



## UNIVERSITY BOULEVARD Corridor Plan

# WOODMOOR

# UNIVERSITY BOULEVARD RECOMMENDATIONS

The Montgomery County Planning Board approved transmittal of the University Boulevard Corridor Plan to the Montgomery County Council, after holding a public hearing and eight work sessions to refine the Draft Plan based on community input received since the plan's commencement in November 2022. 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 rezone 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.
- Apply Complete Streets principles by implementing the Complete Streets Design Guide, which aims to create a walkable, accessible, and safe road environment for everyone. This approach prioritizes comfortable walkways, low-stress bikeways, and appropriately sized intersections.
- Consolidate, remove, or relocate driveways to side streets and alleys during future redevelopment or BRT implementation on University Boulevard, to enhance safety and limit new direct access points for a more efficient corridor.
- Prioritize pedestrian and bicycle safety by leveraging the Bicycle and Pedestrian Priority Area (BiPPA) to identify, fund, and implement targeted safety enhancements—particularly along the corridor between Downtown Wheaton and Four Corners Town Center.
- Advance Vision Zero by prioritizing vulnerable users, providing protected crossings, and minimizing distances between safe crossings to improve pedestrian and bicyclist safety along the corridor.
- Support micro-mobility and transit by expanding support for bike share, electric charging, service stations, and new mobility technologies to address a variety of travel needs while accommodating new street connections in the Four Corners area.
- Promote context-sensitive urban design by enhancing the corridor's streetscape with wider sidepaths, landscaping, lighting, and seating, and encouraging active, street-oriented development with mixed uses, higher densities near BRT stations, and transitions to residential neighborhoods.
- Expand housing options by facilitating new residential and mixed-use development—particularly affordable and diverse housing types—through rezoning key properties and establishing an overlay zone that supports transit-oriented, inclusive growth. The overlay zone will apply to properties recommended for rezoning in the plan and consider elements including building placement, site coverage, provision of open space, and uses to transition from the corridor to the neighborhoods.
- Enhance parks and open spaces by creating new opportunities for privately owned public spaces and improving connections between parks, bikeways, and trails to foster physical activity, community gathering, and environmental stewardship.
- Advance sustainability by protecting and expanding the tree canopy, implementing sustainable stormwater and landscaping practices, supporting net-zero building design, minimizing impervious surfaces, and promoting green infrastructure for greater resilience.
- Prioritize equity and social justice by centering racial equity and social justice in planning and ensuring inclusivity, ADA compliance, support for local businesses, accessible transit, and cultural and educational opportunities for all residents.
- Update infrastructure and community facilities by encouraging undergrounding or relocating utilities where feasible, co-locating public facilities for efficiency, and supporting innovative and resilient infrastructure design to benefit the entire corridor community.

## 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. The Draft Plan seeks to:

- Guide the transformation of University Boulevard, particularly between Wheaton and I-495, into a multi-modal corridor featuring BRT (Bus Rapid Transit) and improved connectivity.
- Apply the Complete Streets Design Guide to create a walkable, accessible, and safe roadway environment for people walking, rolling, biking, using transit, or driving.
- Implement a connected network of comfortable walkways and low-stress bikeways, as well as right-sized roadways and intersections for improved safety.
- Advance Vision Zero principles to protect vulnerable road users, with a focus on enhanced protected crossings and pedestrian safety.
- Support micro-mobility options, including bike share, electric charging, and service stations for a variety of travel needs.
- Advance near-term strategies for improved multi-modal safety and further study a more connected network of streets in the Four Corners area, supporting greater network connectivity and safer travel options for all.

## 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 improve housing availability to better match housing supply with demand and to ensure that 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:

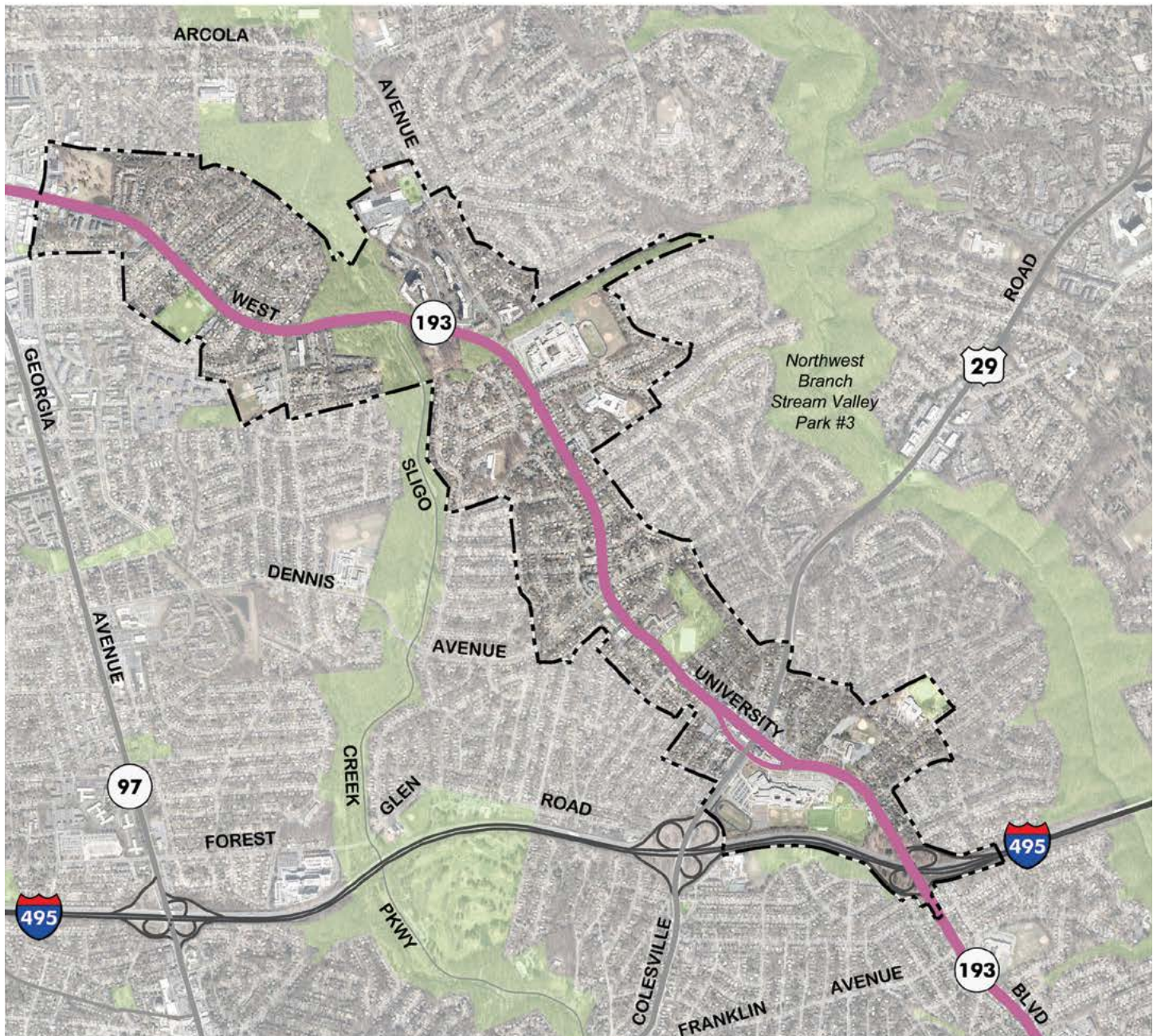
- In corridor-fronting residential blocks
- Institutional properties
- Existing single-use commercial shopping centers.

The University Boulevard Corridor Plan seeks to increase housing supply and diversity by recommending the rezoning of corridor-fronting residential blocks, institutional properties, and existing single-use commercial shopping centers. While these recommendations provide the opportunity for property owners to redevelop with greater flexibility, they recognize that visible neighborhood transformation may be gradual or might not occur at all.

- The plan supports infill development and introduces an overlay zone that promotes a diverse range of housing options that support BRT, create complete communities, and improve safety for all travelers. The overlay zone will apply to properties recommended for rezoning by this plan and consider elements including building placement, site coverage, provision of public open space, and uses to transition from the corridor to the neighborhoods.
- It emphasizes inclusivity by expanding housing options and unit types for residents at different life stages and income levels.
- The plan prioritizes a higher percentage of Moderately Priced Dwelling Units (MPDUs) than what is mandated by county code for new residential projects, particularly those developed using the optional method of development.







-  Parks
-  University Boulevard
-  University Boulevard Corridor Boundary



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