


UNIVERSITY BOULEVARD CORRIDOR PLAN
WORK SESSION #6: HISTORIC RESOURCES, ENVIRONMENTAL
SUSTAINABILITY, AND PARKS, TRAILS AND OPEN SPACE

Description

The sixth work session will focus on the historic resources, environmental sustainability, and parks, trails, and open space recommendations in the Public Hearing Draft of the University Boulevard Corridor Plan, and relevant testimony received. The work session will also revisit transportation recommendations discussed during the third work session, held on April 24, 2025.

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SUMMARY

- The Planning Board received public testimony on the University Boulevard Corridor Plan Public Hearing Draft during the public hearing on February 27, 2025, and received written testimony through March 13, 2025.
- The first five work sessions were held on March 20, April 3, April 24, May 1, and May 15, 2025, and included discussions on the public testimony received, land use, zoning, urban design, transportation, housing, community facilities, and schools.
- The sixth work session will focus on the historic resources, environmental sustainability, and parks, trails, and open space recommendations in the Public Hearing Draft of the University Boulevard Corridor Plan, and relevant testimony received. The work session will also revisit transportation recommendations discussed during the third work session, held on April 24, 2025.
- The Historic Resources chapter: 1) outlines the sites previously listed in the *Master Plan for Historic Preservation* and Burial Sites Inventory; 2) recommends the designation of the Romeo and Elsie Horad House to the *Master Plan for Historic Preservation*; 3) proposes the future evaluation of the Woodmoor Shopping Center and sites related to Jewish and Asian American and Pacific Islander histories for listing in the *Master Plan for Historic Preservation*; and 4) updates the burial sites inventory to list the Captain John and Lucy Adamson Family Burial Ground as an approximate site.

MASTER PLAN INFORMATION

Draft

University Boulevard Corridor Plan
Public Hearing Draft Work Session #6

Date

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TABLE OF CONTENTS

WORK SESSION #6 – BACKGROUND AND OVERVIEW	4
TESTIMONY AND RESPONSES	5
Historic Resources Testimony.....	5
Environmental Sustainability Testimony	5
Parks, Trails, and Open Space Testimony	6
HISTORIC RESOURCES.....	7
Romeo and Elsie Horad House: An Amendment to the Master Plan for Historic Preservation.....	7
Future Evaluation of Resources for Listing in the Master Plan for Historic Preservation.....	7
Update of the Burial Sites Inventory.....	8
ENVIRONMENTAL SUSTAINABILITY	8
University Boulevard Corridor Plan Climate and Environment.....	8
Climate Assessment	8
Context Matters	9
Climate Impacts.....	10
How the Draft Plan Responds: Creating a Cool Corridor	11
PARKS, TRAILS, AND OPEN SPACE	12
Vision for Parks	12
Policy Guidance	12
Existing Conditions.....	13
Public Hearing Testimony and Questions from Planning Board.....	13
Summary of Plan Recommendations.....	14
Conclusion	16
TRANSPORTATION	16
NEXT STEPS	17
ATTACHMENTS	17

WORK SESSION #6 – BACKGROUND AND OVERVIEW

The Planning Board Public Hearing for the University Boulevard Corridor Plan (Draft Plan) was held on February 27, 2025, and the public record remained open for written testimony through March 13, 2025. The first five work sessions included the following:

- The first work session was held on March 20, 2025, during which the Planning Board discussed the public testimony received as well as the organization and schedule of the remaining work sessions.
- The second work session was held on April 3, 2025, and focused on the land use, zoning, and urban design recommendations for properties with existing commercial uses, residential buildings, and properties near planned Bus Rapid Transit stations at Amherst Avenue, Inwood Avenue, Arcola Avenue, Dennis Avenue, and Four Corners. The work session also included a discussion on the zoning recommendations for the Kemp Mill Shopping Center.
- The third work session, held on April 24, 2025, continued discussions on the Kemp Mill Shopping Center, and focused on the transportation recommendations for the Draft Plan.
- The fourth work session, held on May 1, 2025, focused on the land use, zoning, and urban design recommendations for the residential blocks between planned Bus Rapid Transit stations and the recommended overlay zone.
- The fifth work session, held on May 15, 2025, focused on the housing, community facilities, and schools recommendations in the Draft Plan.

The staff reports, attachments, and videos of the first five work sessions are available on the Montgomery Planning Board website at www.montgomeryplanningboard.org/agendas.

The sixth work session, scheduled for May 22, 2025, will focus on the historic resources, environmental sustainability, and parks, trails, and open space recommendations in the Public Hearing Draft of the University Boulevard Corridor Plan, and relevant testimony received. The work session will also revisit transportation recommendations discussed during the third work session, held on April 24, 2025. Additional work sessions are anticipated on May 29, 2025, and June 12, 2025, and are anticipated to return to the Draft Plan's zoning recommendations and the overlay zone, as well as a comprehensive review of the revisions to the Draft Plan based on the discussions during preceding work sessions.

TESTIMONY AND RESPONSES

HISTORIC RESOURCES TESTIMONY

Public comments expressed strong support for the designation of the Romeo and Elsie Horad House for listing in the *Master Plan for Historic Preservation*. In addition, residents highlighted the architectural significance of the Woodmoor Shopping Center, emphasizing its façade and iconic signage, and recommended its preservation in the event of redevelopment.

Public testimony also called for the future evaluation of several religious institutions—including Jewish synagogues, schools, and other places of worship—for listing in the *Master Plan for Historic Preservation*. In particular, testimony advocated for the evaluation of the Nichiren Shoshu Myosenji Temple at Four Corners. Community members emphasized that these religious institutions reflect Montgomery County’s religious diversity, voiced concerns about the potential effects of proposed rezoning, and sought clarification on whether historic designation would limit improvements to these resources.

RESPONSE

The Draft Plan recommends the designation of the Romeo and Elsie Horad House in the *Master Plan for Historic Preservation*. In addition, the Draft Plan identifies several resources for future evaluation, including the Woodmoor Shopping Center and Nichiren Shoshu Myosenji Temple, as well as the development of a comprehensive, county-wide, Historic Resources Context focusing on sites related to Jewish history. As part of the Historical Resources Context, staff would perform archival research, conduct oral histories, and engage the community to develop a historical narrative and document Jewish architectural and cultural resources across the county.

ENVIRONMENTAL SUSTAINABILITY TESTIMONY

Testimony related to environmental sustainability highlights both support and concern. Supporters of the Draft Plan appreciate the goal of reducing car dependency, enhancing walkability, and encouraging transit use, which could lower emissions and improve environmental outcomes. Supporters see potential in rezoning to higher densities with the possibility of transit-oriented housing and growth to promote sustainable development.

However, the critique includes concerns about increased traffic congestion from lane reductions, which some believe will lead to more idling and pollution. Additional concerns are raised that new housing types and taller buildings will be built, which could burden infrastructure and reduce green spaces, particularly as they pertain to parks and trails. Environmental sustainability is a major concern in the testimonials, though the Draft Plan's impact is debated.

RESPONSE

Both the testimony that supports the Plan's environmental sustainability recommendations and those that express concern voice valid opinions. The Plan will help lower emissions and improve environmental outcomes by reducing car dependency, enhancing walkability, and encouraging transit use. Overall, the Plan should create needed housing within a sustainable development.

Growth typically brings with it issues that need to be managed including additional traffic, and the new buildings often compete with trees and other vegetated areas for space within developing areas.

The County's General Plan, *Thrive Montgomery 2050*, has established a vision for focusing new growth along existing transportation corridors as a way of minimizing the impacts of new growth. Having decided where to focus growth, the next step is to decide how to accommodate new growth in ways that minimize the impacts. The transportation recommendations offer alternatives to car travel including transit options to reduce the number of cars on the road, thereby minimizing additional greenhouse gas emissions, pollution, and space needed for car travel.

The Draft Plan's environmental sustainability recommendations include planting trees and creating other landscaping to reduce heat island effect, filter air pollution and mitigate excess stormwater runoff. The Draft Plan recommends planting appropriate native species with adequate soil volumes to create healthy tree canopies to maximize their beneficial environmental functions. These and other recommendations are intended to protect the health and well-being of the residents in the plan area.

PARKS, TRAILS, AND OPEN SPACE TESTIMONY

The community appreciates the parks, trails, and open spaces in and around the plan area. There is significant support for maintaining, preserving, and enhancing these areas, particularly the amenities within the parks. Additionally, there is strong support for ensuring trail continuity in and around the plan area. Some testimony indicates concern that increased new housing types and taller buildings could put a strain on existing open spaces without established plans for investment and growth. Further discussions with residents underscored the importance of ensuring continued access to Sligo Creek Park during any potential redevelopment of the Kemp Mill Shopping Center via Lamberton Drive.

RESPONSE

Park planners evaluate future park needs based on projected population growth resulting from land use changes recommended in community master plans. The recommendations for parks in the Draft Plan account for the number of new residents expected from population growth in the corridor at full build out.

HISTORIC RESOURCES

Chapter 10: Historic Resources of the University Boulevard Corridor Plan protects and preserves historic resources and burial grounds in the plan boundary. The Draft Plan recommends the designation of the Romeo and Elsie Horad House to the *Master Plan for Historic Preservation*. Additionally, it proposes the future evaluation of the Woodmoor Shopping Center and sites related to Jewish and Asian American and Pacific Islander histories for listing in the *Master Plan for Historic Preservation*. Lastly, it updates the Burial Sites Inventory to list the Captain John and Lucy Adamson Family Burial Ground as an approximate site.

ROMEO AND ELSIE HORAD HOUSE: AN AMENDMENT TO THE MASTER PLAN FOR HISTORIC PRESERVATION

The Historic Preservation Commission on May 8, 2024, and the Draft Plan recommend the designation of the Romeo and Elsie Horad House (M: 31-87) at 2118 University Boulevard West in the *Master Plan for Historic Preservation*. The property reflects the efforts and achievements of the Webster, Sewell, and Horad families to improve conditions for African American residents of Montgomery County and the surrounding region. Romeo Horad, an African American lawyer and realtor, challenged racial restrictive covenants in the District of Columbia, lobbied for improved educational facilities and infrastructure for Black communities in Montgomery County, established a groundbreaking candidacy for Montgomery County Council, and helped coordinate voter registration of African Americans in Maryland.

The Romeo and Elsie Horad House meets three designation criteria (1.A, 1.C, and 1.D) listed in §24A-3 of the Montgomery County Code. The Draft Plan recommends the designation of the subject property as a Master Plan Historic Site while supporting the adaptive reuse of the house should the property be redeveloped.

FUTURE EVALUATION OF RESOURCES FOR LISTING IN THE MASTER PLAN FOR HISTORIC PRESERVATION

The Draft Plan identifies resources for future evaluation for listing in the *Master Plan for Historic Preservation*. This includes cultural resources that are currently underrepresented, specifically those related to Jewish and Asian American and Pacific Islander history. The Plan recommends completing a county-wide Historic Resources Context study for sites related to Jewish history to develop a comprehensive understanding of the associated architectural and cultural resources. Additionally, it proposes a future evaluation of the Nichiren Shoshu Myosenji Temple, a Buddhist temple identified in *Asian American Historical and Cultural Context of Montgomery County* (2023), as a Master Plan Historic Site. Lastly, the Draft Plan recommends a future evaluation of the Woodmoor Shopping Center, an essential community landmark and commercial hub built in the mid-twentieth century, as a Master Plan Historic Site.

UPDATE OF THE BURIAL SITES INVENTORY

This Draft Plan recommends the addition of the Captain John and Lucy Adamson Family Burial Ground to the Burial Sites Inventory. The undocumented burial site is near the intersection of Caddington Avenue and Whittington Terrace. The location is considered approximate because there are no visible remains and historical records fail to specify an exact location.

ENVIRONMENTAL SUSTAINABILITY

UNIVERSITY BOULEVARD CORRIDOR PLAN CLIMATE AND ENVIRONMENT

The sustainable environment recommendations for the University Boulevard Corridor Plan are informed by the priorities established in *Thrive Montgomery 2050* and the Montgomery County Climate Action Plan, and by the results of the Climate Assessment for the Draft Plan.

The sustainable environment priorities and goals identified in *Thrive Montgomery 2050* are all interrelated:

- Address greenhouse gas (ghg) emissions and impacts through:
 - Mitigation (reducing emissions)
 - Adaptation (dealing with impacts)
 - Resilience (strengthening communities to better bounce back from disruptions)
- Protect and improve air quality
- Protect and improve water quality
- Address environmental justice
- Protect and improve human health
- Protect and preserve biological diversity

CLIMATE ASSESSMENT

The University Boulevard Corridor Plan will have moderate negative impacts and slight to moderate positive impacts on the county's goals of addressing greenhouse gas emissions, and slight positive and negative impacts on carbon sequestration. While the University Boulevard Corridor Plan will have both positive and negative impacts on resilience and adaptive capacity, on balance, there will be an overall positive impact on ensuring the resilience and adaptive capacity of the University Boulevard communities.

The University Boulevard Corridor Plan is anticipated to have moderate negative impacts and slight to moderate positive impacts on greenhouse gas emissions. The Quantitative Assessment estimates that total greenhouse gas emissions in the Plan area will be approximately 35% higher at buildout than the emissions from buildout under the existing zoning and previous master plan recommendations. This is because the University Boulevard Corridor Plan proposes to change single-family zoning on blocks that front University Boulevard to the Commercial Residential Neighborhood (CRN) zone, allowing townhouses, duplexes, triplexes, and small apartment buildings. The Draft Plan encourages mixed use development, combining housing with retail and services, at existing single-use commercial centers and near planned Bus Rapid Transit stations, and recommends transitions in the height and mass of new buildings to ensure the developments blend with existing neighborhoods. The recommended CRN zoning for the majority of the existing detached residential properties will not allow commercial uses. However, an overlay zone, under development in response to community concerns, will recommend allowing uses that are currently permitted or governed by the conditional use process in residential zones today, such as home-based occupations and small family daycares, to maintain neighborhood-serving uses.

Green space may change as the area develops. Growth on individual private lots may add or remove green space depending on site design and constraints. The Draft Plan includes a number of recommendations to increase green cover and green space on public properties, including parks, schools and road rights-of-way, and to require tree canopy over surface parking lots and green cover on larger developments. The goal of these recommendations is to make the University Boulevard Corridor a greener community that is more resilient against climate change.

Breaking out the components of the emissions assessments, building energy use generates substantially more greenhouse gas emissions than any other source, followed by building waste emissions, then transportation emissions and emissions associated with embodied building energy. The University Boulevard Corridor Plan includes recommendations for site designs that will help reduce energy use. It encourages and incentivizes, but cannot require, the use of renewable energy sources in new developments. Certain building types above a minimum square foot area are subject to energy and sustainability requirements in the county's building codes per the International Green Construction Code. These requirements are enforced by the Montgomery County Department of Permitting Services.

CONTEXT MATTERS

Like all master plans, the University Boulevard Corridor Plan covers an area that is unique in its mix of land uses, natural and geographical features, size and configuration, population, community character, and infrastructure. As the first corridor plan produced in response to the *Thrive Montgomery 2050* recommendation to accommodate new growth along existing transportation corridors, the Draft Plan is more linear than most previous master plans. It incorporates a limited area of residential neighborhoods and commercial nodes abutting University Boulevard between Wheaton and Four Corners. The plan area is bisected by the Sligo Creek Stream Valley Park near the center of

the plan area and is adjacent to the Northwest Branch Stream Valley Park to the east. These characteristics contribute to a unique greenhouse gas emission profile that differs from previously assessed master plan areas. In particular, the emissions from transportation sources form a smaller percentage of the total greenhouse gas emissions in the plan area than other recent master plans.

While this might seem unusual for a master plan that is focused around a major roadway, it makes sense considering that the goal of Master Plan Climate Assessments is to evaluate the emissions associated with activity within the plan area and the potential future emissions that could result from changes within the plan area. The transportation inputs for the Master Plan Climate Assessment are therefore limited to trips that either originate or end within the boundaries of the plan area. Additionally, the plan area has robust bus service along the roadway and is conveniently located near the Wheaton Metrorail Station to the west. There is locally-serving commercial development including grocery stores in the Four Corners and in Kemp Mill areas, and extensive commercial development in Wheaton, including a grocery store, shopping mall and restaurants, making it possible to obtain many basic necessities within a short distance of most of the residential areas within the plan boundary. Finally, the residential area is dominated by single-family housing, which is a more energy-intensive land use type than multi-family development. The context of the plan area, as described above, will produce a greenhouse gas emission profile in the Climate Assessment that assigns more emissions to building energy use and less to emissions from transportation, due to the existing land use and transportation characteristics.

CLIMATE IMPACTS

The most significant climate change impacts to Montgomery County are extreme heat events and extreme precipitation events that cause flooding. Both of these impacts increase in areas with large amounts of impervious surface and reduced forest, tree canopy and green area coverage. Heat island impacts are prominent along University Boulevard and in large parking lots at schools and shopping centers.

OTHER SUSTAINABILITY ISSUES

Air quality: The most significant air quality issues are ozone and particulate pollution. These issues are primarily caused by emissions from the burning of fossil fuels and brake pad wear from motor vehicles. Ozone production increases with warmer temperatures.

Water quality: Water quality degradation occurs when precipitation runoff picks up pollutants from impervious surfaces (especially roads and parking lots) and from green spaces and residential yards where fertilizers and pesticides are applied and pet waste is deposited. The pollutants in the runoff are carried into the Sligo Creek and Northwest Branch stream systems, and from there to the Potomac River and the Chesapeake Bay.

Environmental Justice: Several areas in the Draft Plan area are identified as slightly to moderately disproportionate – disadvantaged areas in the Montgomery County Community Equity Index, and

students from these areas attend the public schools within the plan area. Public transit ridership demographics also indicate that public transit ridership includes a higher proportion of people from communities that are historically disadvantaged. Students walking to school and people waiting at bus stops along University Boulevard should be protected from vehicle emissions and exposure to high temperatures during extreme heat events.

Human health: Human health outcomes are affected by a number of factors, including socioeconomic factors including income, employment, nutrition, and access to affordable health care.

Environmental factors that have an effect on health outcomes include exposure to air pollution and exposure to climate-related impacts, especially extreme heat events. Other planning-related factors include opportunities to enjoy beneficial exercise. This includes the need to create safe spaces for walking, rolling, and riding bicycles.

Biological diversity: Habitat loss, fragmentation, and degradation from the proliferation of invasive species continue to be the primary threats to the county's biological diversity. Climate change impacts magnify these threats by changing the growing conditions of the vegetational communities that form the base of the food web for native animal species.

HOW THE DRAFT PLAN RESPONDS: CREATING A COOL CORRIDOR

The Draft Plan recommends that University Boulevard incorporate “cool corridor” strategies to make the road right-of-way into a multimodal transportation facility that protects people walking, rolling, biking, and waiting at transit stops from extreme heat and air pollution. The most effective cool corridor strategy is to employ nature-based solutions that increase shade from tree canopy along the road and throughout the plan area. The Draft Plan also recommends minimizing impervious surfaces in site designs for developing and redeveloping sites. Offering non-auto transportation alternatives will help reduce vehicle miles travelled, thereby reducing ghg emissions.

THE VALUE OF CO-BENEFITS

Increasing tree canopy and other green vegetated areas throughout the plan area will also address several other environmental issues, including filtering harmful air pollution, reducing runoff from extreme storm events to mitigate flooding, filtering runoff to protect water quality in Sligo Creek and the Northwest Branch, and supporting biological diversity by planting native species. The increased tree cover and vegetation will also sequester carbon to help mitigate greenhouse gas emissions. Green areas have also been demonstrated to improve mental health.

OTHER RECOMMENDATIONS FOR SUSTAINABILITY, BUILDING ADAPTIVE CAPACITY, AND IMPROVING COMMUNITY RESILIENCE

The Draft Plan also recommends investing in public parks and publicly accessible spaces to provide opportunities for exercise; designing major roads and highways to include noise mitigation where feasible; providing access to health care facilities; designing spaces that can be programmed for

growing or buying fresh produce and healthy food choices, such as community gardens or farmers markets; and designing lighting to minimize light pollution.

All of these sustainability recommendations will help the plan area's communities to adapt to impacts from climate change by reducing heat islands and reducing runoff. These recommendations will also reduce threats to human health from heat and pollution.

Any recommendations that reduce ghg emissions and build adaptive capacity will also increase community resilience to climate change impacts. Other actions that can build community resilience include increasing community connectivity and cohesion. Improved community connectivity can give first responders more options for getting to people in need during disasters. It can also make it easier for neighbors to connect with each other. Creating spaces where people can gather also builds community cohesion. Neighbors connecting with neighbors in good times get to know each other and support each other in hard times. The Draft Plan recommendations that create good public spaces and enhance connectivity also contribute to community resilience.

PARKS, TRAILS, AND OPEN SPACE

VISION FOR PARKS

Parks and open spaces create opportunities for active, social, and leisure activities that are essential to the high quality of life for Montgomery County residents. Park planning boils down to a simple objective: to ensure the right parks are in the right places. Planners strive to do this by working to understand what facilities are currently available to residents and whether additional facilities or different facilities might be needed to meet current and growing demand.

POLICY GUIDANCE

The 2022 *Parks, Recreation and Open Space Plan* (PROS) is the primary planning policy document for parks and recreation in Montgomery County. Its purposes are, among other things, to provide the basis for park and recreation recommendations in community and park master plans and the development review process and set priorities for park acquisitions, renovations, and development. Key themes of the 2022 PROS Plan are: Parks that serve multiple functions; enhancing parks and facilities in urban areas; serving an increasingly diverse population; serving senior citizens, teenagers, and young adults; making physical activity irresistible; innovating and staying abreast of trends; fostering social cohesion; telling the story of our history, culture, and natural resources; providing sustainable access to our best natural areas; and maintaining our commitment to environmental stewardship.

Thrive Montgomery 2050 encourages the creation of higher-quality parks in places more residents can easily access, with ample visitation opportunities and recreational options. The plan also aims to ensure parks and recreation opportunities are equitably distributed along racial, socioeconomic, and geographic lines and to include social connectivity as a goal of the parks and recreation system. The

plan also prioritizes acquisition of land for parks in intensively developed places along growth corridors and to help create Complete Communities; coordinates land use and park planning to ensure Complete Communities have access to a range of park types, including athletic facilities, through a combination of public and privately owned resources; aims to deliver park and recreation facilities and programs designed to encourage residents of all ages, cultural backgrounds, and abilities to engage in vigorous physical activity; and integrates park trails and paths into transportation planning and supports using them to help connect residents to jobs and centers of activity.

EXISTING CONDITIONS

The University Boulevard Corridor features a robust collection of parks and trails. These parks offer numerous opportunities for physical activity, social gathering and contemplation in nature. From west to east, these parks are Wheaton Forest Local Park, Silgo Creek Stream Valley Park, Breewood Neighborhood Park, Kemp Mill Urban Park, North Four Corners Local Park, Blair Local Park and Pinecrest Local Park. Collectively, these parks currently offer seven athletic fields, four basketball courts, six tennis courts, one soccer court, six playgrounds, two park activity buildings, one picnic shelter, adult fitness equipment, and numerous trails, both hard and natural surface. These facilities, in combination with nearby Wheaton Regional Park, essentially meet the outdoor recreational needs of residents in and nearby to the corridor.

PUBLIC HEARING TESTIMONY AND QUESTIONS FROM PLANNING BOARD

There was very little public testimony on parks and trails, but the few residents who did submit testimony seemed pleased with the parks and recreational opportunities in the University Boulevard Corridor and supported the Draft Plan recommendations.

Some community members expressed concern that the access to the Kemp Mill Shopping Center could be limited due to the Maryland-National Capital Park and Planning Commission's (M-NCPPC) ownership of the existing driveway entrance to the shopping center. In response to this concern, the following revision is recommended, shown in red, underlined text, to the Kemp Mill Urban Park recommendations on page 83 of the Draft Plan.

- M-NCPPC owns the property containing the driveway entrance to the adjacent Kemp Mill Shopping Center. If the shopping center property is redeveloped, the property owners should explore opportunities to exchange the M-NCPPC owned properties for property of an equal or greater size (approximately 20,000 square feet), while maintaining access to the shopping center, to augment the functionality of Kemp Mill Urban Park.

The Housing Opportunities Commission (HOC), owners of the Oaks at Four Corners, a property adjacent to the North Four Corners Local Park, submitted testimony expressing their support for the Draft Plan's recommendation that "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” but requested that language be added acknowledging the need to factor into any future fee-in-lieu the extent of affordable housing provided by HOC through redevelopment.

In response to this testimony, the following revision is recommended, shown in strikethrough and red, underlined text, to the North Four Corners Local Park recommendations on page 83 of the Draft Plan:

- Improve pedestrian connection from the adjacent HOC property when it redevelops. If the redevelopment provides an upgraded, publicly accessible connection on-site, it may be factored into the financial contribution for parks.
- Consistent with recommendations for redevelopment of properties adjacent to parks elsewhere in the county and Section 59-6.3.6.C of the Zoning Ordinance, ~~when properties adjacent to parks redevelop, in lieu of on-site open space~~ require a financial contribution from this property owner for park improvements in or near the Plan area instead of requiring open space on-site at the time of redevelopment. If the project provides 25% or more Moderately Priced Dwelling Units (MPDUs) or other regulated affordable housing that is exempt from development impact taxes, the contribution may be reduced proportionally.

During the January 16 presentation of the Working Draft Plan, the Planning Board asked how park planners use data and metrics to determine what types of changes to parks are needed in response to land use or population changes in a master plan area. Park planning staff will describe the team’s approach to park planning and provide more details about natural resource recommendations for the Sligo Creek Stream Valley Park during this work session.

SUMMARY OF PLAN RECOMMENDATIONS

The parks, trails and open space recommendations in the Plan aim to improve existing parks and facilities and do not add any new parks. Recommendations focus on making existing parks even better and improving the relationship between parks and adjacent parcels that may undergo change during the life of the plan. These parcels include Kemp Mill Shopping Center, as well as land owned by the Housing Opportunities Commission next to Wheaton Forest Local Park and North Four Corners Local Park. The plan also recommends conveying Maryland SHA land to M-NCPPC so that the Northwood Chesapeake Bay Trail can be better managed for recreation. Below is a summary of the plan recommendation for parks or park trails, including the recommended revisions.

WHEATON FOREST LOCAL PARK

- Improve pedestrian connections from the adjacent Pomander Court property when it redevelops.
- Require a financial contribution from this property owner in lieu of on-site open space, to facilitate park improvements in or near the Plan area.
- Investigate options and opportunities to create more shade for park users and especially for athletic field spectators.

- Consolidate the two entrances to the parking lot into a single entrance.
- Create a paved trail loop in the park that goes around the athletic fields and creates a clearer pedestrian and bicycle connection through the park from the residential neighborhoods to the south to University Boulevard.

SLIGO CREEK STREAM VALLEY PARK

- When the Northwood Presbyterian Church property redevelops, improve public bicycle and pedestrian access and connection between University Boulevard and the Sligo Creek Trail.
- Continue to treat and improve stormwater discharge from non-parkland sources into Sligo Creek and its tributaries.
- Improve fish passage in Sligo Creek by reconnecting the stream under University Boulevard.
- Improve the Sligo Creek Trail entrance at the Kemp Mill Shopping Center.

MD SHA-OWNED LAND AND NORTHWOOD CHESAPEAKE BAY TRAIL

- The Northwood Chesapeake Bay Trail passes through a strip of land owned by MDOT SHA adjacent to the north side of Northwood High School (Parcel Tax ID 980570). This Plan recommends that this property and the adjoining MDOT SHA property that contains the trail and extends beyond the Plan area (Parcel Tax ID 980626) be conveyed by MDOT SHA to M-NCPPC as soon as possible to consolidate management and maintenance of the trail by Montgomery Parks and ensure permanent protection of the property and trail route as parkland.

KEMP MILL URBAN PARK

- M-NCPPC owns the property containing the driveway entrance to the adjacent Kemp Mill Shopping Center. If the shopping center property is redeveloped, the property owners should explore opportunities to exchange the M-NCPPC owned properties for property of an equal or greater size (approximately 20,000 square feet), while maintaining access to the shopping center, to augment the functionality of Kemp Mill Urban Park.
- If the shopping center redevelops, create a new street with pedestrian and bicycle facilities to provide a connection between the park and the Sligo Creek Trail.

NORTH FOUR CORNERS LOCAL PARK

- Improve pedestrian connection from the adjacent HOC property when it redevelops. If the redevelopment provides an upgraded, publicly accessible connection on-site, it may be factored into the financial contribution for parks.

- Consistent with recommendations for redevelopment of properties adjacent to parks elsewhere in the county and Section 59.6.3.6.C of the Zoning Ordinance, ~~when properties adjacent to parks redevelop, in lieu of on-site open space~~ require a financial contribution from this property owner for park improvements in or near the Plan area instead of requiring open space on-site at the time of redevelopment. If the project provides 25% or more Moderately Priced Dwelling Units (MPDUs) or other regulated affordable housing that is exempt from development impact taxes, the contribution may be reduced proportionally.
- Redevelopment of adjacent properties should relate to and engage the park and ensure that park edges are attractive, for example, do not locate parking lots or dumpsters immediately adjacent to the park.
- Investigate options and opportunities to create more shade for park users and especially for athletic field spectators.
- Engage residents and community stakeholders to identify an appropriate long-term lease for the currently vacant park activity building, one that complements the park and addresses community needs and interests.

PINECREST LOCAL PARK

- Add interpretive signs to educate visitors about the historic Pinecrest Recreation Center.

NEW PRIVATELY-OWNED PUBLIC SPACES (POPS)

- This Plan recommends new publicly accessible open spaces on key properties, such as WTOP and Safeway, which may redevelop in the future. These new privately-owned public spaces (POPS) will contribute to creating a livable environment and complete communities associated with new development.

CONCLUSION

With the exception of the recommended revisions to the Kemp Mill Urban Park and North Four Corners Local Park recommendations discussed above, no further changes are recommended to the Public Hearing Draft in response to public testimony or prior comments from the Planning Board.

TRANSPORTATION

The sixth work session will revisit transportation recommendations discussed during the third work session, held on April 24, 2025, including:

- Background on the Safe Streets Act of 2023 (Bill 11-23);
- Revisions related to channelized right-turn lanes;

- Revisions related to “No Right Turn On Red” restrictions;
- Revisions related to Leading Pedestrian Intervals;
- Revisions related to implementing dedicated bus lanes on University Boulevard through Four Corners; and
- Additional context and interpretation of the segment-level traffic analysis.

NEXT STEPS

The sixth work session, scheduled on May 22, 2025, will focus on the historic resources, environmental sustainability, and parks, trails, and open space recommendations in the Public Hearing Draft of the University Boulevard Corridor Plan, and relevant testimony received. The work session will also revisit transportation recommendations discussed during the third work session, held on April 24, 2025. Additional work sessions are anticipated on May 29, 2025, and June 12, 2025, and are anticipated to return to the Draft Plan’s zoning recommendations and the overlay zone, as well as a comprehensive review of the revisions to the Draft Plan based on the discussions during preceding work sessions.

ATTACHMENTS

Attachment A: *Master Plan Historic Site Designation Form: Romeo and Elsie Horad House*

Attachment B: *Montgomery County Burial Sites Inventory Form: Captain John and Lucy Adamson Burial Ground*

Attachment C: Appendix I: Draft Climate Assessment for the University Boulevard Corridor Plan