



UNIVERSITY BOULEVARD

Corridor Plan

UNIVERSITY BOULEVARD DRAFT RECOMMENDATIONS

After months of analysis and input from the community, Montgomery Planning has developed the University Boulevard Corridor Plan Public Hearing Draft. The goals of the Draft Plan 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.

Draft Plan Recommendations Overview

- Rezone corridor-fronting residential blocks to the Commercial Residential Neighborhood (CRN) Zone, and institutional properties, such as properties used for religious assembly, and single-use commercial shopping centers to the Commercial Residential Town (CRT) Zone to promote sustainable development patterns, provide housing options, and support transportation safety enhancements in the Plan area.
- 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, including existing commercial properties, such as the WTOP property, the Kemp Mill Shopping Center, and Four Corners. Ensure new development transitions in height, mass, and scale to adjacent residential neighborhoods.
- 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 Bus Rapid Transit on University Boulevard, consolidate, remove, or relocate driveways from University Boulevard to other side streets and alleys, and limit future driveways.
- Provide alternative ways to navigate the Four Corners area that include short-term recommendations for limited change to the street network to provide safe, accessible, and healthy travel options for people walking, biking, rolling, riding transit and traveling in cars. With more detailed design for Bus Rapid Transit, further study additional street connections in the Four Corners area to achieve a long-term vision for a more connected network of Town Center streets that increase local connectivity and a more regular street pattern.
- 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 Northwood Chesapeake Bay 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 a summary of all recommendations and an interactive webmap

Housing Recommendations



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
- Institutional properties
- Existing single-use commercial shopping centers.

While the plan recommends rezoning corridor-fronting residential blocks 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.

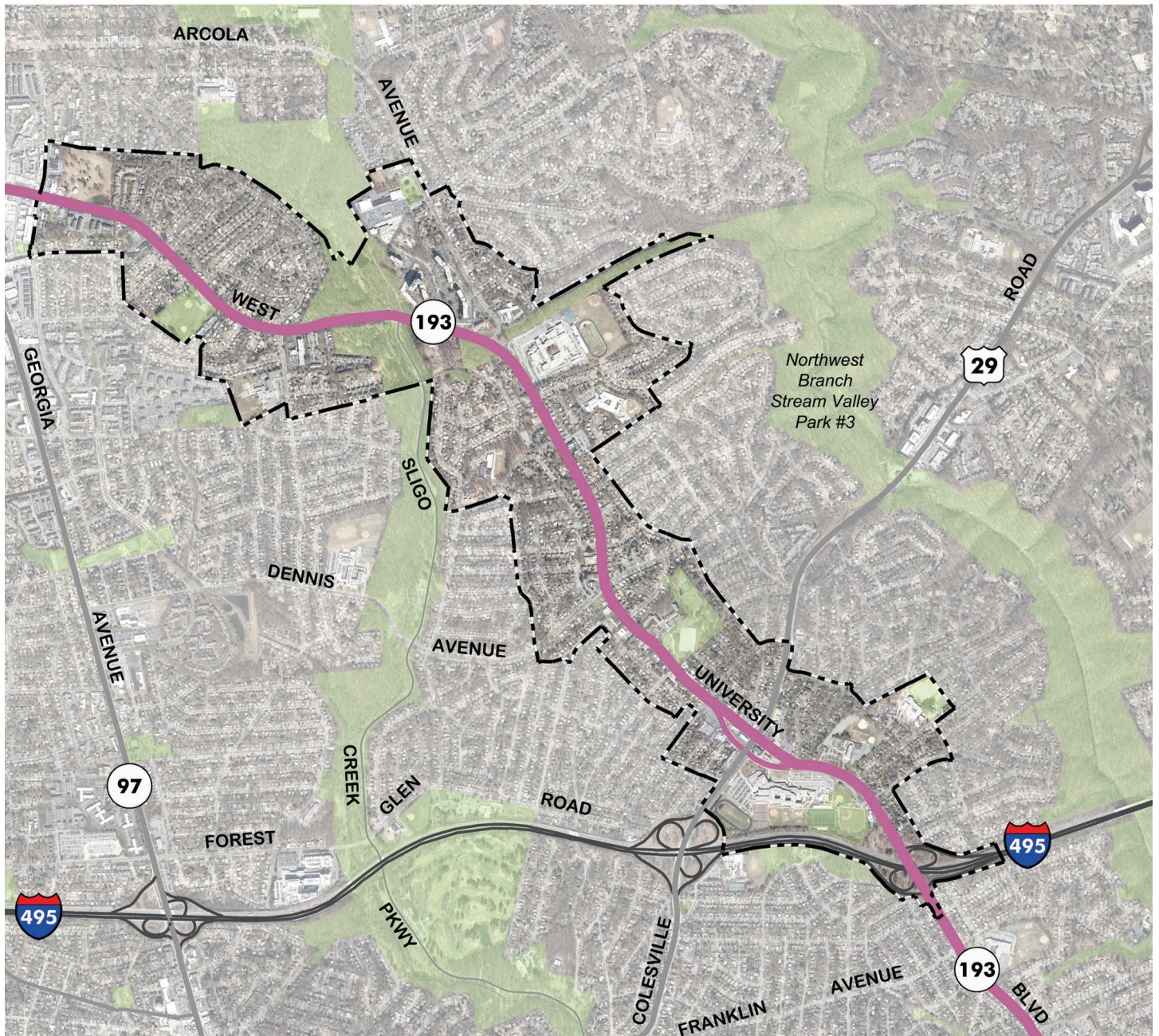
Transportation Recommendations

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. The Draft Plan seeks to:

- 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 Bus Rapid Transit 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?

The Planning Board will review the testimony received on the Public Hearing Draft during a series of subject-specific work sessions this spring. The work sessions will conclude with a revised draft plan, referred to as the Planning Board Draft. 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

