



Montgomery Planning

Midcounty Division

05/07/2024

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



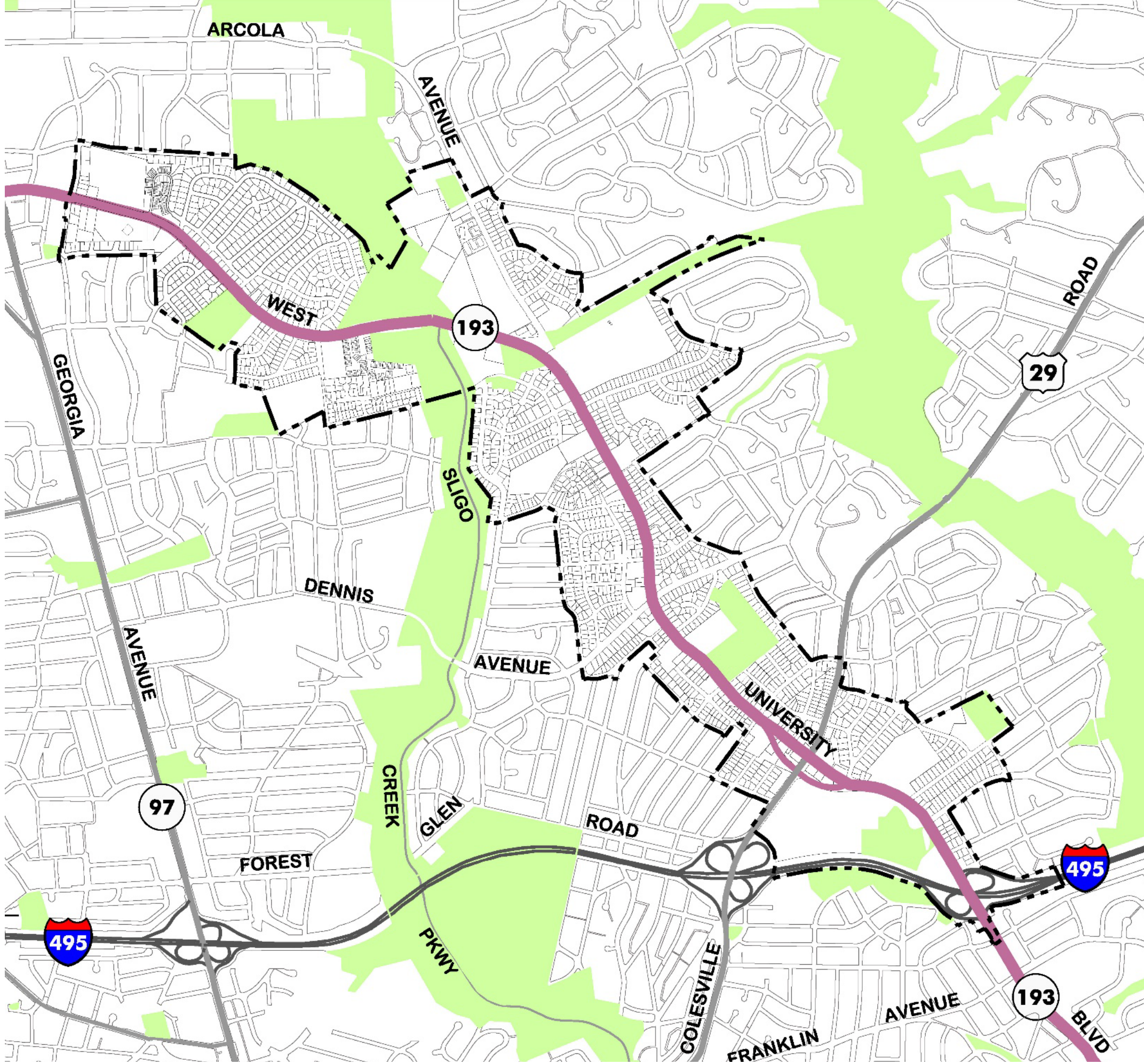
Plan Purpose



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 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

Total Population

9,733

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%

Total Households

3,573

% Owner Households

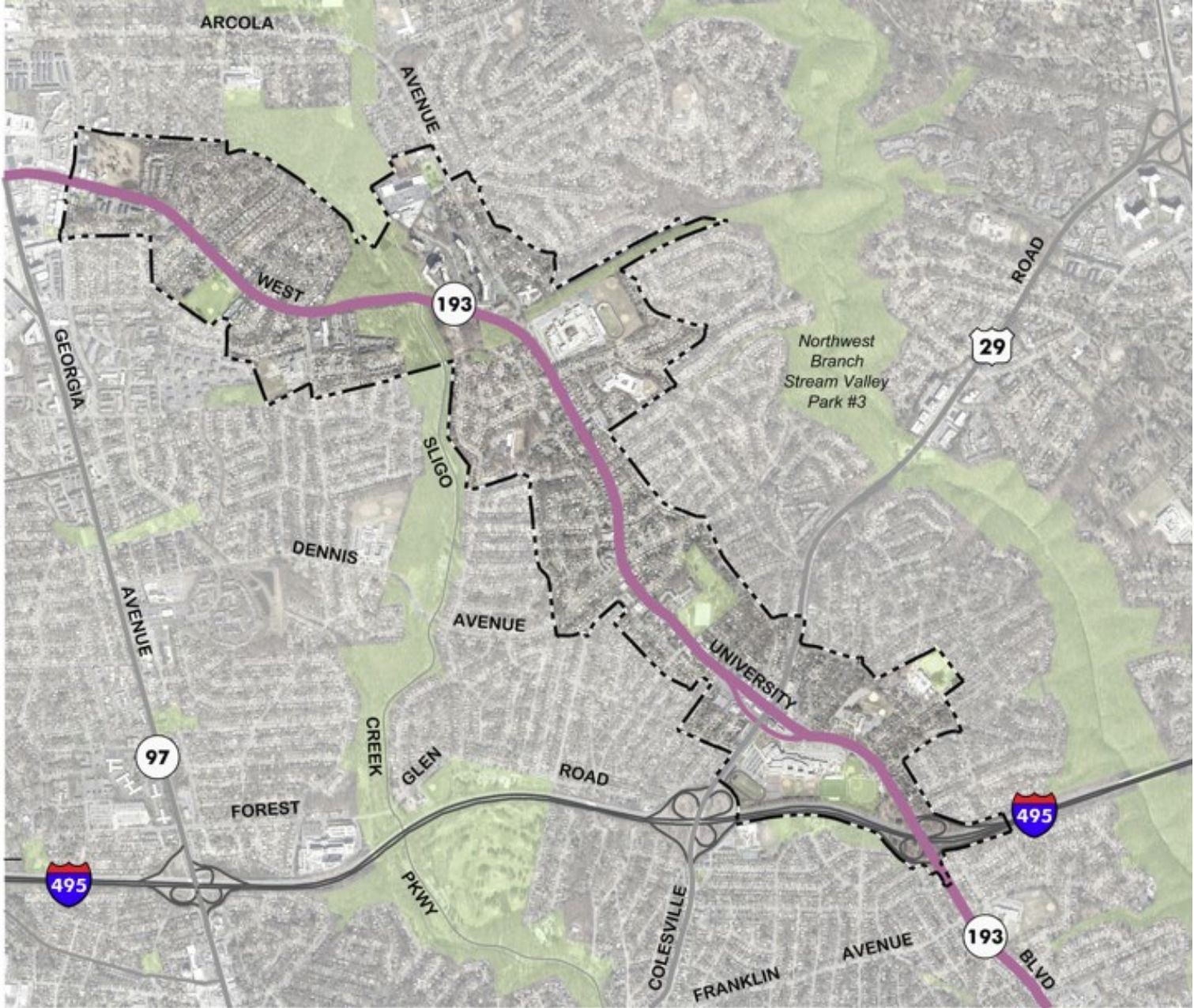
69%

% Family Households

59%

Median Household Income

\$103,116



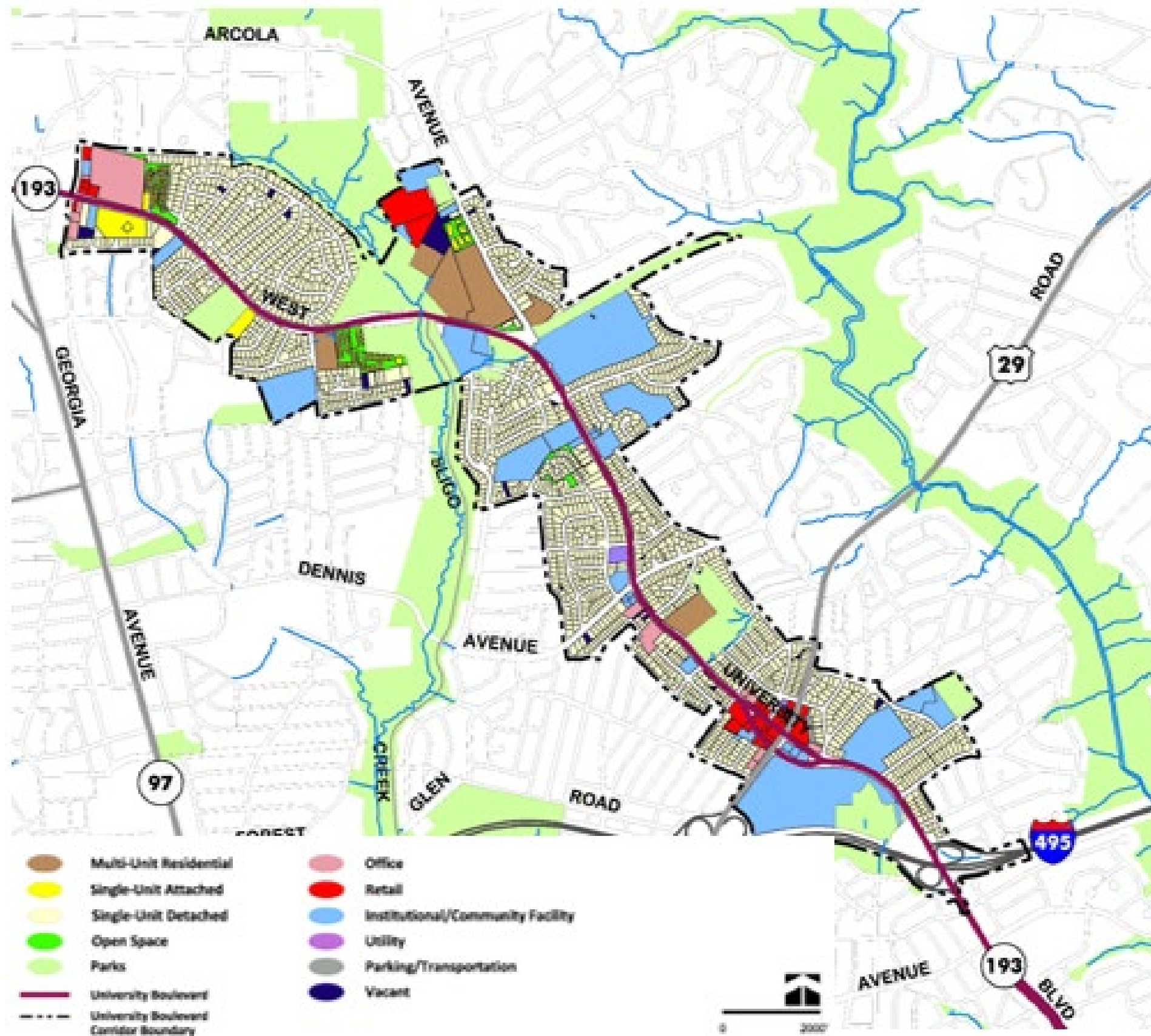
Languages Spoken (other than English): Spanish, Chinese (including Mandarin and Cantonese)

Residential Inventory

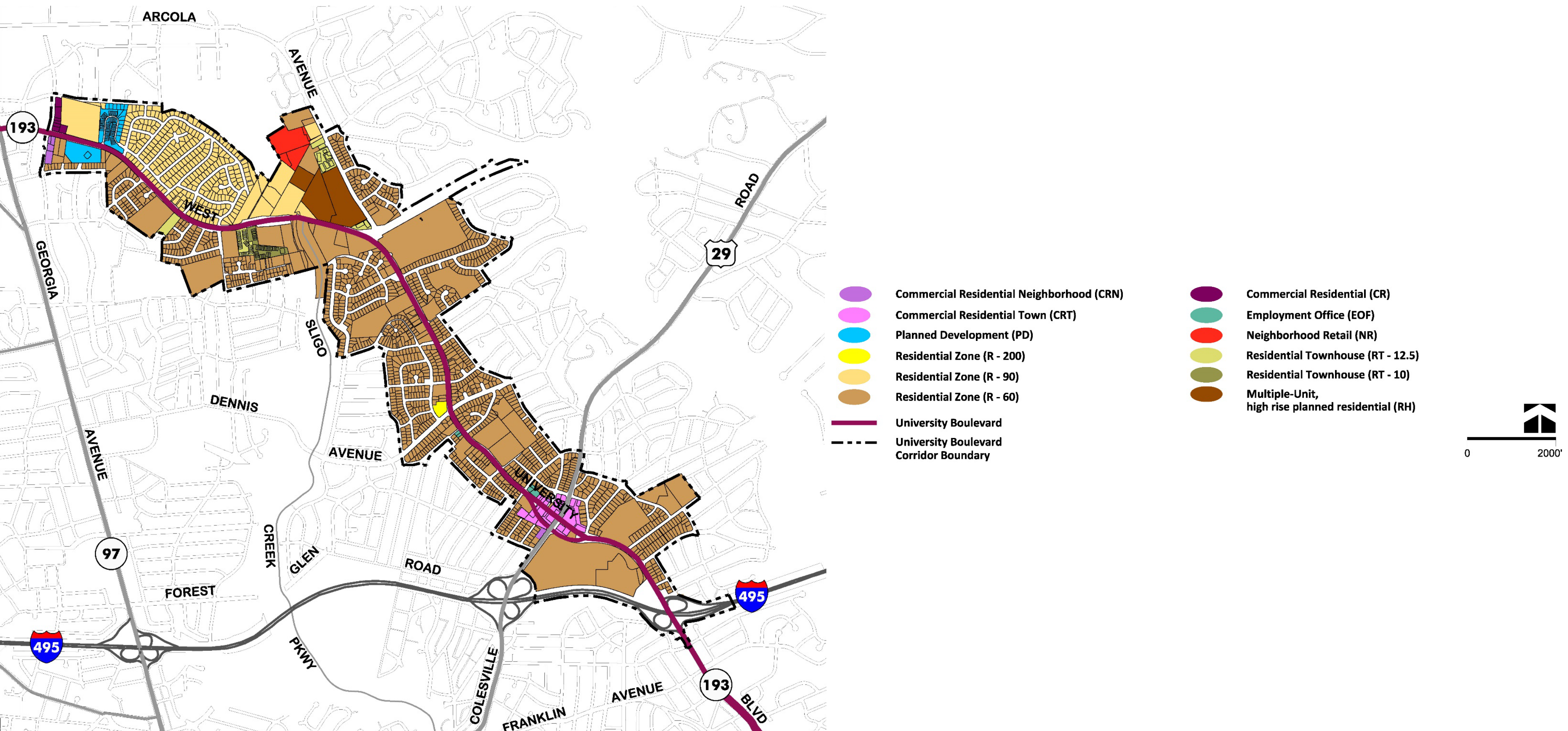
- 3,400 residential housing units
- 6.3% rental vacancy rate
- 50% single-family detached units; 30% multi-family units in buildings of 50 or more units
- Median year of construction: 1963



Land Use

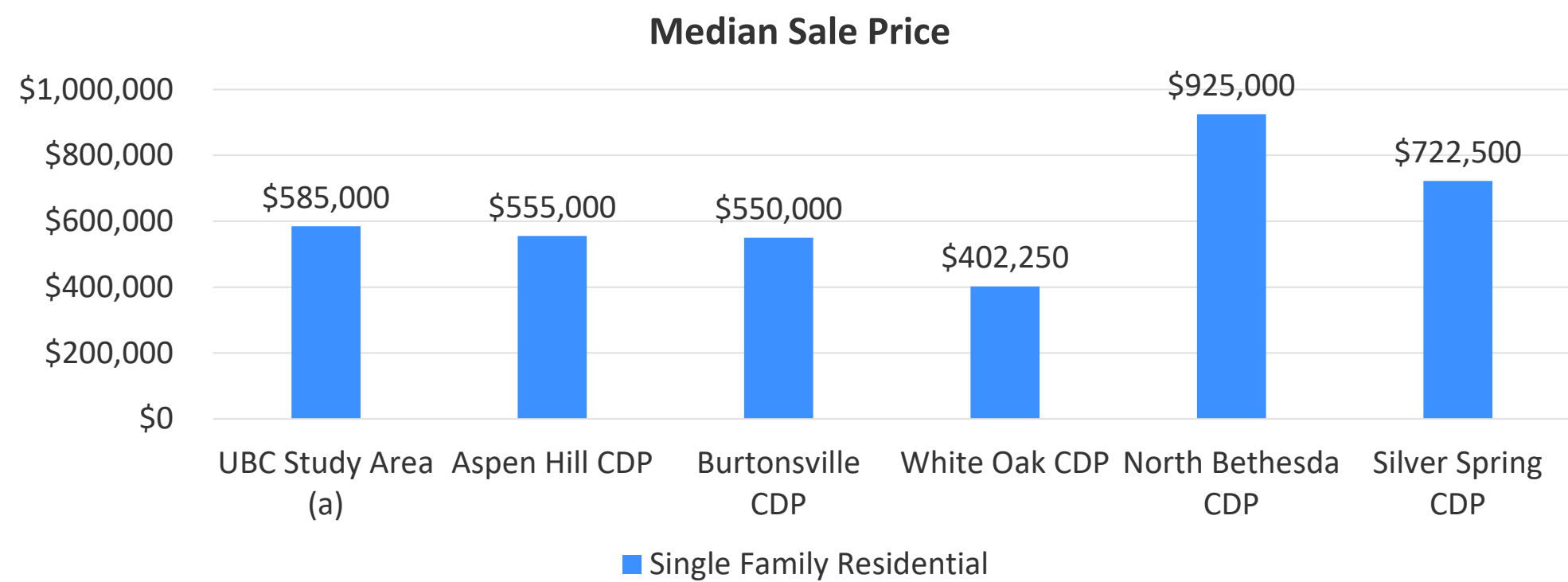
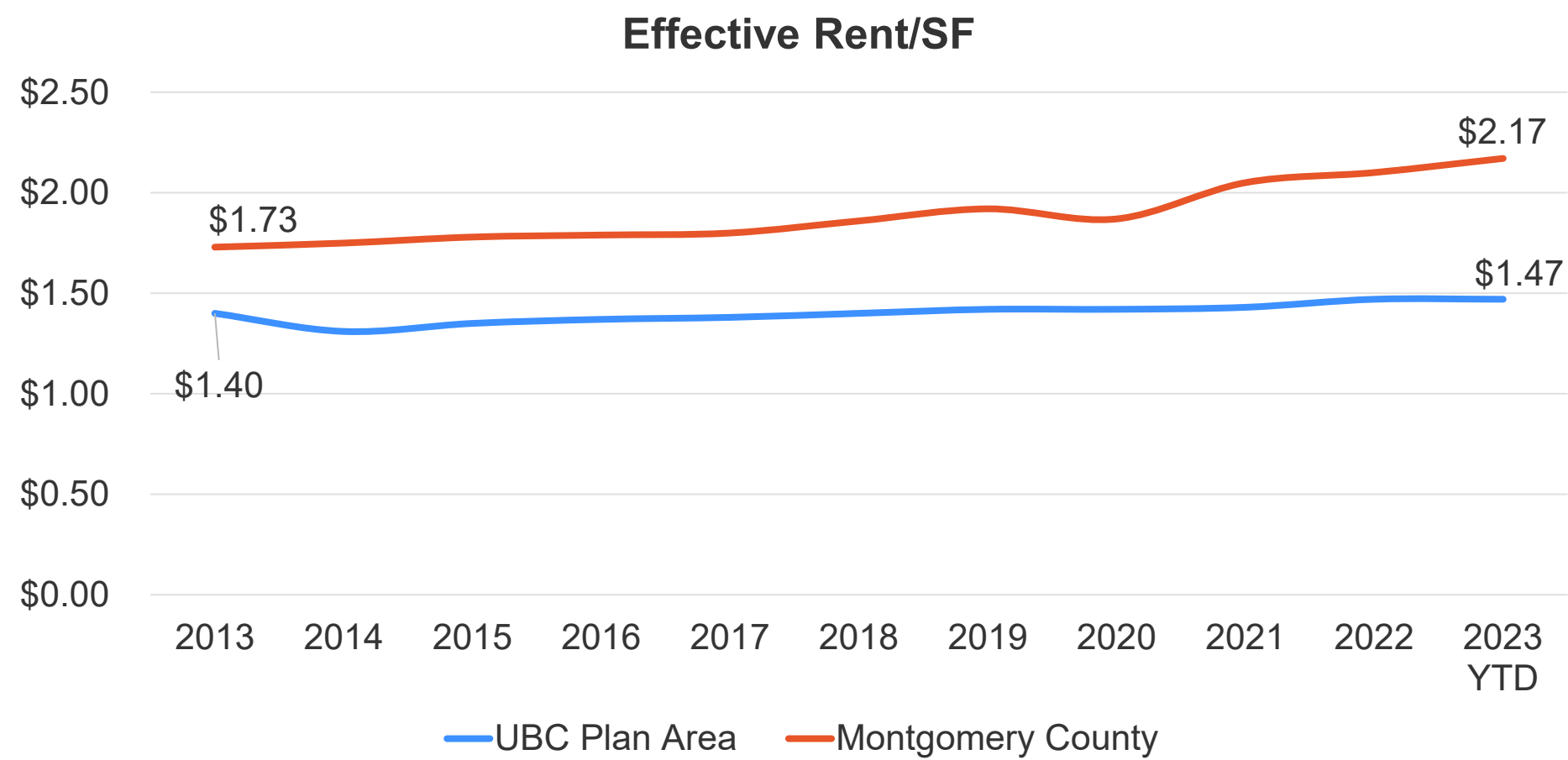


Existing Zoning



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, 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



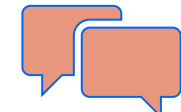
- 14 In-Community Events



- Over 1000 doors knocked for canvassing



- Conversations in 6 languages



- 239 One-on-one conversations logged



- 6000+ Mailers & Postcards Sent



- 166 Questionnaire Responses Collected

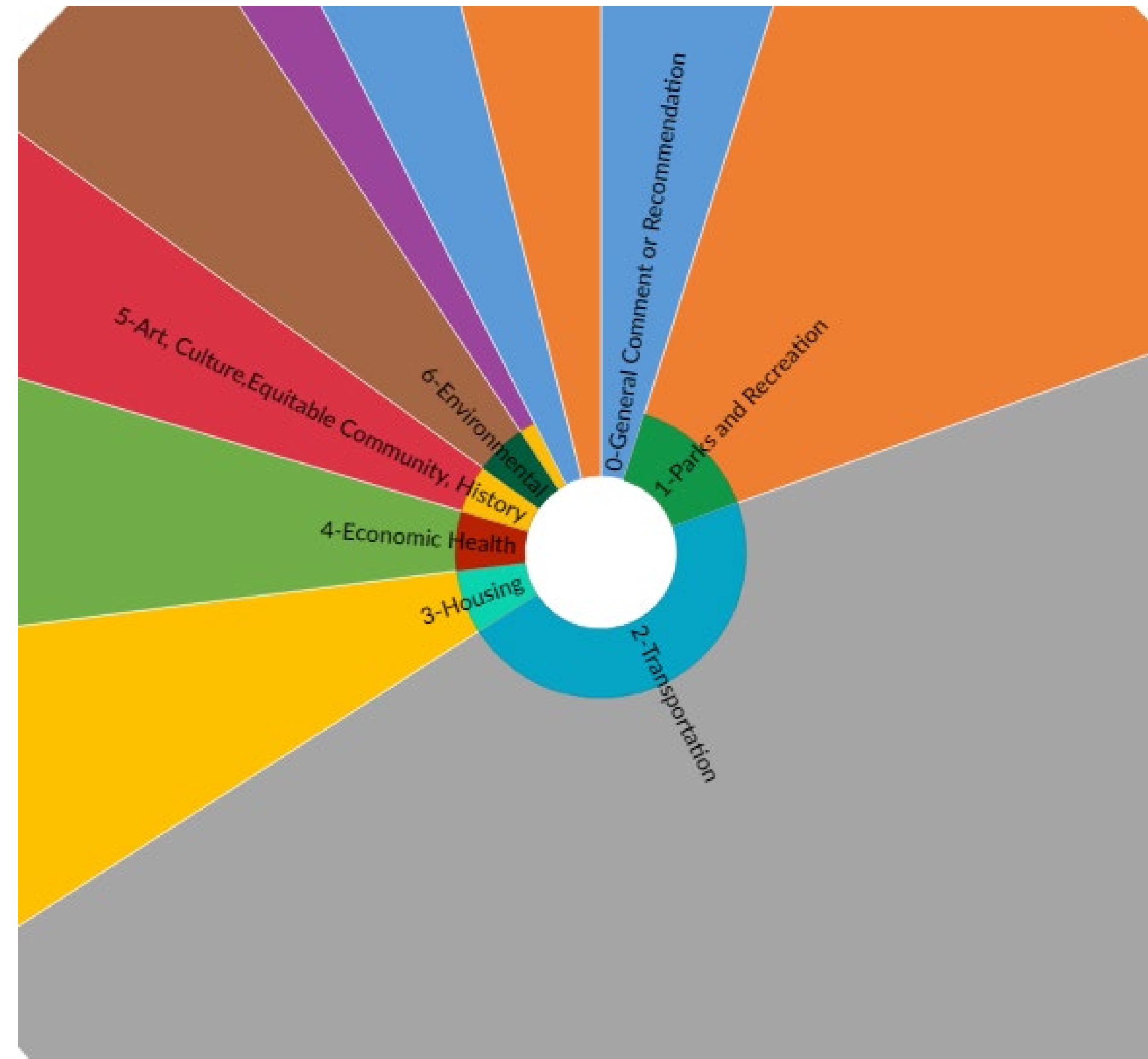


- 20,000 + words of text analyzed



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

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.

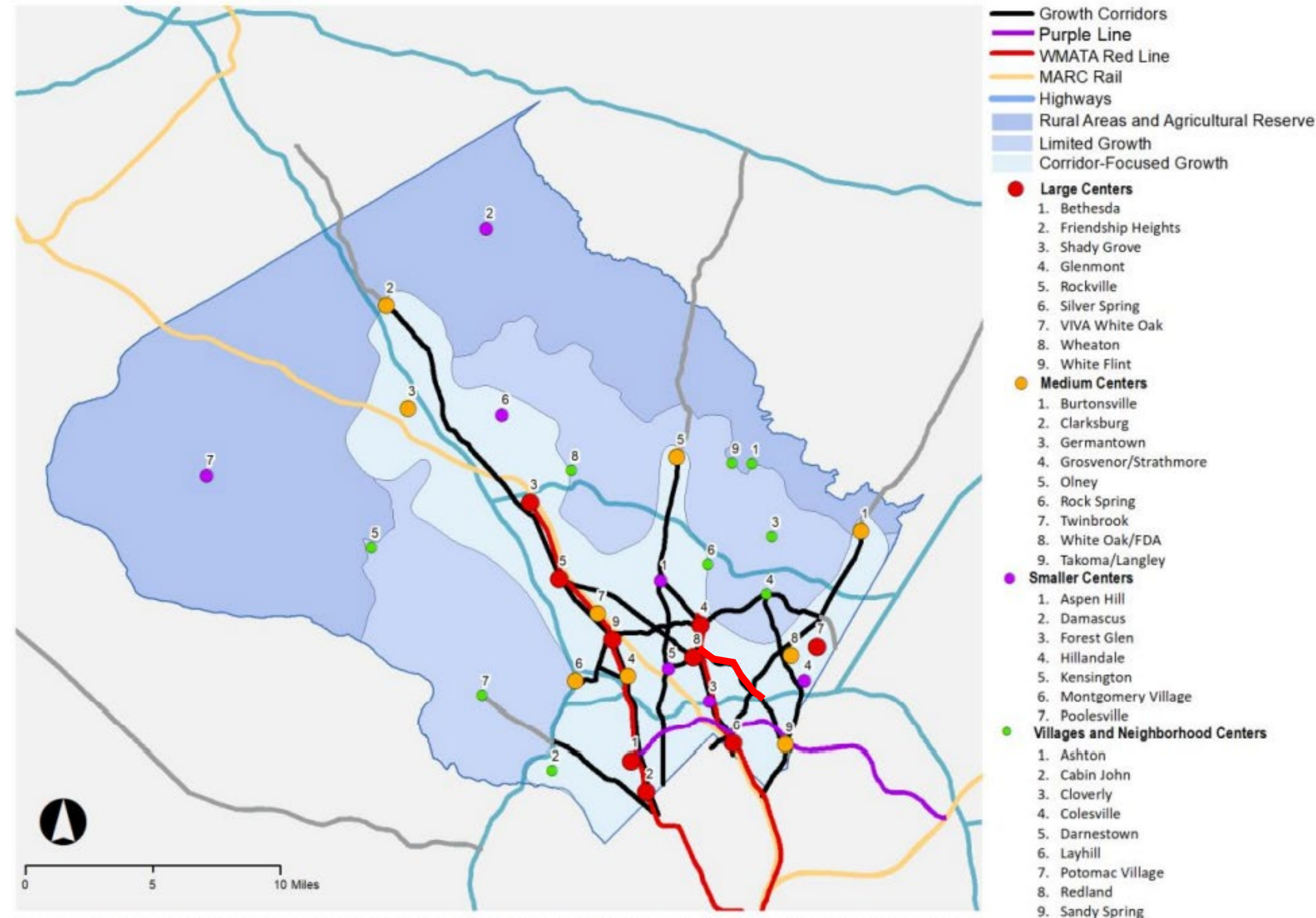


Planning Framework

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,

A handwritten signature in black ink, appearing to read "Tom Hucker".

Tom Hucker
Council President

A handwritten signature in black ink, appearing to read "Hans Riemer".

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

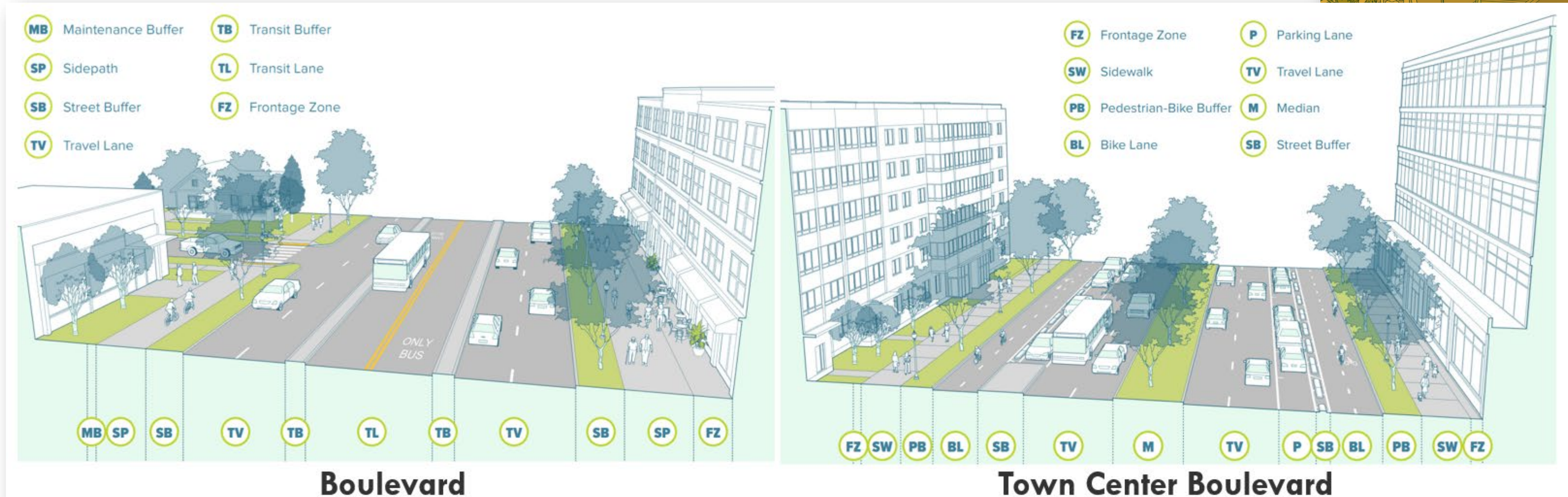
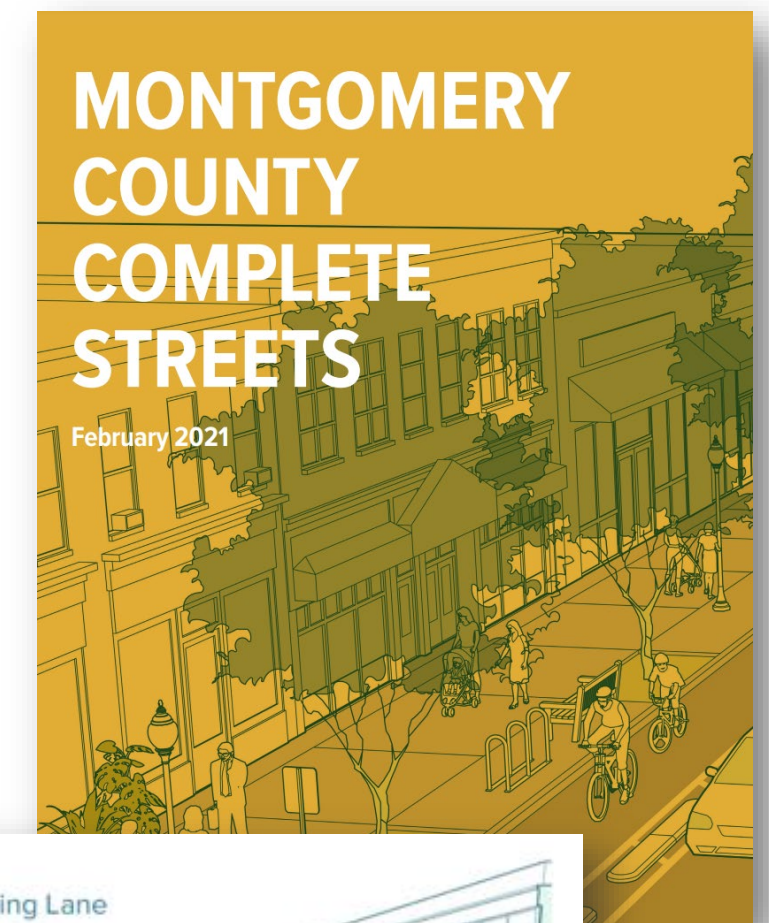
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Planning Framework

Complete Streets

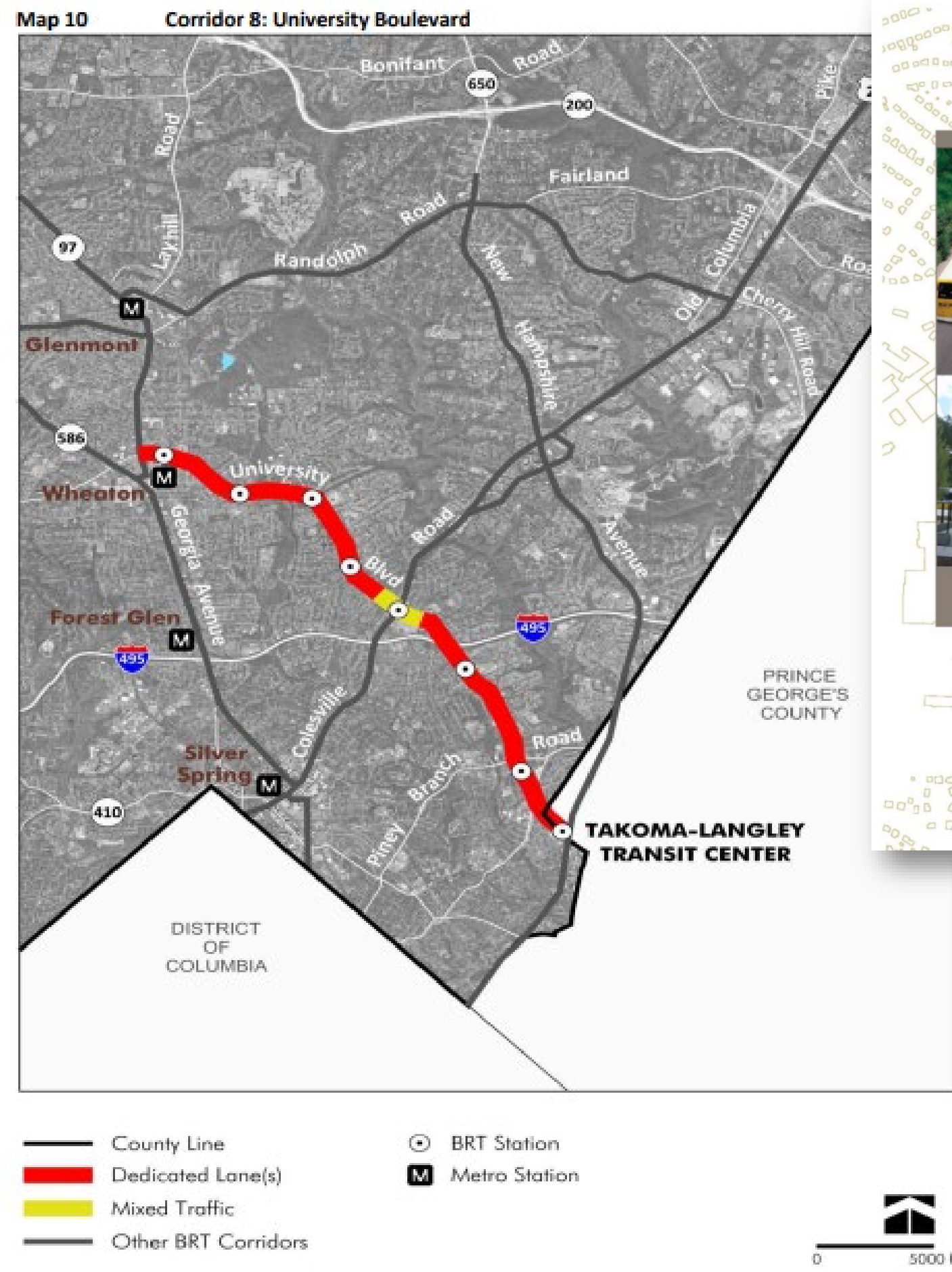
- **Complete Streets** are roadways that are designed and operated to provide safe, accessible, and healthy travel for all users of our roadway system, including pedestrians, bicyclists, transit riders, and motorists.
- The **Complete Streets Design Guide** identifies land use contexts and street types 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

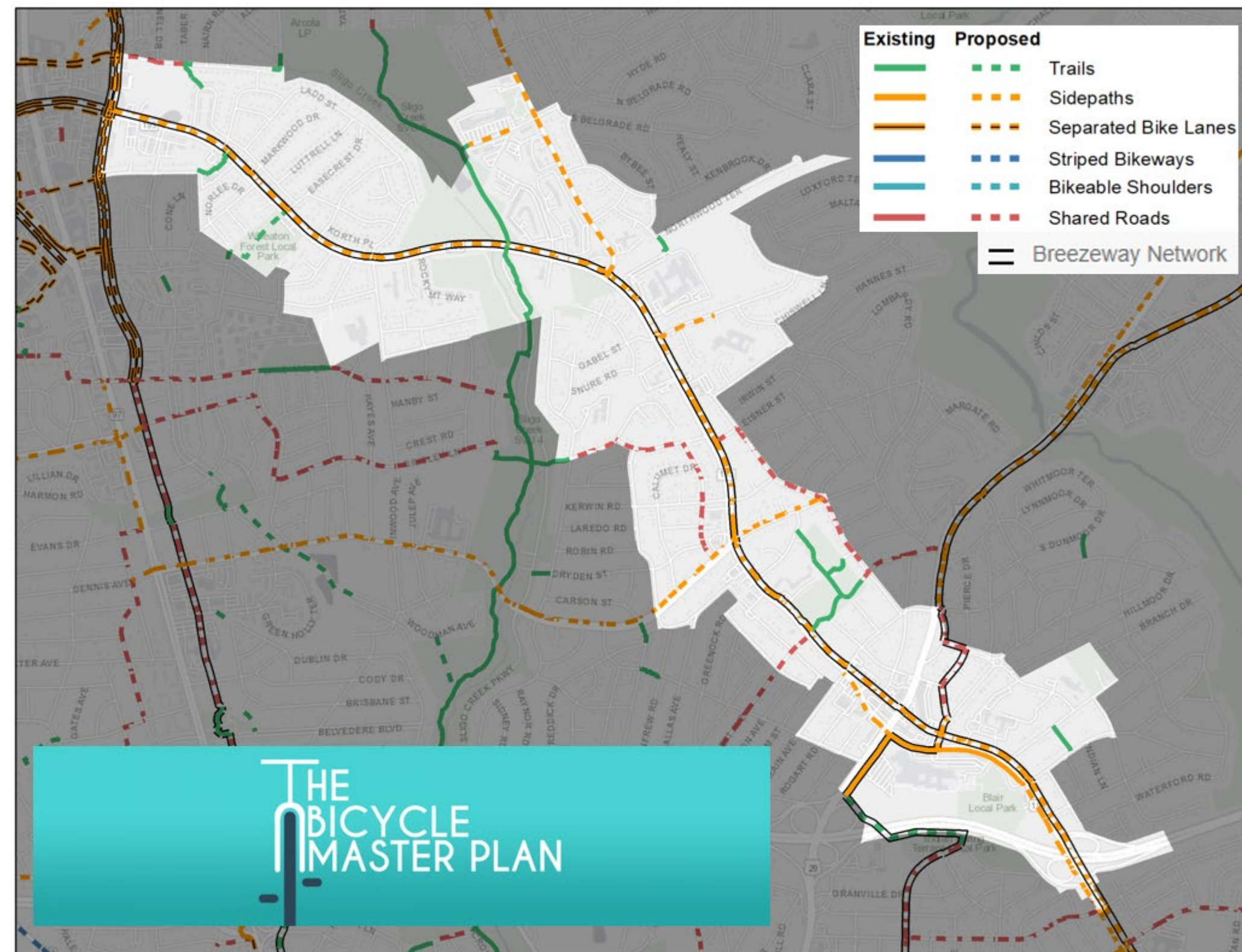
- Identifies University Boulevard as one of ten Bus Rapid Transit (BRT) Corridors countywide
- Identifies Eight BRT Station Locations on the Corridor with Five in the Plan Area:
 - Amherst
 - Inwood
 - Arcola
 - Dennis
 - US 29 / Colesville Road
- Recommends Dedicated Transit Right-Of-Way along University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



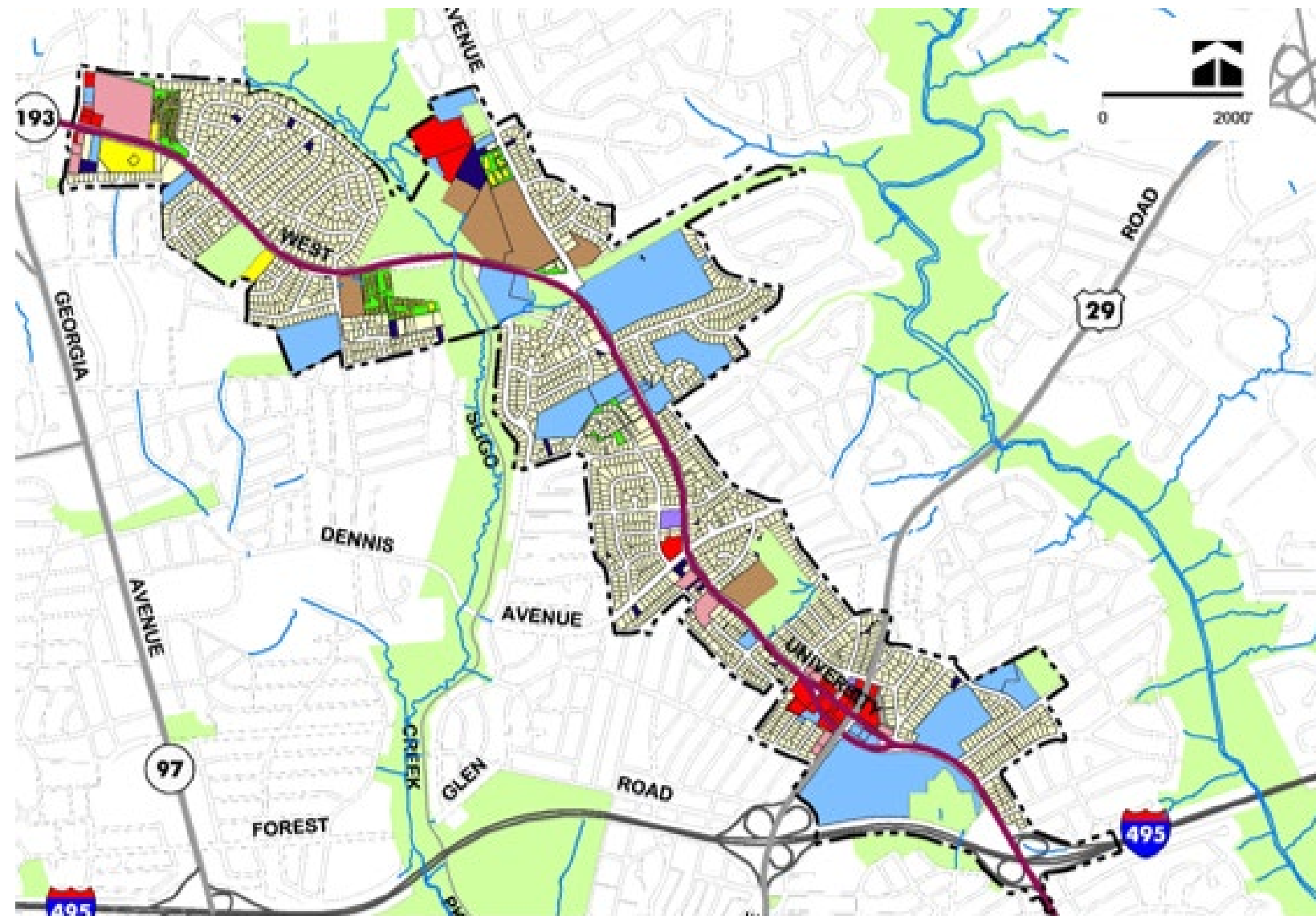
Planning Framework

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



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).



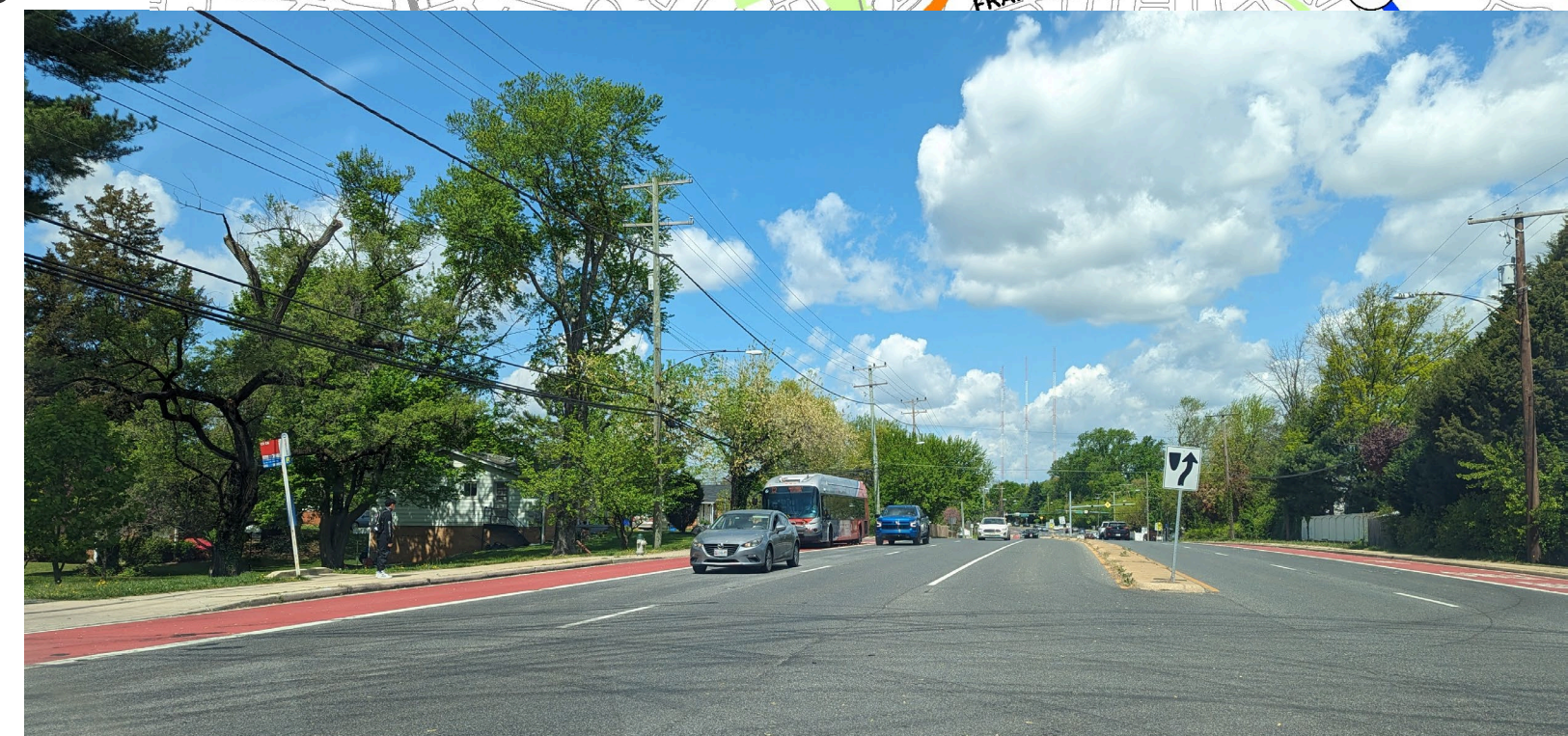
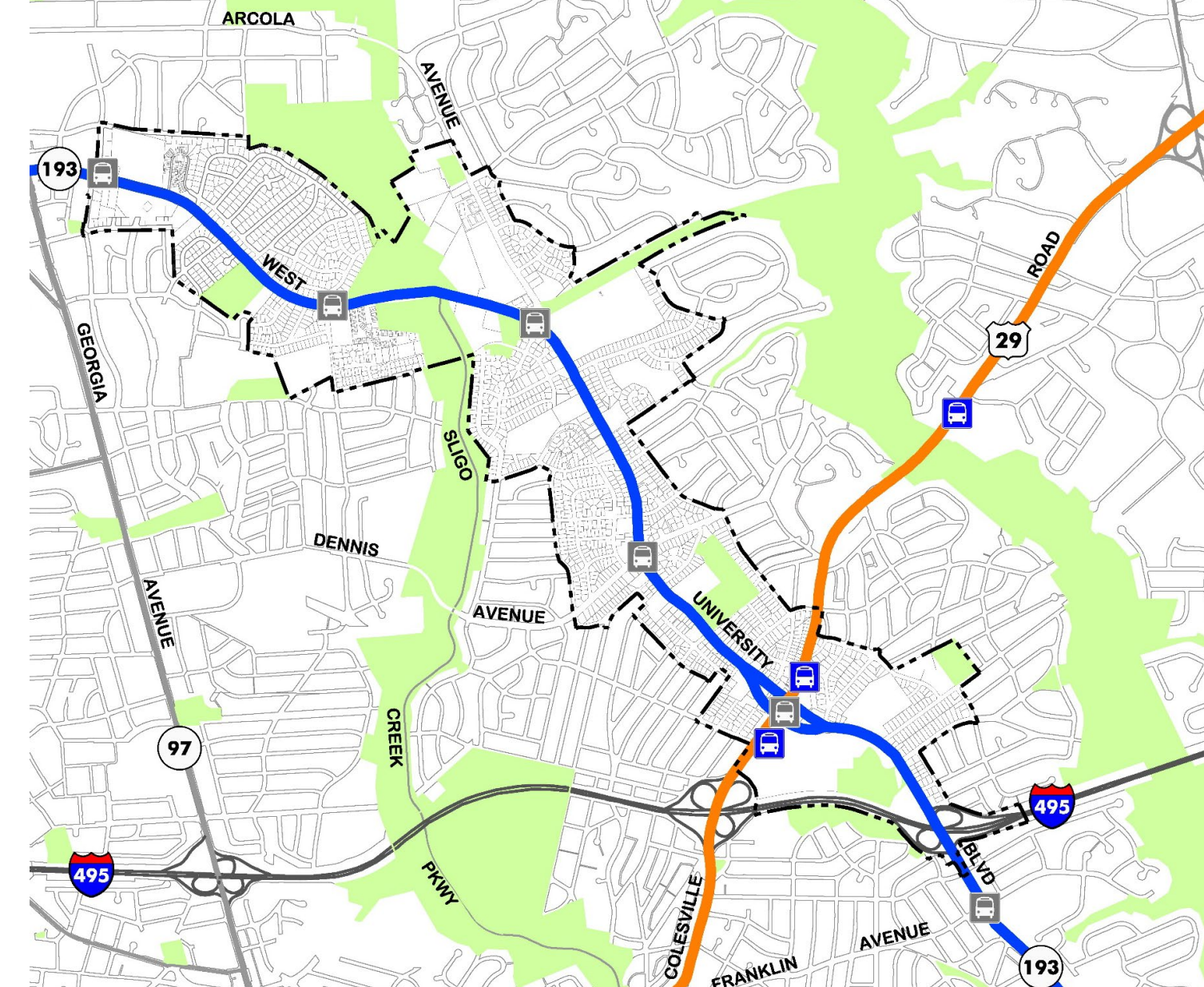
Emerging Land Use and Zoning Ideas

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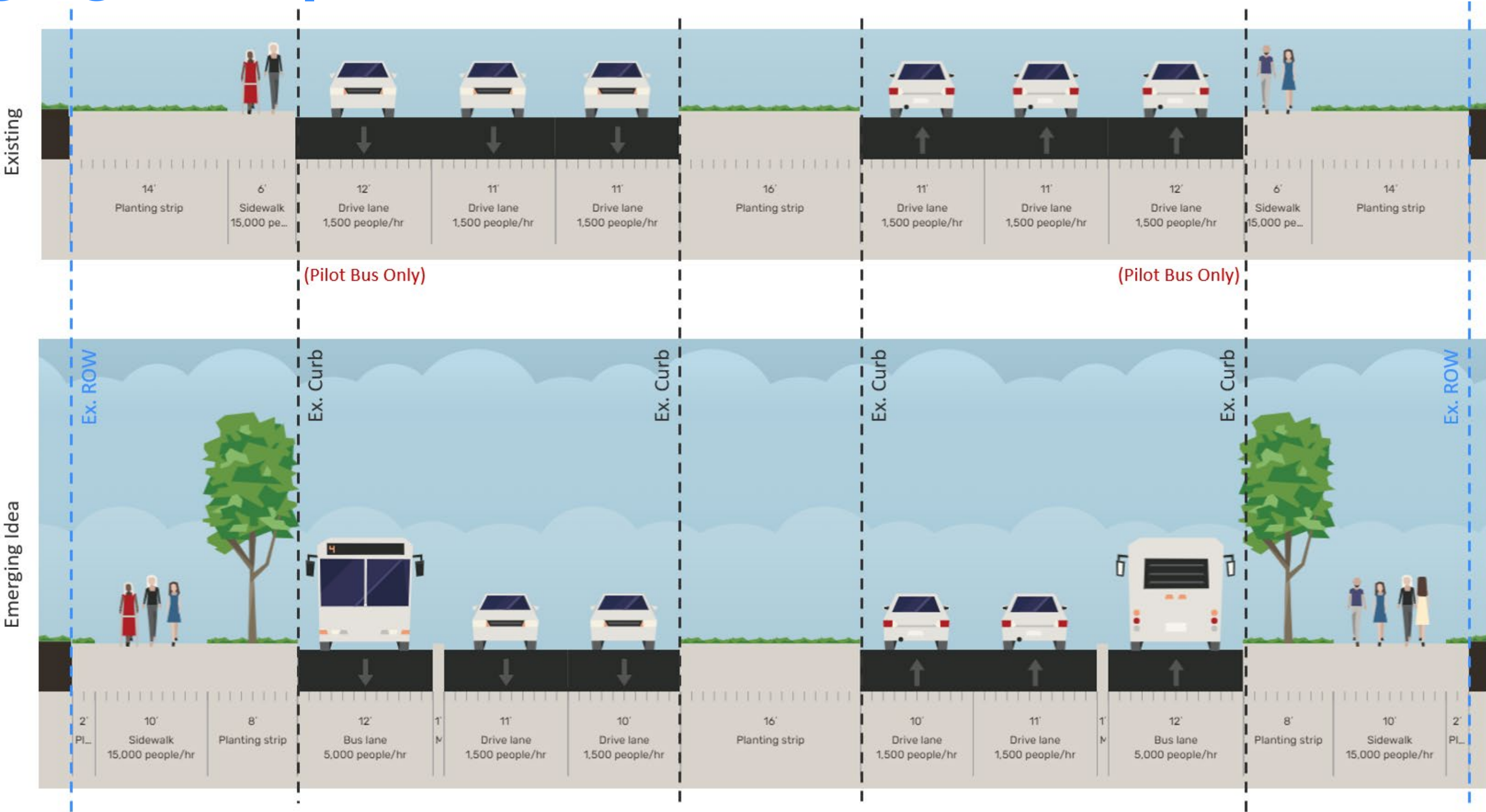
Emerging Transportation Ideas

- 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

Emerging Transportation Ideas

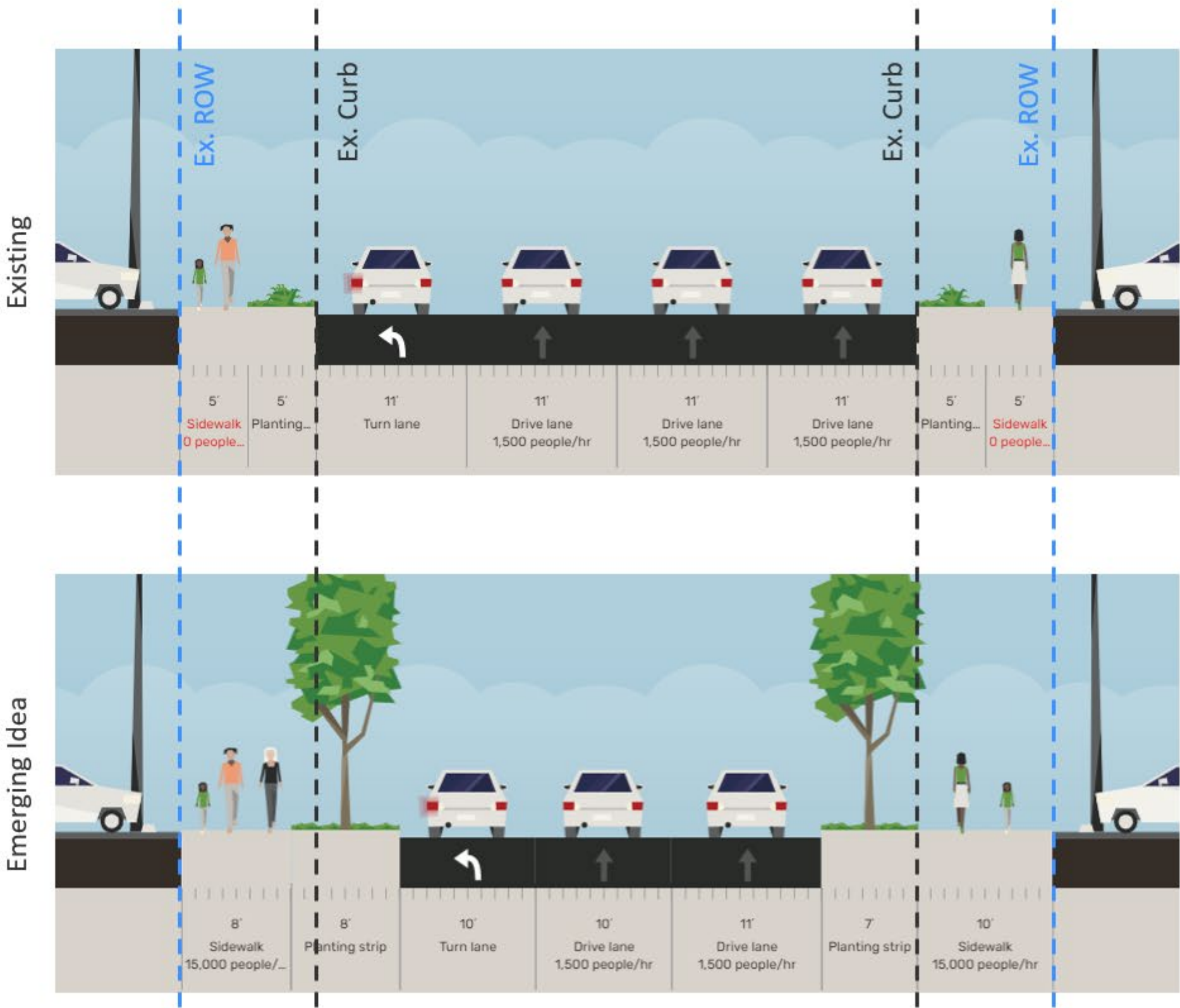
Four Corners – Limited Changes

- 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



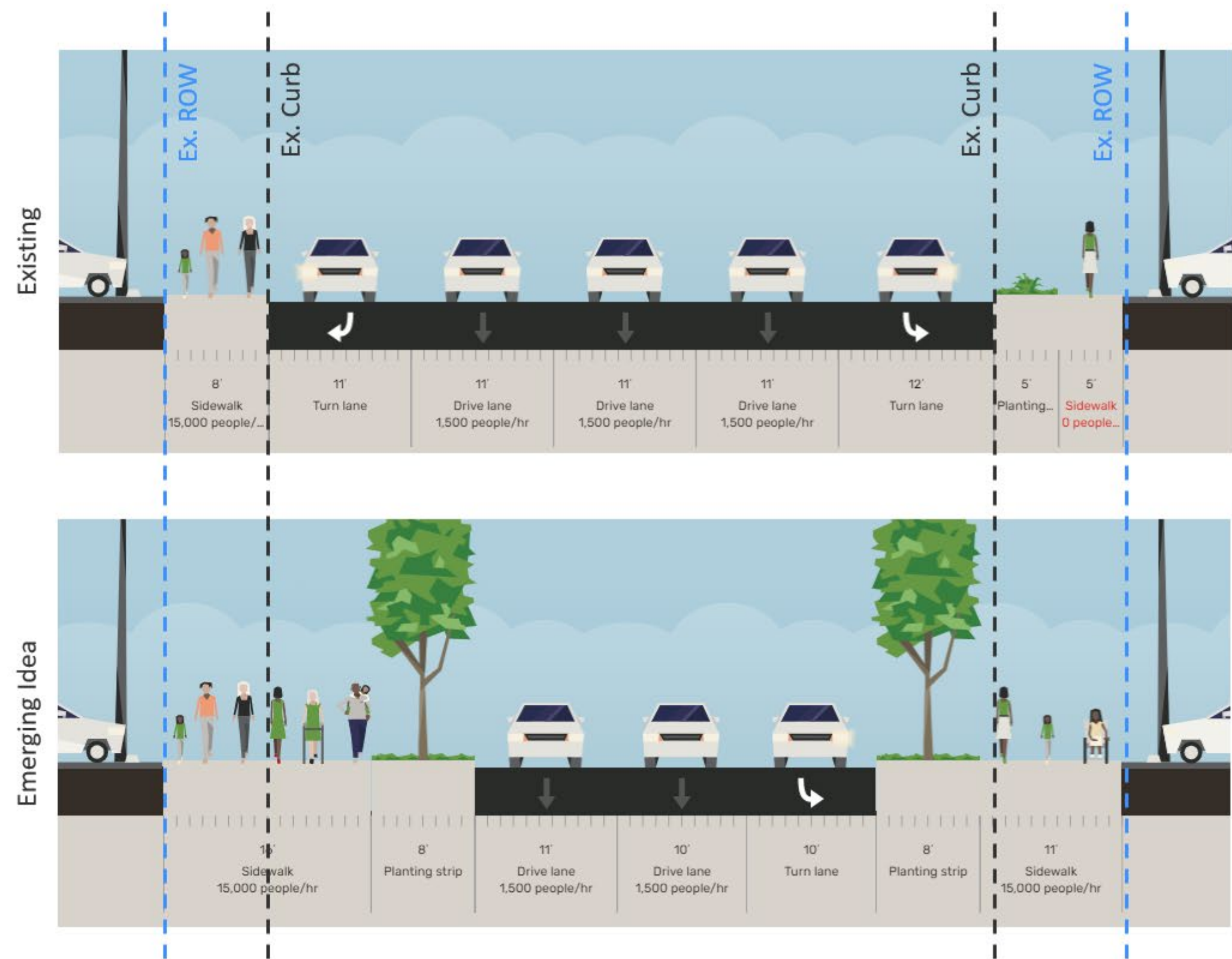
Emerging Transportation Ideas

Westbound University Boulevard (Four Corners)



Emerging Transportation Ideas

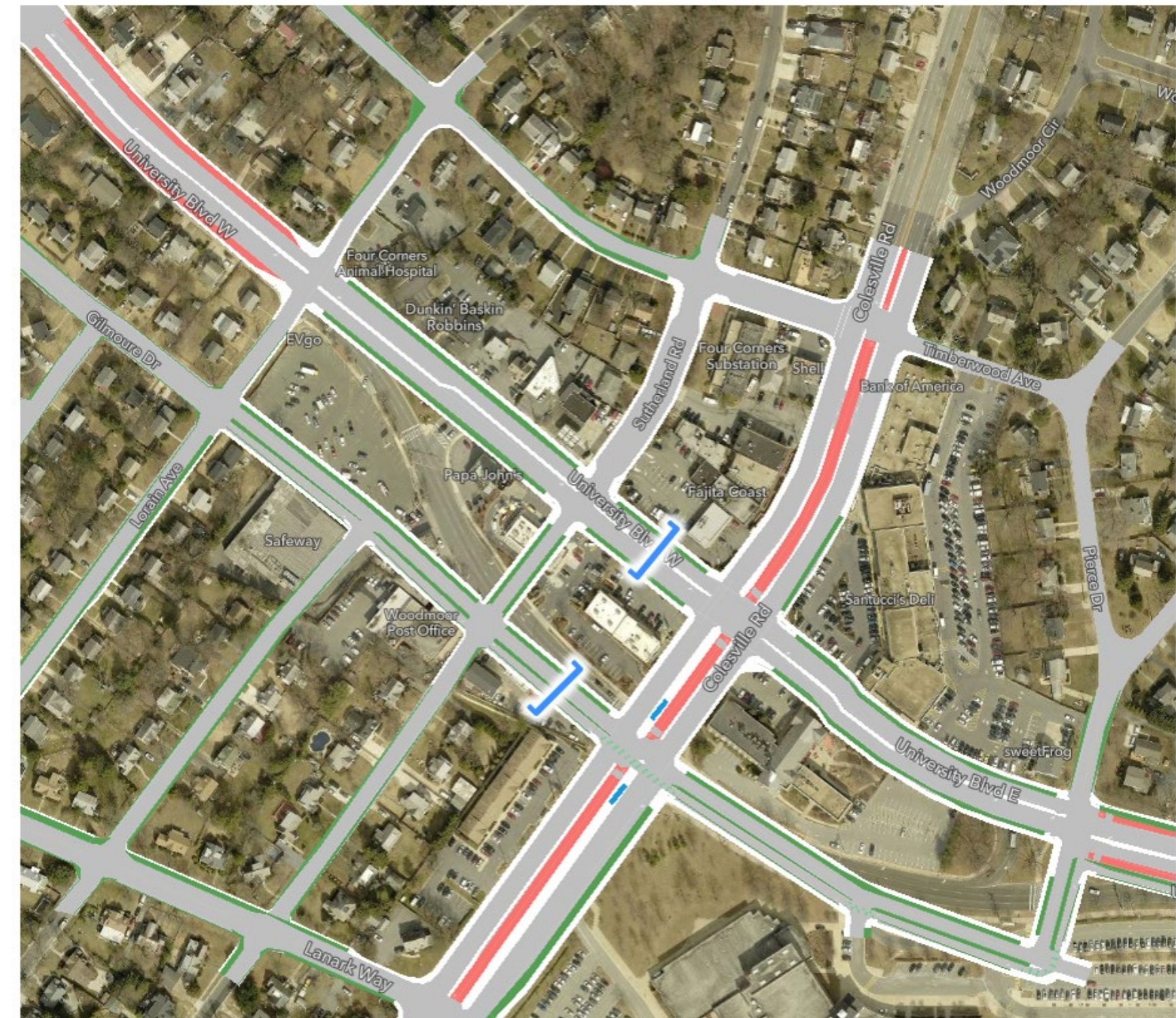
Eastbound University Boulevard (Four Corners)



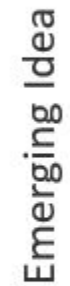
Emerging Transportation Ideas

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

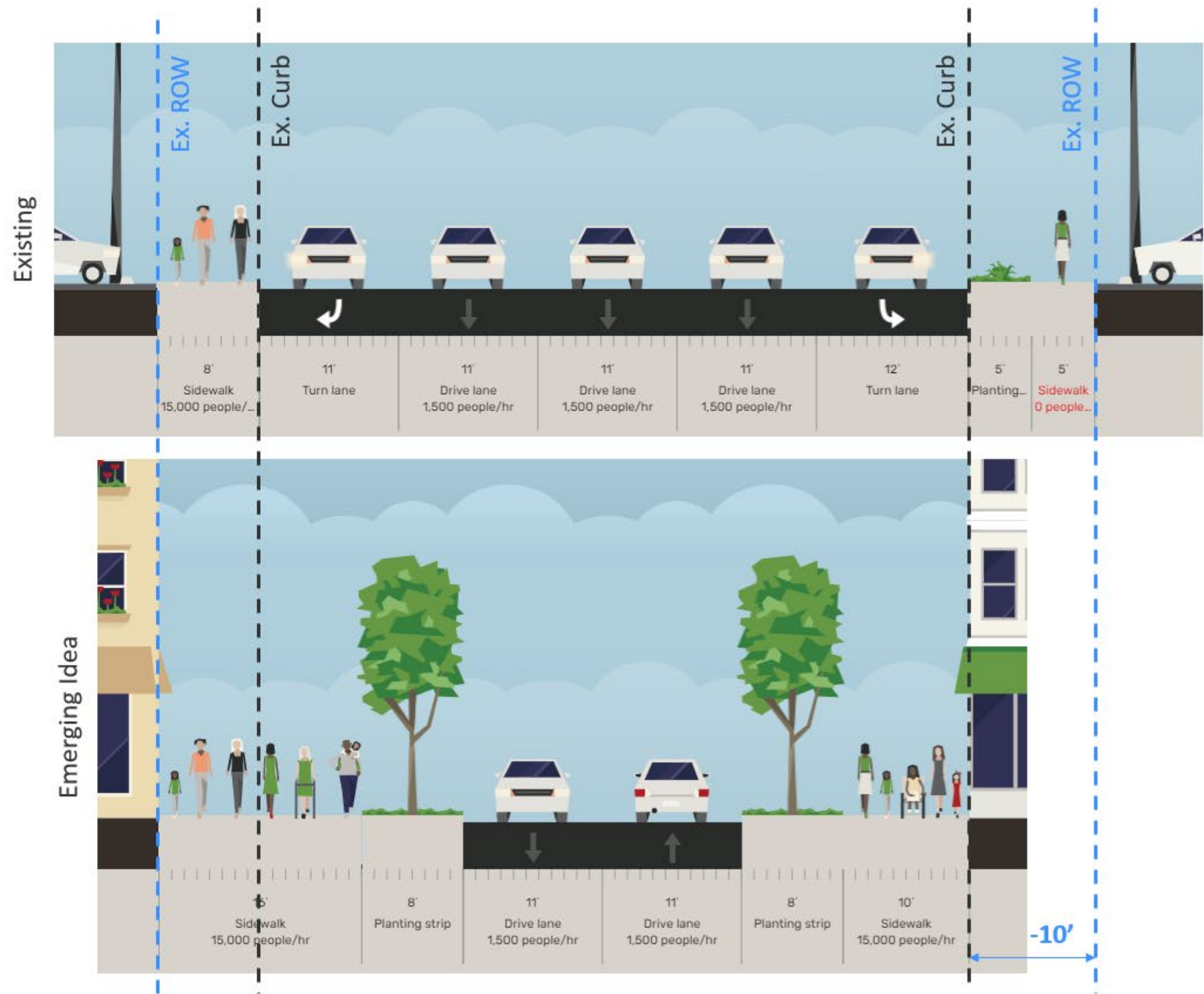


Westbound University Boulevard
(Four Corners)

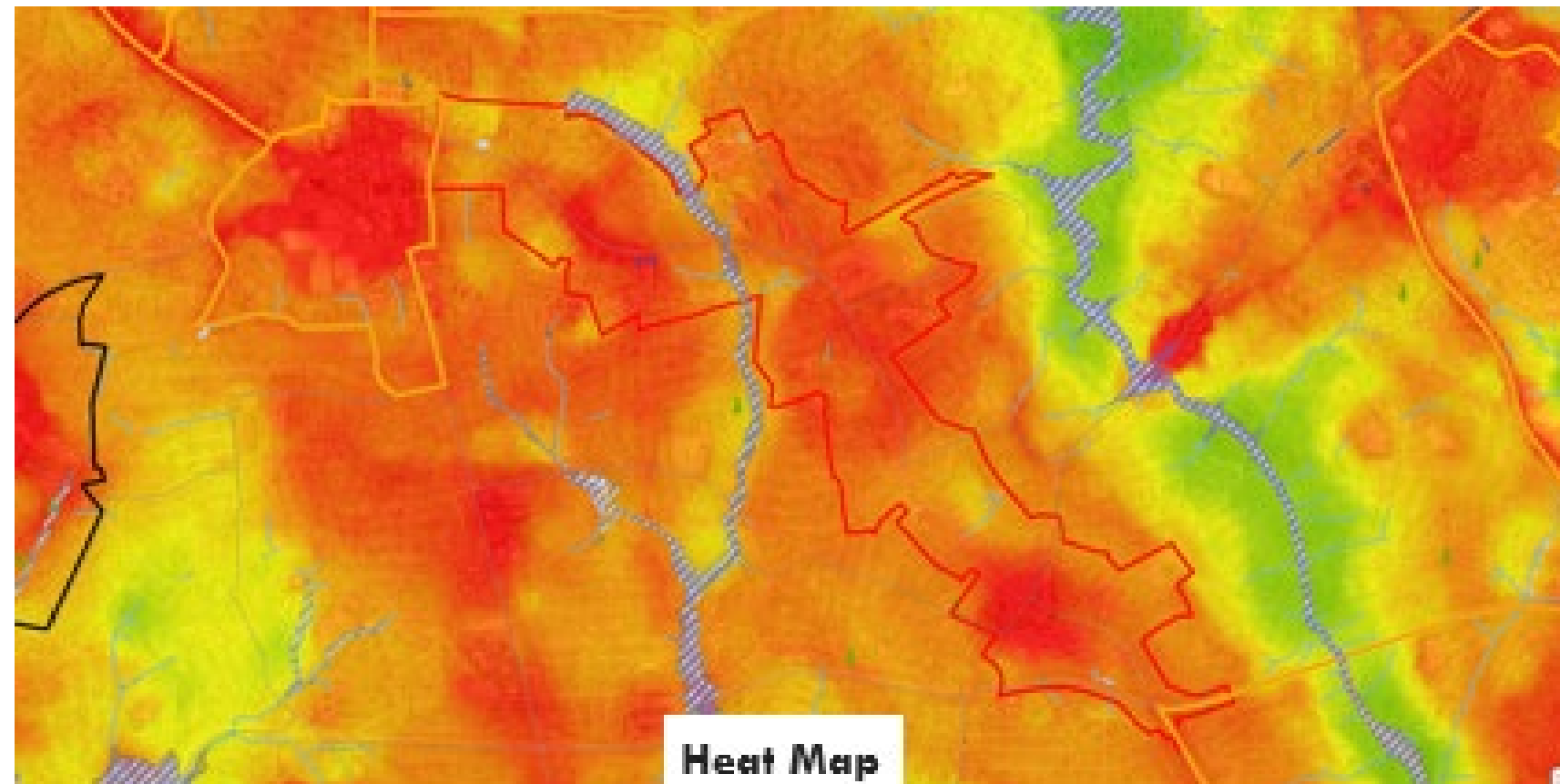


Emerging Transportation Ideas

Eastbound University Boulevard (Four Corners; Gilmoure Drive Extended)



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.

Emerging Sustainability Questions

1. How concerned are you about local flooding along streets, in yards or basements in the UBC?
 - a. Not at all concerned
 - b. A little concerned
 - c. Somewhat concerned
 - d. Very concerned

2. How prepared do you think your community is to deal with the effects of climate change?
 - a. Not prepared
 - b. Somewhat prepared
 - c. Very prepared
 - d. Not sure – I would like to know more about the effects of climate change

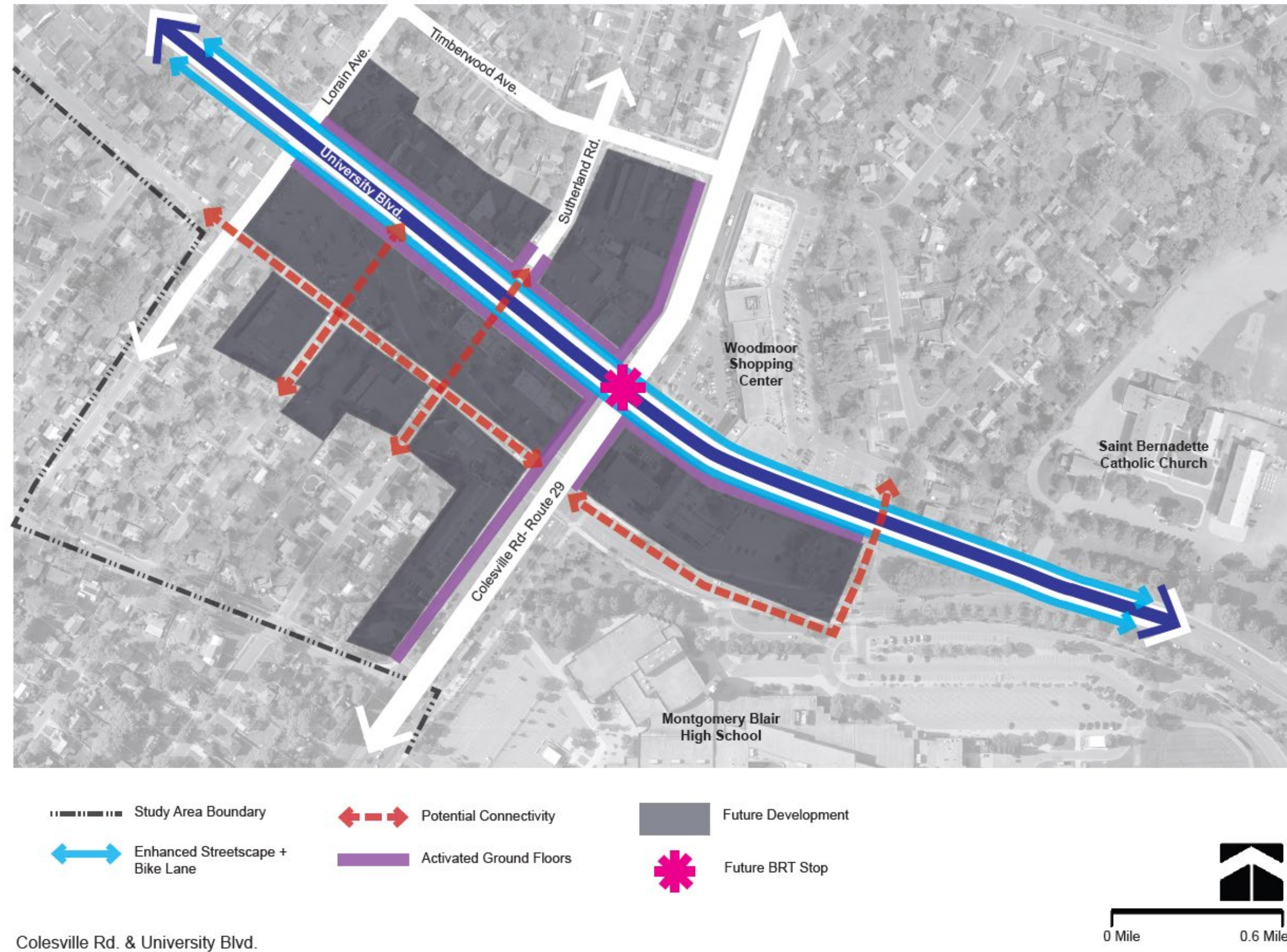
3. How do you feel about the number of trees along University Boulevard and in the UBC?
 - a. I think there are enough trees
 - b. I would like to see more trees along University Boulevard
 - c. I would like to see more trees in my neighborhood
 - d. I would like to see more trees throughout the UBC

Urban Design and Placemaking Ideas

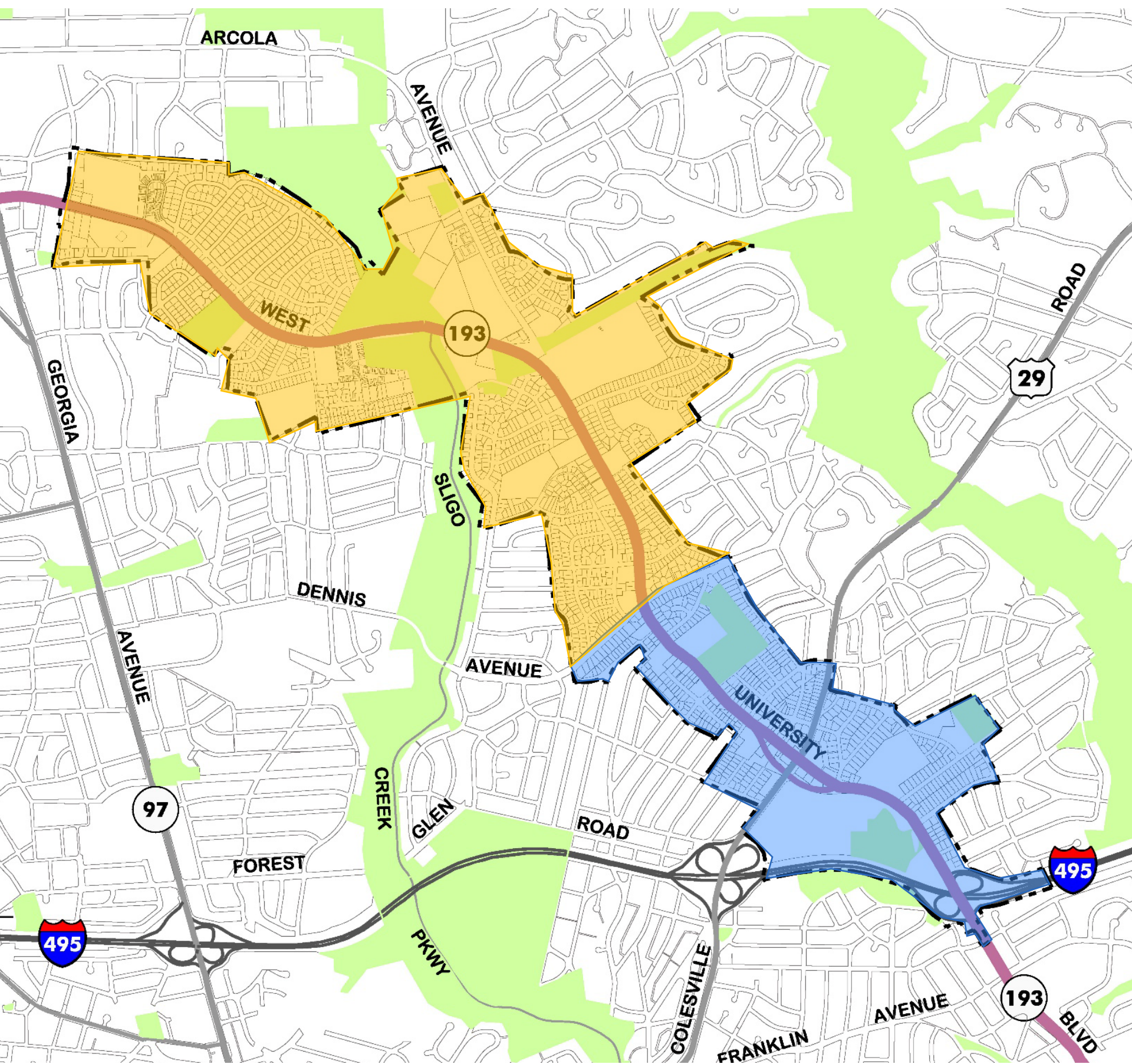
- Improve walking, biking, and rolling along the corridor with enhanced streetscape that includes wider sidewalks with landscaped buffers, lighting and seating, and expands access to existing public facilities and neighborhood retail.
- Provide design guidance for University Boulevard that builds on 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



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



Public Information



Website

<https://montgomeryplanning.org/ubc>

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