

**ATTACHMENT A: SUMMARY OF TESTIMONY**

#	Category	Issue / Property	Comment	Staff Response
1	General	Public input	<p>Concern that there is not enough time to formulate "thoughtful community feedback" with the 2/25 public comment period end date.</p> <p><i>Glenview Neighborhood Association, Kemp Mill Civic Association, Sligo Woods Civic Association, South Four Corners Citizens Association</i></p>	<p>As noted in the Community Outreach and Engagement Appendix (available here: <a href="https://montgomeryplanning.org/wp-content/uploads/2025/02/Public-Hearing-Draft-Appendices.pdf">https://montgomeryplanning.org/wp-content/uploads/2025/02/Public-Hearing-Draft-Appendices.pdf</a>), Planning staff hosted over 20 in-person and virtual community meetings; participated in neighborhood association meetings, events, and festivals; mailed over 10,000 bilingual postcards, flyers, and letters (in English and Spanish) to corridor facing properties, residents of multifamily buildings, and residents in the Plan area; knocked on approximately 1,000 doors and conducted interviews in six languages; collected input through an online questionnaire and interactive map; and participated in interviews on Montgomery al Día and En Sintonía con el Concejo del Condado de Montgomery, among other engagement efforts.</p> <p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work session(s).</p>
2	General	Public input	<p>Concern that neighbors in Sligo Woods were not adequately engaged in outreach and that there was not enough Spanish communication. Request that written information and signage is sent in English and Spanish to all households within impacted subdivisions.</p> <p><i>Sligo Woods Civic Association</i></p>	<p>As noted in the Community Outreach and Engagement Appendix (available here: <a href="https://montgomeryplanning.org/wp-content/uploads/2025/02/Public-Hearing-Draft-Appendices.pdf">https://montgomeryplanning.org/wp-content/uploads/2025/02/Public-Hearing-Draft-Appendices.pdf</a>), Planning staff sent over 10,000 bilingual postcards, flyers, and letters (in English and Spanish), participated in interviews on Montgomery al Día and En Sintonía con el Concejo del Condado de Montgomery, and held two meetings in Spanish (June 2023 and January 2025).</p> <p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work session(s).</p>
3	General	Public input	<p>Concern that the residents of Kemp Mill were not adequately engaged in the plan process.</p> <p><i>Richard Weinstein, Jonathan Katz, Nathan Gilson, Simcha Merkin, Brit Siman-Tov, Pauline Munz, Miriam Lansky, Carole Silvermetz, Carol Lazar, Stephen Blank, Barry Silvermetz, Sharona Chittum, Jenna Freund, Elliot Lowenstein, Rachelle Reingold, Esther Baldinger, Kemp Mill Civic Association, Ezra Baldinger, Howard S. Kern, Raphael and Juliet Malka, Yaffa Klatzkow, Keren Belay, Bruce N. Shulman</i></p>	<p>The outreach and engagement conducted through the Plan process is detailed in the Community Outreach and Engagement Appendix. Outreach and engagement to the Kemp Mill community included virtual and in-person meetings, canvassing of multifamily buildings near the Kemp Mill Shopping Center, mailing of letters, flyers, and postcards to property owners, residents, and community leaders in the Plan area, and more recently, several meetings, discussions, and email correspondence.</p> <p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>
4	General	Public process	<p>Concern that the tight timing of the Plan further erodes community trust in the Planning Board and the County Council, makes residents feel unheard, and that people need stability from local government right now.</p> <p><i>Alana Fine, Paul Werner, Brett Kugler, Kemp Mill Civic Association, Chaya Milikowsky, Anne Pyne</i></p>	<p>The University Boulevard Corridor Plan was initiated in 2022, with community outreach and engagement beginning in November 2022. Outreach and engagement continued throughout 2023 and 2024. Emerging ideas were presented to the community in May 2024, and preliminary recommendations were presented in October 2024. The Working Draft Plan was presented to the Planning Board on January 16, 2025 and the Public Hearing was held on February 27, 2025.</p> <p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>

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5	General	Public input	<p>Concern that the working draft has more detail than what was presented in the Fall 2024 to the community.</p> <p><i>Eric Gabler</i></p>	<p>The preliminary recommendations were presented to the community in October 2024. The preliminary recommendations are the first set of recommendations for the plan and are used to get public input and the Planning Board's guidance on the overall approach and more specific recommendations before preparing the Working Draft of the master plan.</p> <p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>
6	General	Public input	<p>Request that the plan is scrapped and a new one is started that better consults the communities that line the corridor.</p> <p><i>Kimberly Graham, Tal Kerem, Yael Cortell, Chana Biberfeld, Joseph Turitz, Mike Sushner, Keren Belay</i></p>	<p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>
7	General	Public input	<p>Concern that the plan does not account for the wishes of the communities most affected and prioritizes future residents instead of current residents.</p> <p><i>Michael Singer, Jeff Elikan, Jonathan Aghion, Noam Kovacs, Rebecca Wood, Miriam Lansky, Elana Stein, YISE Nursery, Ira Ungar, Stephen Blank, Lisa Lederman, Jonathan Katz, David Kardon, Michael Gabai, Erin Healy, Malcolm Wilson, Rachelle Reingold, Malkitzedek Zirkind, Jerry Rapp, Akiva Malka</i></p>	<p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>
8	General	General	<p>Request that the plan be paused until the More Housing NOW ZTA and the SHA safety study are completed to better understand impending changes.</p> <p><i>Northwood Four Corners Civic Association, John Holden, Eric Gabler, Woodmoor Pinecrest Citizens Association, Nina Fedalen</i></p>	<p>Once the Planning Board transmits the Planning Board Draft of the Plan to the County Council, the Council will review the zoning recommendations in the context of the Plan area and any recently enacted zoning legislation, including the More Housing N.O.W. zoning text amendment.</p> <p>The MDOT SHA MD 193 Pedestrian Safety Action Plan (PSAP) is pursuing short-term safety enhancements, while the University Boulevard Corridor Plan includes recommendations for long-term improvements. Planning staff have coordinated with MDOT SHA staff leading the MD193 PSAP to exchange information and identify opportunities for both short-term and long-term recommendations to improve safety along University Boulevard.</p> <p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>
9	General	General	<p>Concern that the Plan is taking too long to be implemented -- that County Councilmembers are elected and should enact the Plan soon in order to allow more housing to be built.</p> <p><i>Daniel Marcin</i></p>	<p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>
10	General	General	<p>Unspecified opposition to the plan.</p> <p><i>Rosalyn Malin, Zvi Malin, Kimberly Graham, David Kardon, Fox Family, Valerie Alas, Jose Tenenbaum, Leah Naftalowicz, Adrian Fish, Nancy Karkowsky, Anne Pyne, Adina Friedman, Peter Grigg</i></p>	<p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>

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11	General	Public input	<p>Concern that the plan is moving too quickly and should be paused until thorough outreach is done.</p> <p><i>Northwood Four Corners Civic Association, John Holden, Eric Gabler, South Four Corners Citizens Association, Jonathan Katz , Anna and Daniel Graulich, Shana Siesser, Rosalyn Malin, Zvi Malin , Marian Merewitz, Jessica Neufeld, Miriam Roth, Shana Wohl, Hirschel Wohl, Naomi Eisen, Emily Friedman, Avraham Sussman, Lisa Straus, Renee Seidemann, John Audet, Judy Morris</i></p>	<p>The University Boulevard Corridor Plan was initiated in 2022, with community outreach and engagement beginning in November 2022. Outreach and engagement continued throughout 2023 and 2024. Emerging ideas were presented to the community in May 2024, and preliminary recommendations were presented in October 2024. The Working Draft Plan was presented to the Planning Board on January 16, 2025 and the Public Hearing was held on February 27, 2025. Additional information on the outreach and engagement completed is available in the Community Outreach and Engagement Appendix (<a href="https://montgomeryplanning.org/wp-content/uploads/2025/02/Public-Hearing-Draft-Appendices.pdf">https://montgomeryplanning.org/wp-content/uploads/2025/02/Public-Hearing-Draft-Appendices.pdf</a>)</p> <p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>
12	General	General	<p>Disappointment that it has taken so long for this plan to come forward to improve safety along the corridor.</p> <p><i>Sheila Xiah Kragie</i></p>	<p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>
13	General	Property values	<p>Concern that the proposed changes will lower the quality of life and property values.</p> <p><i>Eli Landy, Moshe Kaplan, Aliza Blumenfeld, Kelly Burns, Julie Gilbert, Yoni Schwarz, Ann Hollander , Michael Gabai, Rosalyn Malin, Jack Leeb, Shifra Shaulson Kuritsky, Yitzi Scher, Alec Ulasevich , Chaya Topas, Carole Silvermetz, Barry Silvermetz , Malcolm Wilson, Betsy Rubinstein, Aliza Kwiat, Joseph Turitz, Yitzchak Scher, Marc and Debbie Katz, Adam Mervis, Seth Ornstein &amp; Sabina Radin, Leah Cypess, Susan Eleff, Niv Tapiro</i></p>	<p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>
14	General	Public input	<p>Concern around the Plan's technical language and request for "clearer and relatable explanations" of zoning terminology.</p> <p><i>Sligo Woods Civic Association, Philip Hollander</i></p>	<p>The Draft Plan's Appendix includes a glossary of technical terms and associated definitions.</p> <p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>
15	General	Population change	<p>Concern that the plan does not take into account the potential reduction in the federal workforce and/or increased traffic with federal workers returning to the office full time with the current presidential administration.</p> <p><i>Jonathan Katz, Toby Munz, Aliza Blumenfeld, Cheryl Broth, Leah Grossman, Hadas Kozlowski, Jordana Gilbert-Honick, Moshe Kaplan, Carol Lazar, Paul Werner, Young Israel Shomrai Emunah of Greater Washington, Harry Naftalowitz, Jordana Gilbert Honick, Aaron Droller, Sharona Chittum, Esti Rosen, Elliot Lowenstein, Avraham Sussman, Fox Family, Renee Seidemann</i></p>	<p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>
16	General	Population change	<p>Request for population forecasting if rezoning recommendations are approved so that MCPS can anticipate and budget for school expansions.</p> <p><i>Sligo Woods Civic Association</i></p>	<p>The Draft Plan's Appendix includes an analysis of the Plan's recommendations on Montgomery County Public Schools.</p> <p>Staff will discuss the feedback received on the Draft Plan during the Planning Board</p>
17	General	Crime & safety	<p>Concern about higher density bringing higher crime rates.</p> <p><i>Sligo Woods Civic Association, Yoni Schwarz, Jessica Hershenson, Aaron and Laurie Margolies, Anna and Daniel Graulich, Shana Siesser, Rosalyn Malin, Zvi Malin, Erin Healy, Chaya Topas, Jessica Neufeld, Miriam Roth, Shana Wohl , Hirschel Wohl, Naomi Eisen, Emily Friedman, Lisa Straus, Yosef Perlman, Aliza Malka, Mary Moore, Lisa Gasterovich, Norman and Helen Korb</i></p>	<p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>

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18	Transportation	Traffic Arcola Avenue Dennis Avenue Georgia Avenue Colesville Road	<p>Opposition to removing lanes (University Boulevard and Colesville Road to two lanes at Four Corners, without a designated turnaround), lowering speed limits, eliminating right turn only lanes, and adding BRT because it will create gridlock, congestion, and slow traffic. For some, this is a particular concern during school arrival and dismissal, especially with the reopening of Northwood High School.</p> <p><i>Marcia Rosenblum, Sligo Woods Civic Association, Samuel Groeschler, Chaya Topas, Jonah Gimbel, Arnold Kling, Tamar Schmerling, Jonathan Katz, Oneg Feuer, Toby Munz, Bracha Orlansky, Tal Kerem, Eli Landy, Aliza Blumenfeld, Cheryl Broth, Jeremy Teichman, Leah Grossman, Steven and Hannah Wiggins, Naomi Shaps, Michal &amp; Micah Segelman, Bethany Mandel, Sarah Arzouan, Paul Werner, Michelle Penn, Noam Kovacs, Brian Horowitz, Chayie Chinn, Maryanna Walls, Tehila Holzer, Jonathan Schick, Caroline Namrow, Hadas Kozlowski, Malka Groden, Penina Blate, Jordana Gilbert-Honick, Emily Friedman, Moshe Kaplan, Zach Prince, Jeff Elikan, Nachum Schwartz, Jonathan Aghion, Jeremy Rosenthal, Manasseh Katz, Simcha Merkin, Tal Kerem, Nelson Moskowitz, Pauline Munz, Rebecca Wood, Elana Stein, Aliza Blumenfeld, Young Israel Shomrai Emunah of Greater Washington, Springbrook Forest Citizens Association, Brett Fine, Albert Roffe, Dean Grayson, Joe Elbaum, Jordana Gilbert Honick, Lisa Lederman, Miriam Zaghi, Miriam Stein, Brett Kugler, Laura and Sheldon Margulies, Yoni Schwarz, Elisheva Cohen, Eric M. Towler, Rosalyn Malin, Shifra Shaulson Kuritsky, Yitzi Scher, Jessica Hershenson, Aaron and Laurie Margolies, Anna and Daniel Graulich, Shana Siesser, Rosalyn Malin, Zvi Malin, Malya Druskin, Andrew Stein, Barry Silvermetz, Mordecai Altose, the Leigh family, Deborah Harenstein, Emma Lash, Tamar Schmerling, Jessica Neufeld, Deborah Krainess, Miriam Roth.</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
19	Transportation	Traffic	<p>Concern about the elimination of all merge areas, including those from Arcola Avenue and University Boulevard, which would impact the flow of traffic and travel times. Request to explore alternative solutions that prioritize pedestrian safety without significantly disrupting and negatively affecting the flow of traffic.</p> <p><i>Noam Kovacs, Sharon Samuels</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
20	Transportation	Traffic Arcola Avenue	<p>Request that the Planning Department looks into updating the entrance and exit on and off Arcola Avenue via University Boulevard. Additional questions about whether Arcola will be widened to make an extra lane to turn left onto University from Arcola, which would require taking land from Northwood High School and the Warwick townhouse complex.</p> <p><i>Soraya Grieser, Michael Gabai</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
21	Transportation	Traffic	<p>Opposition from removing any lanes for buses on University Boulevard.</p> <p><i>Mayer Samuels</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
22	Transportation	Traffic	<p>Concern that buses are not convenient, reliable, or time competitive with driving. There are also bus personnel shortages. The proposal is too idealistic and aspirational.</p> <p><i>Alana Fine, Michelle Gross</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
23	Transportation	Traffic	<p>Request that there is equal prioritization of buses and cars.</p> <p><i>Jonathan Aghion</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
24	Transportation	Accessibility	<p>Support for the accessibility aspects of the plan, such as widening sidewalks and improved shelters at bus stops.</p> <p><i>Eric M. Towler, Ryan Costello</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.

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25	Transportation	Roadway adjustments	Support for roadway widening and separating sidewalks on University Boulevard to improve safety. <i>Joe Elbaum</i>	While the Draft Plan does recommend widening the existing right-of-way to the master-planned right-of-way to provide a buffer (separation) and wider sidepaths along University Boulevard, the Draft Plan does not recommend widening the curb-to-curb width of the roadway.  Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
26	Transportation	Roadway adjustments	Request that road widening ROW dedication to accommodate sidepaths and buffers is distributed more on the Northwood High School side rather than equally between the residential side so that the residents don't lose ROW in front of their properties. <i>Nina Nethery</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
27	Transportation	Traffic	Request that Arcola Avenue is removed from the plan area. <i>Jonathan Aghion</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
28	Transportation	Bike lanes	Support for the establishment of an effective bicycle-friendly connector between Reedie Drive and University Boulevard. <i>Jeremy Teichman</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
29	Transportation	General	Opposition because the plan is trying to impose an urban, 15-minute community onto a place that is suburban and car-oriented, and that they would prefer to keep it the way it is.  <i>Aaron Droller, John Holden, Cheryl Broth, Aliza Blumenfeld, Jeff Shinensky, Bracha Orlansky, Bella Kontsevaya, Brett Fine, Albert Roffe, Leon Roffe, Jeremy Baer, Nathan Witztum, Julie Gilbert, Jonathan Katz, Miriam Zaghi, Michael Gabai, Jack Leeb, Rosalyn Malin, Roberta Redfern, Carole Silvermetz, Andrew Stein, Ari Cohen, Manasseh Katz, Kemp Mill Civic Association, Malkitzedek Zirkind, Chava Allgood, Daniella Smith, Dena Kranzler, Renee Seidemann, Jennifer Barenholtz, Matis Kleidman, five anonymous Woodmoor residents, Sara Elikan, Leah Naftalowit, Wendy Wallace, Robyn Bent, Maria Warner, Adina Friedman, Catherine Hanley, Lisa Oestereich, Ralph Werner, Anna Winthrop, James Williamson</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
30	Transportation	General	Various concerns about the negative impact of bike lanes, bus lanes, and lane removal on personal vehicle traffic. <i>Noam Kovacs, Nelson Moskowitz, Wendy Wallace, Adrian Fish</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
31	Transportation	Emergency routes	Concern that Arcola Avenue and this section of University Boulevard serve as critical emergency routes, and that the proposed road changes will slow emergency response times. <i>Leah Grossman, Steven and Hannah Wiggins, Naomi Shaps, Michal Segelman, Sarah Arzouan, Paul Werner, Michelle Penn, Chayie Chinn, Tehila Holzer, Jonathan Schick, Penina Blate, Emily Friedman, Caroline Namrow, Pauline Munz, Jordana Gilbert Honick, Deborah Horenstein, Emma Lash, Rivy Segal, Esti Rosen, Nathan Bogart, Marc Murinson, Fox Family</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
32	Transportation	Bike lanes	Support for on-demand crossing signal at the Har Tzeon synagogue where the Reedie Drive bicycle connector would end. <i>Jeremy Teichman</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.

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33	Transportation	Bike lanes	Concern about improving bicycle transit on major corridors like University Boulevard and a preference for facilitating bike travel along neighborhood streets, trails, and connectors. <i>Jeremy Teichman</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
34	Transportation	Accessibility	Concern that the 60 years and older population will not be able to access public transit, walk long distances, or ride bicycles, and thus vehicle transportation should be considered more. <i>Jeff Elikan</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
35	Transportation	Speed cameras	Opposition to the installation of speed cameras due to the financial burden for low-income populations, increased driving anxiety, and community resentment. <i>Eli Hes, Rebecca Novetsky, Jeremy Rosenthal, Tal Kerem, Michelle Penn</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
36	Transportation	SHA Safety Study	Request that the SHA study and design of safety improvements be completed before implementing any changes. <i>Woodmore-Pinecrest Citizens' Association, Jose Masini Torres, Harriet Quinn, Kara Allen</i>	The Maryland Department of Transportation State Highway Administration (MDOT SHA) initiated preliminary design efforts for a future pedestrian safety project along University Boulevard in September 2024. Planning staff have met with MDOT SHA staff leading the MD193 Pedestrian Safety Action Plan (PSAP) to share information and ensure coordination among MDOT SHA's short-term safety enhancements and the long-term recommendations of the University Boulevard Corridor Plan. <i>Staff will discuss the Draft Plan's relationship to the MDOT SHA PSAP during the</i>
37	Transportation	Traffic	Concern about prohibiting turning right on red, which they feel will create more traffic and slow everything down more. <i>Jonah Gimbel, Arnold Kling, Eli Hes, Tamar Schmerling, Jonathan Katz</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
38	Transportation	Traffic	Request for future traffic forecasts for University Boulevard and connecting neighborhood streets. <i>South Four Corners Citizens Association</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
39	Transportation	Safety	Suggestion for pedestrian bridges in lieu of lowering the speed limit and implementing cameras for improved safety. <i>Michelle Penn, Lisa Lederman, Ari Cohen, Anna Winthrop</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
40	Transportation	Safety	Concern about the plan's proposed changes because the safety issues are caused by pedestrian behavior rather than vehicle or roadway configuration problems. <i>Vaile Walders</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
41	Transportation	Safety	Support for pedestrian, bicycle, and vehicle safety improvements, but a request that the changes be implemented in advance of the Plan adoption. <i>South Four Corners Citizens Association</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.

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42	Transportation	Street grid	<p>Opposition to the "street grid" option of the Plan consisting of extending Gilmore Dr and connecting Sutherland and Rogart Roads in a grid plan to University Blvd. Acknowledgement that the "street grid" option was recently withdrawn, but that the recommendation for a more connected network of town center streets is too similar to the "street grid" option.</p> <p><i>South Four Corners Citizens Association, Jonathan Stephanoff, Aaron Droller, Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
43	Transportation	Traffic	<p>Opposition to the "limited change" street network recommendations for the Four Corners area, which they feel will cause increased traffic on residential streets.</p> <p><i>South Four Corners Citizens Association</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
44	Transportation	Traffic	<p>Concern that lowering the speed limits will cause more traffic to route onto secondary neighborhood streets.</p> <p><i>Marcia Rosenblum, Jonah Gimbel, Nancy Karkowsky, South Four Corners Citizens Association, Eli Hes, Jeremy Teichman, Mike Gabai, John Holden, James Williamson, Jose Masini Torres, Nelson Moskowitz, Harriet Quinn, Jonathan Stephanoff, Springbrook Forest Citizens Association, Joe Elbaum, Aaron Droller, Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg, Robyn Bent, Mary Moore, Sara Kirner, Kara Allen, Lisa Oestereich, Jeremy Epstein, James Williamson</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
45	Transportation	Public transit	<p>Request that increasing the frequency of buses on selected stops along the corridor could help improve public transit ridership.</p> <p><i>Jeremy Teichman, Jane Lyons-Raeder, Eli Cohen</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
46	Transportation	Parking	<p>Opposition to the commercial and housing density proposed in the event that it will affect residential streets with on-street parking, leading to an inadequacy of parking supply.</p> <p><i>South Four Corners Citizens Association, Northwood Four Corners Civic Association, Aaron Droller, Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg, Eric Gabler</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
47	Transportation	Wheaton	<p>Suggestion to incentivize development in downtown Wheaton with dense housing, vibrant local businesses, and efficient public transit to access it along University Boulevard as a first step to the UBC proposal, because it has the infrastructure to support it.</p> <p><i>Jeremy Teichman, Aaron and Laurie Margolies, Chaya Topas, Elliot Lowenstein, Julie Caron, Philip Hollander, Jennifer Barenholtz, Adina Friedman, Bruce N. Shulman</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.

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48	Transportation	Bike lanes	<p>Opposition to the bike and bus lanes because the pilot lanes have not been effective and/or are not safe. Request to see if the Georgia Avenue bus lanes have increased public transit ridership rates.</p> <p><i>Paul Werner, Aliza Blumenfeld, Laura and Sheldon Margulies, Alec Ulasevich, Jessica Hershenson, Christa Hojlo, Aviva Symes, Andrew Stein, Aaron Droller, Malcolm Wilson, Betsy Rubinstein, Sandy Tenenbaum, Renee Seidemann, Matis Kleidman, Jose Tenenbaum, Dov S. Zakheim, Soraya Grieser, Lisa Oestereich</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
49	Transportation	BRT	<p>Concern that the bus only lane on University has been piloted and led to increased congestion and traffic jams during rush hour, especially when the right turn only lane from Arcola to University was closed.</p> <p><i>Michael Gabai, Noam Kovacs, Larry Jaffe, Aviva Symes</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
50	Transportation	BRT	<p>Concern that the plan is preceding BRT that hasn't yet been designed. The timeline is completely unknown and is then difficult to incorporate into the plan.</p> <p><i>John Holden, Eric Gabler, James Williamson, Jeff Shinensky, Bracha Orlansky, Woodmoor Pinecrest Citizens Association, Elliot Lowenstein, Max Lerman, James Williamson</i></p>	<p>The University Boulevard Corridor Plan looks ahead 20 years and provides comprehensive recommendations for the use of public and private land. The recommendations in the plan will inform the Maryland Department of Transportation's Consolidated Transportation Program and county's Capital Improvement Program by identifying priorities for public investment. While planning and design of the University Boulevard Bus Rapid Transit has not yet commenced, the University Boulevard Corridor Plan establishes the planned right-of-way, creates the opportunity for transit supportive densities, and establishes recommendations to improve safety for people walking, biking, and rolling – all critical elements of proactively planning for bus rapid transit along University Boulevard.</p> <p>Staff will discuss the Draft Plan's BRT recommendations during the Planning Board work session(s).</p>
51	Transportation	BRT	<p>Concern that since the BRT is not on track to be completed within the 20 year horizon of the plan, it should be paused or the proposed density should be adjusted accordingly.</p> <p><i>Woodmore-Pinecrest Citizens' Association</i></p>	<p>The University Boulevard Corridor Plan looks ahead 20 years and provides comprehensive recommendations for the use of public and private land. The recommendations in the plan will inform the Maryland Department of Transportation's Consolidated Transportation Program and county's Capital Improvement Program by identifying priorities for public investment. While planning and design of the University Boulevard Bus Rapid Transit has not yet commenced, the University Boulevard Corridor Plan establishes the planned right-of-way, creates the opportunity for transit supportive densities, and establishes recommendations to improve safety for people walking, biking, and rolling – all critical elements of proactively planning for bus rapid transit along University Boulevard.</p> <p>Staff will discuss the Draft Plan's BRT recommendations during the Planning Board work session(s).</p>
52	Transportation	Transit	<p>Concern that public transit is less economical than driving due to high parking fees in garages and metro costs.</p> <p><i>Andrew Stein</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.



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53	Transportation	Safety	Suggestion for more balanced pedestrian safety improvements such as better crosswalks, pedestrian signals, and protected bike lanes rather than the currently proposed drastic lane reductions. <i>Mordecai Altose, Elliot Lowenstein, Kemp Mill Civic Association</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
54	Transportation	Safety	Suggestion to add overhead lighting to existing crosswalks rather than increase the quantity of crosswalks, in particular on Arcola Avenue where it can be difficult to see pedestrians crossing. <i>Eric M. Towler</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
55	Transportation	Safety	Suggestion to consider an underground pedestrian walkway for Four Corners to increase safety. <i>Arnold Kling</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
56	Transportation	Safety	Concern that the Plan is unsafe and that the lane and speed limit reductions are detrimental because a minority of the population uses public transit, bikes, or walks, while most people use and rely on cars.  <i>Kalman Knizhnik, Jonathan Katz, Chaya "Goldie" Levy, Toby Munz, Bracha Orlansky, Aliza Blumenfeld, Cheryl Broth, Jeremy Teichman, Leah Grossman, Steven and Hannah Wiggins, Naomi Shaps, Michal Segelman, Bethany Mandel, Sarah Arzouan, Paul Werner, Michelle Penn, Michael Gabai, Chayie Chinn, Maryanna Walls, Tehila Holzer, Jonathan Schick, Arnold Kling, Penina Blate, Jordana Gilbert-Honick, Emily Friedman, Moshe Kaplan, Jeremy Rosenthal, Caroline Namrow, Manasseh Katz, Simcha Merkin, Brit Siman-Tov, Elliott Reingold, Dean Grayson, Stephen Blank, Joe Elbaum, Julie Gilbert, Lisa Lederman, Jordana Gilbert Honick, Larry Jaffe, Nachum Schwartz, Brett Kugler, Laura and Sheldon Margulies, Fran Rothstein, Yoni Schwarz, Jack Leeb, Rosalyn Malin, Dan Foster, Shifra Shaulson Kuritsky, Alec Ulasevich, Jessica Hershenson, Malya Druskin, Andrew Stein, Barry Silvermetz, Malcolm Wilson, Deborah Horenstein, Emma Lash, Tamar Schmerling, Devorah Krainess, Ashley Sragg, Rivy Segal, Esti Rosen, Ari Cohen, Nathan Bogart, Donni Krainess, Malkitzedek Zirkind, Frank Gittleson, Chava Allgood, Rachael Shields, Mike Sushner, Daniella Smith, Dena Kranzler, Fox Family, Eliya Kranz, Julie Caron, Philip Hollander, Mayer Samuels, Frank Gittleson, Matis Kleidman, Eli Cohen, Menachem Neufeld, Chaya Milikowsky, Adina Neumann, Miriam Mund, Samuel Pinsky, Viti Merkin, Esther Lichy, Yitzchok and Basya Katz, Maria Warner, Judy Rosenthal, Marion and Bernard Muller</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
57	Transportation	Amherst to Arcola	Concern about the Amherst to Arcola area -- specifically, there is already a newly paved walking, biking, and rolling path in the park that connects these two roads and provides access to Sligo Creek Parkway. How will this be affected by the intention to connect University Blvd to Arcola Ave by cutting through the park/extending Inwood Ave and/or adding a connecting street on the planned WTOP Tower site? How would that impact the residents in the north side of University Blvd?  <i>Malcolm Wilson</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.

#	Category	Issue / Property	Comment	Staff Response
58	Transportation	Safety	Support for the measures proposed in the Plan to increase safety for pedestrian and bicyclists and more bus lanes to help people where they need to go. <i>Dawn Felsen, Sheila Xiah Kragie, John Holden, Sanjida Rangwala, Elon Kragie-Bates, Alexander Campbell, Ryan Costello, Julia Seeley-Hall, Morgan Conway, Ann Marie Breheny, Beka Ahmed</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
59	Transportation	Safety	Support for the bicycle and pedestrian improvements to increase safety but feels they do not go far enough. <i>Alison Gillespie, Isabella Detwiler</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
60	Transportation	Orange Drive	Opposition to opening Orange Drive; request to remove this from the Plan. <i>Sligo Woods Civic Association</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
61	Transportation	BRT	Suggestion to only create dedicated bus lanes during peak hours rather than all day. <i>Jake Adler, Eric M. Towler</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
62	Transportation	BRT	Concern that BRT costs too much to be implemented. <i>Manasseh Katz</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
63	Transportation	Safety	Opposition to lowering the speed limit; suggestion for speed bumps instead. <i>Adina Turoff, Benjamin Turoff</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
64	Transportation	Arcola Avenue	Opposition to removing the merge lane from Arcola to University. <i>Jake Adler</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
65	Land Use, Zoning & Urban Design	Kemp Mill Shopping Center	Oppose high-density (also referred to as low-income) housing - particularly in in the Kemp Mill Shopping Center - because it will cause traffic, increase over-enrollment in schools, and/or increase rents in the area. Many also feel it will only benefit developers. <i>Marcia Rosenblum, Jonah Gimbel, Jonathan Katz, Brian Horowitz, Zach Prince, Springbrook Forest Citizens Association, Brett Fine, Harry Naftalowicz, Aaron and Laurie Margolies, Aviva Symes, Mordecai Altose, Natanya Nobel, Esther Baldinger, Ezra Baldinger, Joseph Turitz, Howard S. Kern, Sandy Tenenbaum, Adam Mervis, Akiva Malka, Maria Warner, Rosalyn Malin, Ryan Phillips, Niv Tapiro, Anne Noel Occhialino, Marion and Bernard Muller, Kara Allen, Anna Winthrop, James Williamson</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
66	Land Use, Zoning & Urban Design	Kemp Mill Shopping Center	Concern that if low-income housing is built at the Kemp Mill Shopping Center after the rezoning then it will pose a safety risk to nearby synagoge worshippers. <i>Eli Landy</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.

#	Category	Issue / Property	Comment	Staff Response
67	Land Use, Zoning & Urban Design	Kemp Mill Shopping Center	<p>Opposition to the Kemp Mill Shopping Center rezoning, which will be an economic burden on the Jewish community in particular, who rely on the kosher offerings and highly value the walkability to the Shopping Center. Many say this is the reason they moved to Montgomery County. Questions about whether the kosher grocery store will stay open or how the Jewish community will be served.</p> <p><i>Lasdun Kuperberg Family, Richard Weinstein, Jonathan Katz, Eli Landy, Jeremy Teichman, Michael Gabai, Caroline Namrow, Adina Turoff, Rabbi Merkin, Pauline Munz, Alana Fine, Paul Werner, Aliza Blumenfeld, Jeff Shinensky, Bracha Orlansky, Young Israel Shomrai Emunah of Greater Washington, Richard Weinstein, Carol Lazar, Chai Studio, Jack Leeb, Yitzi Scher, Jessica Hershenson, Christa Hojlo, Marian Merewitz, Chaya Topas, Ranon Cortell, Yisroel Brumer, Sharona Chittum, David E Rosenbaum, David E Rosenbaum, Eric Brummer, Ariel Ben-Horin, Natanya Nobel, Elliot Lowenstein, Rachel Ravin, Aliza Kwiat, Ben Steele, Rachelle Reingold, Benjamin Turoff, Yael Cortell, Chana Biberfeld, Adam Brasch, Marc Murinson, Nicole Murinson, Kemp Mill Civic Association, S Winter, Howard S. Kern, Raphael and Juliet Malka, Avraham Sussman, Yaffa Klatzkow, Chava Allgood, Rachael Shields, Mike Sushner, Yitzchak Scher, Barry J Greengart, Philip Hollander, Marc and Debbie Katz, Adam Mervis, Renee Seidemann, Esther Kaplan, Jennifer Barenholtz, Matis Kleidman, Reuven, Ozzie Burnham, Seth Ornstein &amp; Sabina Radin, Keren Belay, Fay Kasser, Jerry Rapp, Menachem Neufeld, Chaya Milikowsky, Adina Neumann, Miriam Mund, Samuel Pinsky, Viti Merkin, Esther Lichy, Yitzchok and Basya Katz, Michal Segelman, Leslie Silverfine, Andrew Gilson, Mindy Tolchinsky, Roy Rosenbaum, Odelia Epstein,</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
68	Land Use, Zoning & Urban Design	Rezoning	<p>Support for the rezoning to allow more housing density as long as adequate public transit infrastructure exists to support it.</p> <p><i>Jeremy Teichman, Jake Adler, Sheila Xiah Kragie, Jane Lyons-Raeder</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
69	Land Use, Zoning & Urban Design	Rezoning	<p>Concern that upzoning for higher-density housing would necessitate more parking to support all the new residents, which would create more traffic.</p> <p><i>Samuel Wolf, Fran Rothstein, Jack Leeb, Anne Noel Occhialino, Tim Tawney, Lisa Oestereich</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
70	Land Use, Zoning & Urban Design	Rezoning	<p>Concern about the rezonings in the plan because higher density will not create affordable multifamily buildings or will generate only rentals. Request that homeownership opportunities are considered as part of redevelopment efforts.</p> <p><i>James Williamson, Jose Masini Torres, Samuel Wolf, Nathan Witztum, Eric M. Towler, Erin Healy, Malcolm Wilson, Kemp Mill Civic Association, Ryan Phillips, Bruce N. Shulman, Jeremy Epstein</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
71	Land Use, Zoning & Urban Design	Rezoning	<p>Concern that the rezonings will displace local businesses and/or residents.</p> <p><i>Rebecca Wood, Aliza Blumenfeld, Richard Weinstein, Elliott Reingold, Alec Ulasevich, Anna and Daniel Graulich, Shana Siesser, Rosalyn Malin, Zvi Malin, Marian Merewitz, Jessica Neufeld, Miriam Roth, Shana Wohl, Hirschel Wohl, Naomi Eisen, Naomi Eisen, Emily Friedman, Betsy Rubinstein, Lisa Straus, Esther Kaplan, Eli Cohen, Catherine Hanley, Max Lerman, Norman and Helen Korb, Jeremy Epstein</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.

#	Category	Issue / Property	Comment	Staff Response
72	Land Use, Zoning & Urban Design	Rezoning	Support for the rezonings in the Plan, which would focus growth in transit-oriented, walkable locations, helping the county evolve toward a more efficient and sustainable future. <i>Takele B. Yazew, Chris Irwin, Sheila Xiah Kragie, Sanjida Rangwala , Alison Gillespie, Trina Soderquist , Tim Soderquist, Isabella Detwiler, Julia Seeley-Hall, Morgan Conway, Ann Marie Breheny, Beka Ahmed, Chester Katz</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
73	Land Use, Zoning & Urban Design	Rezoning	Opposition to rezoning what is now commercial property at the end of Lamberton or other residential area. <i>Eric M. Towler</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
74	Land Use, Zoning & Urban Design	Rezoning	Request for more shops and retail establishments in the Plan area. <i>Elon Kragie-Bates, Erin Healy, Tim Soderquist</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions. The Draft Plan supports mixed-use developments and promotes retail at key locations (see pp 29, 42-45).
75	Land Use, Zoning & Urban Design	Rezoning	Concerns about the impacts of the proposed rezoning to two synagogues in the plan area (Young Israel Shomrai Emunah--Shomrai or YISE-- and Har Tzeon). Specifically, p. 26 of the draft shows Shomrai as a park, and p. 50 shows it rezoned as residential. P. 34 recommends Har Tzeon be rezoned as a 90-unit independent senior residential building. Questions about if these are mistakes or if synagogue leadership approves. <i>Richard Weinstein</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
76	Land Use, Zoning & Urban Design	Rezoning	Suggestion to use open land space and vacant commercial spaces for new residential development instead of upzoning existing single-family residential neighborhoods. <i>Kelly Burns</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
77	Land Use, Zoning & Urban Design	Rezoning 303 Timberwood Avenue	Request that the 303 Timberwood Avenue property remain included in the proposed CRN rezoning unless changes are made to address their concerns, including not only excluding the seven homes on Timberwood Avenue from the CRN rezone, but also the adjacent properties on Lorain Avenue to maintain the character of Northwood Park. If the Lorain Avenue properties inclusion is not incorporated, they would request that their property is kept as part of the CRN zoning changes. <i>Daniel and Quinn Frissell</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
78	Land Use, Zoning & Urban Design	Arcola Avenue District	Concern about the lack of information in the plan about the development of additional employment opportunities within the Arcola Avenue District, including what types of businesses would relocate there. <i>Sharona Chittum, Avraham Sussman</i>	The Arcola Avenue District emphasizes mixed-use developments, supporting retail, neighborhood services, and housing opportunities. The Kemp Mill Shopping Center area has the potential to attract additional businesses and local-serving retail. The Draft Plan's proposed zoning supports this and future retail growth (pp. 42-45)
79	Housing	Affordability	Concern that the increased density will not make it more affordable. Request that new construction is affordable and in keeping with the character of the neighborhood. <i>Sligo Woods Civic Association</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.

#	Category	Issue / Property	Comment	Staff Response
80	Housing	AHS	<p>Concern that the plan should be paused until it is clarified how the Attainable Housing Strategies (AHS) / More Housing N.O.W. proposal will be moving forward and how it will impact the UBC plan.</p> <p><i>Woodmore-Pinecrest Citizens Association, Harriet Quinn, Aaron Droller</i></p>	<p>The County Council has not advanced the Planning Board's Attainable Housing proposal but has introduced the More Housing N.O.W. Zoning Text Amendment (ZTA) in response to the housing crisis. The proposed legislation would allow more residential building types on certain parcels along certain corridors with a workforce housing requirement.</p> <p>Once the Planning Board transmits the Planning Board Draft of the Plan to the County Council, the Council will have the opportunity to review the zoning recommendations in the context of the Plan area and any recently enacted zoning legislation.</p> <p>Staff will discuss the Draft Plan's zoning recommendations during the Planning Board work session(s).</p>
81	Housing	Affordability	<p>Opposition to rezoning to allow higher-density development in single-family neighborhoods.</p> <p>Suggestion to lower the cost and amount of regulation required by Montgomery County, which will create more affordable housing in the county.</p> <p><i>Rosalyn Malin</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
82	Housing	Affordability	<p>Support for the flexibility to build more housing types, which can lead to more diverse housing options, greater attainability, and improved access to community-serving amenities to help alleviate the housing shortage.</p> <p><i>Takele B. Yazew, Dawn Felsen, Sheila Xiah Kragie, Jeremy Rosenthal, Sanjida Rangwala, Alison Gillespie, Elisheva Carl, Alexander Campbell, Trina Soderquist, Tim Soderquist, Isabella Detwiler, Julia Seeley-Hall, Morgan Conway, Beka Ahmed</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
83	Housing	Affordability	<p>Suggestion to develop affordable housing in northern Montgomery County instead of the plan area's rezoning.</p> <p><i>Eli Landy, Roberta Redfern, Soraya Grieser, Mindy Tolchinsky, Roy Rosenbaum, Judy Morris</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
84	Housing	Rezoning	<p>Opposition to upzoning in the Northwood Four Corners area due to incompatibility of 50-70 foot building heights that will overshadow existing one-story buildings. Request that the overlay zone address the compatibility.</p> <p><i>Northwood Four Corners Civic Association</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
85	Housing	Taxes	<p>Concern that taxes are already too high in Montgomery County and that building more affordable housing is subdivided by the taxpayers.</p> <p><i>Christa Hojlo</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.

#	Category	Issue / Property	Comment	Staff Response
86	Housing	Rezoning	<p>Concerns about the risk of existing single-family residences along University Boulevard. Request for the Planning Board to create a map showing an outline of each dwelling and the amount of additional ROW that the UBCP would use on each property for residents to understand if they would lose driveways, fences, and/or hedges.</p> <p><i>South Four Corners Citizens Association, Northwood Four Corners Civic Association, Michael Gabai, Noam Kovacs, Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
87	Housing	Rezoning	<p>Opposition to rezoning for higher density because of the noise issues that it will create.</p> <p><i>Erin Healy</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
88	Housing	Rezoning	<p>Request that high density is limited to downtown Silver Spring, Bethesda, Potomac, and other urban areas in the county to retain the character of the suburban communities. A suggestion to consider alternative development sites such as the White Flint Mall.</p> <p><i>Erin Healy, Natanya Nobel, Julie Caron, Jose Tenenbaum, Sara Elikan</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
89	Housing	High-density	<p>Suggestion to use the empty lot on the corner of University and Veirs Mill (or other empty commercial space) for high density housing given its vacancy and proximity to the Wheaton metro.</p> <p><i>Lasdun Kuperberg Family, Chai Studio, Robyn Bent, Ryan Phillips</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
90	Community Facilities	Infrastructure Adequacy	<p>Concerns about the adequacy of infrastructure (schools, storm drains, water supply, power grid) to support new development/rezonings. Request that the Planning Dept shows infrastructure availability, impact studies, or that the GIP will be adequately funded for any new infrastructure needed.</p> <p><i>South Four Corners Citizens Association, Woodmore-Pinecrest Citizens Association, Michael Gabai, Nelson Moskowitz, John Holden, James Williamson, Jose Masini Torres, Rabbi Merkin, Roman Nelsen, Young Israel Shomrai Emunah of Greater Washington, Samuel Wolf, Jeremy Baer, Nathan Witztum, Anna and Daniel Graulich, Shana Siesser, Rosalyn Malin, Zvi Malin, Erin Healy, Malcolm Wilson, Sharona Chittum, Ariel Ben-Horin, Jessica Neufeld, Miriam Roth, Shana Wohl, Hirschel Wohl, Naomi Eisen, Emily Friedman, Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg, Avraham Sussman, Malkitzedek Zirkind, Dena Kranzler, Lisa Straus, Adrian Fish, John Audet, Nina Fedalen, Mary Moore, Anne Noel Occhialino, Tim Tawney, Sara Kirner, Kara Allen, Anita Wiler</i></p>	<p>The Public Hearing Draft Plan Appendices (available here: <a href="https://montgomeryplanning.org/wp-content/uploads/2025/02/Public-Hearing-Draft-Appendices.pdf">https://montgomeryplanning.org/wp-content/uploads/2025/02/Public-Hearing-Draft-Appendices.pdf</a>) include analyses for transportation and schools, as well as a climate assessment.</p> <p>Staff will discuss the Draft Plan's analyses during the Planning Board work session(s).</p>

#	Category	Issue / Property	Comment	Staff Response
91	Environmental Sustainability	Infrastructure Adequacy	Concern that high-density development would affect the entrance to Sligo Creek trails at the Kemp Mill Shopping Center, reducing green space. <i>Toby Munz, Aliza Blumenfeld, Cheryl Broth, Roman Povcher, Bruce N. Shulman</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
92	Environmental Sustainability	Air quality	Concern that higher density development from the rezoning would create the need for more parking that would result in more cars/congestion, which would lower air quality/quality of life.  <i>Aliza Blumenfeld, Cheryl Broth, Steven and Hannah Wiggins, Naomi Shaps, Michal Segelman, Sarah Arzouan, Paul Werner, Michelle Penn, Chayie Chinn, Maryanna Walls, Tehila Holzer, Jonathan Schick, Malka Groden, Penina Blate, Jordana Gilbert-Honick, Emily Friedman, Mayer Samuels, Nelson Moskowitz, Northwood Four Corners Civic Association, Caroline Namrow, Michelle Penn, Nelson Moskowitz, Aliza Blumenfeld, Springbrook Forest Citizens Association, Albert Roffe, Nathan Witztum, Carol Lazar, Roman Povcher, Fran Rothstein, Mordecai Altose, Deborah Horenstein, Emma Lash, Tamar Schmerling, Deborah Krainess, Ashley Sragg, Rivy Segal, Esti Rosen, Nathan Bogart, Donni Krainess, Raphael and Juliet Malka, Frank Gittleson, Rachael Shields, Mike Sushner, Fox Family, Eliya Kranz, Fran Broder, Philip Hollander, Mayer Samuels, Frank Gittleson, Menachem Neufeld, Chaya Milikowsky, Adina Neumann, Miriam Mund, Samuel Pinsky, Viti Merkin, Wendy Wallace, Esther Lichy, Yitzchok and Basya Katz, Dov S. Zakheim, Aviva Kelsey, Andrew Gilson, Robyn Bent, Ryan Phillips, Sara Kirner</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
93	Environmental Sustainability	Tree canopy	Support for an increased tree canopy and native planting landscape buffers in the plan area.  <i>Jonathan Aghion, Erin Healy, Elliot Lowenstein, Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg, Ryan Costello, Alison Gillespie</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
94	Environmental Sustainability	Pollution	Request for a calculation of the pollution increase for roads that have already been narrowed, such as Piney Branch Road.  <i>Fran Rothstein</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
95	Environmental Sustainability	Tree canopy	Opposition to the tree canopy, shaded bus stops, improved stormwater management, and landscaped buffers because they will not be maintained and will become eyesores in the future.  <i>Malcolm Wilson</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
96	Land Use, Zoning & Urban Design	WTOP site	Support for the development of the WTOP site.  <i>Elliot Lowenstein, Esther Baldinger, Ezra Baldinger</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions. The Draft Plan supports mixed-use redevelopment at this site.(pp. 29-35)

#	Category	Issue / Property	Comment	Staff Response
97	Land Use, Zoning & Urban Design	Four Corners Shopping Center	Support for the upzoning to allow more density at Four Corners Shopping Center, with the hope that there is an effort to prioritize small/locally owned businesses as part of future redevelopment.  <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions. The proposals associated with mixed-use zoning in the Draft Plan support potentially diverse business opportunities (pp. 24-25).
98	Land Use, Zoning & Urban Design	Rezoning	Support for development standards that require new construction to gradually blend in to support existing neighborhood heights and character.  <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions. The Draft Plan supports transitioning heights and design guidelines that support compatibility with existing neighborhoods.
99	Land Use, Zoning & Urban Design	Urban Design	Support locating structured parking, either above or below grade, that minimizes street exposures (and keeping the language about improving parking availability in Four Corners).  <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg, Allison Gillespie</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
100	Land Use, Zoning & Urban Design	Urban Design	We support the guidance to incorporate public art or visual landmarks if properties redevelop.  <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
101	Land Use, Zoning & Urban Design	Parking	Request that neighborhood streets should prioritize local resident parking (implemented through permitting or other measures such as ticketing non-registered vehicles) and efforts must be made to address parking needs and mitigate parking concerns on neighborhood streets as part of any new development on University Blvd.  <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions. The Draft Plan includes details on parking management strategies in the Transportation chapter (pp. 90-122)
102	Land Use, Zoning & Urban Design	Rezoning	Request that rezoning efforts should begin with the lots in the plan area that are currently being either underutilized or being used for commercial and institutional purposes and that are located closest to planned or existing transit hubs.  <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.



#	Category	Issue / Property	Comment	Staff Response
103	Land Use, Zoning & Urban Design	Rezoning	Request that rezoning residential lots should be done at a later date to ensure that any traffic and parking increases and infrastructure demands from increased commercial and mixed used development can be accommodated first.  <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
104	Housing	MPDUs	Support for the proposal to set aside 30% of new homes as Moderately Priced Dwelling Units (compared to the current county-wide requirement of 15%) <sup>4</sup> . Equitable inclusionary housing policies such as the MPDU program allows households earning a range of incomes to enjoy the benefits of new development.  <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions. MPDUs are encouraged as a public benefit in new developments.
105	Housing	General	Support for the development of permanent and temporary supportive housing in the plan area to serve elderly and disabled residents, as well as those who are transitioning out of homelessness.  <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
106	Housing	General	Support for replacing any loss of naturally occurring affordable housing with income-restricted affordable housing in the plan area to ensure there is no net-loss of affordable housing.  <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
107	Housing	General	Support the proposed rezoning to encourage the development of mixed-use properties and to allow the creation of new housing units on land owned by religious institutions. Mixed-use development is essential in creating more vibrant and financially viable districts, allowing for the development of new housing, a built-in consumer base for commercial enterprises, and the stability that comes with anchor retail. Faith-based organizations often own land they cannot develop under current zoning; changing these restrictions would allow them to use this land to provide more housing options to serve the surrounding community.  <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.

#	Category	Issue / Property	Comment	Staff Response
108	Housing	General	Concern that because the affordable housing recommendations are not guaranteed, the ideas in the plans will not become a reality. <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
109	Housing	General	Request that any new affordable housing is sufficiently protected as affordable via deed restrictions of at least 30 years, with a preference for permanent affordability. <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
110	Housing	General	Request to require MPDUs in all new residential buildings in the plan area with more than 4 units at the recommended level of 30% of units set aside as affordable. This would reduce the current County guidance that MPDUs are required for any buildings with 20 or more units <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions. MPDUs are encouraged as a public benefit in new developments.
111	Housing	General	Request that guidance be given on how naturally occurring affordable housing will be defined in the plan area so a clear 1:1 replacement and no net-loss of affordable housing can be measured. <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions. The Draft Plan addresses this to an extent through housing recommendations (p. 75-76).
112	Parks & Open Space	General	Support for the recommendations put forward (p. 83) for improving access to North Four Corners Park, improving shade cover at the park, finding a long-term tenant for the building on the park grounds, and other improvements. <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
113	Parks & Open Space	General	Support for the proposed guidelines to incorporate new public green spaces if certain large parcels of land are redeveloped. <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.

#	Category	Issue / Property	Comment	Staff Response
114	Transportation	Roadway adjustments	Support for increased protected crossings, reduced lane numbers and widths, expanded sidewalks, buffers, reduced curb radii, improved access to bikeshare, improved crosswalks that are visible and ADA compliant, and the implementation of “no right turn on red” on new signalized intersections  <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg, Ann Marie Breheny</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
115	Transportation	Safety	Support for the exploration and swift implementation of neighborhood street safety measures which should be prioritized as part of the overall traffic safety improvements. Residents should be engaged in the study and introduction of some combination of the traffic calming measures for neighborhood streets described on p. 108 of the working draft.  <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
116	Community Facilities	Public benefit	Support all efforts to maintain existing public facilities and co-locate new facilities, if needed, in the future to provide public benefit to the plan area.  <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
117	Community Facilities	Day care	Support the recommendations for new child daycare and senior service centers in the plan area.  <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
118	Community Facilities	Food security	Support efforts to improve food security in the plan area, including through the introduction of community gardens and farmers markets. While these are recommended to be located in future “privately owned public spaces,” we strongly encourage the County in the near-term to explore existing facilities where these could be co-located – including existing parks and schools in the plan area. Any siting of community garden spaces should prioritize access by areas with high levels of food insecurity.  <i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
119	Community Facilities	Food security	Support for the food justice section of the Plan.  <i>Ryan Costello</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.

#	Category	Issue / Property	Comment	Staff Response
120	Historic Resources	General	<p>Support the protection of historic sites across the Plan Area. Of particular relevance to the Four Corners area, we support the exploration and evaluation of the Nichiren Shoshu Myosenji Temple for possible future listing in the Master Plan for Historic Preservation. We also support the preservation of certain elements of the Woodmoor shopping center — should any redevelopment occur — such as the facade and the sign.</p> <p><i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
121	Racial Equity and Social Justice	General	<p>Support for the Planning Dept's emphasis on developing the UBCP through a racial equity and social justice lens and affirm our support for the "equity implications of the key recommendations" as described.</p> <p><i>Arunabha and Molly Uxa-Chakravarty, Laura Lorenzen, David and Betsy Devlin-Foltz, Lindsay Renick Mayer and Jamie Corey, Jo Miles, Joe Cody, Heidi Strom Moon, Brian Stagg, Pamela Dent, Brian Wilmot and Alexandra Hoskins, Mary Lou and Larry Johnson, Kyle and Amanda Lukacs, Corinne Pickus, Marisa Kirk-Epstein and Brian Stromberg, Ryan Costello</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
122	Transportation	Access	<p>Support for better access management, by encouraging future development to reduce the number of access points that open directly onto MD 193.</p> <p><i>Kemp Mill Civic Association</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
123	Transportation	BRT	<p>Support for ensuring that planned BRT stations are located at or near existing traffic signals that allow controlled pedestrian crossings.</p> <p><i>Kemp Mill Civic Association</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
124	Transportation	General	<p>Opposition for the Plan's intention to create corridor-fronting properties along MD 193 midway between existing traffic signals.</p> <p><i>Kemp Mill Civic Association</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
125	Transportation	Lamberton Drive	<p>Support for the Lamberton Drive Extension as a potential new access point into the Kemp Mill community that can alleviate the recurring and non-recurring (i.e. crash-related, weatherrelated) congestion that is experienced along Arcola Ave. The Lamberton Drive Extension also creates opportunities for the Shopping Center to get new customers, which could help the businesses survive and thrive more. Lastly, the new added traffic to the MD 193/Lamberton Drive Extension intersection could justify a traffic signal, which would be great for all modes of transport.</p> <p><i>Kemp Mill Civic Association</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.

#	Category	Issue / Property	Comment	Staff Response
126	Transportation	Lamberton Drive	<p>Concern about the combined increased traffic along Lamberton Drive Extension and Arcola Ave will make an already severely congested intersection into a complete nightmare. Additionally, there is concern about the effects of safety and security along this new extension. Young Israel Shomrai Emunah Synagogue, located on the corner of this intersection, has experienced anti-Semitic events in front of the synagogue entrance and would want to make sure that their security needs are met. Lastly, we would like to ensure that any plan for Lamberton Drive Extension is a street and not a road. the KMCA would like to see more information on what Lamberton Drive Extension would look like, such as typical sections and general strategies for safety and security. We also want a commitment in the plan that the Arcola Ave/Lamberton Drive intersection will be upgraded to meet the operational and safety demands of all users. Lastly, we want a commitment from the County that it will work with the community to update the Kemp Mill Master Plan as soon as this corridor plan is complete. In that updated Kemp Mill Master Plan, we want to ensure that all the secondary effects that the University Blvd Corridor Plan will have on Kemp Mill will be addressed.</p> <p><i>Kemp Mill Civic Association, Ezra Baldinger, Esther Kaplan</i></p>	<p>The cross section for the Town Center Street type recommended for the Lamberton Drive extension and the intersecting "Access Road (Proposed)" is shown in Figure 64 on p. 95 of the Public Hearing Draft.</p> <p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>
127	Land Use, Zoning & Urban Design	Rezoning	<p>Support for Kemp Mill Shopping Center to become a more pedestrian/bicycle-friendly environment.</p> <p><i>Kemp Mill Civic Association</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
128	Land Use, Zoning & Urban Design	General	<p>Concern that the "planning districts" do not reflect neighborhoods, just artificially delineated geographic areas.</p> <p><i>Howard S. Kern</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
129	Transportation	Access	<p>Concern that southbound Arcola Ave, the focus Arcola "District," is the only outlet to the south (to the Beltway, Sligo Creek Pkwy, and Four Corners) for the thousands of residents of KM Estates, Kemp Mill Farms, etc.</p> <p><i>Howard S. Kern</i></p>	<p>The Public Hearing Draft recommends two new Town Center Streets, an extension of Lamberton Drive and "Access Road (Proposed)," to better connect the Kemp Mill and the Kemp Mill Shopping Center to University Boulevard, as illustrated in Figure 63 on p. 94.</p> <p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>
130	Land Use, Zoning & Urban Design	Rezoning	<p>Request that the Parkland Pool be removed from the rezoning, because it is a treasured community resource.</p> <p><i>Chava Allgood</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions. Additionally, staff is coordinating closely with the Parkland Pool Association for their proposed zoning.
131	Transportation	BRT	<p>Question about where a resident of Kemp Mill would park their car if they wanted to take the BRT on University Blvd.</p> <p><i>Alan Baldinger</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.

#	Category	Issue / Property	Comment	Staff Response
132	Land Use, Zoning & Urban Design	Rezoning	Concern that the rezonings for higher density residential will concentrate poverty. <i>Julie Caron, Bruce N. Shulman</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
133	Transportation	Roadway adjustments	Request for the development of a new arterial road adjacent to University (or an elevated above University or a tunnel below University). <i>Philip Hollander</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
134	Transportation	Pedestrian	Concern that the plan doesn't show a metric for assessing walkability. <i>Michelle Gross</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
135	Environmental Sustainability	Wildlife	Concern that the plan doesn't address the deer population nor the annual nightly sharpshooter period, which currently (Feb-Mar, 2025) prevents anyone from using the paths behind the Kemp Mill Shopping Center at night and in the evening after dusk. <i>Michelle Gross, Caroline Marsh</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
136	Transportation	Pedestrian	Concern that the main barrier to walkability has been Montgomery County: Even when residents have cleared their Univ Blvd sidewalks, the County seems to lack the will and equipment to clear the sidewalks on University Blvd. These border Sligo Creek Parkway on one side. The other side of the snow-filled sidewalk on University Blvd. borders the drainage area for the rainwater that traverses under University Blvd, as it comes underground from the springs and drainage of Kemp Mill Shopping Center. <i>Michelle Gross</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
137	Land Use, Zoning & Urban Design	Rezoning	Support to rezone the Northwood Presbyterian Church property (1200 University Blvd West) from the R-60 zone to the CRT 1.5, C-0.25, R-1.5, H-70 zone to accommodate the needs of a shifting congregation and accommodate infill housing. <i>National Capital Presbytery</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
138	Land Use, Zoning & Urban Design	Rezoning	Request for a clarification on page 48 of the Plan, which recommends a mixed-use redevelopment of 1200 University Blvd West, to accommodate the possibility of a 100% residential project moving forward. <i>National Capital Presbytery</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions. A 100% residential project is possible based on the zoning proposed by the Draft Plan.
139	Land Use, Zoning & Urban Design	Rezoning	Support for the recommended zoning for Arcola Towers, Pomander Court, and the Oaks at Four Corners as these recommendations support HOC's mission to deliver infill mixed-income housing (i.e., redevelopment with a minimum of 30% regulated affordable housing). <i>Housing Opportunities Commission</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.

#	Category	Issue / Property	Comment	Staff Response
140	Land Use, Zoning & Urban Design	Rezoning	<p>Request for the following change to page 45:</p> <p>Improve and extend the existing access road from University Boulevard West through University Towers as a pedestrian friendly street with street-facing buildings and enhanced streetscape that connects with new internal streets in the redeveloped shopping center cluster, to provide an alternative vehicular connection north and east of Arcola Avenue. <b><u>At the time of development applications, the ultimate alignment and right-of-way should be evaluated to ensure that the obligation to dedicate and improve this upgraded road is shared proportionally by property owners on both the north and south side of the improved street.</u></b></p> <p><i>Housing Opportunities Commission</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
141	Land Use, Zoning & Urban Design	Rezoning	<p>Suggestion that the Master Plan recommended road can be accommodated within 65 to 70 feet of right-of-way, and request that language be added to page 95 of the Master Plan acknowledging the need for flexibility at the time of development application such that the road section can be reduced to 65 or 70 feet if an applicant demonstrates that the mobility intent of the Master Plan is satisfied.</p> <p><i>Housing Opportunities Commission</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
142	Land Use, Zoning & Urban Design	Rezoning	<p>Request that page 58 be amended to:</p> <p>Redevelopment on the HOC property must provide a financial contribution for park improvements in or near the Plan area at the time of redevelopment in lieu of on-site open space. <b><u>Any financial contribution calculated under Section 59-6.3.6.C of the Zoning Ordinance should be reduced by the percentage of MPDUs or other regulated affordable housing that is exempt from development impact taxes</u></b>. In addition to the contribution, redevelopment should improve connections to and engage North Four Corners Local Park. <b><u>To the extent that the redevelopment makes any upgraded connection on-site publicly accessible, the area of the connection on-site may be factored into the financial contribution.</u></b></p> <p><i>Housing Opportunities Commission</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
143	Transportation	Changes	<p>Concern that families will have a difficult time transporting their kids to doctor's appointments or private schools with increased congestion on the road.</p> <p><i>Fox Family, Leah Naftalowicz, Leah Cypess</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
144	General	Construction	<p>Request that if the plan moves forward, construction does not begin until University Blvd, Piney Branch, Wayne and Franklin are all fixed and paved.</p> <p><i>Lisa Silverberg</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
145	Land Use, Zoning & Urban Design	Rezoning	<p>Concern about the rezoning of Arcola to include retail from the plan, request that it be removed.</p> <p><i>Wendy Wallace</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.

#	Category	Issue / Property	Comment	Staff Response
146	Housing	Affordability	Opposition to the rezonings near/in Kemp Mill because the neighborhood already has affordable housing and many renters. <i>Lois Meyers</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
147	Transportation	Existing conditions	Concern that the proposed recommendations will make senior residents (as well as young residents) of Kemp Mill unable to do the things that they normally do in their neighborhood, such as walk to the Kemp Mill Shopping Center for their daily needs, or utilize the bus on Arcola, or walk to the park. <i>Shirley Zajdel, Rosalyn Malin, Marion and Bernard Muller, Gail Werner</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
148	Transportation	Traffic patterns	Concerns about transportation changes because Kemp Mill is surrounded by woods on three sides -- the only three ways into the neighborhood (from University Boulevard via Arcola Avenue, from Georgia/Amhurst via Arcola Avenue, and from Randolph Road via Kemp Mill Road). Any changes to traffic rules on those roads would make it difficult to get in and out of the neighborhood, which is both a safety and a health concern. <i>Michal Segelman</i>	The Public Hearing Draft recommends two new Town Center Streets, an extension of Lamberton Drive and "Access Road (Proposed)," to better connect the Kemp Mill and the Kemp Mill Shopping Center to University Boulevard, as illustrated in Figure 63 on p. 94.  Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
149	Land Use, Zoning & Urban Design	Rezoning	Opposition to rezonings between Reedy and Inwood due to safety concerns about what increased foot traffic would bring. <i>Caroline Marsh</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
150	Land Use, Zoning & Urban Design	Rezoning	Opposition to CRN zone because duplexes, triplexes, and small apartment buildings will not fit the character of the neighborhood. <i>Mary Moore</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
151	Land Use, Zoning & Urban Design	Rezoning	Opposition to developing the WTOP site because it's peaceful and tranquil. <i>Catherine Hanley</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
152	Land Use, Zoning & Urban Design	Rezoning	Opposition to rezoning to allow higher-density housing because high-rise buildings would affect the sun access for surrounding single-family residences and change the general character of the neighborhood. <i>Tim Tawney, Jeremy Epstein</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
153	Transportation	Four Corners Shopping Center	Opposition on the proposed changes to the Four Corners Intersection due, in part, to data from March 2023 that the resident feels does not reflect current traffic. Suggestion for the County to purchase the properties in the middle of the shopping center (McDonalds, 7-11, etc.) to create a new intersection. <i>Tim Tawney</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.



#	Category	Issue / Property	Comment	Staff Response
154	Housing	General	<p>General opposition to the UBC Plan in connection with More Housing NOW initiative, and confusion about how the two plans are linked.</p> <p><i>Michael Gabai, Bruce N. Shulman</i></p>	<p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions. The introduction of More Housing N.O.W. and Zoning Text Amendment 25-02 aligns with the general objectives of Thrive Montgomery 2050. However, neither the University Blvd. Corridor plan nor the ZTA have been approved or adopted by the County Council at this point. This initiative includes specific workforce housing criteria that are not typically part of a master plan like the University Blvd. Corridor plan. While the plan and the ZTA serve complementary purposes, they address different aspects. The County Council's legislative effort focuses on housing options across the county, whereas the UBC plan addresses localized issues around the University Blvd. corridor, including not just housing but also the environment, transportation, historical resources, urban design, community facilities, and more. The More Housing N.O.W. legislation and the University Boulevard Corridor Plan still require public hearings and review by the Planning Board, County Council Committees, and the full County Council, anticipated later this year.</p>
155	Transportation	Lamberton Drive	<p>Concern that the Lamberton Drive extension will change the character of the Kemp Mill Shopping Center to bix-box retailers or chain fast food.</p> <p><i>Bruce N. Shulman</i></p>	<p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>
156	General	Safety	<p>Concern that people want the safety changes in the plan but not the density changes, but that they cannot have one without the other the way the plan is currently proposed.</p> <p><i>John McGeeney</i></p>	<p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>
157	Parks & Open Space	POPS	<p>Concern that privately owned public spaces will create areas that are not well maintained and have security oversight.</p> <p><i>Jeremy Epstein</i></p>	<p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>
158	General	General	<p>Request that the plan is implemented in smaller phases, protects existing small businesses, creates affordability requirements, develops a maintenance program for new public spaces, and incorporates more direct community oversight into the implementation process.</p> <p><i>Jeremy Epstein</i></p>	<p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>
159	Transportation	Traffic light	<p>Opposition to the addition of a traffic light with posted no turn on red near Arcola Towers and the Warwick Apartments.</p> <p><i>Noam Kovacs</i></p>	<p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>
160	Parks & Open Space	New parks	<p>Concern that there are no new parks proposed as part of the plan.</p> <p><i>Alison Gillespie</i></p>	<p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>
161	Transportation	Street grid	<p>Support for the expansion of street grid in downtowns, town centers, transit corridors, and suburban centers of activity to create shorter blocks.</p> <p><i>Alison Gillespie</i></p>	<p>Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.</p>

#	Category	Issue / Property	Comment	Staff Response
162	Rezoning	Four Corners	Support for mixed-use development in Four Corners, and in particular the Safeway lot and the US Post Office site. <i>Alison Gillespie</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
163	Transportation	Bypass	Support for the bypass for bikes in Four Corners, but feels there is a need to connect bikes and pedestrians safely to RT29/Colesville going north and south. <i>Alison Gillespie</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
164	Transportation	Sidewalks	Support for consolidating or relocating driveways along University Boulevard West (MD 193) in the event of redevelopment, in order to improve the public realm for those walking, biking and rolling and to facilitate access for transit users. <i>Allison Gillespie</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
165	Transportation	Speed limits	Request to lower speed limits on 29, since it is envisioned as a town center boulevard. <i>Allison Gillespie</i>	The Public Hearing Draft recommends a target speed of 30 mph for US 29 / Colesville Road within the Plan Area, lower than the existing posted speed of 35 mph in the same area.
166	Land Use, Zoning & Urban Design	Development	Question about why developers have so many approved buildings in the pipeline that they have not built. <i>James Williamson</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
167	Transportation	Safety	Support for the plan's pedestrian improvements for safety and usability, left turn restrictions, the beltway interchange with University Blvd and the bus/bike lane. Opposition to the reduction in speed limits and the changes to Four Corners, which will cause more safety challenges and traffic. Suggestion to not pit people who drive cars against those who do not, and to not try to modify behavior too substantially. <i>Chester Katz</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
168	Land Use, Zoning & Urban Design	Timberwood Avenue	Oppose the rezoning to CRN for the southern side of Timberwood Avenue due to lack of existing vehicle turnarounds and limited parking. Residents also currently rely on direct pedestrian access to North Four Corners Local Park, and the safety could be impacted if higher density is built there. Request that the southern side of the 300 block of Timberwood Avenue is excluded from the CRN rezoning, but if it is included, then prohibit lot consolidation on that block. Additional request that the County rescind (for Timberwood Avenue) ZTA 23-10 to eliminate parking requirements for residential developments near transit hubs. <i>Ariana Spawn &amp; Logan McCoy, Peggy &amp; Chuck Kullberg, Charlie &amp; Lisa Jones, Laurine Cooke, Paul J &amp; Katherine W Carroccio, Shonali Burke, Laura Burella, Janelle Mingus, Erika Brant &amp; Damon Mehl, Michael &amp; Abigail Mitchell, Greta Almore &amp; Donald Piece, Bryant Woltz, Todd &amp; Madison Spencer</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
169	Transportation	Bus lane	Request that the bus lane along Westbound University between Caddington and Arcola be removed so that all the vehicles turning onto Northwood High School and into Arcola Avenue have a place to go. Or to remove the bus stop in front of Northwood High School and keep the bus stop at Caddington. <i>Mayer Samuels</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.