

**November 12, 2025**

TO: Montgomery County Council Planning, Housing, and Parks Committee
Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

FROM: Montgomery County Planning Department
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SUBJECT: Additional Information and Recommended Revisions from PHP Work Session #4

MEMORANDUM

This memorandum responds to the Planning, Housing, and Parks (PHP) Committee's request to provide more clarity on several items including: 1) the Racial Equity and Social Justice (RESJ) Impact Statement released by the Office of Legislative Oversight (OLO) on Zoning Text Amendment (ZTA) 25-12: The University Boulevard (UB) Overlay Zone; 2) percent of renter households living in homes on properties recommended for rezoning; 3) the relationship between zoning and property tax assessment; 4) recommended language to monitor progress of advancing RESJ; 5) potential housing yields associated with zoning recommendations; 6) recommended language to acknowledge the need for a new 4th District Police Station collocated with Park Police; and 7) assessment of traffic safety and complete streets guidance for reallocating sidepath space for people walking, bicycling and rolling to sidewalk street buffer space on Eastbound University Boulevard.

Racial Equity and Social Justice (RESJ) Impact Statement

It's important to clarify that ZTA 25-12 does not rezone any properties within the Plan area. Rezoning can only occur through County Council action via a Sectional Map Amendment or Local Map Amendment. Instead, the proposed ZTA is intended to support the implementation of the zoning and land use recommendations outlined in the University Boulevard Corridor Plan through an Overlay

Zone. In essence, the OLO RESJ Impact Statement is evaluating aspects of the plan that fall outside the scope of what the ZTA directly addresses.

Montgomery Planning integrates equity and inclusion throughout every phase of the master planning process. From budgeting and community engagement to shaping a shared vision and finalizing recommendations, staff approach each step with intention and inclusivity. This commitment is reflected in our use of the [Equity Agenda for Planning](#), the [Equitable Engagement Guide](#), the [Government Alliance for Racial Equity \(GARE\) equity tool](#), and the detailed review provided by our Equity Peer Review Group.

Equity is not an afterthought; it is a foundational outcome considered across all elements of the plan, including environmental impacts, historic preservation, housing, and zoning. To suggest otherwise, without offering constructive alternatives or acknowledging the depth of this work, misrepresents both the process and the recommendations. Our approach is deliberate, transparent, and continually evolving to meet the needs of Montgomery County’s diverse communities.

As noted in the OLO report itself, “predicting the impact of zoning text amendments on racial equity and social justice is a challenging, analytical endeavor due to data limitations, uncertainty, and other factors.” The impact on RESJ due to the University Boulevard Corridor Plan (UBC Plan) and corresponding UB Overlay Zone is additionally challenging to analyze, given that implementation of the zoning recommendations is anticipated to be incremental over the next two decades and based on property owners’ interest and initiative in pursuing infill development or redevelopment.

To facilitate a more comprehensive discussion regarding the potential RESJ impacts of the proposed ZTA, Planning staff therefore encourage the County Council to also consider several additional factors of the UB Overlay Zone, which are discussed in greater detail in this section of the memorandum.

[Eliminating Exclusionary Zoning is a RESJ Best Practice](#)

As noted in the RESJ statement, eliminating exclusionary zoning is widely considered a best practice due to its negative effects on housing supply, economic growth, and racial equity.

Exclusionary zoning increases housing costs, limits economic mobility, and exacerbates racial segregation and wealth disparities.

“Allowing multi-family housing in the proposed rezoning area could advance RESJ by eliminating an exclusionary zoning practice. Historically, single-family zoning has been used to maintain racially and economically segregated neighborhoods. As noted in the RESJ Policy Handbook, exclusionary zoning policies “increase the cost of housing and make them unaffordable to many BIPOC residents.”

Eliminating exclusionary zoning is recognized as a best practice for advancing RESJ in housing.” – OLO RESJ Statement on ZTA 25-12

The companion UBC Plan presents a vision for equity and inclusive growth, as discussed in greater detail in the [Racial Equity and Social Justice chapter of the Draft Plan](#). To help realize this vision, the UBC Plan and UB Overlay Zone encourage the introduction of new housing typologies within the Plan area, especially along blocks facing the University Boulevard Corridor and near BRT stations. These strategic rezonings from single-family only zoning to zones that promote housing diversity aim to

address decades of inequities, foster more equitable, mixed-income neighborhoods, and remove barriers created by exclusively single-family zoning, ensuring more housing choices for the community.

Benefits of New Housing Development

The purpose of the UB Overlay Zone is to increase the diversity and supply of housing in a compact, transit-oriented form of growth that supports Bus Rapid Transit on University Boulevard and Colesville Road, creates complete communities, and improves safety for all travelers.

The proposed zoning changes seek to achieve, over time, the type of community where every resident has access to a wider variety of housing that they can afford and enjoy a high quality of life with convenient access to safe and reliable transportation options, retail, restaurants, services, outdoor recreation, gathering space, and other public amenities that comprise great places.

The RESJ impact of the UB Overlay Zone should be considered in the context of the entirety of the housing recommendations in the University Boulevard Corridor Plan. The UBC Plan is designed to increase the availability of both affordable and market-rate housing, recognizing that a healthy housing ecosystem relies on a diverse supply of housing types. The introduction of new supply, paired with initiatives such as an increased requirement for Moderately Priced Dwelling Units in the Plan area—Montgomery County’s inclusionary zoning mechanism—serves as an effective means to mitigate displacement.

The Plan area has seen limited development in the past decades; specifically, less than one percent of the county’s development has occurred in the Plan area since 2000. As documented in a recent analysis by the Pew Charitable Trusts, without new housing development, shortages are intensified, upward pressure on rents and home prices is exacerbated, and displacement becomes more likely.¹

Short Term vs. Long Term Impacts

We know from research and data from other jurisdictions that the most likely scenario for new housing typologies like duplexes and triplexes to be built in single-family zones is when an existing single-family home is torn down and replaced. In the short term, the likelihood of single-family home redevelopment in the UBC Plan area is limited; since 2000, fewer than five demolition permits for teardown rebuilds of single-family detached homes have been issued within the UBC Plan boundary.

While short-term impacts are limited, in the long term, the county is seeing the teardown replacement home market expand across the county. What was once an isolated phenomenon in the western part of the county is migrating to the eastern parts of the county. In that context, **RESJ considerations should also acknowledge the existing status quo: across the county, property owners can already tear down a single-family home and replace it with a larger, more expensive home. By contrast, the UB Overlay and UBC Plan allow for the construction of more diverse housing types beyond single-family detached homes, which are expected to be sold at lower prices than newly built detached units.**

¹ Rodnyansky, Seva, et al. “New Housing Slows Rent Growth Most for Older, More Affordable Units.” The Pew Charitable Trusts, July 31, 2025, [New Housing Slows Rent Growth Most for Older, More Affordable Units | The Pew Charitable Trusts](#).

According to BrightMLS, in the second quarter of 2025, the average price of an attached unit was \$463,444 in Montgomery County, while the average price of a detached unit was \$1,092,698. At less than 50 percent of the cost of a detached home, the homes that could be built under the ZTA would be accessible to many more low-income and Black or Hispanic residents.

Gentrification and Displacement

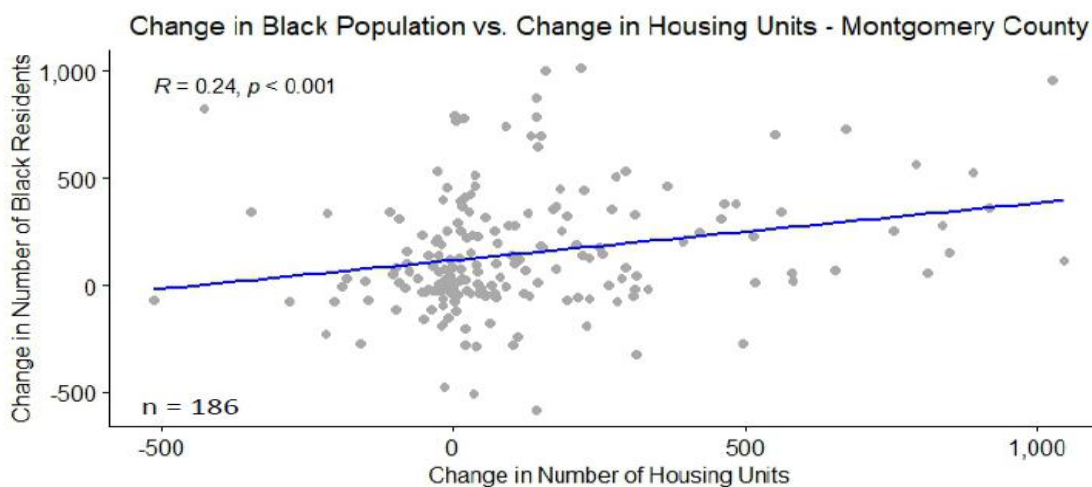
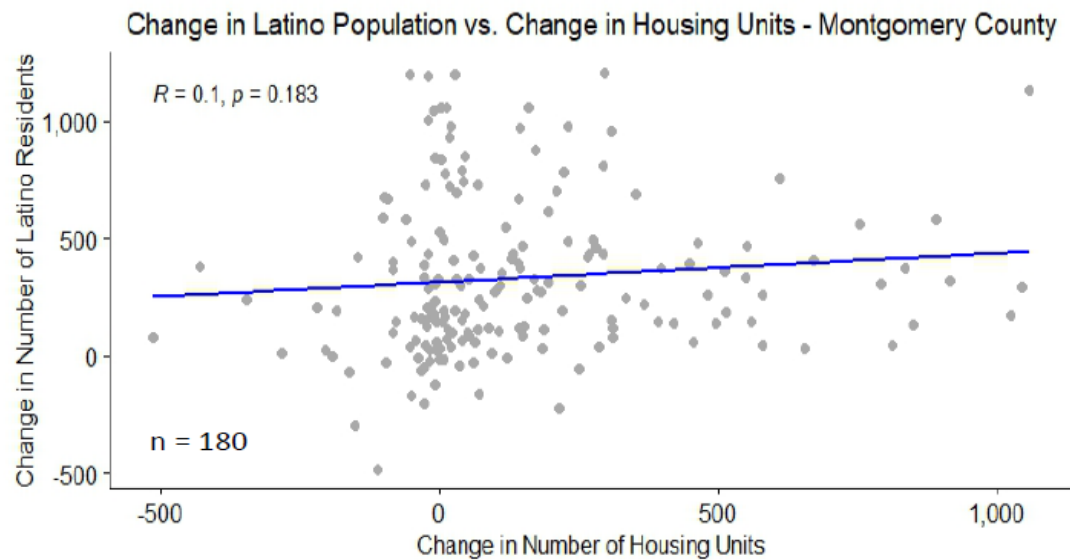
Regarding the main concern of the RESJ statement, the displacement of Black and Hispanic/Latino homeowners along the corridor, we refer to our own study published in 2022 called [Neighborhood Change in the Washington, DC Area](#). The main findings of the study were that while displacement of low-income people has occurred in the central part of the Washington, DC region, mainly within the city itself, poverty concentration was a larger problem for low-income and minority populations in Montgomery County than displacement. As of 2019, larger percentages of Black and Latino residents in Montgomery County lived in tracts experiencing poverty concentration (12% of Black residents and 13% of Latino residents) than tracts experiencing displacement (4% of Black residents and 6% of Latino residents).

Additionally, poverty concentration and displacement were both associated with a *lack of new housing* rather than housing growth. From 2000 to 2019, tracts that experienced poverty concentration or displacement added the least new housing on average. In contrast, those that added the most housing saw *inclusive growth*, or the addition of new high- and low-income residents.

Another issue with generalizing the relationship between race/ethnicity and displacement is that the *Hispanic/Latino population has increased in tracts experiencing displacement* in Montgomery County. The Hispanic/Latino community of Montgomery County still faces economic hardships, but as the fastest growing group in the county, this highly diverse community has grown in neighborhoods with varied demographic trends.

Resale of single-family detached homes can drive gentrification and displacement without adding housing. A conversion to a duplex, triplex, or any multi-unit development, on the other hand, can not only ease rent pressure but also prevent long-term displacement. Outreach in the community highlighted concerns about housing affordability, persistent rent increases, poor maintenance, unresolved repairs, and security issues—all symptoms of a constrained supply and absence of meaningful choices at all price points.

Finally, **the general assertion that new housing causes displacement is not supported by the data. In fact, new housing is statistically correlated with growth in Black and Hispanic/Latino residents in census tracts across Montgomery County, as the charts below show.**



Corridor plans such as the University Boulevard Corridor Plan are designed to encourage investment and promote inclusive growth by making new housing available to residents of all income ranges. As the Neighborhood Change study suggests, expanding housing opportunities can accommodate new demand generated by investment. The only other options are increasing poverty concentration due to ongoing disinvestment or displacement due to new and existing residents competing for increasingly scarce and expensive housing.

Homeowners and Displacement

The main threat of displacement for homeowners is due to rising property values, triggering rising assessments and increased property tax bills. As opposed to sudden unexpected rent increases, the slower assessment and taxation cycle builds a cushion into property tax increases. Homeowners have time to anticipate rising tax bills as nearby comparable sales accumulate and the three-year cycle of property tax assessments in Maryland proceeds. Property taxes are also payable over the course of a

year, leaving homeowners with more payment flexibility than renters, who are often on monthly payment schedules. This is not to minimize the hardship that could be caused by rising property taxes – the prospect of losing housing is unsettling regardless of the cause or timeframe.

However, and most importantly, homeowners have the option of selling their property. Although rising property values result in higher property taxes, the increase is commensurate with the higher price at which they can now sell their house. A forced sale is not ideal, but it leaves a homeowner with proceeds from the sale that they may use to find alternative housing.

Costs vs. Benefits of Rising Property Values and Land Use Flexibility

As noted above, while increases in surrounding property values increase taxes, they also provide homeowners with home equity windfalls. For this reason, an analysis of ZTA 25-12 that only considers potential costs is incomplete, because the benefits of rising property values to homeowners can outweigh the costs. For example, a ten percent increase in a house assessed at \$450,000 in 2025—typical for a single-family detached home fronting on University Boulevard—would result in about a \$520 increase in annual property taxes and a \$45,000 increase in home equity.² With higher-than-average homeownership rates for Black and Hispanic/Latino residents along the University Boulevard Corridor, a rise in property values could result in especially significant wealth-building opportunities for groups that are typically underrepresented in homeownership.

In addition to wealth-building through home equity, ZTA 25-12 would give existing homeowners the opportunity to build accessory units that could either provide income or house extended family.

Renter Households

While there is a likelihood that renter households living in the single-family detached homes in the rezoned CRN properties could be displaced, the impact of this is likely to be limited due to the number of renter households that occupy these parcels. In the PHP Committee’s recommended rezoning of certain single-family detached homes to CRN, of the approximately 179 single-family detached homes rezoned to CRN, only 33³ are not occupied by the principal owner, approximately 18% of the rezoned parcels. This is slightly higher than the plan-wide percentage, where, for all single-family detached parcels within the UBC Plan boundary, 12% are not occupied by the principal owner. Table 1 shows this information for the Planning Board and the PHP committee recommendation discussed during the committee work sessions.

² Assuming a state tax rate of 11.2 cents per \$100 of assessed value and a county tax rate of \$1.0392 per \$100 of assessed value. Solid Waste and Water Quality Protection charges are not included because they assessed based on land value.

³ The State Department of Assessment (SDAT) has an attribute for each parcel that indicates whether the parcel is occupied by the principal owner. While this is not a perfect proxy for being occupied by a renter household (some may be second homes, etc.), most are likely occupied by renters.

Table 1: SFD Units Not Occupied by the Principal Owner

	Scenario 1: Planning Board Draft	Scenario 2: Committee Recommendation	All SFD Parcels in UBC Plan	Countywide
# of SFD Parcels	512	179	1,687	184,573
# of SFD Parcels Not Occupied by Principal Owner	74	33	196	16,144
Percent	14%	18%	12%	9%

Source: State Department of Assessment and Taxation (SDAT)

SDAT Property Assessments

During the November 10th PHP work session on the UBC Plan, there was a discussion on the relationship between property taxes/assessments and zoning changes. It should be noted that **zoning changes do not necessarily lead to higher property assessments, as assessments are based on comps (comparable properties).**

In a letter received by the Planning Department from Maryland’s State Department of Assessment and Taxation (SDAT) in 2021, SDAT writes of its assessments: “Montgomery County is divided into three reassessment groups and currently reassesses each group on a three-year cycle, and SDAT analyzes market sales data during a reassessment cycle to determine the property's value change. **We use verified sales for comparable properties of a similar use, type, and style that are in a comparable neighborhood or market area to determine the assessed values of properties.** SDAT also reassesses properties out of cycle when they have had a use change or recent new construction resulting in an increase in assessment adding over \$100,000 in value.” Please see Attachment 1 for the full letter.

Recommended Amendments

The RESJ statement recommends “engaging with Black and Latinx homeowners in the UBC Plan area to amend ZTA 25-12.” Throughout the development of the Plan and its recommendations, community engagement played a critical role in shaping its direction and content. The [Planning Board Draft Plan Appendix B](#) outlines community outreach and engagement conducted in the community. These efforts are summarized below:

- Organized and hosted 20 community meetings, including two meetings held in Spanish.
- Attended 20+ neighborhood-focused gatherings, events, and festivals.
- Distributed bilingual (Spanish) letters, postcards, and flyers during these meetings and events.
- Mailed 10,600+ mailers and postcards to renters and property owners throughout the Plan area to provide notification of upcoming community meetings and zoning recommendations,

including direct, bilingual mailings to property owners and residents of properties recommended for rezoning.

- Hosted many small group discussions with community members.
- Posted and promoted an online questionnaire and interactive feedback map.
- Participated in three interviews with El Sintonia.
- Bilingual mailers (English and Spanish) sent to single-family residences and property owner addresses to inform them of potential zoning changes.
- ArchHub interactive zoning recommendation map: A website where any community member could insert an address to check if their zoning had changed. Between launch on October 10th to November 1st, 2024, the website logged nearly 2,288 views, averaging 91.52 views per day.

Canvassing Effort:

- Knocked on 1,000 doors, which resulted in 239 one-on-one conversations across six languages in six different languages: Amharic, English, French, Mandarin, Portuguese, and Spanish.
 - 41% of these respondents were African American
 - 20% were Hispanic/Latino (canvassing efforts used the term Latinx)
- Housing affordability and quality emerged as major concerns, dominating these conversations.
 - Concerns about high rent, frequent rent increases, and unaffordable housing.
 - Maintenance issues: slow or unresponsive management, unresolved repairs, pest infestations, and problems with heating/AC.
 - Security concerns in apartment buildings: open doors, package theft, lack of security staff, and frequent fire alarms.
 - Utility billing issues and high costs.



Staff pursued a variety of outreach and engagement strategies to engage with all community members, but particularly those who have traditionally been underrepresented in planning processes.

The UBC Plan's zoning recommendations and corresponding UB Overlay Zone were intentionally crafted to respond to community needs, priorities, and concerns, including expanded housing options to address affordability challenges and demographic changes, as well as a desire for safe, affordable, accessible, and well-maintained housing near amenities. This balanced approach aims to accommodate new housing in a manner that is both context-sensitive and aligned with community expectations.

Racial Equity and Social Justice (RESJ) Impact Statement Conclusion

We appreciate the Council's willingness to consider additional RESJ impacts from the UB Overlay Zone. As stated earlier in this memo, it is difficult to fully understand the complete RESJ impacts of this Zoning Text Amendment, given the long-term, incremental implementation of the ZTA. The main impacts of the UB Overlay zone mainly affect private property owners, who can choose to redevelop now either by rebuilding a much larger, more expensive single-family detached home or, as a result of this ZTA, by redeveloping into multiple smaller units that would be less costly than the new single-family home.

Even more importantly, as noted in the data Planning provided to OLO, the homeowners who could benefit from this change in the UBC Plan area are a higher proportion of Black and Latino homeowners.

Recommended Language to Monitor Progress of Advancing RESJ

As noted above, Chapter 11 of the University Boulevard Corridor Plan outlines the Plan's approach to Racial Equity and Social Justice. During their review of the Plan's recommendations on November 10th, the Committee requested that the Planning Board and Planning Staff recommend additional language to clarify how the progress of advancing RESJ will be monitored. Staff recommends the following language be added to the "Communication and Accountability" section of Chapter 11, included on page 143 of the Planning Board Draft:

To meaningfully advance equity and social justice, Montgomery Planning will adopt a four-step approach to tracking and communications:

1. Establish Benchmarks and Milestones: Following Plan approval and adoption, collect and publish comprehensive baseline data, including demographic information and current disparities.
2. Monitor Progress: Track these indicators, analyzing and reporting as part of regular master plan monitoring efforts every 5 years.
3. Select Key Metrics: Monitor metrics including BIPOC representation, homeownership rates, poverty levels, tax delinquency, and transportation methods.
4. Reporting: Publish a user-friendly public report to share progress and highlight gaps.

This process will ensure accountability and promote continuous progress toward racial equity and social justice.

Potential Housing Yields Associated with Zoning Recommendations

The Committee also requested the potential number of housing units, or “yields,” under each of the zoning scenarios discussed by the Committee. The chart below identifies the yields associated with each scenario, with the following assumptions:

Potential Housing Yield Based on existing zoning (excludes Kemp Mill Shopping Center & includes ZTA 25-02/More Housing N.O.W)	Planning Board Draft Recommended Zoning (excludes Kemp Mill Shopping Center)	Committee Recommendation <i>Details: Rezone single-family detached residential properties that abut University Boulevard to CRN with a height of 45 feet.</i>	Housing Yield Based on Zoning as suggested by CM Jawando <i>Details: All single-family detached residential properties in the R-60 and R-90 zones are reconfirmed to their existing zoning (includes ZTA 25-02/More Housing N.O.W)</i>
2,691	4,584	4,060	3,780

Key Assumptions and Considerations:

- These scenarios assume that every single-family parcel where zoning changes from an R-60 or R-90 to CRN adds at least one unit. The same is assumed for single-family parcels under ZTA 25-02.
- In the Planning Board Draft Housing yield, roughly 804 housing units are a result of the change to single-family zoning; the other potential yield of 3,780 housing units comes from zoning changes to institutional and commercial properties. This is slightly higher than the 2,691 units based on existing zoning.

Through the Local Housing Targets project, the PHP committee discussed a target of around 2,400 units in the Kemp Mill and Four Corners Planning Area by 2050. Given the existing land use context in these planning areas, the University Boulevard Corridor Plan area provides the greatest potential to achieve these targets. While the existing zoning capacity allows for a capacity of nearly 2,700 additional units, development in the UBC area has been very limited in recent decades, and meeting the housing goals would require nearly 100% build-out of existing zoning, which is very unlikely, as zoning does not necessarily translate to build-out. Additional zoning capacity gives the county flexibility in meeting its housing goals.

As noted above, existing zoning capacity does not necessarily translate into housing. Indeed, while meeting the county’s housing goals is a very important goal of the plan, the goal of allowing for different housing typologies on legacy single-family zones is not necessarily about maximizing yield but is about enabling diverse housing types that meet the needs of people at different life stages as well as financial capacity. Permitting duplexes and other types of missing middle homes bridges the gap between single-family houses and large apartment complexes. This approach introduces a wider range of housing prices for both buyers and renters, which are often unavailable due to exclusionary

zoning policies. This diversity expands access, stabilizes costs, and supports inclusive, resilient communities.

Recommended Language Acknowledging Need for New Public Safety Facilities

During the November 10th work session, the PHP Committee also discussed that a new facility is needed for the Montgomery County Department of Police, District 4. Given that the county owns the property currently occupied by the Maryland-National Capital Park Police in a facility at Saddlebrook Local Park on Layhill Road, the county is considering co-location of the Police District 4 and the Park Police in a new public safety facility on Layhill Road. As District 4 and the Park Police serve the University Boulevard Corridor Plan area, the need for and potential delivery of this facility are relevant to this Plan.

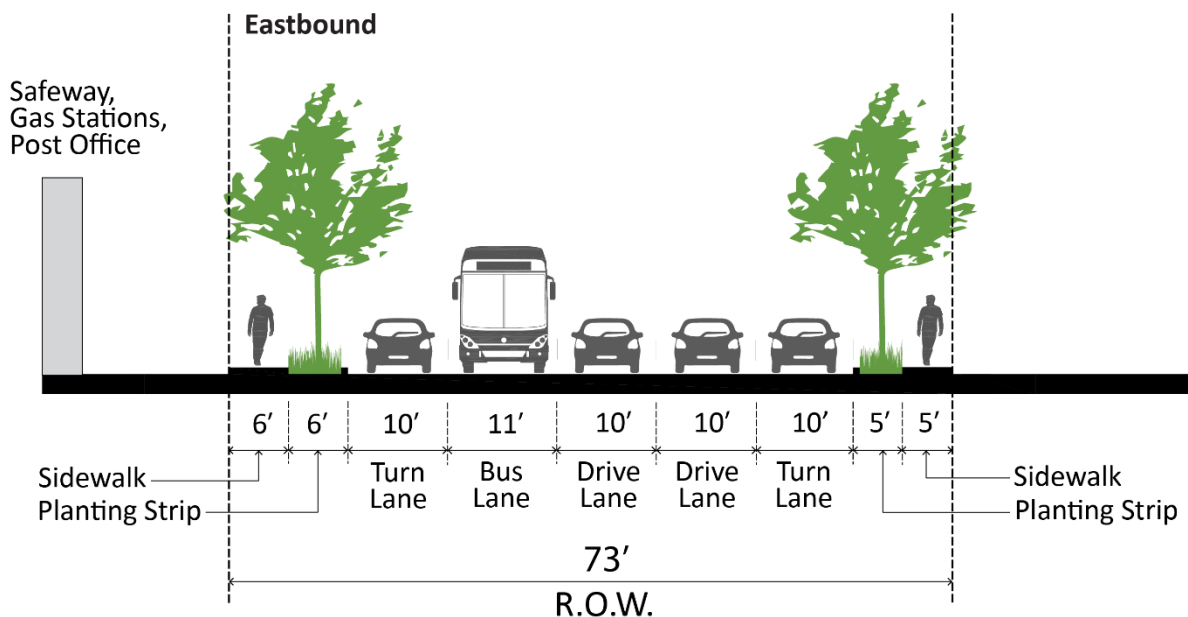
Planning Staff recommends the following revision to the Public Safety section of Chapter 10 in response to this request:

The Montgomery County Department of Police District 4 at 2300 Randolph Road in Wheaton and District 3 at 1002 Milestone Drive in Silver Spring provide public safety services to the Plan area. This Plan supports providing additional public safety resources[, if needed,] at publicly owned properties in the Plan area. While outside the Plan area but serving community members in the Plan area, this Plan also supports the colocation of Police District 4 and the Maryland-National Capital Park Police in a new public safety facility on Layhill Road, as both the 4th District and the Park Police provide service to the Plan area. (Planning Board Draft page 130.)

Potential Options to Reallocate Right-of-Way for Planted Buffer and Sidepath - Eastbound University Boulevard

The Committee continued discussions on options for the Four Corners Street Network during the November 10th work session, recommending (3-0) the “Option C: Public Hearing Draft” version of the Four Corners allocation of University Boulevard right-of-way. The Committee also requested that Planning Staff provide options for reallocating the right-of-way in “Option B: Councilmember Mink’s proposal” on Eastbound University Boulevard approaching Colesville Road to increase the width of the street buffer and reduce the width of the sidepath on the south side of the roadway, relative to the 2-foot street buffer and 10-foot sidepath in Option B.

Planning Staff has developed the “non-preferred alternative” shown below, which reallocates the combined 12 feet of space available on the south side of University Boulevard in Option B to a 6-foot street buffer and 6-foot sidewalk.



Option B is itself an adaptation of the “Planning Board Draft – Phase 1” recommendation, which was never intended as a final state for Four Corners, rather as an interim step toward Phase 2, which included street buffers that meet or exceed the 6-foot minimum in all locations. Six feet is the narrowest recommended street buffer width for any street type in the Complete Streets Design Guide (CSDG) and is especially important as a minimum width in this location for the safety of the large numbers of vulnerable people walking, biking, and rolling, including many Blair High School students. The default recommended street buffer width for a Town Center Boulevard like this is 8 feet.

With the minimum 6-foot street buffer and without expanding the right-of-way or repurposing vehicular travel lanes, the widest pedestrian facility that can be provided would also be 6 feet. Several concerns with Option B would remain:

- A 6-foot sidewalk on the south side of University Boulevard is narrower than the 8-foot minimum sidewalk width in the CSDG for Town Center Boulevards.
- Outside Four Corners (e.g., west of Lorain Avenue), the Draft Plan recommends a 10-foot sidepath and 8-foot street buffer. Option B would replace the sidepath with a narrower 6-foot sidewalk and narrow the street buffer as the facility approaches an area with higher levels of walking, biking, and rolling.
- The 2018 *Bicycle Master Plan* includes a high-quality Breezeway facility along University Boulevard, including through Four Corners. With a 6-foot street buffer and 6-foot sidewalk, there would be no east-west bicycle facility, Breezeway or otherwise, through Four Corners.
- People crossing eastbound University Boulevard would still need to cross five lanes of traffic (51 feet).
- In Option B, several other locations would have street buffer and sidewalk widths narrower than the CSDG minimums of 6 feet for a street buffer and 8 feet for a sidewalk:

- The north side of eastbound University Blvd. approaching Colesville Road (south of McDonald's/7-Eleven/Vitamin Shoppe) would have a 5-foot street buffer and 5-foot sidewalk.
- The south side of westbound University Blvd. departing from Colesville Rd. (north of McDonald's/7-Eleven/Vitamin Shoppe) would have a 5-foot street buffer and 5-foot sidewalk.
- The north side of westbound University Blvd. departing from Colesville Rd. (south of Jerk House/Pizza Hut/Crisp & Juicy) would have a 7-foot sidewalk.
- The south side of westbound University Blvd. approaching Colesville Rd. (north of Ethiopian Evangelical Church) would have a 4-foot sidewalk.

Finally, concerns were raised about delays to people traveling in motor vehicles if one vehicle travel lane per direction is repurposed in Four Corners as in “Option C: Public Hearing Draft.” Consultant analysis of vehicle travel times through Four Corners with one repurposed vehicle travel lane per direction indicates a modest increase in travel time of 8 seconds in the AM peak hour and 11 seconds in the PM peak hour, relative to existing conditions.⁴

With a modest amount of increased travel time for people traveling in motor vehicles, “Option C: Public Hearing Draft” would provide sidewalk and street buffer facilities that meet or exceed CSDG minimum widths as well as a Breezeway bicycle facility, consistent with the Bicycle Master Plan, creating safe and comfortable conditions for people walking, biking, and rolling along University Boulevard in Four Corners. Planning Staff recommends Option C, consistent with the Committee’s recommendation.

Conclusion

The Planning Board and Planning Staff appreciate the Committee’s comprehensive review of the University Boulevard Corridor Plan and remain available to respond to questions as the County Council advances its review of the draft plan and associated overlay zone.

Attachments

Attachment 1: 2021 Letter to Montgomery Planning from SDAT

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⁴ For additional detail, refer to the “2045 US29 BRT + Limited Changes Concept with Additional Signal Improvements” scenario in the “Driving Time Analysis” section (PDF p. 158) of the University Boulevard Corridor Plan Appendices, Appendix F: Transportation: https://montgomeryplanning.org/wp-content/uploads/2025/07/PB-Draft-Appendices_Summer-2025.pdf



Larry Hogan, Governor · Boyd K. Rutherford, Lt. Governor · Michael L. Higgs, Jr., Director

October 19, 2021

To Whom It May Concern:

Recently, the Montgomery County Real Property office for the Maryland Department of Assessments and Taxation (SDAT) has been questioned about the potential impact on assessment values related to proposed zoning code changes for land use in Montgomery County. However, SDAT cannot make assumptions or predictions regarding assessment outcomes related to of any kind of zoning code changes being considered by the Montgomery County Planning Department.

SDAT is responsible for assessing the value of property within the State of Maryland. Local County Governments and Municipalities then set their tax rates and apply it to our assessment valuations to generate property tax bills. Montgomery County is divided into three reassessment groups and currently reassesses each group on a three-year cycle, and SDAT analyzes market sales data during a reassessment cycle to determine the property's value change. We use verified sales for comparable properties of a similar use, type, and style that are in a comparable neighborhood or market area to determine the assessed values of properties. SDAT also reassesses properties out of cycle when they have had a use change or recent new construction resulting in an increase in assessment adding over \$100,000 in value.

If a property were to be redeveloped by plat and subdivide lots, or were to change in use to create a multi-family unit on the parcel, the immediate change would only directly impact that particular parcel. However, if properties are acquired at lower or higher purchase prices over time and the comparable sales warrant a decrease or increase in the assessed value of those similar properties upon the next reassessment cycle, it may indirectly impact the assessments for similar properties in that market area. Property that is reassessed and is owner occupied and eligible for any applicable Homestead Tax Credits or Homeowners Tax Credits may continue to receive those credits.

In sum, the zoning code changes proposed by Montgomery County that are under consideration allowing for multiple living units or more development potential in single-family zones may or may not result in changed assessed value for properties subject to that change. SDAT can only follow the market trends after they occur. Local governments may offset any change in assessment by the implementation of their local property tax rates.

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**DEPARTMENT OF
ASSESSMENTS AND TAXATION**

Larry Hogan, Governor · Boyd K. Rutherford, Lt. Governor · Michael L. Higgs, Jr., Director

I hope this information is useful for the Montgomery County Department of Planning. Please do not hesitate to contact me should your team have additional questions or concerns.

Regards,

A handwritten signature in black ink that reads "Ava M. Garvey". The signature is written in a cursive, flowing style.

Ava McIntyre-Garvey
Supervisor of Assessments
Montgomery County

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