

## UNIVERSITY BOULEVARD CORRIDOR PLAN - PUBLIC HEARING



### Description

The University Boulevard Corridor Plan establishes a vision and recommendations for approximately 3.5 miles of University Boulevard East and West (MD 193) between the Capital Beltway (I-495) and Amherst Avenue. The Draft Plan focuses on developing a multimodal corridor that supports safe, accessible, and healthy travel options and connects vibrant communities with a diverse range of housing options, supported by bus rapid transit (BRT). In addition, it also envisions a new range of residential housing typologies for existing detached residential properties and new infill development on larger institutional and commercial properties.



Zubin Adrianvala, Planner III, Midcounty Planning, zubin.adrianvala@montgomeryplanning.org,  
301-495-4703



Jessica McVary, Supervisor, Midcounty Planning, jessica.mcvary@montgomeryplanning.org,  
301-495-4723



Carrie Sanders, Chief, Midcounty Planning, carrie.sanders@montgomeryplanning.org,  
301-495-4653

## SUMMARY

- The University Boulevard Corridor Plan is a comprehensive amendment to the approved and adopted 1989 *Master Plan for the Communities of Kensington-Wheaton*, 1996 *Four Corners Master Plan*, 2001 *Kemp Mill Master Plan*, and 2012 *Wheaton Central Business District and Vicinity Sector Plan* and covers approximately 3.5 miles along University Boulevard between the Wheaton Central Business District and Four Corners.
- The University Boulevard Corridor Plan (Plan) envisions transforming approximately 3.5 miles of University Boulevard West and East (MD 193) into a pedestrian-oriented and multimodal corridor that supports safe movement for all people, especially those walking, biking, and rolling. This Plan also envisions a more compact, corridor-focused land use pattern that concentrates future development along University Boulevard and near five planned bus rapid transit (BRT) stations. The Plan supports lower density, predominantly residential development with a range of building types between planned BRT stations, and higher density, mixed-use development near planned stations.
- The Draft Plan includes recommendations for land use, zoning, urban design, housing, transportation, parks and trails, historic resources, public open space, community facilities, and the environment.

# UNIVERSITY BOULEVARD CORRIDOR PLAN

Draft

Public Hearing Draft

Date

February 20, 2025

Lead Planner

Zubin Adrianvala

Planning Division

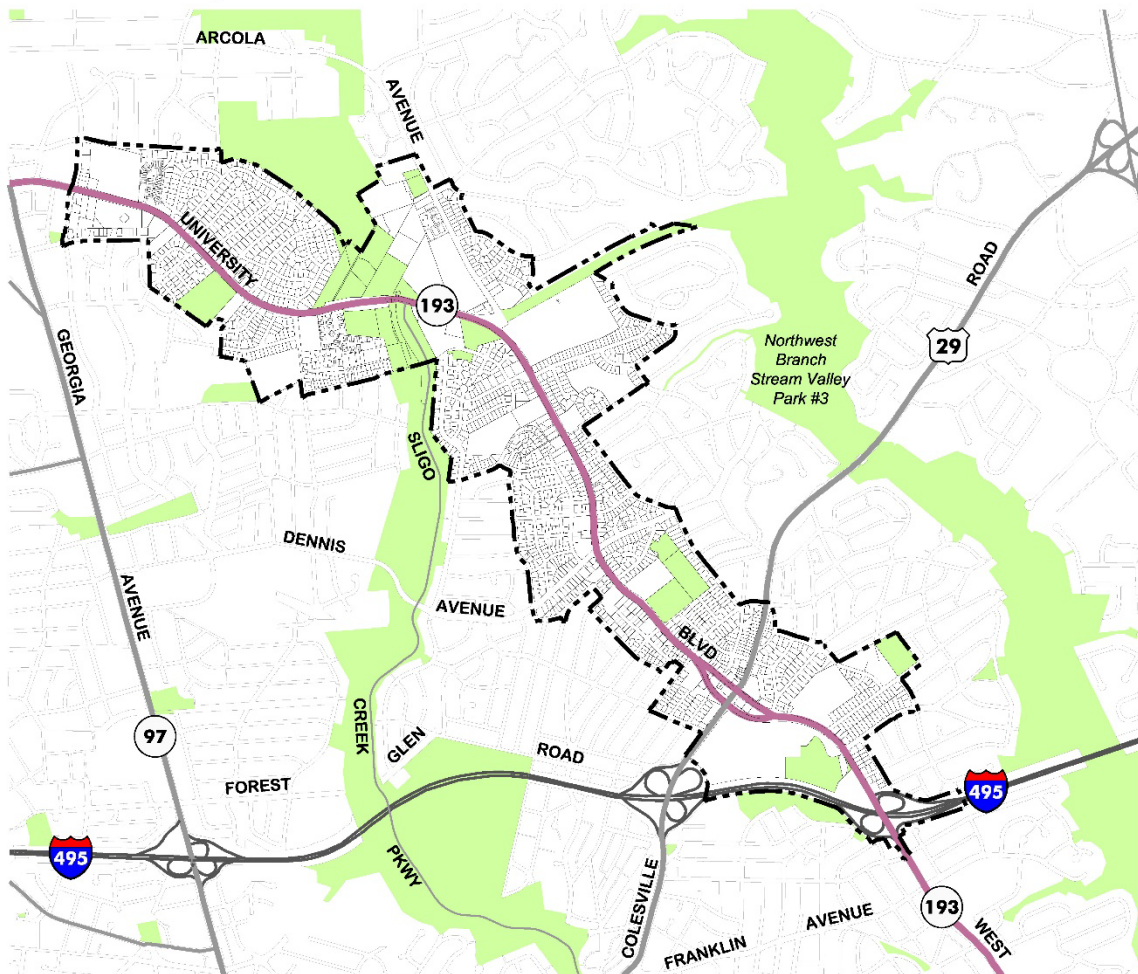
Midcounty


Staff Contact

zubin.adrianvala@montgomeryplanning.org,  
301-495-4703

Planning Board Information

MCPB  
Master Plan Public Hearing  
02-27-2025



-  Parks
-  University Boulevard
-  University Boulevard Corridor Boundary



## THE UNIVERSITY BOULEVARD CORRIDOR PLAN

### SUMMARY

The University Boulevard Corridor Plan covers approximately 3.5 miles of University Boulevard East and West (MD 193) between the Capital Beltway (I-495) and Amherst Avenue. This Plan focuses on developing a multimodal corridor that supports safe, accessible, and healthy travel options and connects vibrant communities with a diverse range of housing options, supported by bus rapid transit (BRT). In addition, it also envisions a new range of residential housing typologies for existing detached residential properties and new infill development on larger institutional and commercial properties.

Recommendations are provided for land use, zoning, urban design, housing, transportation, parks and trails, historic resources, public open space, community facilities, and the environment.

The University Boulevard Corridor Plan contains the text and supporting maps for a comprehensive amendment to the approved and adopted 1989 *Master Plan for the Communities of Kensington-Wheaton*, 1996 *Four Corners Master Plan*, 2001 *Kemp Mill Master Plan*, and 2012 *Wheaton Central Business District and Vicinity Sector Plan*. It also amends *Thrive Montgomery 2050*, as amended; the 2013 *Countywide Transit Corridors Functional Master Plan*, as amended; the 2018 *Master Plan of Highways and Transitways*, as amended; the 2018 *Bicycle Master Plan*, as amended; the 2023 *Pedestrian Master Plan*, as amended; and the 1979 *Master Plan for Historic Preservation*.

The Working Draft of the University Boulevard Corridor Plan was presented to the Planning Board on January 16, 2025. The Planning Board authorized staff to prepare the Public Hearing Draft and scheduled a public hearing on February 27, 2025, in the Montgomery County Planning Board auditorium at 2425 Reddie Drive in Wheaton (virtual testimony will also be accepted). The public hearing was advertised in the Washington Times on January 23, 2025.

Staff requests that the public record remain open until March 13, 2025, for additional testimony to be submitted to the Planning Board. Staff anticipates summarizing the public testimony and conducting the first work session with the Planning Board on March 20, 2025.

### STAFF RECOMMENDATION

The Planning Board will receive public testimony on the University Boulevard Corridor Plan Public Hearing Draft. Planning Board members are encouraged to bring their copies of the Public Hearing Draft that were previously distributed to them or can access the Public Hearing Draft at the following link:

<https://montgomeryplanning.org/wp-content/uploads/2025/01/Public-Hearing-Draft-DG.pdf>