

## ATTACHMENT A: SUMMARY OF TESTIMONY

#	Category	Issue / Property	Comment	Staff Response
170	Land Use, Zoning & Urban Design	Safeway	Suggestion that the Plan incorporate a future redevelopment on the Safeway site to include higher density with apartments on top of a ground floor grocery store. <i>Robert Loube</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
171	Environmental Sustainability	Climate	Support for the climate measures proposed in the plan, particularly the local pollution pieces. <i>Jesse Worker</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
172	General	Data	Suggestion to provide a more in-depth summary of the research that informed the plan recommendations to help address community concerns about reduced pedestrian accidents, air pollution, travel times, and any other outcomes that have supporting data. <i>Jesse Worker</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
173	Land Use, Zoning & Urban Design	Rezoning	Question about why proposed redevelopment is not happening near the Wheaton Metro instead of off a busy boulevard. <i>Jesse Worker</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
174	Transportation	BRT	Question about whether BRT will run in both directions. <i>Jesse Worker</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
175	Land Use, Zoning & Urban Design	Rezoning	Support for the plan's proposed concentration of maximum density along University Boulevard, while transitioning building heights to be lower along Timberwood Avenue. <i>Peter Gray</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
176	Transportation	Bike/pedestrian	Suggestion that the plan considers what people would want to walk and bike to in the area -- schools, places of worship, and shops -- and then working to decrease small trip vehicle traffic. <i>Peter Gray</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
177	Land Use, Zoning & Urban Design	Woodmoor	Support for making the Woodmoor Shopping Center a mixed-use site that is walkable and bikable. <i>Peter Gray</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
178	Transportation	Bike parking	Request for more bike parking to be a requirement for all new development in the area to address the current inadequate supply. <i>Peter Gray</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
179	Land Use, Zoning & Urban Design	Kemp Mill Shopping Center	Support for rezoning of the Kemp Mill Shopping Center to allow for mixed-use development and the plan to connect the shopping center directly to University Boulevard through what is now the entrance to the University Towers / Warwick apartments. <i>Alan Felsen</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
180	Transportation	Lane Removal	Support for the removal of the slip lane from Arcola Avenue to University Boulevard. <i>Alan Felsen</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
181	Land Use, Zoning & Urban Design	Rezoning	Concerns that increased density would exacerbate parking problems given that redeveloped high-density properties may not require additional parking for residents. <i>Orange's Homeowners Association, Samuel T. Wolf</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.

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182	Transportation	Taxes	Request for confirmation that homeowners would not be encumbered by the costs associated with transportation upgrades along University Boulevard.  <i>Orange's Homeowners Association</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
183	Transportation	Gilmore Avenue and Whitehall Street	Opposition to a vehicular connection between Gilmore Avenue and Whitehall Street, which would increase cut-through traffic and diminish the character and safety of the narrow residential road.  <i>Orange's Homeowners Association</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
184	Transportation	Whitehall Street and Breewood Road	Opposition to a vehicular connection between Breewood Road and Whitehall Street, which would involve demolishing a common green area and an area that creates privacy between the neighborhood and the MacDonald Knolls Early Childhood Center. Support for an ADA pedestrian sidewalk connecting Whitehall to Gilmore and Breewood.  <i>Orange's Homeowners Association</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
185	General	HOAs	Request that the Plan include statutory language expressly allowing HOAs within the UBC the ability to prohibit their members from replacing single-family homes with multi-person residences, such as duplexes and apartment buildings.  <i>Orange's Homeowners Association</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
186	Land Use, Zoning & Urban Design	Rezoning	Opposition to rezoning the area from Royalton Road through Caddington Avenue from R60 to CRN because the neighborhood character would change.  <i>Samuel T. Wolf</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
187	Transportation	BRT	Strong support for dedicated bus lanes through Four Corners to meet the Plan vision and decrease reliance on driving along the corridor.  <i>Montgomery County Department of Transportation (MCDOT)</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
188	Transportation	BRT	Recommendation for an additional bus lane westbound necessitating +3' on each side of the ROW, and an additional bus lane eastbound and a dedicated right turn lane, necessitating +6.5' on each side of the ROW.  <i>Montgomery County Department of Transportation (MCDOT)</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
189	Transportation	BRT	If necessary for additional space: consider potential bikeway options parallel to University Blvd which might accommodate Breezeway-level design parameters. One such option might use Timberwood Avenue, transitioning at the west through North Four Corners Local Park, and at the east via Pierce Dr / Lexington Dr.  <i>Montgomery County Department of Transportation (MCDOT)</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
190	Transportation	Zoning	Consider some connection between expanded density and implementation of BRT, such as funding programmed within the 6-year CIP for construction of the master planned cross-section. This would help support the intended nexus of the Growth Corridor between density and non-auto mobility.  <i>Montgomery County Department of Transportation (MCDOT)</i>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.

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191	Transportation	Pedestrian	<p>Consider adding the following additional connections as ped/bike hard surface trails, with accompanying Shared Road &amp; Trail bikeways following these paths parallel on each side of University Boulevard: • Linking Gilmore Drive's discontinuities, including through the Mary's Center property as well as the properties just east of Dennis Avenue. • Linking Gilmore Drive and Whitehall Street. • Linking Whitehall Street and Breewood Road. • Linking Edgewood Avenue and Whittington Terrace, passing through the Luther Rice Memorial Baptist Church site. • Linking Whittington Terrace and Arcola Avenue, passing through the Northwood High School site.</p> <p><i>Montgomery County Department of Transportation (MCDOT)</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
192	Environmental Sustainability	Parking	<p>Support for consolidating parking and curb cuts along University Boulevard could create more space for tree planting and green space along the corridor. This would help mitigate some of the increased impacts resulting from denser development in these areas.</p> <p><i>Montgomery County Department of Environmental Protection</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.
193	Land Use, Zoning & Urban Design	Eminent Domain	<p>Concern that although the County says they will not use eminent domain, they may change that in the future -- opposition to rezoning single-family areas to commercial zoning for that reason.</p> <p><i>Peter Reiger</i></p>	Staff will discuss the feedback received on the Draft Plan during the Planning Board work sessions.