

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

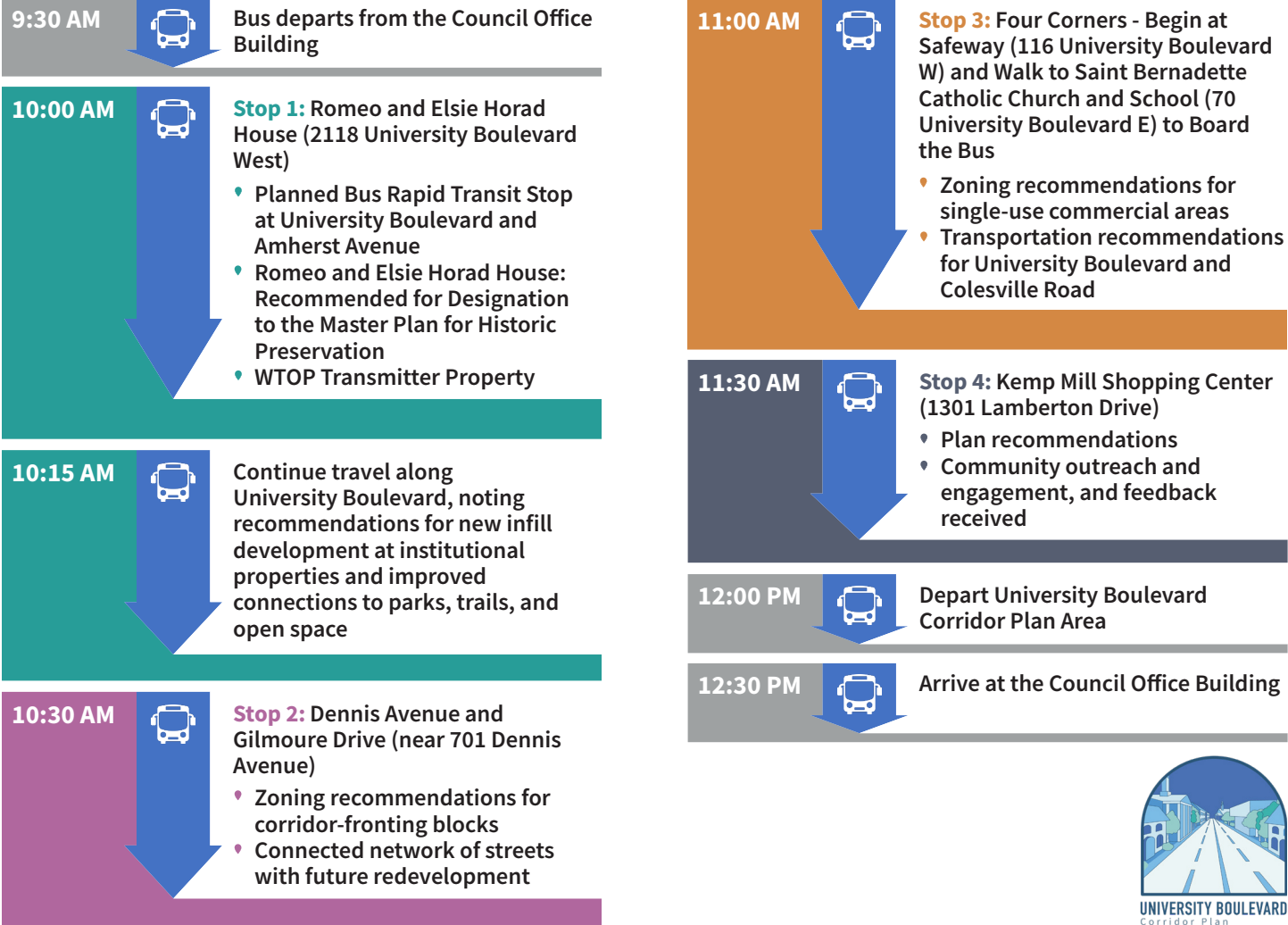
The University Boulevard Corridor Plan envisions University Boulevard as a pedestrian-oriented, multimodal corridor that supports safe, accessible, and healthy travel options and connects vibrant communities with a diverse range of housing options, supported by bus rapid transit.

County Council Tour for the University Boulevard Corridor Plan

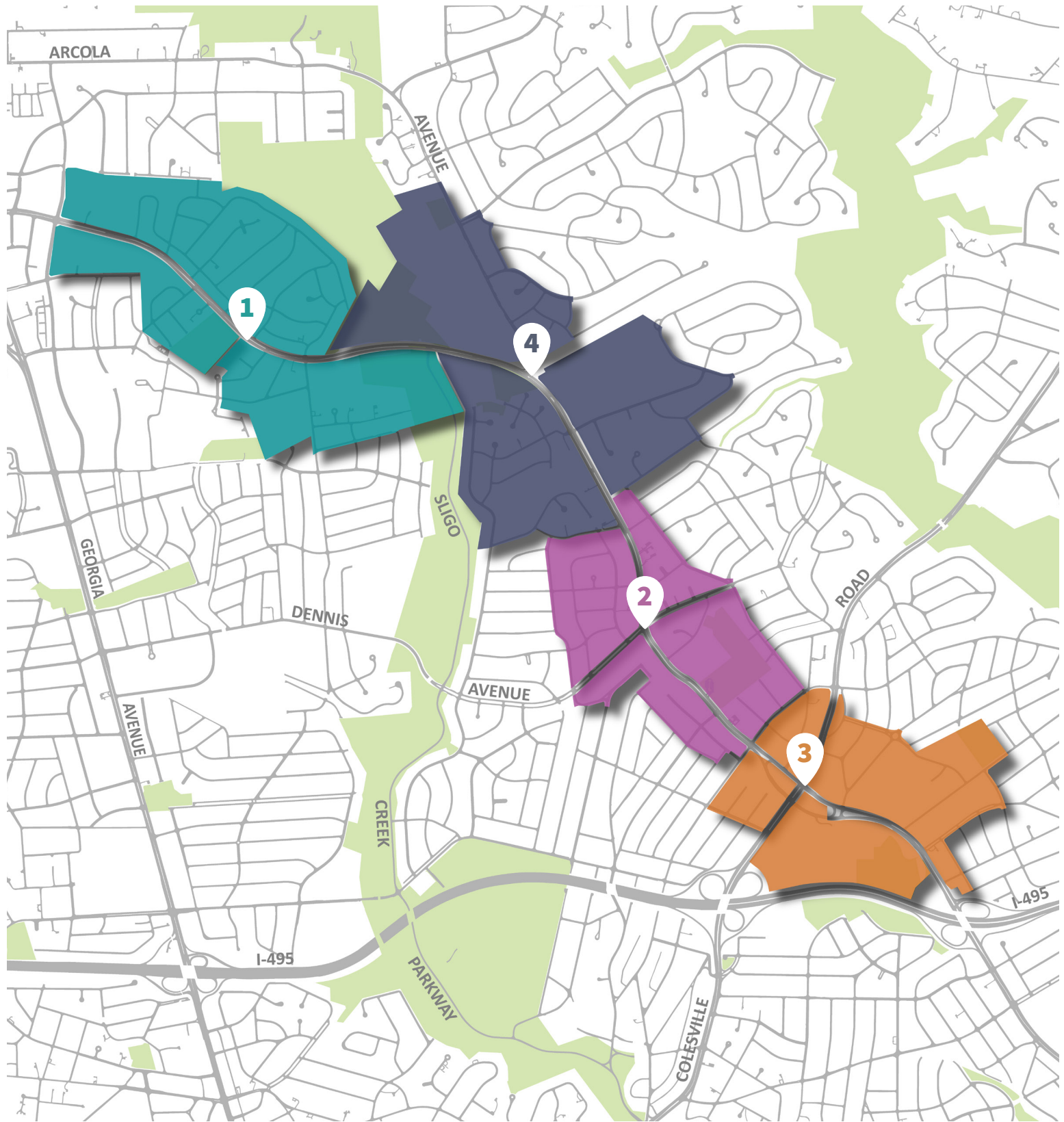


September 8, 2025, 9:30 AM – 12:30 PM

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.



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.