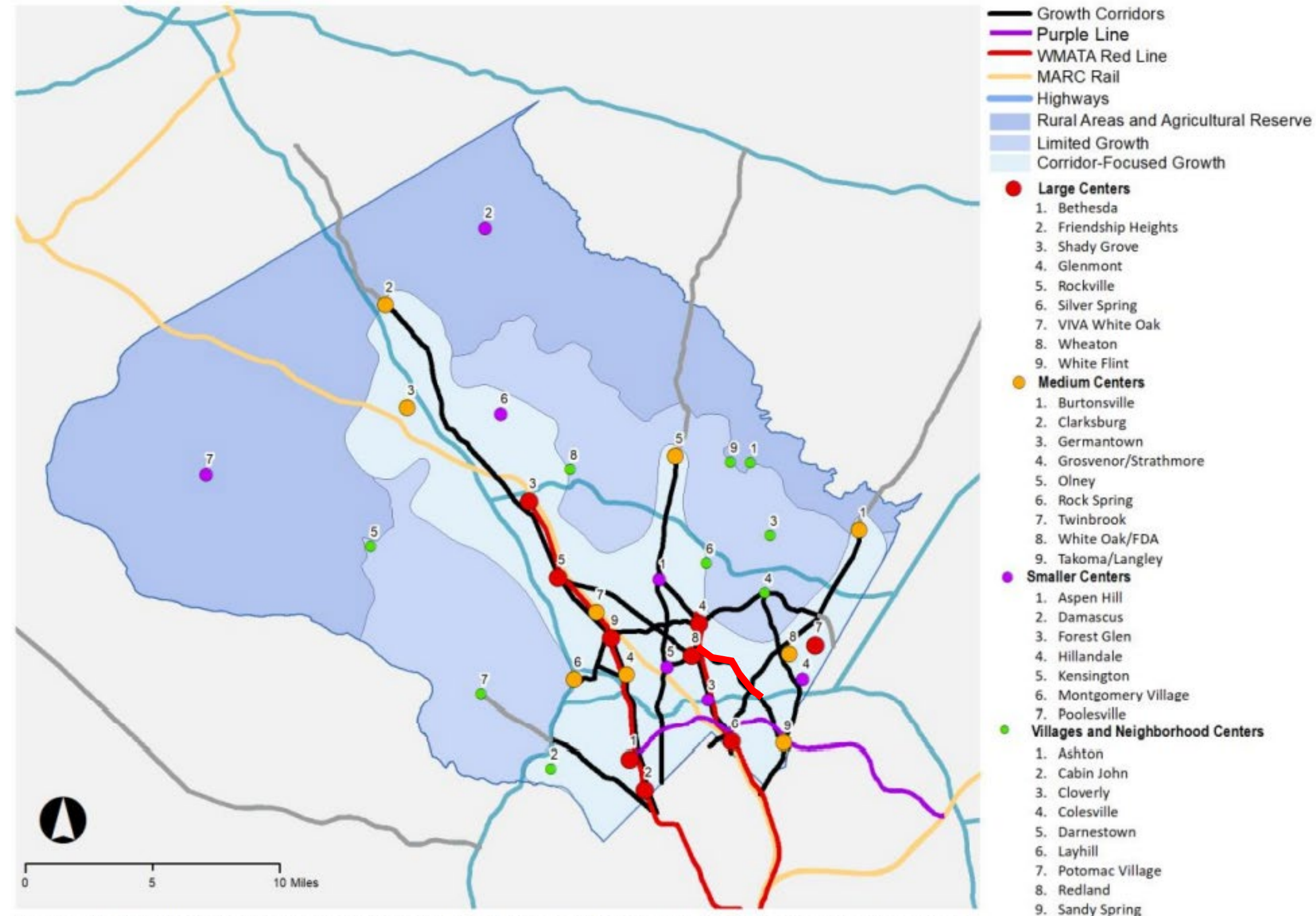


# Planning Framework

## 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.
- Concentrate growth in centers of activity and along corridors through compact, infill development and redevelopment to maximize efficient use of land (p.73).
- 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.



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

## Attainable Housing



MONTGOMERY COUNTY COUNCIL  
ROCKVILLE, MARYLAND

Casey Anderson, Chair  
Montgomery County Planning Board  
Gwen Wright, Director  
Montgomery County Planning Department  
2425 Reedie Drive, 14th Floor  
Wheaton, MD 20902

March 4, 2021

Dear Chair Anderson and Director Wright:

On behalf of the Council, we write to request that the Planning Board consider zoning reforms that would allow greater opportunities for Missing Middle housing in Montgomery County, provide opportunity for public input, and transmit to us a Zoning Text Amendment with your recommendations. This process was suggested by PHED Chair Riemer in the attached memo to colleagues and a majority of Councilmembers have agreed. Councilmember Riemer attached a draft ZTA and fact sheet for your consideration, and we hope you will consider the concepts in ZTA 20-07, introduced by Councilmember Jawando.

If we can receive your recommendations shortly after we receive the Thrive 2050 plan, we could hear from the community and complete our work by the end of the year.

We look forward to engaging in this important discussion.

Regards,

Tom Hucker  
Council President

Hans Riemer  
Chair  
Planning, Housing and Economic Development Committee

- Attainable housing offers more diverse types of housing beyond house-scale “Missing Middle” housing types.
- Attainable housing incorporates building types described as Missing Middle but also adds a focus on households of various incomes being able to obtain housing that is suitable for their needs.
- The initiative is the result of a prior [County Council request](#) for the Planning Board to consider and recommend “zoning reforms that would allow greater opportunities for Missing Middle housing in Montgomery County.”

# Planning Framework

## Attainable Housing Goals

- 1. Increase opportunities to meet the county's diverse housing supply needs and obligations, as well as the county's economic development objectives**
- 2. Unravel the exclusionary aspects of the county's single-family residential zones to diversify the county's communities by diversifying the county's housing stock.**
- 3. Create more opportunities for homeownership for more households in more parts of the county.**

# Planning Framework

## Household Living-Civic and Institutional Uses ZTA

Zoning Text Amendment (ZTA 24-01) allows the Religious Assembly use and the Educational Institution (Private) use to build affordable townhouses and apartments in Residential Detached zones.

An Amendment to the Montgomery County Zoning Ordinance to:

- (1) allow Multi-Unit Living and Townhouse Living on properties with a Religious Assembly or Educational Institution (Private) use in certain zones;
- (2) provide development standards for Multi-Unit Living and Townhouse Living on properties with a Religious Assembly or Educational Institution (Private) use.



**Committee:** PHP  
**Committee Review:** At a future date  
**Staff:** Livhu Ndou, Legislative Attorney  
**Purpose:** To introduce agenda item – no vote expected  
**Keywords:** #MultiUnit #Townhouse #AffordableHousing #ReligiousAssembly #PrivateEducationalInstitution

AGENDA ITEM #1A  
January 16, 2024  
**Introduction**

### SUBJECT

Zoning Text Amendment (ZTA) 24-01, Household Living – Civic and Institutional Uses  
Lead Sponsor: Councilmember Vice-President Stewart and Council President Friedson  
Co-Sponsors: Councilmembers Fani-González, Glass, Sayles, Mink, Luedtke, Balcombe, Albornoz, Katz

### EXPECTED ATTENDEES

None

### COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

To introduce ZTA – no vote expected

### DESCRIPTION/ISSUE

ZTA 24-01 would allow the Religious Assembly use and the Educational Institution (Private) use to build affordable townhouses and apartments in Residential Detached zones.

### SUMMARY OF KEY DISCUSSION POINTS

- Under the current zoning ordinance, Multi-Unit Living is not permitted in Residential Detached zones. Townhouse Living is permitted under certain circumstances as either a limited use or conditional use, except for in the RE-2 zone.
- ZTA 24-01 will allow the construction of Multi-Unit Living and Townhouse Living in Residential Detached zones as a conditional use when associated with Religious Assembly or Educational Institution (Private).
- ZTA 24-01 will establish development standards for compatibility and require certain affordability thresholds for these projects.
- A public hearing is tentatively scheduled for February 27, 2024.

### This report contains:

ZTA 24-01

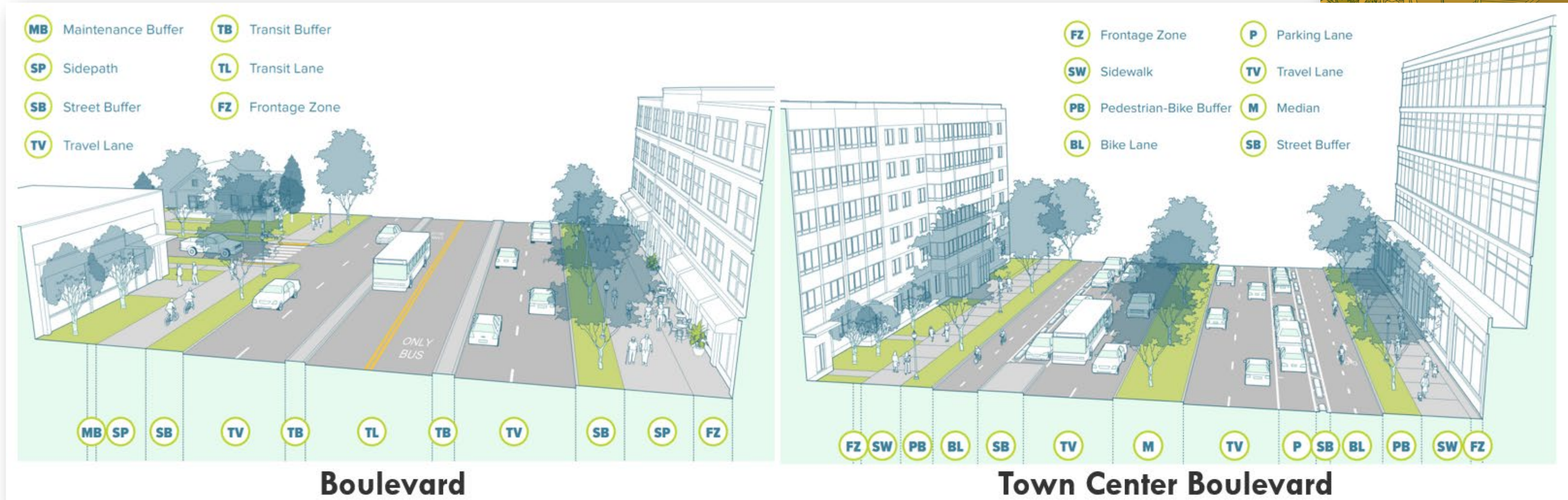
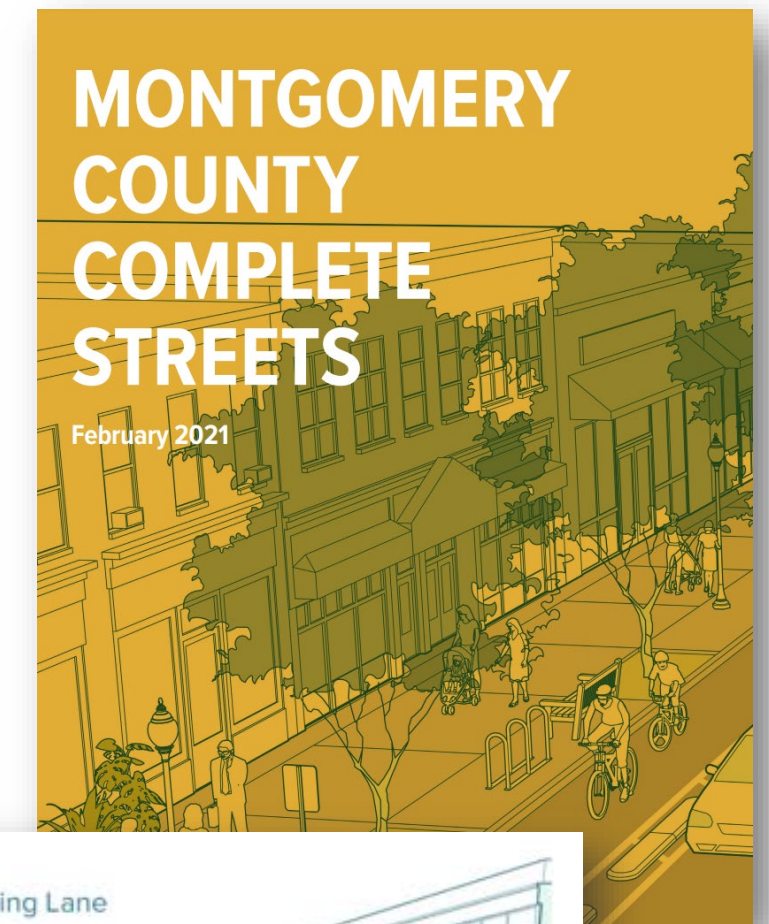
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**Alternative format requests for people with disabilities.** If you need assistance accessing this report you may [submit alternative format requests](#) to the ADA Compliance Manager. The ADA

# Planning Framework

## Complete Streets

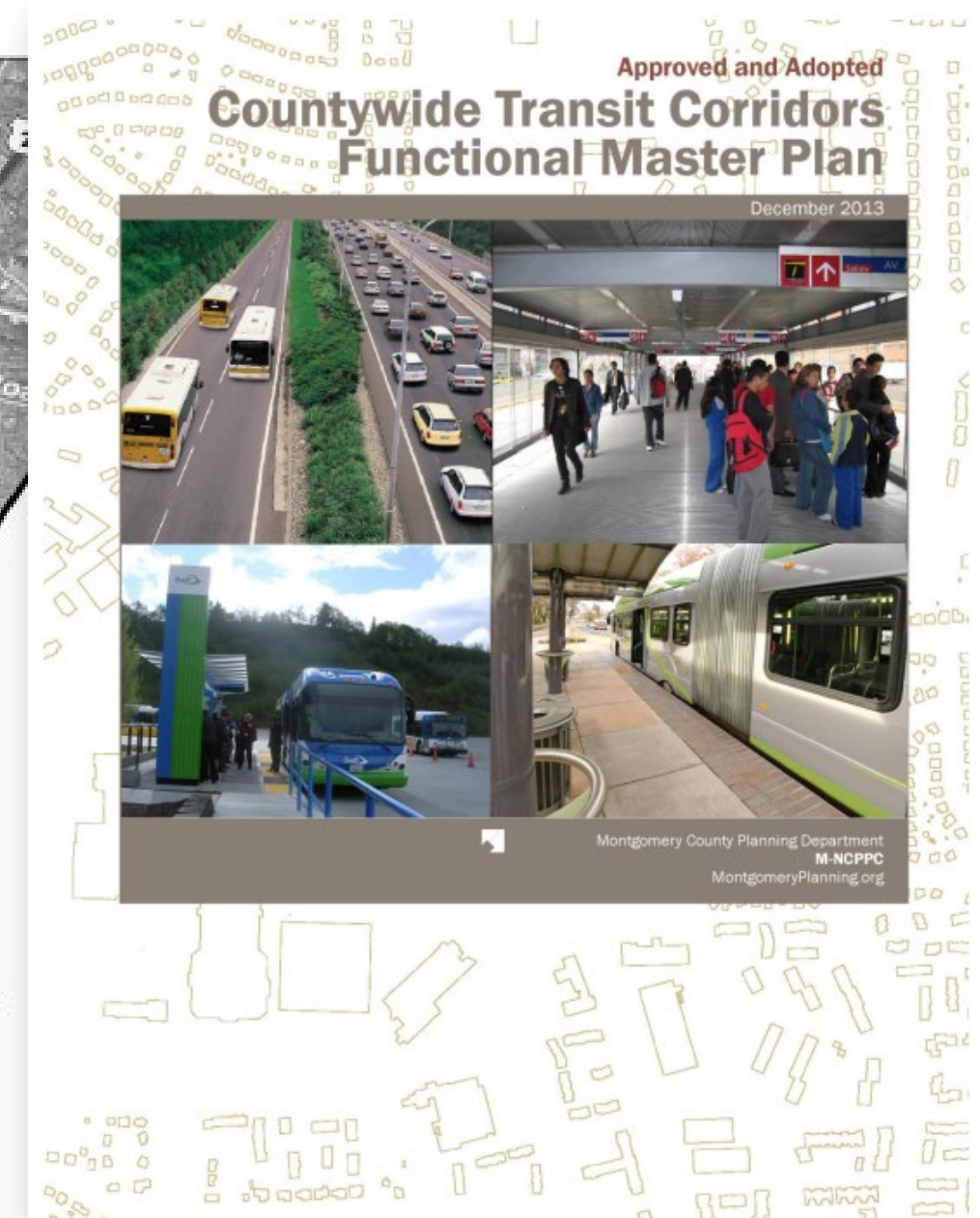
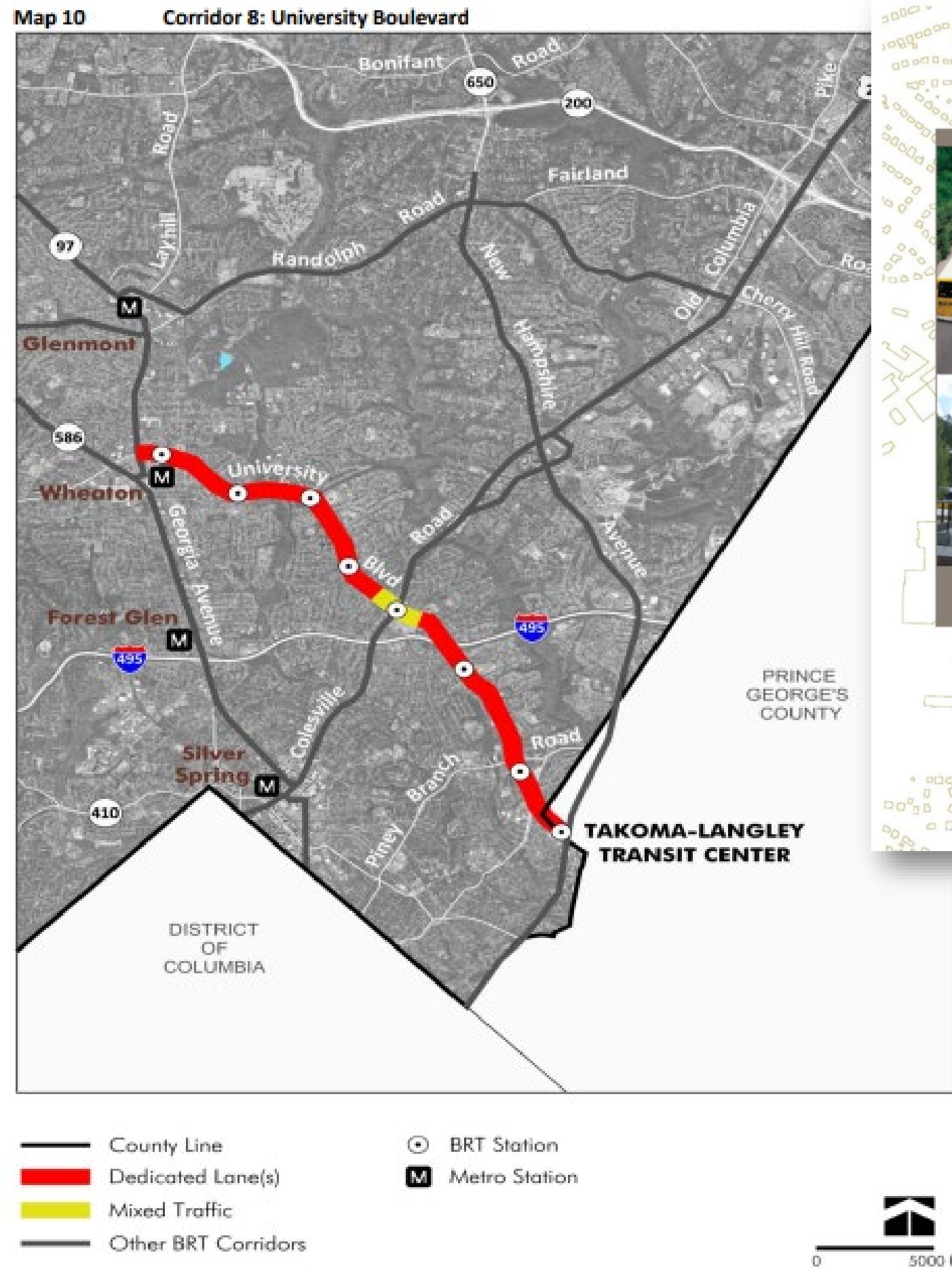
- **Complete Streets** are roadways that are designed and operated to provide safe, accessible, and healthy travel for all users of our roadway system, including pedestrians, bicyclists, transit riders, and motorists.
- The **Complete Streets Design Guide** identifies land use contexts and street types and specifies street design parameters like target speeds, the dimensions and priorities for street elements, and the maximum spacing for protected crossings.



# Planning Framework

## Countywide Transit Corridors Functional Master Plan

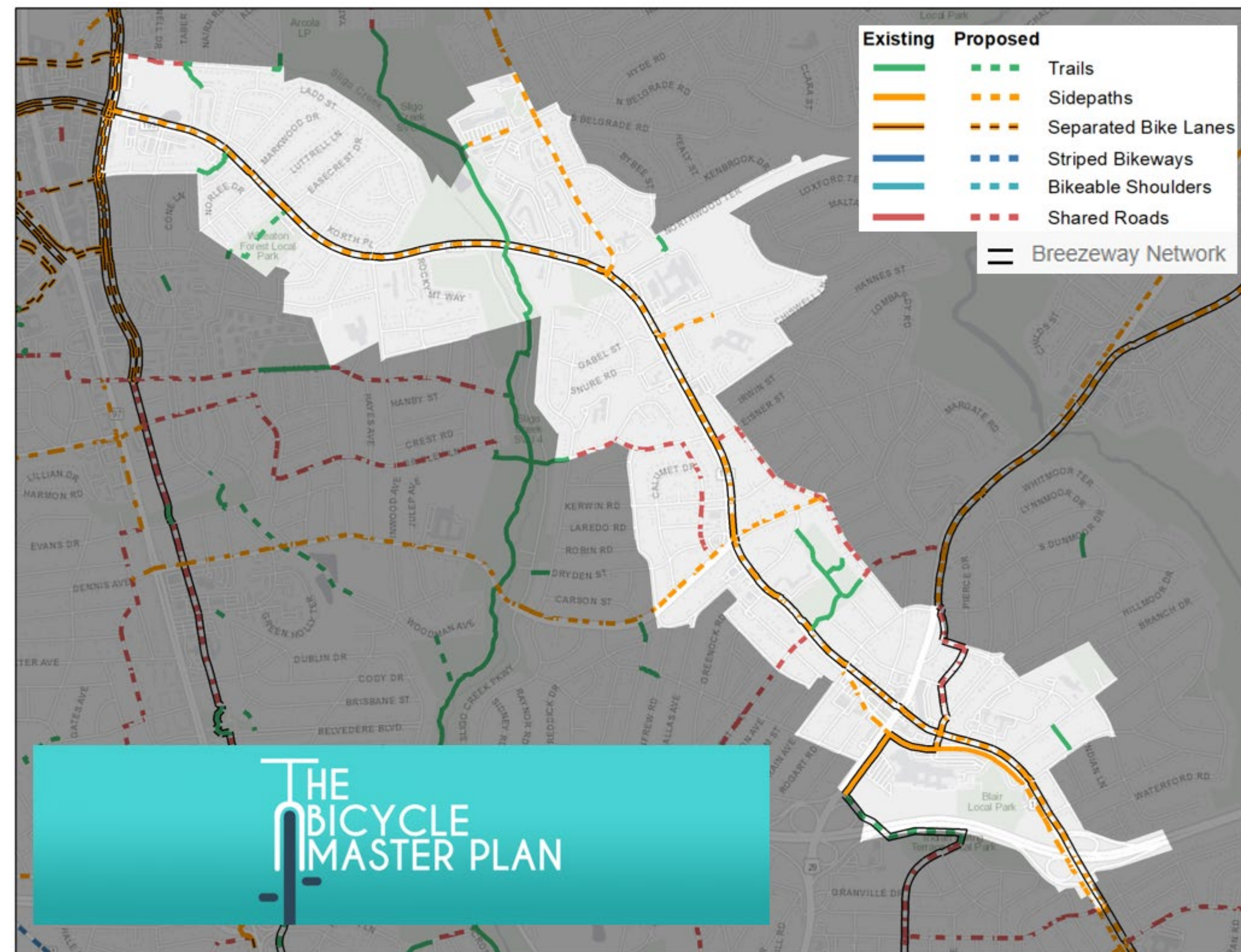
- Identifies University Boulevard as one of ten Bus Rapid Transit (BRT) Corridors countywide
- Identifies Eight BRT Station Locations on the Corridor with Five in the Plan Area:
  - Amherst
  - Inwood
  - Arcola
  - Dennis
  - US 29 / Colesville Road
- Recommends Dedicated Transit Right-Of-Way along University Boulevard, except for a mixed-traffic segment between Lorain Avenue and Williamsburg Drive. (Four Corners)



# Planning Framework

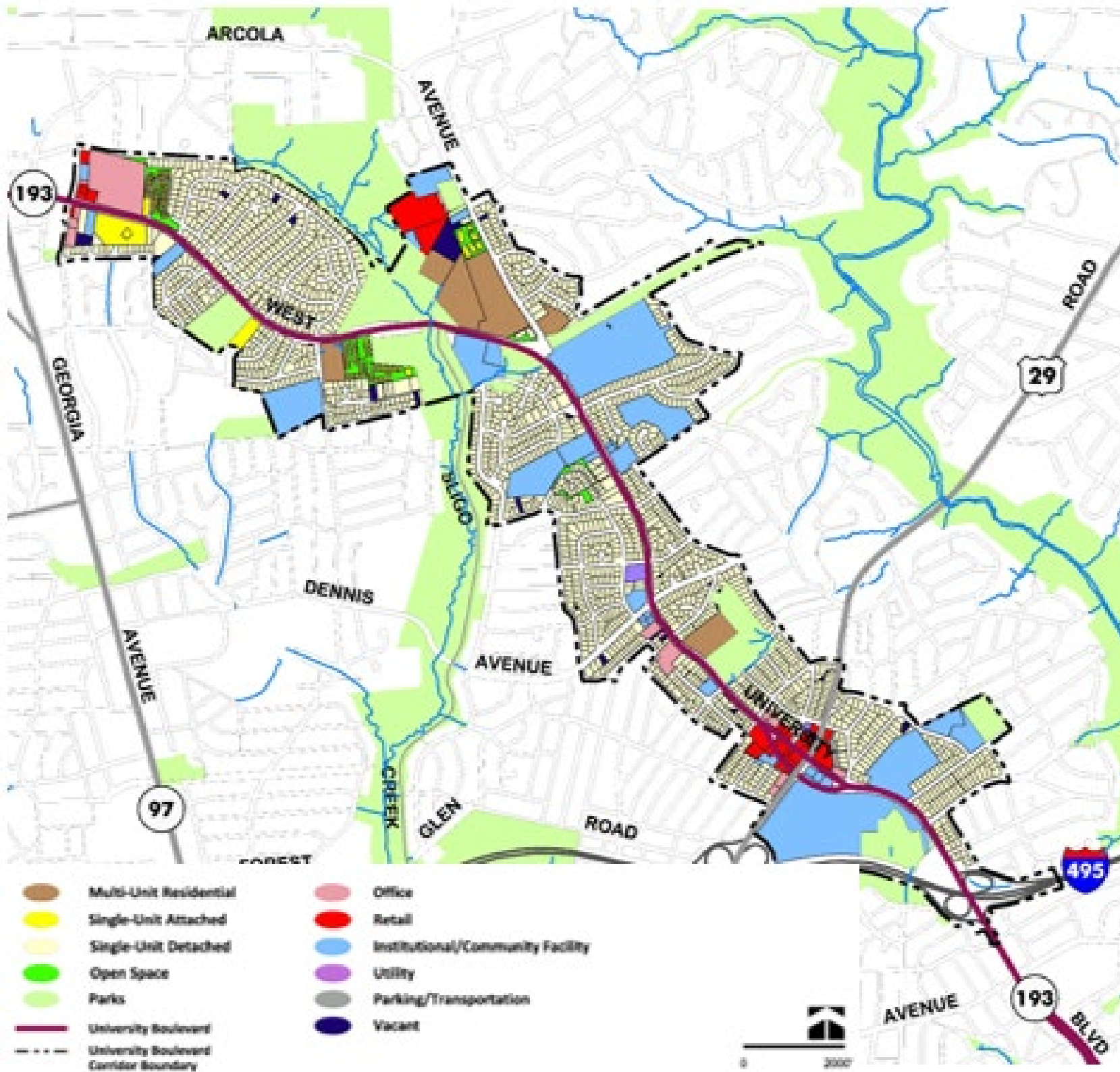
## Bicycle Master Plan

- Recommends a framework for establishing a network of low-stress bikeways in Montgomery County
- Recommends a Breezeway Network, a high-capacity network of arterial bikeways between major activity centers, enabling bicyclists to travel with fewer delays, and where all users – including slower moving bicyclists and pedestrians – can safely and comfortably coexist.
- Recommends University Boulevard as part of the Breezeway Network, connecting to Breezeways on Amherst Avenue and US 29 / Colesville Road



# Emerging Key Issues

- Land use and Housing
- Safety, Mobility, Access and Connectivity
- Environmental Sustainability
- Urban Design





# Plan Concept



- Study Area boundary
- Major roadways
- Future BRT Stop
- Religious Institution
- HOC Site
- Potential mixed-use Development site
- Potential large Housing development
- Potential small Housing development
- Park Land



# Emerging Land Use and Zoning Ideas



- Promote mixed-use development for single-use commercial shopping centers along Colesville Road (U.S. 29), Arcola Avenue and University Boulevard West and University Boulevard East (MD 193).
- Integrate new residential and non-residential development at the proposed BRT stops.
- Promote new infill development at religious institutional properties.
- Retain existing residential development within neighborhoods, while promoting new residential typologies along the corridor.
- Provide technical corrections to properties that were rezoned via the 2014 District Map Amendment.

# Emerging Land Use and Zoning Ideas

- Promote mixed-use development for single-use commercial shopping centers along Colesville Road (U.S. 29) and University Boulevard West and University Boulevard East (MD 193).



# Emerging Land Use and Zoning Ideas

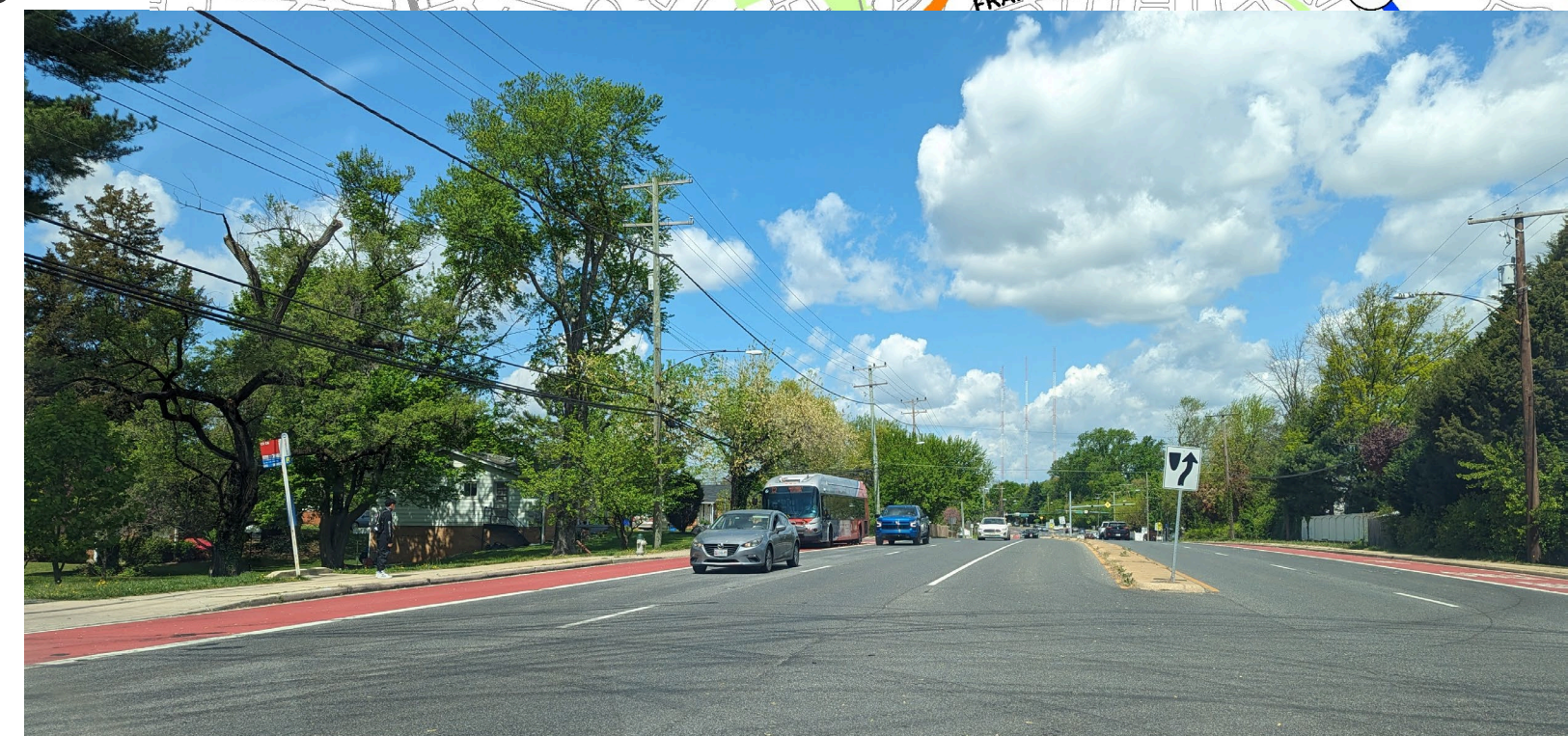
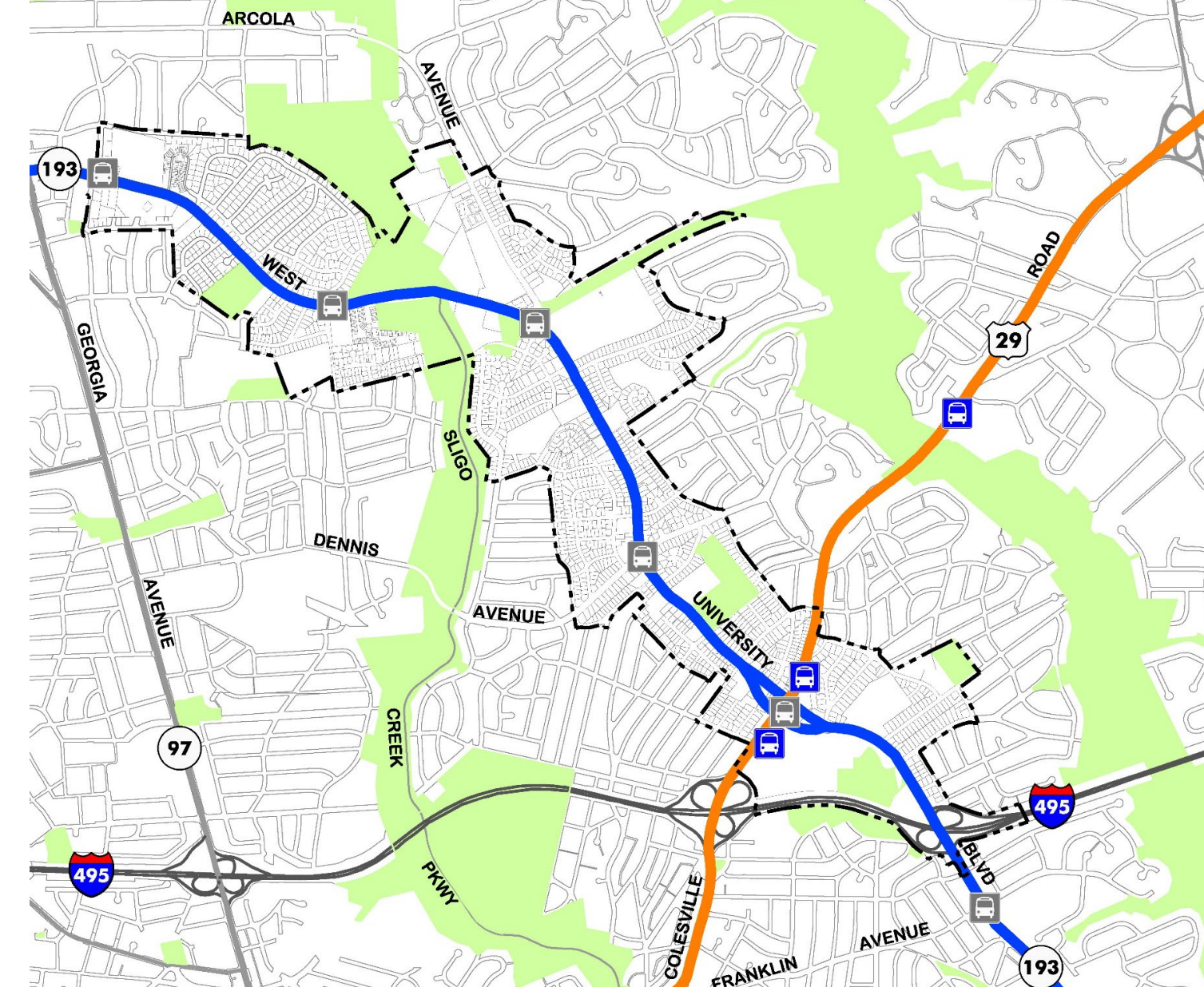
- Integrate new residential and non-residential development at the proposed BRT stops.
- Promote new infill development at religious institutional properties.
- Retain existing residential development within neighborhoods, while promoting new residential typologies along the corridor.



# Land Use Poll

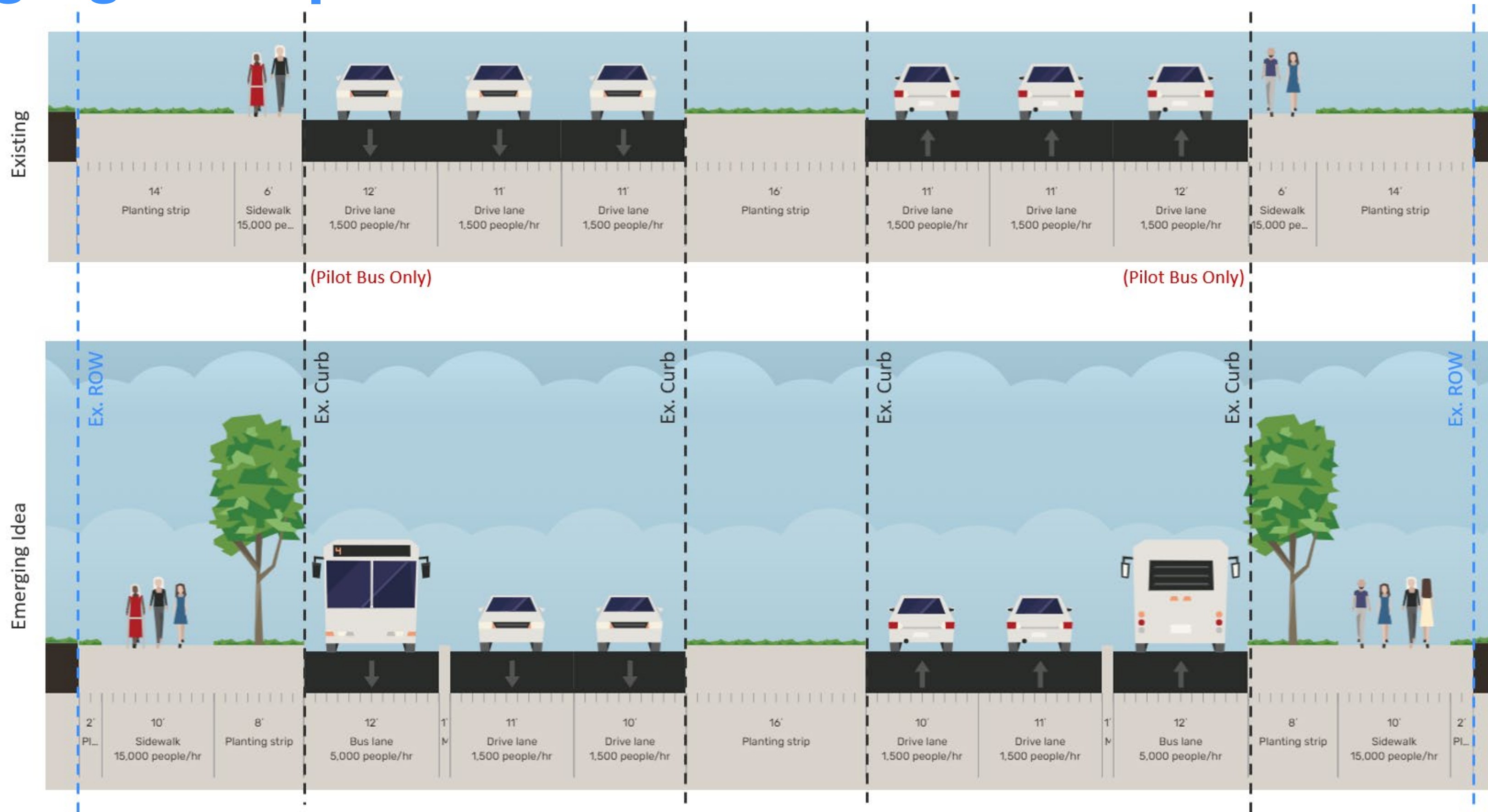
# Emerging Transportation Ideas

- Multimodal corridor with bus rapid transit (BRT) primarily in dedicated lanes.
- Advance Complete Streets for a walkable and safe roadway.
- Utilize the Four Corners Bicycle and Pedestrian Priority Area (BiPPA).
- Promote Vision Zero principles and new protected crossings.
- Advance a network of low-stress bicycle facilities.
- Support new opportunities for micro-mobility.
- Explore alternative ways to navigate the Four Corners area in the long-term.



# Emerging Transportation Ideas

## University Boulevard (e.g., Between Nicholas and Easecrest)



# Emerging Transportation Ideas

## Existing

- 6' Sidewalks
- No Street Buffers
- 12' Pilot Bus Lanes (No Buffer)
- 4 Vehicular Travel Lanes  
(all 11')
- Within 124' Right-of-Way
- Maintains Existing Curbs

## Emerging Idea

- 10' Sidepaths
- 8' Planted Street Buffers
- 12' Bus Lanes + 1' Buffer
- 4 Vehicular Travel Lanes  
(11' outer; 10' inner)
- Within 124' Right-of-Way
- Maintains Existing Curbs

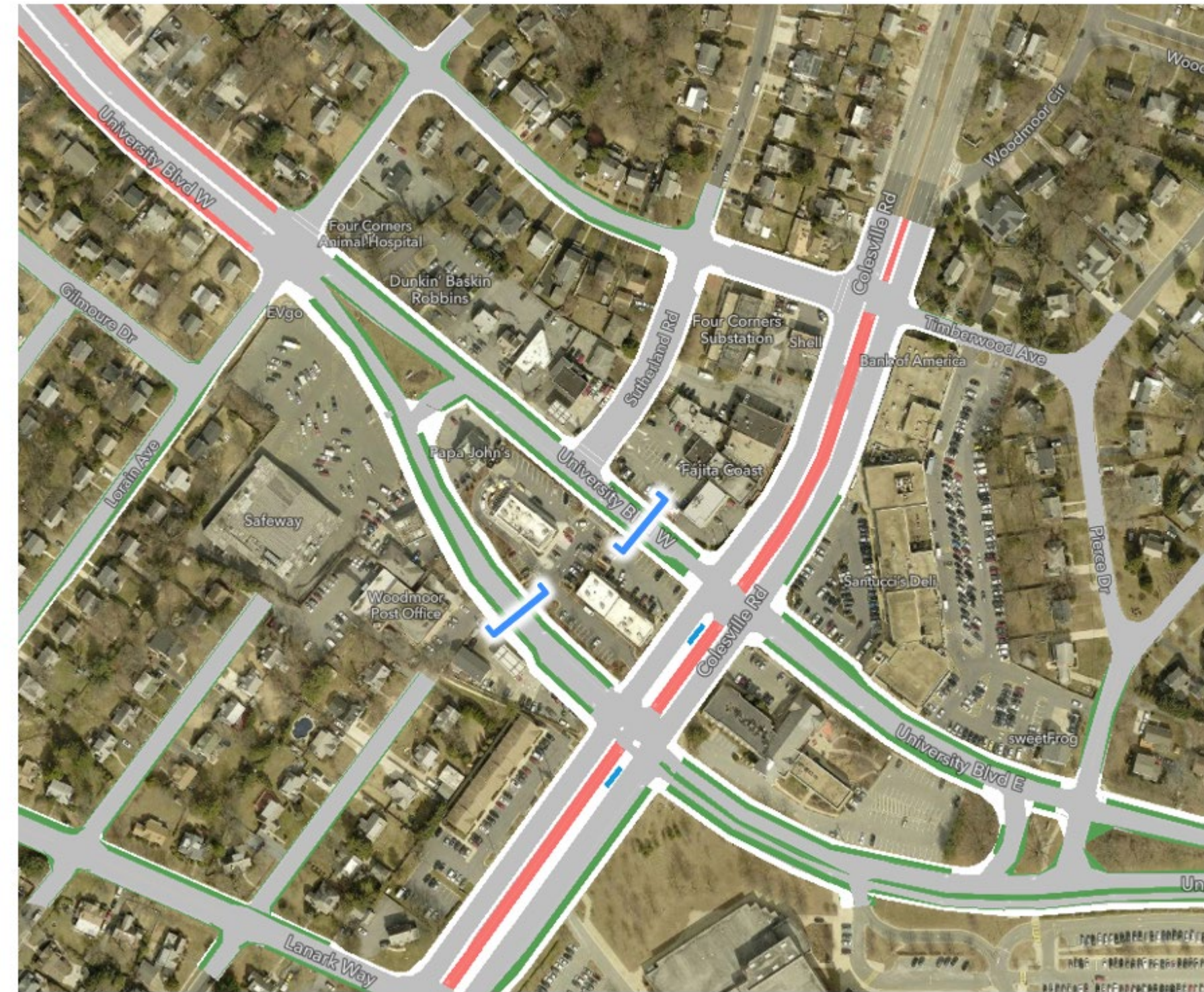


# University Boulevard Cross Section Poll

# Emerging Transportation Ideas

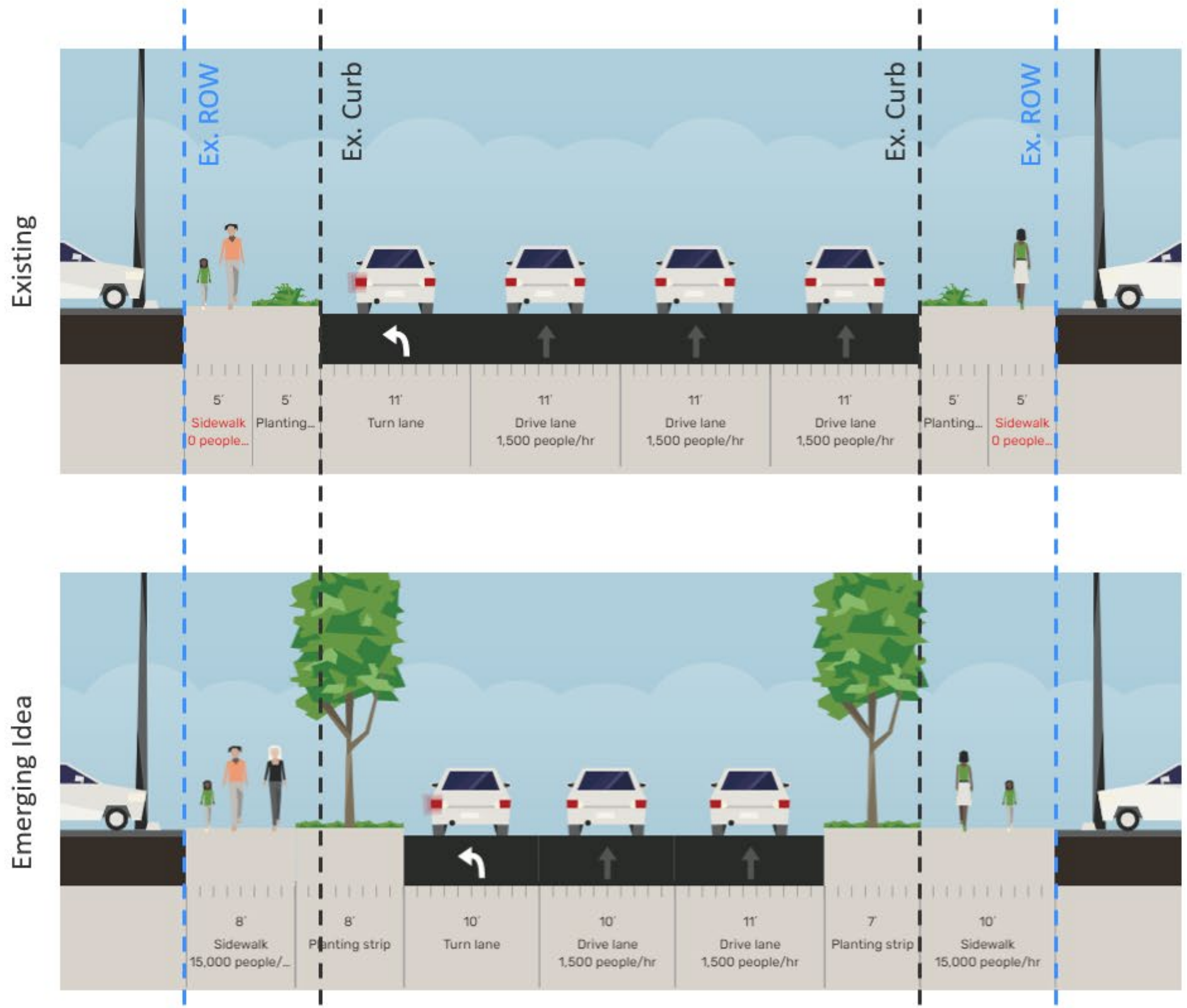
## Four Corners – Limited Changes

- Maintains general existing configuration and right-of-way
- Includes center-running dedicated bus lanes on US 29, consistent with in-progress US 29 Flash Bus Rapid Transit project
- 2 through traffic lanes per direction, split into two legs
- Buses in mixed traffic
- Wider sidewalks
- Wider street buffers
- Breezeway sidepath on eastbound leg



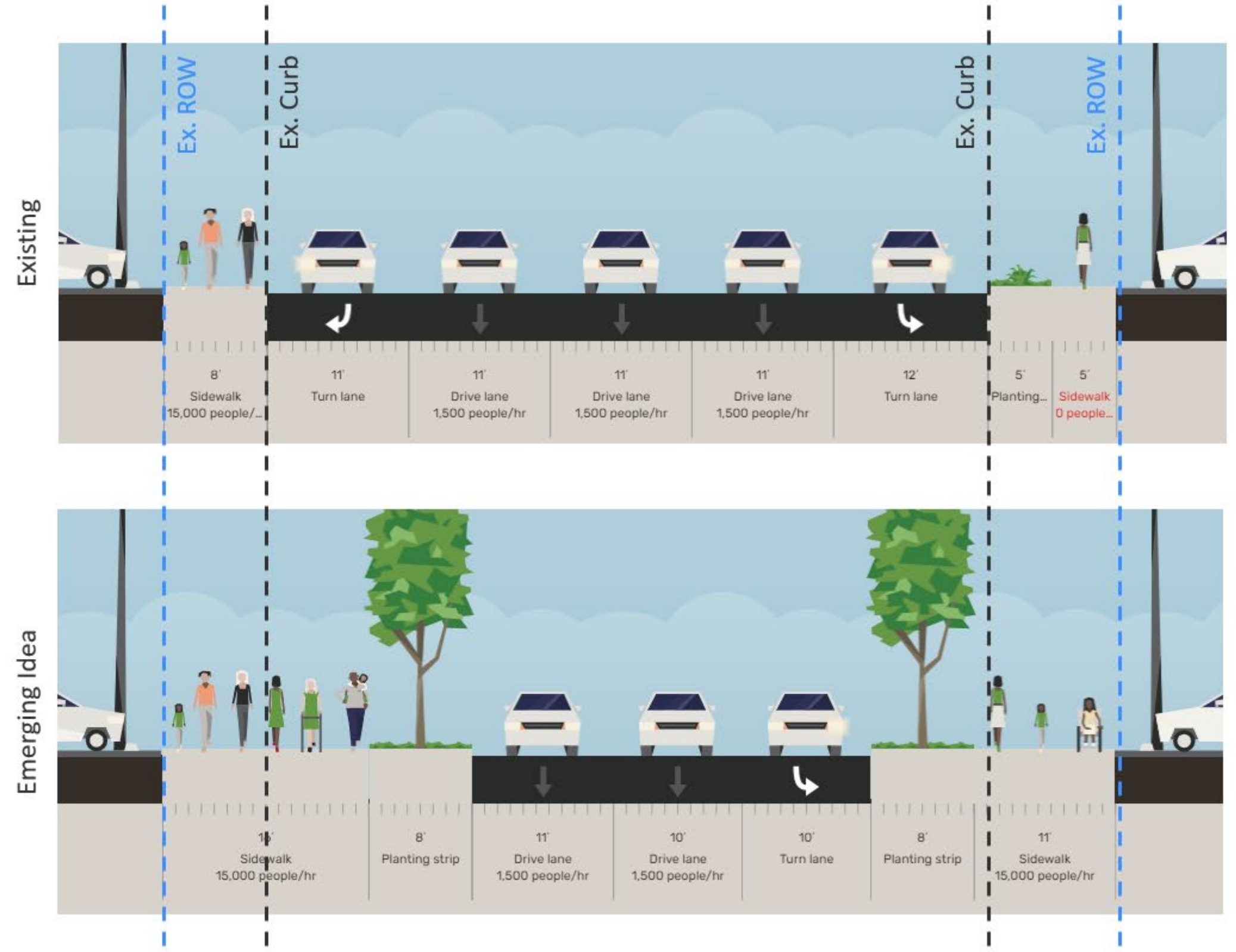
# Emerging Transportation Ideas

## Westbound University Boulevard (Four Corners)



# Emerging Transportation Ideas

## Eastbound University Boulevard (Four Corners)



# Emerging Transportation Ideas

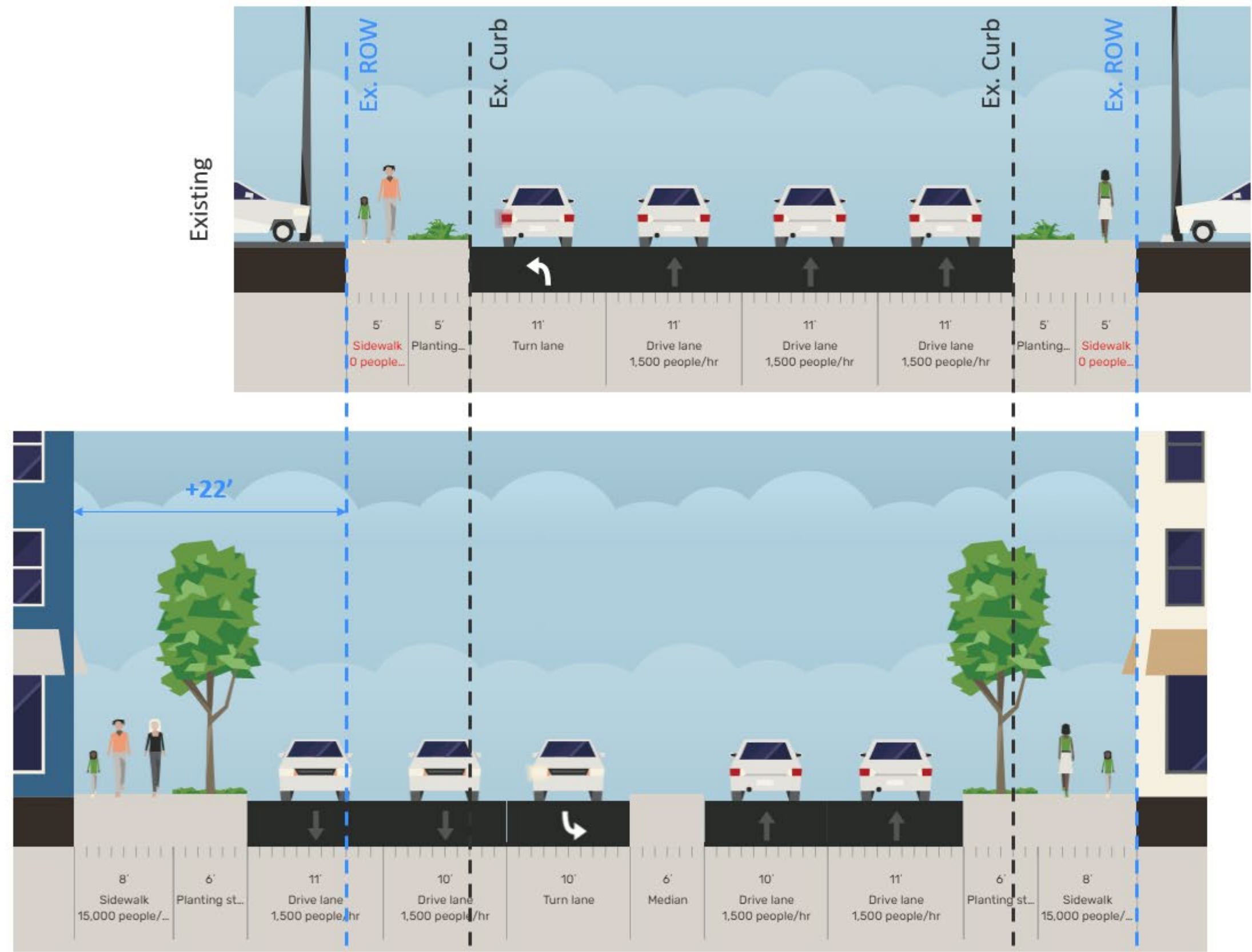
## Four Corners – Street Grid

- Reconfigures street grid and right-of-way to provide increased local connectivity for people walking, biking, taking transit, and driving
- Maintains right-of-way line north of University Blvd
- Includes center-running dedicated bus lanes on US 29, consistent with in-progress US 29 Flash Bus Rapid Transit project
- 2 through traffic lanes per direction on University Blvd
- 1 lane per direction on extended Gilmore Dr and connected local streets
- Buses in mixed traffic
- Wider sidewalks
- Wider street buffers
- Breezeway sidepath on south side of extended Gilmore Drive



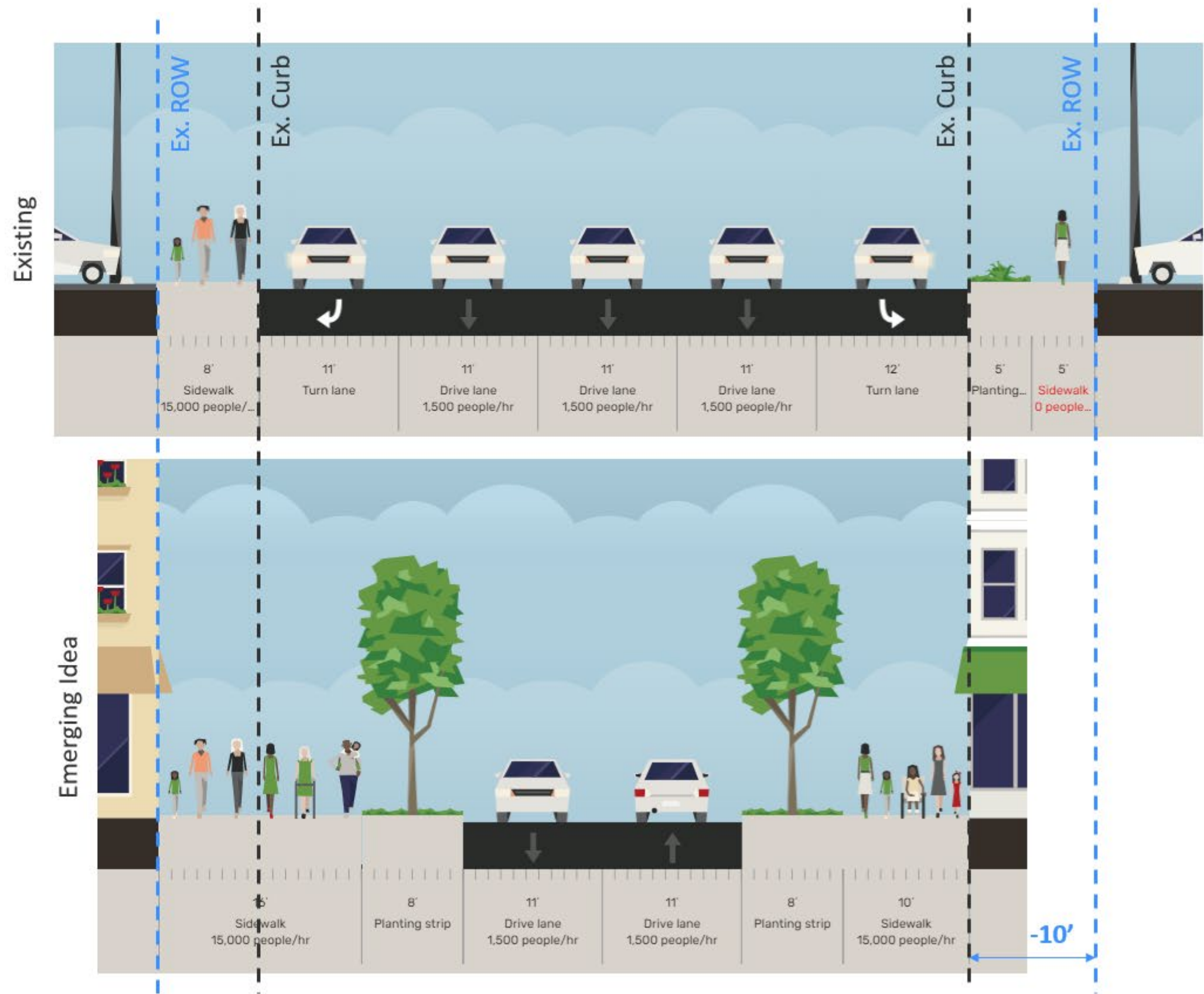
# Emerging Transportation Ideas

## Westbound University Boulevard (Four Corners)



# Emerging Transportation Ideas

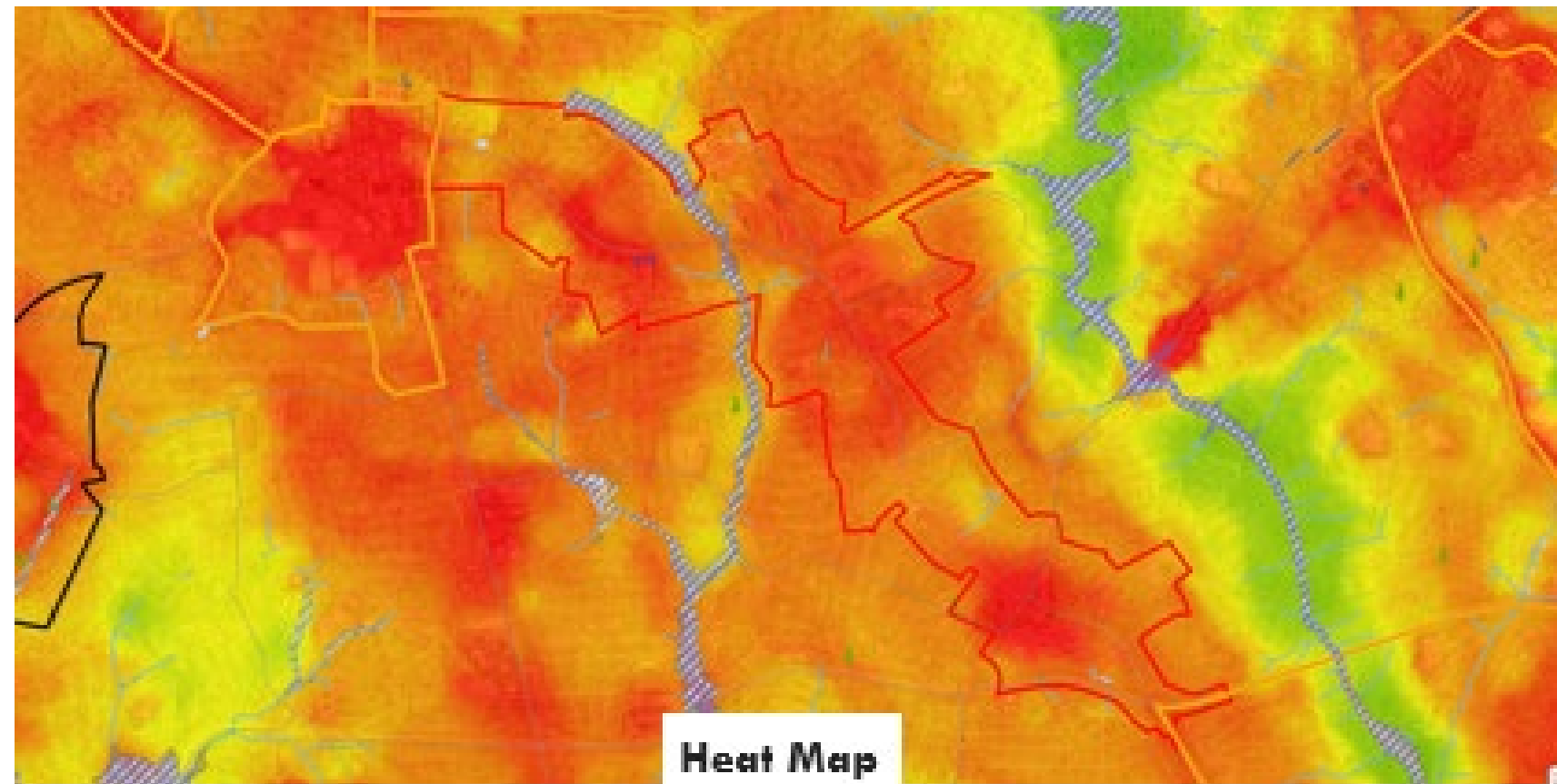
## Eastbound University Boulevard (Four Corners; Gilmoure Drive Extended)



# Four Corners Transportation Poll



# Emerging Sustainability Ideas



- Create a multimodal transportation spine along University Boulevard that gives people who depend on walking, biking and transit protection from extreme heat and air pollution along sidewalks and bike paths and at bus/BRT stops.
  - Incorporate tree canopy, shaded bus stops, stormwater management, and landscaped strips into the University Boulevard cross section.
- Protect and increase forests and tree canopy along road rights-of-way and on public properties.
- Work with MCPS and owners of other large properties with significant impervious cover and little tree canopy to reduce heat islands.
- Promote the use of RainScapes type programs on private property.

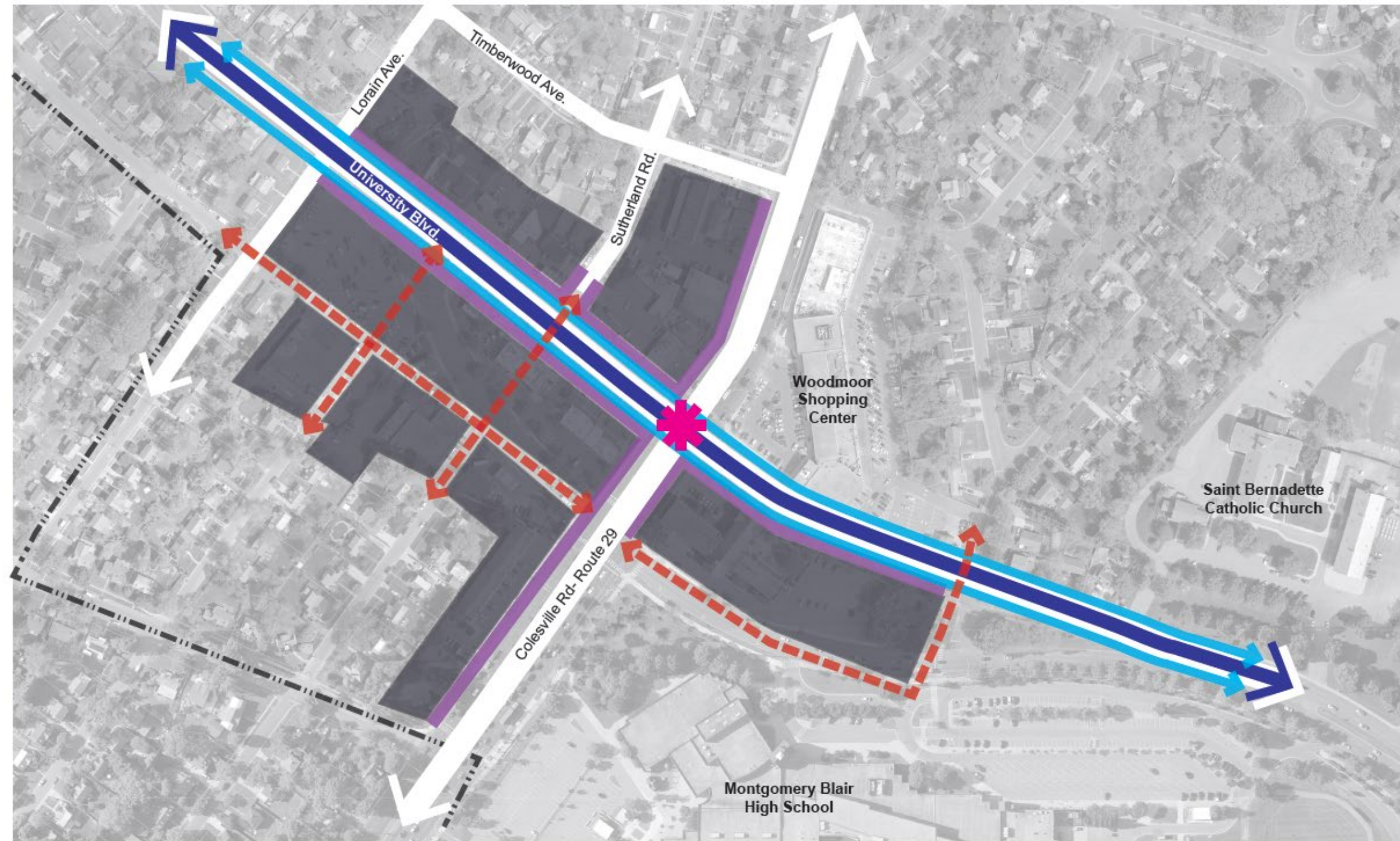
# Sustainability Poll

# Urban Design and Placemaking Ideas

- Improve walking, biking, and rolling along the corridor with enhanced streetscape that includes wider sidewalks with landscaped buffers, lighting and seating, and expands access to existing public facilities and neighborhood retail.
- Provide design guidance for University Boulevard that builds on the unique residential, institutional, and commercial context.
- Locate higher density and mixed uses at locations near BRT station areas with existing commercial uses like Four Corners, the Kemp Mill Shopping Center, and the WTOP site, and ensure new development transitions in scale to adjacent residential neighborhoods.
- Utilize placemaking strategies to enhance and promote local character and history, and to identify locations for art in public spaces and at new residential and non-residential developments.



# Urban Design and Placemaking Ideas



Study Area Boundary

Potential Connectivity

Future Development

Enhanced Streetscape + Bike Lane

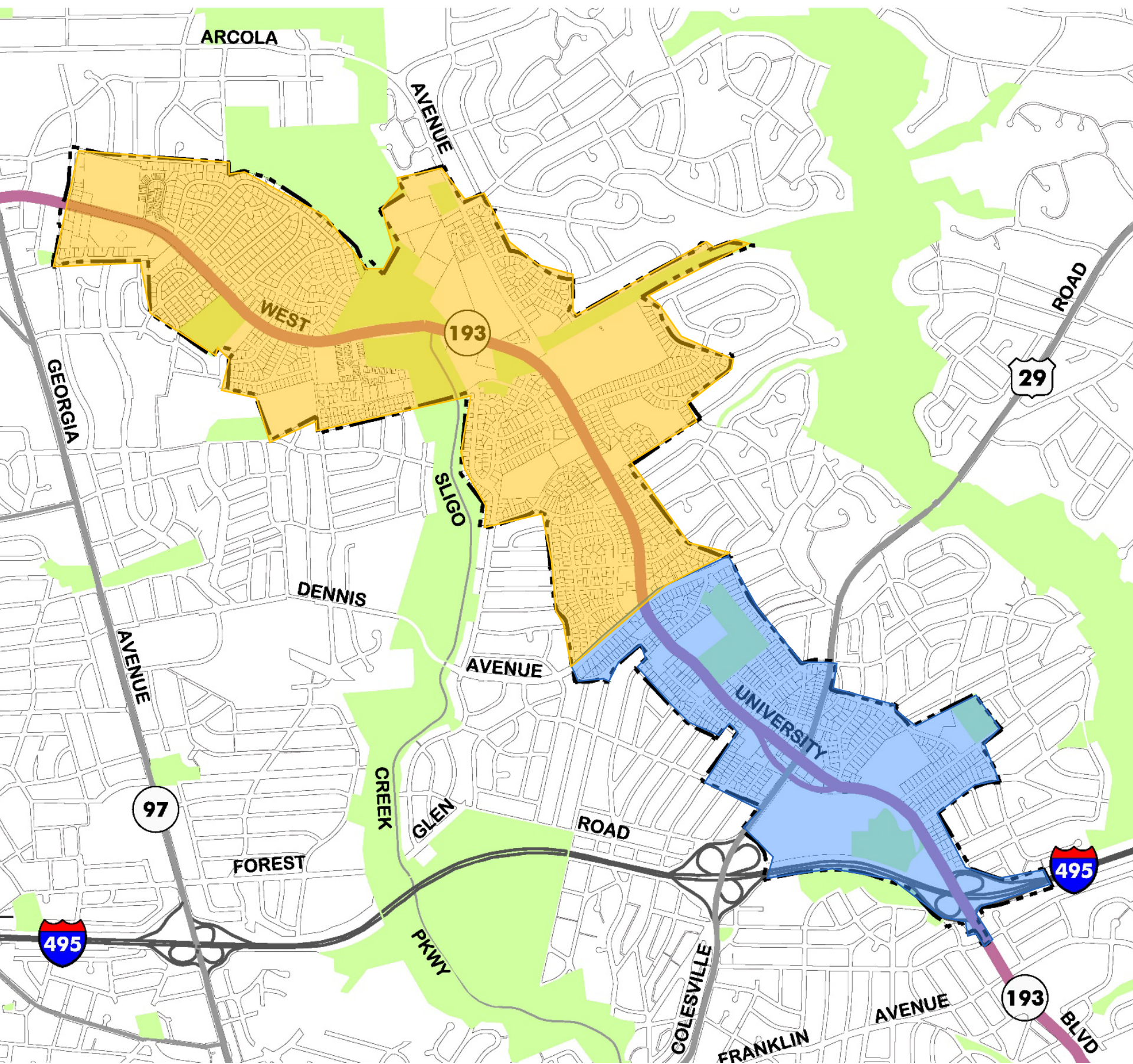
Activated Ground Floors

Future BRT Stop

Colesville Rd. & University Blvd.



# Next Public Meetings



## Virtual Meeting: Dennis Avenue to I-495

- Next Tuesday, **May 14, 7-9 pm.**

## Emerging Ideas: Dennis Avenue to Amherst Avenue

- Wednesday, **May 22, 7-9 p.m.**, at the Forest Knolls Elementary School-10830 Eastwood Avenue
- Virtual Meeting: Wednesday, **May 28, 7-9 p.m.**

# Next Steps

**Fall 2023 – Summer 2024:** Outreach, Plan Analysis and Staff Review

**Fall 2024:** Planning Board Review

**Winter 2024:** County Executive and County Council Review



# Q&A

# Public Information



**Website**

<https://montgomeryplanning.org/ubc>

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