

## UNIVERSITY BOULEVARD PRELIMINARY RECOMMENDATIONS

After months of analysis and input from the community, Montgomery Planning has developed preliminary recommendations for the University Boulevard Corridor Plan. The goals of the draft recommendations include transforming University Boulevard to provide safe, accessible, and healthy travel for everyone, and introducing zoning changes to provide opportunities for additional housing types, sizes, and price points.

### Preliminary Recommendations Overview

- To promote sustainable development patterns, provide more housing options, and support transportation safety enhancements along University Boulevard, the University Boulevard Corridor Plan recommends the rezoning of properties that are:
  - In corridor-facing blocks and blocks that are within a quarter-mile radius of future Bus Rapid Transit (BRT) stations.
  - Institutional properties, such as properties used for religious assembly.
  - Existing single-use commercial shopping centers.
- The zoning changes provide property owners with more flexibility for what they can build on their properties if they choose to redevelop. Institutional properties or properties with more width and depth in these areas may accommodate infill development depending on the size of the property. The zones require that new development transitions in height, mass, and scale to adjacent residential properties.
- Establish an overlay zone to define neighborhood residential building types, prioritize development standards that further compact growth and transportation safety, and explore modifications, as necessary, to achieve transitions in height, mass, and scale. The overlay zone will apply to properties recommended for rezoning in the plan.
- Locate higher building densities and mixed uses at locations near BRT stations with existing commercial properties, including the WTOP property, the Kemp Mill Shopping Center, and Four Corners, and ensure new development transitions from larger to smaller buildings to adjacent residential properties.
- Implement a connected network of streets, comfortable walkways, and low-stress bicycle facilities, and right-size roadways and intersections to create a safer and more comfortable environment for people who are walking, rolling, bicycling, riding transit, and driving.
- Provide dedicated transit lanes along University Boulevard and Colesville Road.
- With redevelopment or implementation of BRT on University Boulevard, consolidate, remove, or relocate driveways from University Boulevard and limit future driveways.
- Explore alternative ways to navigate the Four Corners area that include short-term recommendations for limited change to the street network that provide safe, accessible, and healthy travel options for people walking, biking, rolling, riding transit and traveling in cars. A long-term vision of additional street connections should be further studied.
- Improve pavement markings, lighting, and sight distance and explore protected crossings at the interchanges with I-495 at Colesville Road and University Boulevard to improve safety for all modes of transportation.
- Improve connections to and explore improvements within existing local parks, including the Chesapeake Northwood Trail.
- Make University Boulevard more resilient to climate change by incorporating tree canopy, shaded bus stops, stormwater management, and landscaped buffers.
- Increase and protect existing tree canopy with native species on public land.
- Transition new development and redevelopment toward net-zero buildings by increasing building energy efficiency and on-site clean energy generation.



Scan to view zoning recommendations on an interactive webmap!



## Housing Recommendations

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The University Boulevard Corridor Plan is the first master plan to be fully drafted under Thrive Montgomery 2050. One of the main goals of Thrive is to build more housing to better match housing supply with demand and to ensure our residents are in homes that fit their needs and are at reasonable price points. Under this guidance, the University Boulevard Corridor Plan recommends the rezoning of properties that are:

- In corridor-facing blocks and blocks that are within a quarter-mile radius of future BRT stations
- Institutional properties
- Existing single-use commercial shopping centers.

While the plan recommends rezoning some single-family properties in blocks in the plan area that either front University Boulevard or are within a quarter mile radius of the BRT stations to allow for more housing options, you will not see changes to your neighborhood overnight, or you may never see changes. These zoning changes provide property owners with more flexibility for what they can build on their properties if they choose to redevelop. Institutional properties or properties with more width and depth in these areas may accommodate infill development, depending on the size of the property. The zones require that new development transitions in height, mass, and scale to adjacent residential properties.

## Transportation Recommendations

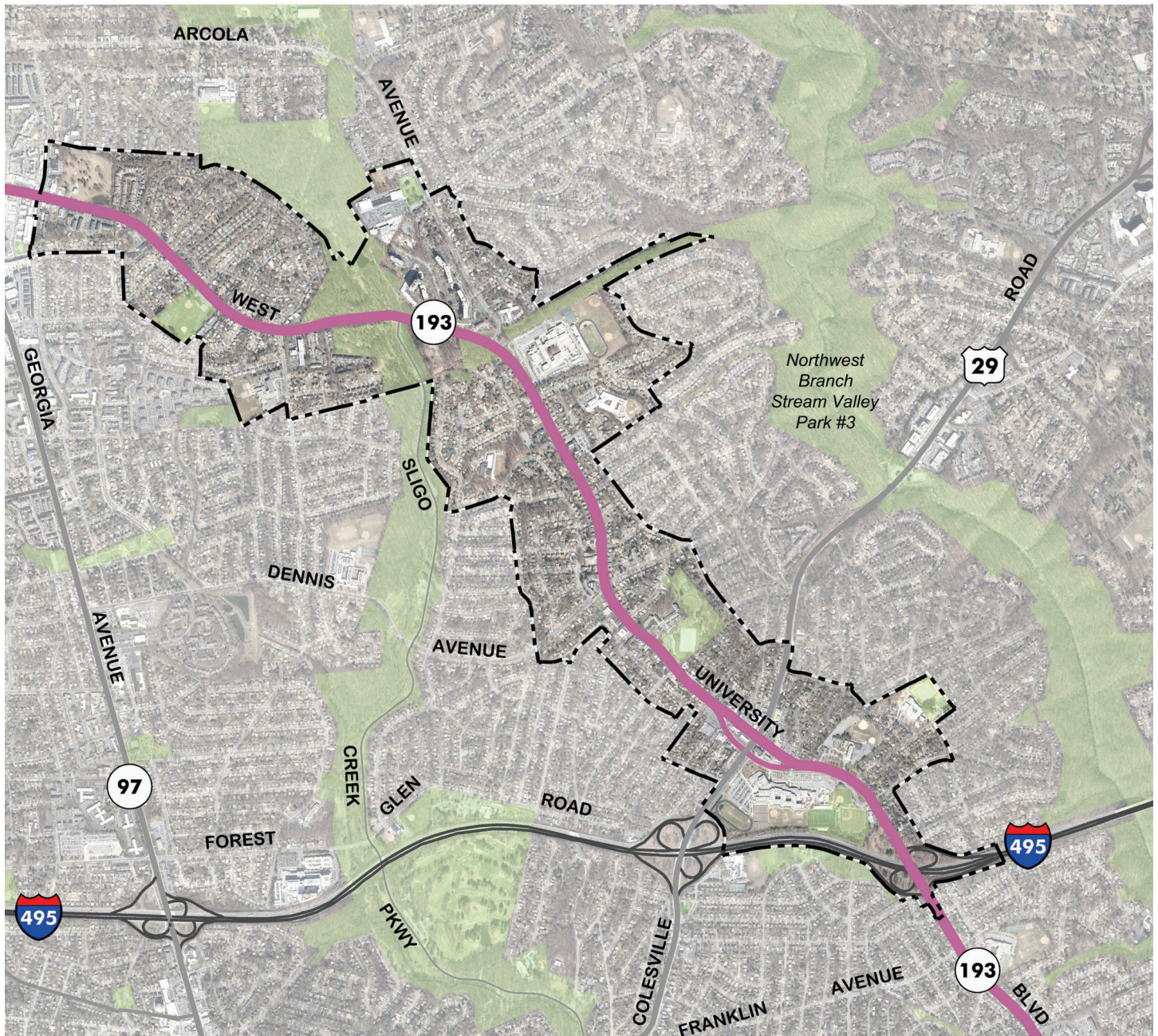
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The community wants University Boulevard to be more comfortable for travel. Following plans such as Thrive Montgomery 2050, the Bicycle Master Plan, and the Pedestrian Master Plan, the University Boulevard Corridor Plan seeks to reimagine the corridor as a safe place for anyone to drive, walk, roll, or bike.

- Strengthen connections and create a network of streets along University Boulevard to improve local multimodal travel, reduce the distance between protected crossings, support intersection signalization, and manage vehicular access.
- Provide dedicated transit lanes along Colesville Road and University Boulevard.
- Reduce the widths and number of vehicle travel lanes along roadways and at intersections to appropriate dimensions that improve safety and comfort for people who are walking, rolling, bicycling, riding transit, and driving, while accommodating vehicular travel.

- With redevelopment or implementation of BRT on University Boulevard, consolidate, remove, or relocate driveways from University Boulevard, and limit future driveways.
- Implement a complete network of comfortable, low-stress walkways and bikeways, connected by safe, protected crossings.





-  Parks
-  University Boulevard
-  University Boulevard Corridor Boundary



## What's Next?

Following meetings with the community, planners will brief the Planning Board on these preliminary recommendations and produce the first draft of the plan, called the Working Draft. The Working Draft will be presented to the Planning Board who will schedule a public hearing to get feedback and input from the public before holding work sessions to refine the draft plan. Following this, the Planning Board will vote to transmit the refined plan to the County Council for its review. This will also include a public hearing and work sessions.

For more information, including to view an interactive map of the zoning recommendations, please visit [Montgomeryplanning.org/ubc](http://Montgomeryplanning.org/ubc)

