University Boulevard Corridor Plan - Purpose

Comprehensively review the built, natural, and social environment within the Plan area and consider opportunities to further the outcomes and objectives of previously approved plans and policies, including Thrive Montgomery 2050.

University Boulevard Corridor Plan - Vision

The University Boulevard Corridor Plan envisions University Boulevard as a pedestrian-oriented, multimodal corridor that supports safe, accessible, and healthy travel options and connects vibrant communities with a diverse range of housing options, supported by bus rapid transit.



County Council Tour for the University Boulevard Corridor Plan



September 8, 2025, 9:30 AM - 12:30 PM

The University Boulevard Corridor Plan County Council tour will consist of four stops within the Plan area. The tour will focus primarily on the Draft Plan's recommendations, including recommendations for land use, zoning, transportation, historic resources, and parks, trails, and open space. Please note the times provided are targets and may not match the exact arrival time of the Council.

9:30 AM



Bus departs from the Council Office Building

10:00 AM



Stop 1: Romeo and Elsie Horad House (2118 University Boulevard West)

- Planned Bus Rapid Transit Stop at University Boulevard and Amherst Avenue
- Romeo and Elsie Horad House: Recommended for Designation to the Master Plan for Historic Preservation
- WTOP Transmitter Property

10:15 AM



Continue travel along University Boulevard, noting recommendations for new infill development at institutional properties and improved connections to parks, trails, and open space

10:30 AM



Stop 2: Dennis Avenue and Gilmoure Drive (near 701 Dennis Avenue)

- Zoning recommendations for corridor-fronting blocks
- Connected network of streets with future redevelopment

11:00 AM



Stop 3: Four Corners - Begin at Safeway (116 University Boulevard W) and Walk to Saint Bernadette Catholic Church and School (70 University Boulevard E) to Board the Bus

- Zoning recommendations for single-use commercial areas
- Transportation recommendations for University Boulevard and Colesville Road

11:30 AM



Stop 4: Kemp Mill Shopping Center (1301 Lamberton Drive)

- Plan recommendations
- Community outreach and engagement, and feedback received

12:00 PM



Depart University Boulevard
Corridor Plan Area

12:30 PM



Arrive at the Council Office Building





University Boulevard Corridor Plan - Tour Stops



1 Amherst Avenue and Chestnut Ridge District

The Romeo and Elsie Horad House at 2118 University Boulevard West is recommended for designation in the Master Plan for Historic Preservation, recognizing the significant contributions of the Webster, Sewell, and Horad families in improving conditions for African American residents in Montgomery County. The 12-acre WTOP Transmitter Property stands out as a key site for transformative infill development. The Plan recommends rezoning the property from the R-90 Zone to the CRT 1.5 C-0.5 R-1.25 H-70 Zone and retaining the WTOP Transmitter Building, a Master Plan Historic Site, and its environmental setting as part of any future redevelopment. A planned bus rapid transit stop at University Boulevard and Amherst Avenue will further enhance local connectivity.



2 Dennis Avenue District

The Plan recommends rezoning corridor-fronting blocks to the CRN Zone, and institutional properties and single-use commercial shopping centers to the CRT Zone to promote sustainable development patterns near transit, provide housing options, and support transportation safety enhancements.



3 Four Corners District

The Plan seeks to provide safe, accessible, and healthy travel options for people walking, biking, rolling, riding transit, and traveling in cars. The Plan recommends further studying additional street connections to achieve a more connected street network that increases local connectivity and a more regular street pattern.



4 Arcola Avenue District

The Plan recommends rezoning the shopping center to the CRT Zone to make new infill residential and non-residential development more feasible. The Plan further recommends a mix of uses that includes retail and a broad range of residential unit types to serve different needs and income levels.