

DRAFT APPENDIX B: COMMUNITY OUTREACH AND ENGAGEMENT

TABLE OF CONTENTS

DRAFT APPENDIX B: COMMUNITY OUTREACH AND ENGAGEMENT	0
OUTREACH AND ENGAGEMENT APPENDIX	1
Introduction.....	1
Demographics.....	2
Approach to Engagement	2
Outreach and Engagement Strategies.....	3
Feedback Received.....	8
Qualitative Analysis of Feedback Received	15
How Outreach and Engagement Informed Plan Recommendations	21
Additional Sources of Feedback	23
Attachments	27

OUTREACH AND ENGAGEMENT APPENDIX

INTRODUCTION

The University Boulevard Corridor Plan (Plan) aims to transform about 3.5 miles of University Boulevard West and East (MD 193) into a pedestrian-friendly, multimodal corridor that ensures safe movement for everyone, especially pedestrians, cyclists, and those using mobility aids. This vision aligns with *Thrive Montgomery 2050* (Thrive), which promotes the development of a safe, comfortable, and attractive network for walking, biking, and rolling, along with a frequent, convenient, reliable, and accessible transit system along growth corridors, including University Boulevard.

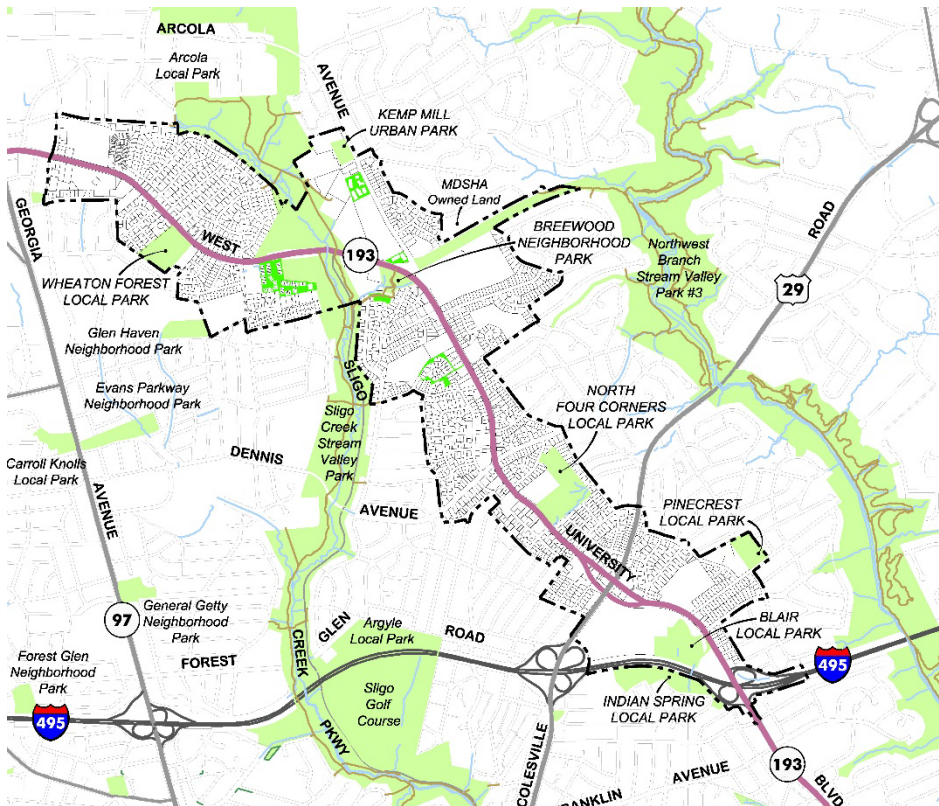


Figure 1: University Boulevard Corridor Plan Map

The Plan also envisions a more compact, corridor-focused land use pattern, concentrating future development along University Boulevard and near five planned bus rapid transit (BRT) stations. This Plan is one of the first plans to address corridor-focused growth since the Montgomery County Council adopted *Thrive Montgomery 2050*.

It supports higher-density, predominantly residential development with various building types between planned BRT stations and higher-density, mixed-use development near planned stations. To achieve this vision, the Plan recommends the Commercial Residential Neighborhood (CRN) Zone for blocks fronting University Boulevard and retains most existing detached residential properties as detached residential zones. New infill development is suggested for religious institutional properties via the Commercial Residential Town (CRT) Zone, with more intense mixed-use development for commercial areas like Four Corners, Kemp Mill Shopping Center, and Amherst Avenue.

Public infrastructure investments, particularly the future BRT along University Boulevard, will offer new mobility options for residents and employees. New sidewalks, bikeways, and protected crossings will enhance the walking and biking environment, contributing to the county's Vision Zero policy. Landscaped buffers, an enhanced tree canopy, shaded transit stations, and improved stormwater management will support climate resilience and the county's Climate Action Plan.

DEMOGRAPHICS

The boundary for the University Boulevard Corridor Plan is linear, spanning roughly a three-mile stretch of University Boulevard (MD 193) from I-495, to Amherst Avenue in Wheaton. It includes diverse residential, commercial, and institutional areas along both sides of the corridor.

The Plan area's demographic profile includes a mature age distribution, diverse racial and ethnic makeup, evolving household dynamics, varied economic standing, and a broad range of educational backgrounds. Approximately 9,733 residents live in the Plan area, with a median age of 40.2 years, close to the county's median age of 40.1. There are over 3,500 residential households in the Plan area, with about 68% homeownership, compared to the county's rate of 65.3%.

Planning staff adopted an inclusive approach to community engagement. This broad engagement ensured that a diverse range of perspectives informed the Plan, recognizing that the Plan area's success depends on contributions from stakeholders throughout the broader region.

APPROACH TO ENGAGEMENT

The University Boulevard Corridor Plan establishes a vision for the future with recommendations aimed at shaping growth, enhancing mobility, and fostering community well-being. A robust and inclusive engagement strategy was central to its development. Planning staff prioritized meeting people where they are—physically, within the community, and through accessible informational channels—ensuring a broad and representative range of voices influenced the Plan.

Physically

Recognizing that conventional engagement methods can exclude residents with limited time or transportation options, the University Boulevard Corridor Plan outreach utilized a variety of in-person and digital tactics. On-the-ground efforts included bus-stop interactions, riding the Washington Metropolitan Area Transit Authority's C2 and C4 Metrobuses, and neighborhood canvassing. Everyday Canvassing, an outreach and canvassing consultant, supported door-to-door outreach, engaging over 1,000 households, and facilitating more than 230 in-depth conversations. Pop-up events at key community locations, including North Four Corners Local Park, further expanded the Plan's reach.

In the Community

Engaging with residents where they felt most comfortable was integral to the outreach process. Partnerships with local organizations, civic associations, and community institutions created trusted

environments for open dialogue. Events such as the Wheaton Arts Parade, Montgomery County Greenfest, and various civic association meetings enabled community members to share their perspectives in familiar and welcoming settings. Special outreach sessions included Spanish-language community meetings and radio interviews, ensuring that linguistically diverse groups were meaningfully included.

Informationally

Understanding that stakeholders have varying levels of familiarity with planning processes, staff worked to simplify and clarify complex information. Bilingual materials were distributed widely through mailers, flyers, and postcards—reaching thousands of households. Virtual and in-person community meetings offered opportunities for real-time dialogue, while interactive online tools such as feedback maps, questionnaires, and an ArcHub zoning platform enabled continuous engagement. Social media campaigns, e-letters, and press releases ensured ongoing communication throughout the planning process.

This comprehensive approach strengthened community participation, ensuring that the University Boulevard Corridor Plan reflects the lived experiences, needs, and aspirations of its diverse stakeholders.

OUTREACH AND ENGAGEMENT STRATEGIES

Community engagement efforts for the University Boulevard Corridor Plan began in Fall 2022 and continued through Winter 2025. Planning staff used a wide range of strategies to meet people where they were, ensuring diverse participation throughout the process. Engagement opportunities were designed to be accessible, inclusive, and available in multiple formats. These strategies are summarized below and discussed in greater detail in the remainder of this report:

- **Pop-up Events:** Planning staff held pop-up events at high-traffic locations such as bus stops, community festivals like the Wheaton Arts Parade, and local parks. These events allowed for casual, on-the-spot conversations with community members.
- **Door-to-Door Canvassing:** In partnership with Everyday Canvassing (EDC), Planning staff conducted door-to-door outreach, focusing on multifamily buildings and apartment complexes. They knocked on over 1,000 doors and facilitated more than 230 detailed conversations with residents.
- **Community Meetings and Workshops:** A series of in-person and virtual community meetings were held at local schools, libraries, and the Maryland National Capital Park and Planning Commission (M-NCPPC) Wheaton Headquarters. Special Spanish-language meetings ensured linguistic inclusivity.
- **Co-hosted Meetings with Community Organizations:** Planning staff partnered with civic associations, local nonprofits, and neighborhood organizations to co-host meetings and events. This helped build trust and ensured that residents were engaged through familiar, community-based platforms.

- **Online Engagement Tools:** An interactive ArcHub website allowed community members to suggest improvements related to bike routes, sidewalks, and land use. Online questionnaires and surveys also collected valuable community feedback.
- **Multilingual Media Outreach:** Bilingual mailers, social media updates, and radio interviews on platforms like Radio WILC 900AM reached a broader audience and provided consistent project updates.

This multi-pronged approach ensured that a wide range of community perspectives informed the development of the University Boulevard Corridor Plan. Below is a comprehensive list of all the outreach and engagement events since November 2022.

IN-PERSON AND VIRTUAL COMMUNITY MEETINGS AND WORKSHOPS

Staff conducted meetings, events, and workshops in ten different locations in and around the Plan area.

November 2022

1. 11/2/22 – Open House held at Montgomery Blair High School
2. 11/7/22 – Virtual Open House held online

March 2023

3. 3/8/23 - Community Meeting at Northwood High School
4. 3/14/23 - Virtual Community Meeting held online

April and May 2023

5. 4/26/23 - Community Meeting at Montgomery Blair High School
6. 5/3/23 – Virtual Community Meeting held online
7. 5/17/23 – Community Meeting at M-NCPPC Wheaton Headquarters
8. 5/24/23 – Virtual Community Meeting held online

June 2023

9. 6/10/23 – Spanish Community Meeting at M-NCPPC Wheaton Headquarters
10. 6/28/23 – Virtual Community Meeting held online

May 2024

11. 5/7/24 - Community Meeting at Montgomery Blair High School.
12. 5/14/24 – Virtual Community Meeting held online
13. 5/22/24 – Community Meeting at Forest Knolls Elementary School
14. 5/28/24 – Virtual Community Meeting held online

September and October 2024

15. 9/25/24 – Community Meeting at Forest Knolls Elementary School
16. 10/15/24 – Community Meeting at Montgomery Blair High School
17. 10/22/24 – Community Meeting at Meeting at M-NCPPC Wheaton Headquarters
18. 10/30/24 – Virtual Community Meeting held online

January 2025

19. Virtual Community Meeting in Spanish held online

NEIGHBORHOOD ASSOCIATIONS MEETINGS, EVENTS, AND FESTIVALS

September 2022

1. 9/25/22 – Wheaton Arts Parade held at Marian Fryer Town Plaza

December 2022

2. 12/8/22 – Sligo Woods Civic Association meeting at Sligo-Dennis Avenue Park Activity Building
3. 12/13/22 – Kemp Mill Civic Association meeting held online

January 2023

4. 1/11/23 – Montgomery County Commission on People with Disabilities meeting
5. 1/25/23 – University Towers Board Meeting

February 2023

6. 2/22/23 – County Councilmember Natali Fani-Gonzalez’s Townhall

April 2023

7. 4/12/23 – Northwood Four Corners Civic Association meeting at Forest Knolls Elementary School
8. 4/23/23 – Montgomery County Greenfest at Marian Fryer Town Plaza

May 2023

9. 5/2/23 – Inwood House Meeting at Inwood House, University Boulevard
10. 5/4/23 – Acoustics and Ales at North Four Corners Local Park

July 2023

11. 7/12/2023 –Shakespeare in the Park at North Four Corners Local Park
12. 7/18/2023 – Environmental Issues Meeting Wheaton Forest Local Park

October 2023

13. 10/6/23– Blair High School Newspaper (Silver Chips) interview and [article](#)
14. 10/15/23 – Wheaton Arts Parade held at Marian Fryer Town Plaza

May 2024

15. 5/4/24 – Sligo Creek Fest

June 2024

16. 6/12/24–Northwood-Four Corners Civic Association Meeting

September 2024

17. 9/29/24–Wheaton Arts Parade held at Marian Fryer Town Plaza

December 2024

18. 12/4/24 – Meeting with Community Civic group at M-NCPPC Wheaton Headquarters

February 2025

19. 2/16/25 – Meeting with Sligo Woods Civic Association at Good Shepherd Episcopal Church

June 2025

20. 6/11/25–Northwood-Four Corners Civic Association Meeting

POP-UP EVENTS

1. 6/15/23 – Pop-ups at Northwood High School
2. 10/2/24 – Pop-up at Bus Stop in front of Inwood House

CANVASSING

March and April 2023

1. 3/1/23 – Business Outreach in Four Corners at Four Corners Businesses (March & April 2023)
2. 4/1/23 – Everyday Canvassing at Warwick Apartments, Pomander Court, Rocky Mountain Way, Pebble Run Drive, King George Drive, Amherst Square and Gardens (April & May 2023)

June 2023

3. 6/21/23– Plan team gathered community feedback on Metro buses, distributing flyers and interacting.

SPANISH LANGUAGE DIRECT ENGAGEMENT

April 13, 2023: Montgomery al Día & En Sintonía con el Concejo del Condado de Montgomery [Interview](#) on Radio WILC 900AM & YouTube

June 10, 2023: In-Person Spanish Language Community Meeting

November 21, 2024: Montgomery al Día & En Sintonía con el Concejo del Condado de Montgomery [Interview](#) on Radio WILC 900AM & YouTube

January 10, 2025: Montgomery al Día & En Sintonía con el Concejo del Condado de Montgomery [Interview](#) on Radio WILC 900AM & YouTube

January 15, 2025: Virtual Community Meeting in Spanish held online

PRINT MEDIA

September 2022

1. ~400 mailers sent to corridor facing properties, Multifamily building management, and institutional properties for plan commencement and upcoming open house

February 2023

2. ~1100 bilingual mailers (English and Spanish) sent to multifamily residences for March 2023 community meetings

May 2023

3. ~1100 bilingual mailers (English and Spanish) sent to multifamily residences for May 2023 community meetings

April 2024

4. ~3700 bilingual postcards mailed for May 2024 emerging ideas meetings

October 2024

5. ~3700 bilingual postcards mailed for October 2024 preliminary recommendations meetings

December 2024 and January 2025

6. ~600 bilingual mailers (English and Spanish) sent to single-family residences and property owner addresses to inform of potential zoning changes.

ELECTRONIC MEDIA

Website, e-letters, press releases, social media, QR codes

ONLINE TOOLS

Initial ArcHub feedback map

Questionnaire

ArchiHub interactive zoning recommendation map

ADDITIONAL OUTREACH SINCE PUBLIC HEARING

In response to community feedback, our outreach efforts engaged approximately 24 community members, including both individuals and representatives from five different organizations—spanning community-based and faith-based groups. Staff connected with residents through several avenues, such as the “meet with a planner” request form, introductions during community meetings, and various follow-up engagements. These one-on-one and small group conversations took place online, at the Wheaton headquarters, and at additional locations throughout the community. Insights gathered from these discussions not only informed our approach to upcoming work sessions but also helped clarify and address concerns and confusion within the communities.

FEEDBACK RECEIVED

FEEDBACK RECEIVED VIA ARCHUB FEEDBACK MAP

Some of the areas of specific concerns are highlighted in the map below (see figure 2).

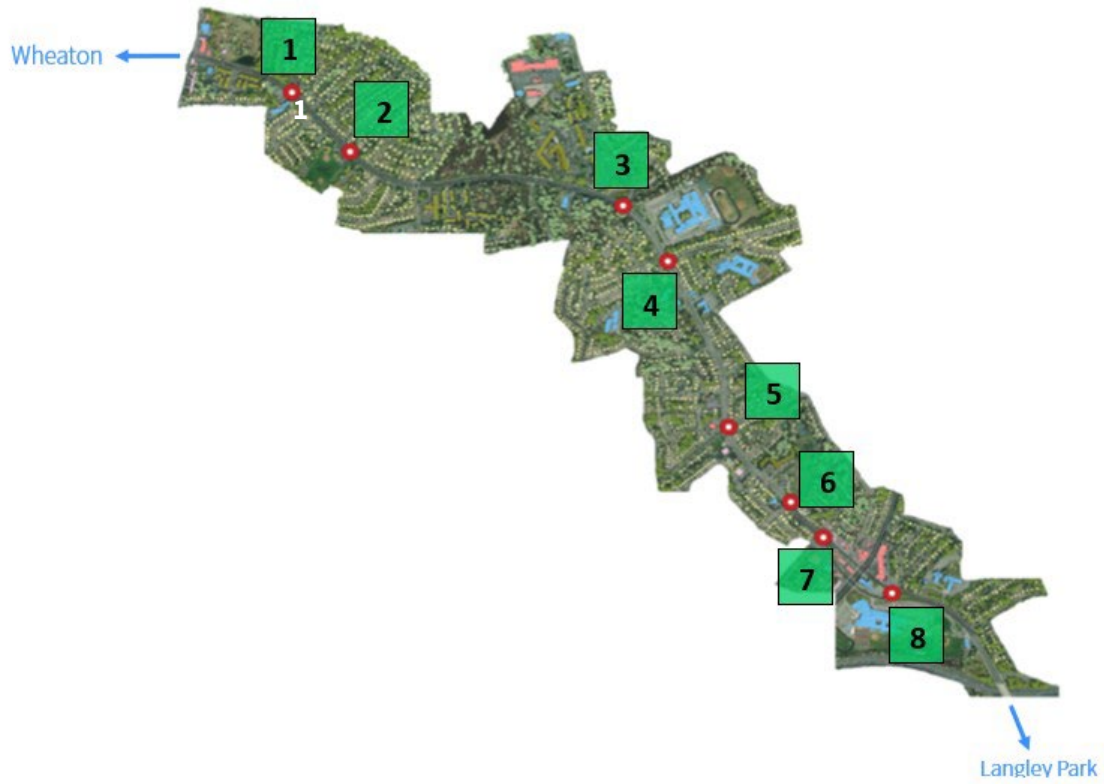


Figure 2: University Boulevard Specific Areas of Concern

Residents highlighted specific concerns for locations on and around the corridor, including the following.

1. University Blvd. & Reddie Dr.

- **Concerns about HAWK Beacon Implementation:** The current implementation of the HAWK beacon at this intersection is problematic.
- **Traffic Law Violations:** Drivers frequently run lights and speed, disregarding traffic laws at this intersection.
- **Crosswalk Spacing:** Crosswalks on this stretch of University Blvd. are spaced too far apart, encouraging unsafe pedestrian crossings.

2. University Blvd. & Easecrest Dr.

- **Pedestrian Crossing Infrastructure:** There is a need for better pedestrian crossing infrastructure to ensure safe access to Wheaton Forest Local Park.
- **Poor Lighting:** The stretch of roadway is poorly lit at night, posing safety concerns.
- **Signal Installation:** Residents have expressed interest in installing a signal at the intersection.

3. University Blvd. & Arcola Ave.

- **Traffic Congestion:** There are concerns about traffic congestion between Arcola Ave. and Caddington Ave.
- **Northwood High School Pickup/Dropoff:** The pickup and dropoff for Northwood High School are occurring in the curb lane, causing additional congestion.
- **Sidewalk Width:** Wider sidewalks are needed on this stretch to accommodate student pedestrians.
- **Traffic Calming:** Traffic calming improvements are necessary to enhance safety.

4. University Blvd. & Caddington Ave.

- **Pedestrian Safety:** There are significant safety concerns for pedestrians, particularly Northwood High School students.
- **Speeding Traffic:** There are ongoing issues with speeding vehicular traffic at this intersection.
- **Bus Stop Conditions:** Improvements are requested for the conditions of the bus stops in this area.

5. University Blvd. & Dennis Ave.

- **Traffic Calming:** There is a need for traffic calming measures on Dennis Ave.
- **Pedestrian Safety:** There are significant pedestrian safety concerns at this intersection.
- **Sidewalk Improvements:** Wider sidewalks and/or a buffer from traffic on University Blvd. are necessary to enhance pedestrian safety.

6. University Blvd. & Brunett Dr.

- **Street Crossing Improvements:** Enhanced street crossing is needed for safe access to North Four Corners Park.
- **Intersection Safety:** This intersection is dangerous for both vehicles and pedestrians, with many suggesting the installation of a signal.
- **Vehicular Collisions:** There is a high rate of vehicular collisions along this corridor.
- **Marked Crossing:** There is a marked crossing at Brunett Dr. / North Four Corners Park, but it is not a protected crossing and relies on drivers to yield to pedestrians.

7. University Blvd. & Lorain Ave.

- **Intersection Safety:** Concerns have been raised about the safety of this intersection for both pedestrians and vehicles.
- **Crosswalk and Signal:** There is interest in installing a marked crosswalk and/or a traffic signal at this intersection.
- **Infrastructure for Other Modes of Transportation:** Residents have expressed a desire for safer infrastructure to support other modes of transportation, allowing them to access services in Four Corners without needing to drive.

8. **University Blvd. & Lexington Dr.**

- **Jughandle Confusion:** There is confusion regarding the use of jughandles and traffic flow in this area.
- **Neighborhood Traffic:** Frequent traffic cuts through neighborhoods to avoid congestion on US-29 and University Blvd.
- **Pedestrian Safety:** There are significant pedestrian safety concerns at this intersection.

QUESTIONNAIRE FEEDBACK

The questionnaire was a vital piece of the outreach process. It was designed to gather input from community members about their demographics, neighborhoods, transportation habits, and their use of facilities. The questionnaire provided an opportunity for residents to share insights that informed planning recommendations.

Although the questionnaire was not the primary source of data collection, it provided the staff with valuable insights. These insights included information about the neighborhoods respondents came from, the frequency of their bus or metro usage, and the challenges they faced as pedestrians. The questionnaire received a total of 166 responses.

Questions primarily focused on issues related to access and mobility around the corridor (see Questionnaire in Attachments). The questions addressed the frequency of transit usage as well as the quality of transit and pedestrian infrastructure. Respondent neighborhoods in and around the plan area also helped identify specific local issues. This information was crucial in understanding the unique needs and concerns of different communities.

Staff collected responses both online and in-person (on printed questionnaires). The combination of digital and physical collection methods ensured a diverse range of participants and a more comprehensive understanding of the issues at hand.

Respondent Demographics

As seen in Figure 3, 53% of the questionnaire respondents identified as female and 39% identified as male, 2% of the respondents identified as neither male or female and 6% chose not to provide an answer.

Table 1 represents the age distribution of the questionnaire respondents. The largest group aged 35-44 makes up 27% of the individuals, followed by the 65 and Over age group at nearly 21%. The overall response shows strong representation from older demographics. Youth and young adults represented a relatively small percentage of respondents.

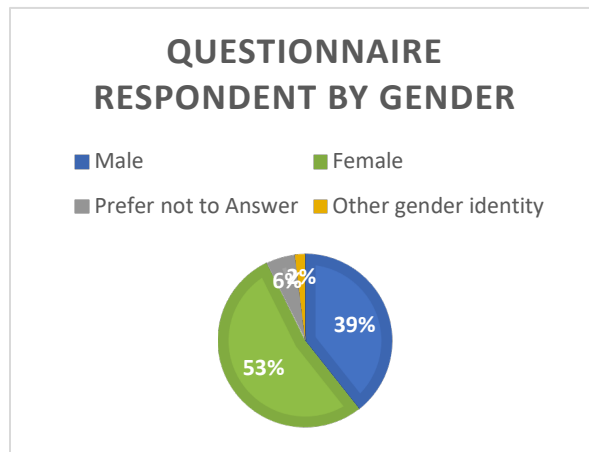


Figure 3: Respondent Gender

Age	Number	Percent
Under 18	6	3.6%
18-24	5	3.0%
25-34	15	9.1%
35-44	44	26.7%
45-54	26	15.8%
55-64	22	13.3%
65 and over	35	21.2%
Blank	12	7.3%
Total	165	100%

Table 1: Age Distribution of Questionnaire Respondents

Pedestrian Crossings

Figure 5 illustrates how frequently respondents cross University Boulevard for facilities or amenities. The largest group, 31.1% of respondents, crosses University Boulevard three times a week, indicating significant regular usage, while a smaller percent crosses only once a month. The data highlights a mix of regular and occasional usage suggesting opportunities for improvement pedestrian access and safety.

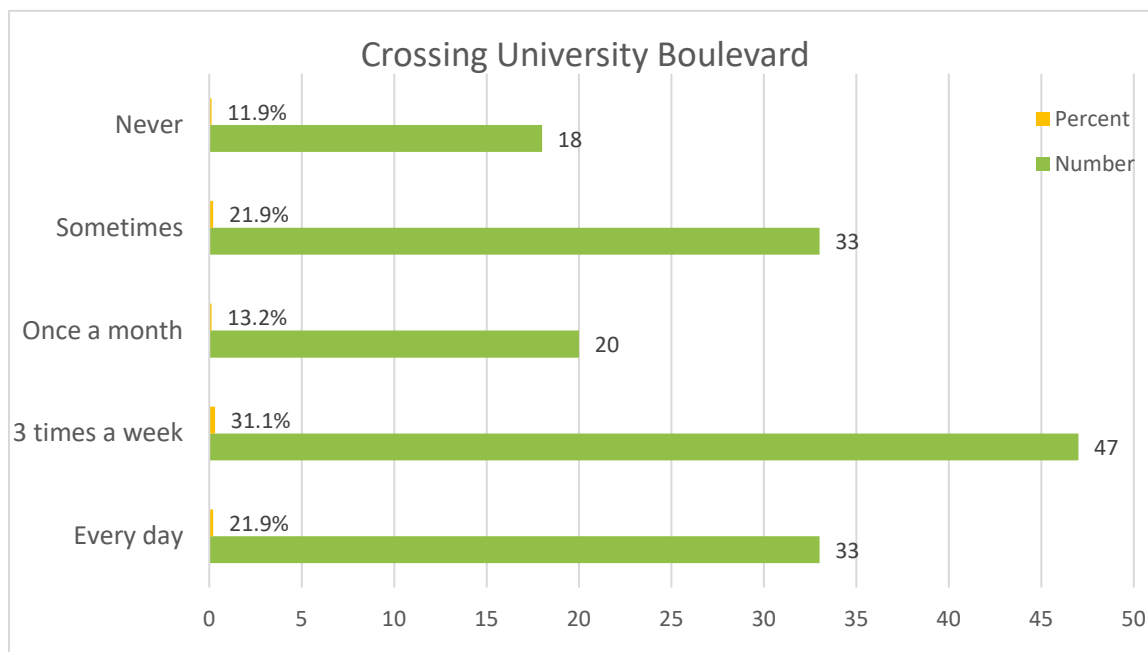


Figure 4: University Boulevard Crossings

Bus Usage

Table 2 provides a summary of respondent's bus use along University Boulevard, which often requires crossing University Boulevard to access bus stops at either the beginning or end of the trip.

Table 2: Bus Usage

	Every Day	3x per week	Once per month	Sometimes	Never
Every Day	6	1	0	2	0
3x per week	4	9	1	1	0
Once per month	2	6	4	1	0
Sometimes	9	17	6	17	6
Never	12	14	9	12	12

Total	33		47		20		33		18
--------------	-----------	--	-----------	--	-----------	--	-----------	--	-----------

These patterns suggest that frequent bus users are also frequent crossers, as expected, highlighting a need to improve pedestrian access for transit riders who rely on both transit as well as pedestrian infrastructure.

Bus usage was also significantly higher as a group among people 65 and older, as shown in Figure 5, and the only group with a higher bus usage were between the ages of 45 to 54.

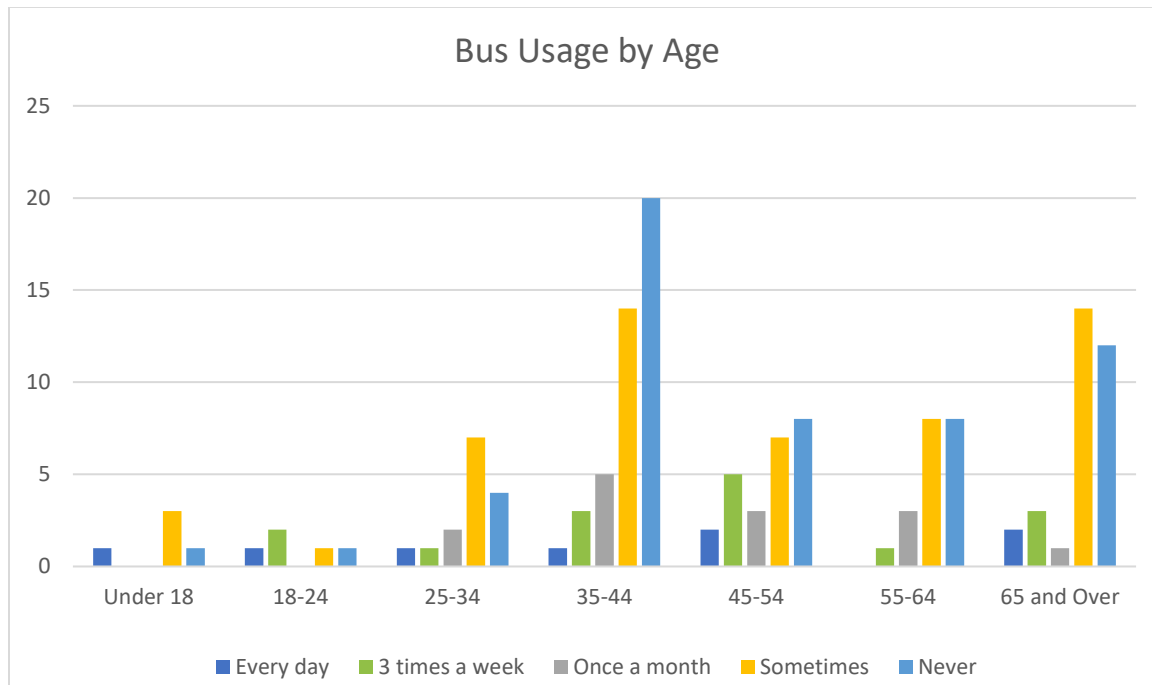


Figure 5: Bus Usage by Age

EVERYDAY CANVASSING OUTREACH

With the goal of specifically capturing the wants and needs of people traditionally underrepresented in the planning process, including lower-income renters, Planning staff worked with Everyday Canvassing (EDC), a local nonprofit that aims to learn and record people's stories and connect them with activism and services. EDC reached out to the management of several multifamily housing complexes in and around the Plan area and gained access for a team of planners and volunteer canvassers to knock on about 1,000 individual doors. This allowed Planning staff to hear the personal challenges, perspectives, and needs of many people who reside in the Plan Area but who likely would

not have participated in other engagement methods.

Planning staff and EDC staff visited the following locations in the Plan area, and engaged in over 250 conversations in six languages:

- Warwick Apartments
- Pomander Court
- Rocky Mountain Way
- Pebble Run Drive
- King George Drive
- Amherst Square and Gardens
- Arcola Towers

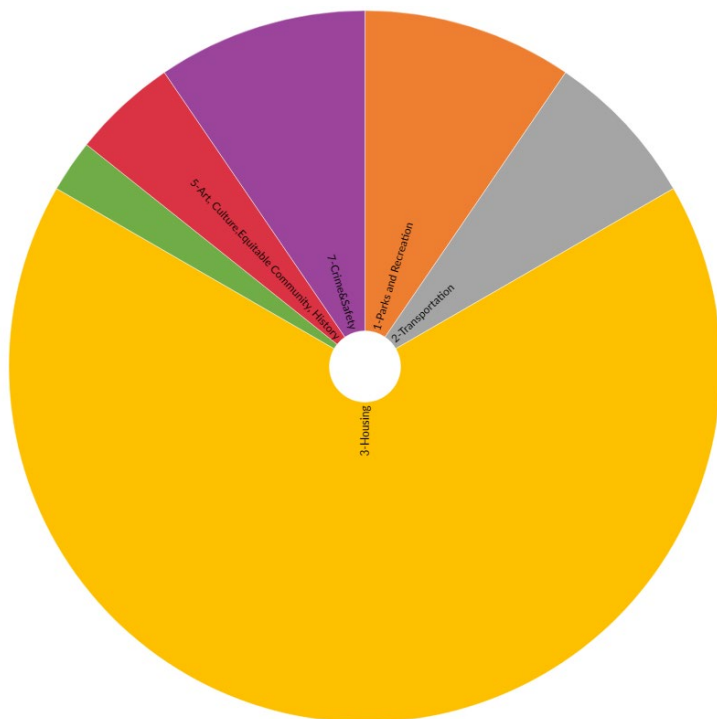


Figure 6: Housing issues dominated the conversations in canvassing efforts, unlike overall dominance of transportation issues in other community outreach.

QUALITATIVE ANALYSIS OF FEEDBACK RECEIVED

QUALITATIVE ANALYSIS – PROCESS

Qualitative Data Analysis Process

Effective community engagement goes beyond collecting data—it requires meaningful analysis to uncover insights that inform decision-making. In developing the University Boulevard Corridor Plan, qualitative data analysis (QDA) played a central role in translating community voices into actionable themes and recommendations. This systematic approach ensured that the diverse perspectives gathered from various engagement methods shaped the Plan in a balanced and inclusive way.

What is Qualitative Data Analysis (QDA)?

QDA is the process of interpreting and making sense of textual or narrative data to uncover patterns of meaning within human experiences. For instance, anthropologists use QDA to explore cultural

practices, social structures, and lived experiences by examining behaviors, beliefs, and relationships within specific contexts. The goal is not just to catalog responses but to interpret their significance, understanding how individuals experience and assign meaning to the world around them.

QDA involves several core methods:

- **Coding:** Breaking down data into smaller segments and assigning labels to identify common themes or concepts.
- **Thematic Analysis:** Grouping related codes to identify overarching themes that reflect shared cultural understandings.
- **Contextual Interpretation:** Analyzing themes within broader contexts to grasp deeper meanings.

By using these principles, the University Boulevard Corridor Plan team was able to understand community feedback not just as isolated comments but as expressions of shared experiences and concerns.

Data Collection Overview

To gather feedback, Planning staff partnered with Everyday Canvassing (EDC) and conducted extensive outreach. As discussed previously, Planning and EDC staff knocked on over 1,000 doors and logged 239 one-on-one conversations across six languages. In parallel, an interactive website allowed residents to share comments on bike routes, sidewalks, and transportation needs. Additionally, 166 questionnaire responses and over 2,454 mailers contributed to the feedback pool. Together, these

efforts generated over 24,000 words of qualitative data for analysis.

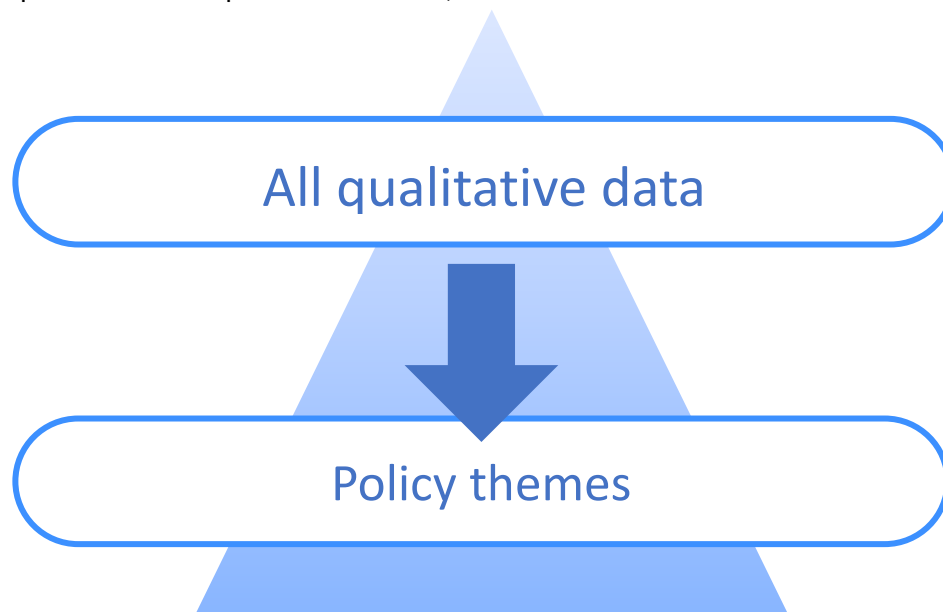


Figure 7: Coding textual data to policy themes.

Qualitative Analysis Process

The QDA process involved several key steps, ensuring that every piece of feedback was carefully considered:

1. Data Preparation

All text-based

feedback from surveys, online comments, and canvassing conversations was compiled into a central database. Each entry was organized by source and tagged with demographic information if available, enabling context-specific analysis.

2. Coding and Theme Development

Using NVivo, a powerful qualitative data analysis software, the team began coding the data. Coding involves labeling sections of text with descriptive tags or themes that capture the essence of the feedback. Each piece of feedback was reviewed line by line, with multiple codes applied when appropriate to reflect overlapping themes. This multi-layered coding process ensured that each perspective was fully represented, creating a comprehensive understanding of community concerns.

3. Pattern Recognition and Insight Generation

As coding progressed, common patterns and recurring themes emerged. NVivo's analysis tools helped the team visualize the frequency and co-occurrence of themes, highlighting the community's most pressing issues.

Why Qualitative Analysis Matters

Quantitative data—numbers and percentages—provides valuable metrics, but it often lacks the depth needed to understand the “why” behind community opinions. QDA addresses this gap by capturing human experiences, motivations, and concerns. It ensures that planning decisions reflect the full range of community voices, not just the most vocal or visible opinions.

By applying a rigorous and transparent analysis process, Montgomery Planning minimized bias and amplified underrepresented perspectives. Every insight derived from the data feeds directly into the development of the University Boulevard Corridor Plan, ensuring that it aligns with the community's lived experiences and aspirations.

KEY TAKEAWAYS

Community Feedback Takeaways: University Boulevard Corridor Plan

The University Boulevard Corridor Plan engaged the community through extensive outreach, including over 1,000 canvassed households, 239 in-depth conversations, 166 questionnaire responses, and staff notes of many in-person and online conversations. These efforts yielded more than 24,000 words of text analyzed through qualitative data analysis, providing valuable insights on community needs and priorities.

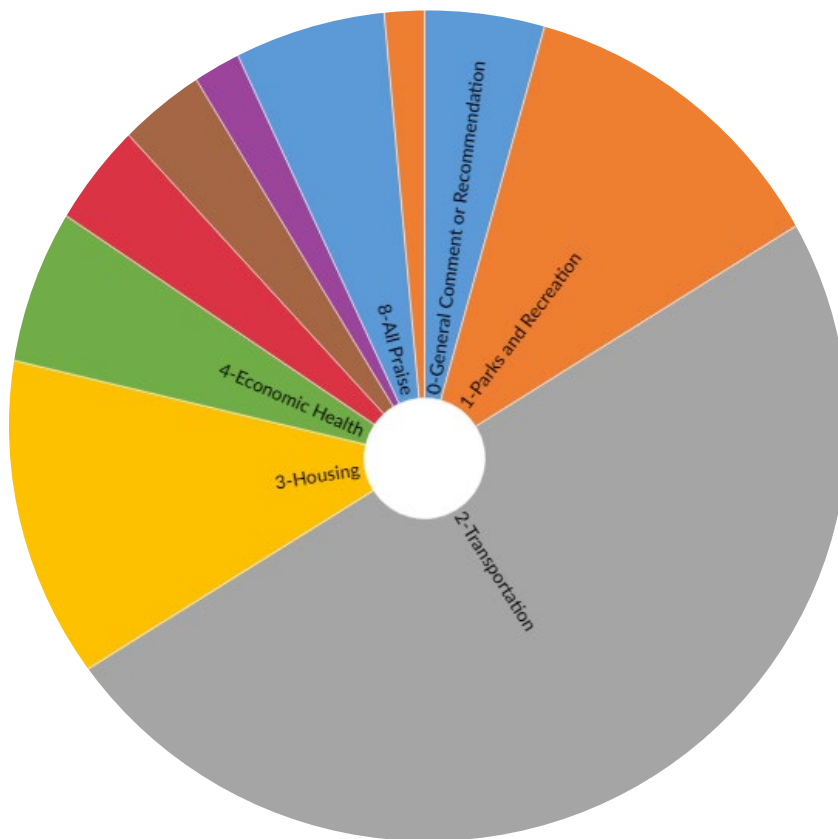


Figure 8: Dominant Themes in Qualitative Analysis

Transportation emerged as the dominant theme in our community conversations. This focus was partly due to the initiation of the Plan in 2022, coinciding with the Maryland Department of Transportation State Highway Administration's pilot bike lanes on University Boulevard. However, transportation themes prevailed overall, as University Boulevard is a significant feature in the community. Within transportation, concerns about the need for a better pedestrian environment and improved biking infrastructure were prominent. Additionally, the community expressed concerns about public transit,

as well as concerns with neighborhood traffic.

Most housing-related conversations occurred during outreach through Everyday Canvassing, as well as following the release of the Plan's emerging ideas. Discussions centered on housing affordability, availability, and density, and expressed concern with the compatibility of higher density housing with the context of existing neighborhoods. However, respondents also highlighted the importance of apartment sanitation and quality.

Parks and Recreation was another dominant theme, with community members praising the quality of parks, particularly Sligo Creek Park. There were overlapping concerns with transportation, especially regarding accessibility to parks. These concerns were notably emphasized by residents of Inwood House, many of whom use wheelchairs.

Summarized below are some of the key takeaways organized around the following planning policy themes: Land Use, Housing, Parks, Environment, Transportation, Community Facilities, and Historic Resources.

1. Land Use

Key Themes:

- **Mixed-Use Development Demand:** Residents expressed a desire for mixed-use developments that combine residential, retail, and community spaces to enhance vibrancy and walkability.
- **Zoning:** The Plan recommends rezoning corridor-fronting residential blocks to the Commercial Residential Neighborhood (CRN) Zone to promote sustainable development patterns, provide housing options, and support transportation safety enhancements in the Plan area. Community members have expressed concern with the extent of the CRN zoning recommendations, and the potential for changes to neighborhood density and tree canopy with infill and redevelopment. Community members have also expressed a desire for transitions in height from University Boulevard to the existing residential neighborhoods adjacent to the corridor.
- **Local Business Support:** The community values local businesses and wants to ensure they are preserved and integrated into future developments.
- **Public Space Activation:** Many comments emphasized the need for more public gathering areas like plazas and community centers, creating opportunities for social interaction and community events.

Quote:

"We need more neighborhood-friendly commercial centers that allow people to shop, dine, and gather closer to home."

2. Housing

Key Themes:

- **Affordability and Availability:** A recurring concern was the availability of affordable housing, with many residents urging the county to prevent displacement as redevelopment occurs.
- **Quality and Maintenance:** Reports of substandard housing conditions, including pest infestations and maintenance issues, were common, highlighting the need for improved housing quality enforcement.
- **Housing Diversity:** Calls for a broader range of housing types, including senior housing, townhomes, and affordable apartments, were frequently mentioned.

Quote:

"Please improve housing standards and make rents more affordable so families can stay in the area without being priced out."

3. Parks

Key Themes:

- **Access and Connectivity:** Improved pedestrian and biking access to parks such as Sligo Creek Park was a top priority for many residents.
- **Park Improvements:** Requests included better park maintenance, more lighting, and expanded recreational facilities such as playgrounds and sports courts.
- **Nature Preservation:** Community members emphasized the importance of preserving existing green spaces amid urban growth.

Quote:

"Sligo Creek Park is such a great resource, but we need safer pedestrian crossings to access it more easily."

4. Environment

Key Themes:

- **Stormwater Management:** Many residents expressed concerns about flooding and stormwater runoff, emphasizing the need for sustainable infrastructure upgrades.
- **Tree Canopy Preservation:** Protecting the tree canopy and planting more trees were frequently mentioned as ways to combat urban heat effects.
- **Sustainability Initiatives:** Requests included energy-efficient development, green roofs, and solar power incentives.

Quote:

"Add more trees and improve stormwater management to prevent flooding and reduce heat buildup in the summer."

5. Transportation

Key Themes:

- **Pedestrian Safety:** The most frequently raised concern was pedestrian safety, with requests for safer crosswalks, better street lighting, and wider sidewalks.
- **Traffic Calming Measures:** Residents called for speed enforcement, traffic calming devices, and better traffic signal coordination to reduce accidents.
- **Public Transit Improvements:** Suggestions included more frequent bus service, real-time bus arrival displays, and well-lit bus stops with shelters.
- **Biking Infrastructure:** Dedicated bike lanes and protected bike paths were repeatedly requested to ensure safer bicycling along the corridor.
- **Neighborhood Traffic:** Residents expressed concerns about the volume of traffic as well as behavior and safety issues with through traffic using neighborhood streets to bypass signalized intersections.

Quote:

"We need more pedestrian crossings and traffic lights to slow down speeding cars on University Boulevard."

6. Community Facilities

Key Themes:

- **Educational Facilities:** Improved access to schools and expanded educational programs were highlighted as community priorities.
- **Recreational Facilities:** Requests for indoor recreation centers and senior activity spaces were common.

- **Health Services Access:** Several residents expressed a need for more accessible healthcare facilities and wellness centers within the corridor.

Quote:

"We need more indoor community spaces where kids can play, and seniors can gather year-round."

7. Historic Resources

Key Themes:

- **Preservation of Historic Sites:** Community members want existing historic sites preserved and incorporated into new developments.
- **Cultural Recognition:** Calls for celebrating the cultural history of the corridor through public art and educational signage were frequently raised.

Quote:

"Historic sites should be preserved and celebrated as part of the area's unique character."

These takeaways reflect a diverse set of community priorities aimed at creating a safer, more inclusive, and environmentally sustainable University Boulevard Corridor. They inform the recommendations of the Plan, ensuring that community aspirations are translated into actionable strategies.

HOW OUTREACH AND ENGAGEMENT INFORMED PLAN RECOMMENDATIONS

How Community Feedback Informed the University Boulevard Corridor Plan Recommendations

The University Boulevard Corridor Plan emerged from an in-depth community engagement process that gathered input from residents, businesses, and organizations. This feedback directly shaped the Plan's recommendations on land use, housing, transportation, the environment, and community facilities. Below is a detailed explanation of how community insights were incorporated into the Plan.

1. Land Use

Community Feedback Insight:

Residents expressed a strong preference for mixed-use development that includes residential, retail, and community gathering spaces. They also wanted local businesses preserved and more welcoming public spaces created. As noted above, community members also expressed concern with the zoning recommendations for blocks fronting University Boulevard, specifically the potential for changes to neighborhood density and tree canopy with infill development and redevelopment, as well as concerns with transitions in height.

How It Informed Recommendations:

The Plan proposes rezoning corridor-fronting residential blocks to the Commercial Residential Neighborhood (CRN) Zone, and institutional properties, such as properties used for religious assembly, and single-use commercial shopping centers to the Commercial Residential Town (CRT) Zone to promote sustainable development patterns, provide housing options, and support

transportation safety enhancements in the Plan area. These recommendations seek to address the desire for additional housing options, encourage limited retail and neighborhood-serving uses at strategic locations along the corridor, and provide greater opportunities for mixed-use development at existing commercial centers. Planning staff will continue to work with the Planning Board through the public hearing and work sessions for the Plan, as well as the proposed overlay zone, to mitigate concerns related to neighborhood context and height compatibility.

2. Housing

Community Feedback Insight:

Affordable housing, housing variety, and protection from displacement were consistent concerns. Residents requested housing suitable for seniors, families, and individuals with diverse income levels.

How It Informed Recommendations:

The Plan includes zoning changes to create opportunities for diverse housing types, including townhomes, apartments, and senior housing. Properties near BRT stations and larger commercial properties are designated for potential redevelopment with a focus on infill housing. Importantly, zoning rules ensure that new developments transition gradually in height, massing, and scale to blend development at the edge of the Commercial Residential Neighborhood Zones with nearby residential areas in the existing R-60 and R-90 Zones.

3. Transportation

Community Feedback Insight:

Pedestrian safety, better bike lanes, and improved transit services emerged as major priorities. Specific complaints included dangerous intersections, lack of crosswalks, speeding cars, and insufficient public transit infrastructure.

How It Informed Recommendations:

The plan addresses transportation concerns by recommending:

- **Dedicated Transit Lanes:** Adding transit-only lanes along University Boulevard and Colesville Road to improve bus reliability.
- **Traffic Calming:** Reducing the number of vehicular lanes and narrowing intersections to slow traffic.
- **Pedestrian Crossings:** Installing protected pedestrian crossings and new crosswalks at critical intersections.
- **Biking and Walking Paths:** Creating a network of comfortable, low-stress bikeways and walkways connected to transit stops.
- **Neighborhood Traffic:** More protected pedestrian crossings, signalized intersections, Leading Pedestrian Intervals, and “No Right Turn on Red” restrictions at signalized intersections as well as other traffic calming measures like curb extensions, reduced curb radii, striped on-street parking lanes, and speed humps or speed tables on neighborhood streets can help to discourage neighborhood “cut-through” traffic, manage neighborhood traffic speeds, and

reinforce University Boulevard and Colesville Road as the most convenient routes for longer-distance vehicular travel through the Plan Area.

4. Environment

Community Feedback Insight:

Concerns about urban heat, flooding, stormwater management, and insufficient tree canopy were frequently raised. Residents advocated for more shaded areas, greener streets, and sustainable development practices.

How It Informed Recommendations:

The plan emphasizes environmental sustainability through:

- **Tree Canopy Expansion:** Increasing native tree planting along streets and in parks.
- **Climate-Resilient Design:** Incorporating shaded bus stops, landscaped buffers, and stormwater management systems to reduce flooding.
- **Energy Efficiency:** Encouraging net-zero building designs with energy-efficient technologies and on-site renewable energy generation.

5. Community Facilities

Community Feedback Insight:

Residents called for more indoor and outdoor recreational facilities, healthcare services, and community centers. Improved park access and better park maintenance were also frequently requested.

How It Informed Recommendations:

The Plan supports the development of multi-functional community spaces as part of future mixed-use projects. It also includes recommendations to improve connections to parks such as the Northwood Chesapeake Bay Trail and to enhance park amenities through expanded facilities, better lighting, and safer park entrances.

Conclusion

The Plan's recommendations reflect the community's priorities, balancing development with environmental sustainability, housing affordability, and improved transportation options. With the conclusion of public engagement, we are now advancing to the public hearing process. This phase will further refine the proposals, ensuring that the Plan remains meaningfully responsive to evolving community needs while acknowledging the public engagement that got us to this point.

ADDITIONAL SOURCES OF FEEDBACK

UNIVERSITY BOULEVARD CORRIDOR PLAN: TECHNICAL ASSISTANCE PANEL (TAP) SUMMARY

Montgomery Planning staff collaborated with the Urban Land Institute (ULI) Washington's Technical Assistance Panel (TAP) on February 7-8, 2023, to address key challenges along the University

Boulevard Corridor. It is important to note that the TAP's findings are not the Plan's recommendations. The TAP's findings are a ULI product and is independent from future recommendations to be developed by Montgomery Planning for the University Boulevard Corridor Plan. The TAP is comprised of multidisciplinary panelists with expertise in design, planning, architecture, engineering, and real estate. Montgomery Planning pursued this to explore market conditions that are necessary to advance corridor-focused growth along University Boulevard, consistent with Thrive Montgomery 2050. The panel reviewed background materials, toured the area, and met with stakeholders, including residents, civic associations, and business owners. The TAP presented its recommendations to Montgomery Planning on February 8, 2023, at M-NCPPC's Wheaton Headquarters. Members of the public were also in attendance. The TAP developed recommendations organized into three focus areas: Transportation, Development, and Placemaking, with short- and long-term strategies aimed at enhancing the corridor's safety, mobility, housing, and community character.

Key Recommendations

1. *Transportation*

Road Diet Implementation: The panel recommended reducing travel lanes on University Boulevard to slow traffic and create space for bus and bike lanes, as well as pedestrian pathways. Short-term suggestions include restriping lanes and adding protected bike paths. Long-term plans involve a complete street redesign with wider sidewalks, transit-only lanes, and a green median with turn lanes.

Improved Crossings and Intersections: Key intersections near Northwood and Blair High Schools were identified for redesign to ensure safer pedestrian crossings. The TAP suggested adding protected intersections with clear sightlines, pedestrian buffers, and artistic design elements reflecting the area's cultural identity.

Enhanced Four Corners Network: To address Four Corners' complex traffic flow, the panel recommended converting one-way streets to bi-directional lanes and expanding pedestrian and bike-friendly routes. Proposed improvements also include dedicated bus lanes and a traditional street grid for better navigation.

2. *Development*

Infill Housing Opportunities: The panel identified institutional and underutilized commercial properties, such as the Kemp Mill Shopping Center and Safeway in Four Corners, as prime sites for mixed-use development. These sites could include affordable housing and retail services to support corridor growth.

Policy Adjustments: To encourage housing development, the TAP proposed policy changes such as reducing parking requirements near BRT stations, waiving impact fees for affordable

housing, and allowing “missing middle” housing types like duplexes and townhomes. These recommendations align with the county’s Thrive Montgomery 2050 goals.

Affordable Housing Expansion: The TAP encouraged exploring mixed-income housing projects and strengthening incentives for developers to provide affordable units. Suggestions included parcel assembly policies and transferring development rights to boost project feasibility.

Placemaking: To create a unique identity for the corridor, the panel recommended a coordinated placemaking effort. This includes installing functional public art, enhancing streetscapes with trees and lights, and developing a comprehensive wayfinding system connecting parks, schools, and shopping centers.

3. *Community Engagement*

Community Engagement: A central theme of the TAP’s recommendations was continuous community engagement. The panel emphasized involving local artists, civic groups, and residents in the planning process to strengthen the corridor’s identity and ensure long-term community buy-in.

Public Spaces and Green Infrastructure: The TAP recommended expanding green spaces, connecting trails, and adding street trees to improve environmental sustainability and create a more inviting public realm. They suggested leveraging parks and open spaces as community hubs and cultural landmarks.

Conclusion

The University Boulevard TAP report offers a comprehensive vision for transforming the corridor into a safer, more accessible, and vibrant community. Its recommendations provide a roadmap for enhancing mobility, fostering equitable development, and strengthening the corridor’s identity. These strategies, combined with continued community engagement, are designed to promote long-term success and sustainability.

INSTITUTIONAL AND GOVERNMENT CONSULTATION

Seeking input from local government experts is crucial to developing and refining ideas and recommendations. Agency partners help identify potential issues and opportunities as well as the feasibility of recommendations. Planning staff has met with, among others:

- Montgomery County Department of Transportation
- Montgomery County Department of General Services
- Maryland Department of Transportation State Highway Administration
- Montgomery County Economic Development Corporation
- Montgomery County Department of Housing and Community Affairs

- Midcounty Regional Services Center

ATTACHMENTS

QUESTIONNAIRE

Name: _____ **Age**

Email:

Gender:

Male (M) ☐

Female (F) ☐

Other gender identity (X) ☐

Prefer not to disclose (U) ☐

Race/Ethnicity

American Indian or Alaska Native ☐

Asian ☐

Black or African American ☐

Hispanic or Latino ☐

Native Hawaiian or Other Pacific Islander ☐

Two or more races ☐

White ☐

Other ☐

Neighborhood (Check One):

Arcola Towers		Kemp Mill Estates	
Chestnut Hills		Northwood Forest	
Chestnut Ridge		Northwood Park	
Downtown Wheaton		Pomander Court	
Fairway/Four Corners		Sligo Woods	
Franklin Knolls		Sunset Terrace	
Glenmont		The Oaks at Four Corners	
Glenview		University Towers	
Indian Spring terrace		Warwick	
Indian Spring Village		Wheaton Forest	
Inwood House		Woodmoor	

Other (Please specify):	
-------------------------	--

1. Which facility/amenity do you access most often in or around the plan area (educational, medical, parks, recreation, retail, etc.) and how do you get there?

2. How often to you use a Ride On or WMATA/Metro bus? (Circle One)

- Every day
- 3 times a week
- Once a month
- Sometimes
- Never

3. How could bus stops improve along University Boulevard to fit your needs?

(Circle up to 3 options)

- More seating options
- Shelters for protection from weather
- Better lighting for safety
- Real-time bus arrival information
- More frequent bus service
- Improved accessibility for individuals with disabilities
- Additional amenities (e.g., trash cans, bike racks, etc.)
- Other (please specify)

4. How often do you cross University Boulevard to use facilities and amenities on the other side?

- Every day
- 3 times a week
- Once a month

- Sometimes
- Never

5. Additional Comments:

CODE BOOK FOR QUALITATIVE ANALYSIS

0-General Comment or Recommendation
1-Parks and Recreation
1-1.1_Park and safety
1-1.2_Park design and quality.
1-1.3_Need Parks
1-1.4_Park Maintenance.
1-2.1_Need Recreation Spaces
1-2.2_Rec for kid
1-2.3_Rec for teens
1-2.4_Rec for adult
1-2.5_Rec for elderly
1-2.6_Sport
1-2.7_Rec Maintenance.
1-2.8_Rec availability
1-3.1_Barrier free park and rec. facility
1-3.2_Sligo Creek Parkway and Park
1-3.3 General Parks Comments
2-Transportation
2-1.1_University Boulevard design and safety
2-1.2_Speeding & General Danger
2-1.3_Other Street Issues
2-1.4_Pedestrian Environment

2-1.5_Disability Access
2-1.6_Need Biking Infrastructure
2-1.7_Street Maintenance
2-1.8_Connectivity
2-2.1 Traffic
2-2.2 Public Transit
2-2.3 Parking
2-2.4_Against Lane Reductions
2-2.5_Street Lighting
2-2.6_Four Corners
3-Housing
3-1.1_Quality of surrounding area
3-1.2_Real estate dev
3-1.3_Housing density
3-2.1_Housing affordability
3-2.2_Housing availability
3-2.3_Owner-occupancy
3-2.4_ Residential facility
3-2.5_Housing renovation and regeneration
3-2.6_ Apartment sanitation
3-2.7_ Apt management.
3-2.8_ Lease managment
3-3.1_(Community)Public order

3-3.2_Sanitation and Code Enforcement
4-Economic Health
4-1.1_Jobs
4-1.2_Poverty
4-1.3_Commercial Development
4-2.1_Retail service
4-2.2_Food and Restaurants
4-3.1_Community regeneration and placemaking
4-3.2_Better economic
4-3.3_Redevelopment
5-Art, Culture, Equitable Community, History
5-1.1_Community Engagement
5-1.2_Youth Engagement
5-1.3_community facility
5-2.1_Racial equality and integration
5-3.1_Social assisting programs
5-3.1_Historical Preservation
5-3.2_Healthcare
5-3.3_Support for Aging and Disability
5-4.1_Internet infrastructure
5-E_Education
5-E1.1_School Quality
5-E1.2_School program

5-E1.3_Child & Youth Programs
5-E1.4_Chilcare
5-E1.5_School system
5-E1.6_Schoold availability
5-E2.1_Library
5-E3.1_School commute
6-Environmental
6.1.2 Trees
6.1.3_Solar
6-1.1_Environmental quality
6-2.1_ Environmental cleanliness
6-2.2_Stormwater
6-3.3_Parks Improvement and Growth
7-Crime&Safety
7-1.1_Crime Prevention
7-1.2_Crime event
7-2.1_Code enforcement
8-All Praise
9-Plan Process or Event Comment
9-1.1 Plan Process
9-1.2 Event Comment

EXAMPLES OF PRINTED MEDIA



Montgomery Planning
Plan de corredores
UNIVERSITY BOULEVARD

El Departamento de Planificación del Condado de Montgomery está iniciando un nuevo plan integral para University Boulevard (MD 193) entre Wheaton y Capital Beltway (I-495). Este proyecto buscará crear recomendaciones de transporte que contribuyan a mejorar la seguridad en University Boulevard para todos los usuarios de carreteras, mejorar las condiciones ambientales existentes y explorar oportunidades de desarrollo de rellenos en ubicaciones clave. El Plan maestro funcional de corredores de tránsito del condado aprobado recomienda una ruta de transporte rápido en autobús (Bus Rapid Transit, BRT) a lo largo de University Boulevard entre Wheaton y Takoma Langley.

Participe

El Departamento de Planificación del Condado de Montgomery organizará una serie de reuniones públicas para involucrar a las comunidades a lo largo de University Boulevard (MD 193). El **miércoles 2 de noviembre, de 7:00 a 9:00 p. m.**, Planificación de Montgomery organizará una jornada de puertas abiertas de información en Montgomery Blair High School, 51 University Boulevard East. Visite nuestro sitio web y únase a nuestra lista de correo electrónico para ver mapas, materiales de reuniones e informes. Necesitamos sus ideas y comentarios durante el proceso de planificación. **Montgomeryplanning.org/ubc**



Contacto

Nkosi Yearwood nkosi.yearwood@montgomeryplanning.org (301)-495-1332	Zubin Adrianvala Zubin.Adrianvala@montgomeryplanning.org (301)-495-4703
--	--



Montgomery Planning

UNIVERSITY BOULEVARD Corridor Plan

University Boulevard Corridor Plan

COMMUNITY WORKSHOPS

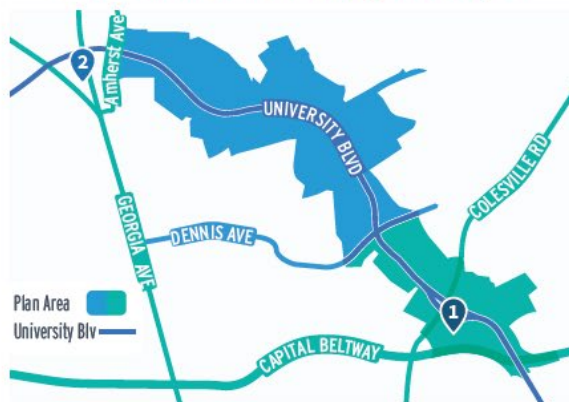


You know what's best for your community

Join planners for a workshop highlighting existing conditions and a discussion on housing, land use, and neighborhood aspirations for the planning area.

The workshops comprise of two in-person meetings and two virtual meetings for two different geographic areas along the University Boulevard Corridor plan area to allow a more focused conversation on specific parts of the plan area.

These discussions will help guide the plan!



For questions or comments about the meetings, please contact Nkosi Yearwood at 301-495-1332 or via email at nkosi.yearwood@montgomeryplanning.org

I-495 to Dennis Avenue Workshop

1

Focused on the plan area from I-495 to Dennis Avenue

In-person Option

April 26, 2023 (7 – 9 p.m.)

Blair high school cafeteria

(51 University Blvd East, Silver Spring, MD)

RSVP (Encouraged but not required)

Virtual Option

May 3, 2023 (7 – 9 p.m.)

Zoom

RSVP (Required)

Dennis Avenue to Amherst Avenue Workshop

2

Focused on the plan area from Dennis Avenue to Amherst Avenue

In-person Option

May 17, 2023 (7 – 9 p.m.)

M-NCPPC Wheaton Headquarters Auditorium

(2425 Reddie Drive, Floor 2, Wheaton, MD)

RSVP (Encouraged but not required)

Virtual Option

May 24, 2023 (7 – 9 p.m.)

Zoom

RSVP (Required)

To RSVP visit montgomeryplanning.org/ubc

 **Montgomery Planning**



Montgomery Planning PLAN DEL CORREDOR DE UNIVERSITY BOULEVARD

Plan del Corredor de University Boulevard

TALLERES COMUNITARIOS



Usted sabe lo que es mejor para su comunidad

Acompañe a los planificadores en un taller donde se destacan las condiciones existentes y un debate sobre la vivienda, el uso del suelo y las aspiraciones de barrio para el área de planificación.

Los talleres constan de dos reuniones en persona y dos reuniones virtuales para dos áreas geográficas diferentes a lo largo del área del plan del Corredor de University Boulevard para poder conversar en forma más centrada sobre partes específicas del área del plan.

¡Estos debates ayudarán a orientar el plan!



Si tiene preguntas o comentarios sobre las reuniones, póngase en contacto con Nkosi Yearwood al 301-495-1332 o por correo electrónico en nkosi.yearwood@montgomeryplanning.org.

I-495 a Dennis Avenue Taller

1

Centrado en el área del plan desde la I-495 hasta Dennis Avenue

Opción en persona

26 de abril de 2023 (7 a 9 p. m.)

Cafetería de la secundaria Blair

(51 University Blvd East, Silver Spring, MD)

RSVP (Se recomienda pero no es obligatorio)

Opción virtual

3 de mayo de 2023 (7 a 9 p. m.)

Zoom

RSVP (Obligatorio)

Dennis Avenue hasta Amherst Avenue Taller

2

Centrado en el área del plan desde Dennis Avenue hasta Amherst Avenue

Opción en persona

17 de mayo de 2023 (7 a 9 p. m.)

Auditorio de las oficinas centrales de

Wheaton M-NCPPC (2425 Reedy Drive,

Piso 2, Wheaton, MD)

RSVP (Se recomienda pero no es obligatorio)

Opción virtual

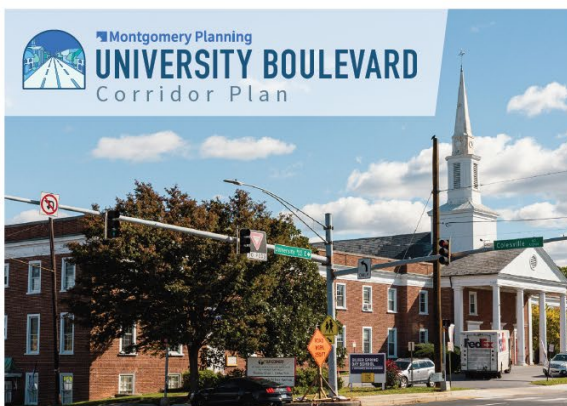
24 de mayo de 2023 (7 a 9 p. m.)

Zoom

RSVP (Obligatorio)

Para RSVP, visite montgomeryplanning.org/ubc.

Montgomery Planning



**Do you live, work or have an interest in communities along University Boulevard?
We want to hear from you!**

The meetings are geographically divided to allow a more focused conversation on specific parts of the plan area.

¿Vive, trabaja o tiene interés en las comunidades a lo largo de University Boulevard? ¡Queremos conocer su opinión!

Las reuniones están divididas geográficamente para permitir una conversación más centrada en partes específicas del área del plan.

I-495 to Dennis Avenue

In-person Option | Opción presencial

May 7, 2024 (7 p.m.)

Montgomery Blair High School CAFETERIA
(51 University Boulevard East, Silver Spring, MD, 20901)

Virtual Option | Opción virtual

May 14, 2024 (7 p.m.)

Dennis Avenue to Amherst Avenue

In-person Option | Opción presencial

May 22, 2024 (7 p.m.)

Forest Knolls Elementary School ALL PURPOSE ROOM
(10830 Eastwood AVE, Silver Spring, MD, 20901)

Virtual Option | Opción virtual

May 28, 2024 (7 p.m.)

Para confirmar su asistencia visite | To RSVP visit montgomeryplanning.org/ubc

COMMUNITY MEETINGS IN MAY

The Montgomery County Planning Department is hosting a series of in-person and online community meetings to discuss ideas that have emerged for its ongoing University Boulevard Corridor master plan.

Join us!

See meetings details on the reverse side.

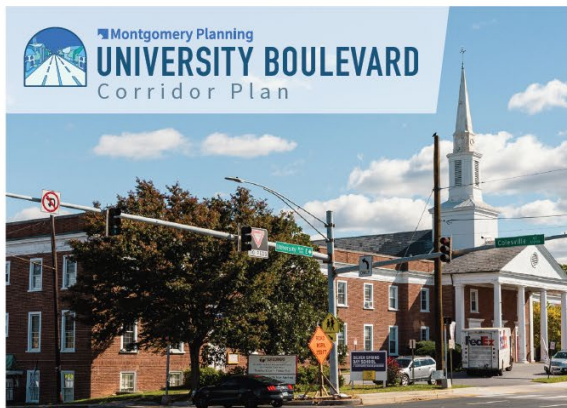
Montgomery Planning
2425 Reedie Dr
14th Floor,
Wheaton, MD 20902

REUNIONES COMUNITARIAS EN MAYO

El Departamento de Planificación del Condado de Montgomery está organizando una serie de reuniones comunitarias presenciales y en línea para analizar las ideas que han surgido para el plan maestro en curso del Corredor de University Boulevard.

¡Únase a nosotros!

Vea los detalles de las reuniones al dorso.



**Do you live, work or have an interest in communities along University Boulevard?
We want to hear from you!**

The meetings are geographically divided to allow a more focused conversation on specific parts of the plan area.

¿Vive, trabaja o tiene interés en las comunidades a lo largo de University Boulevard? ¿Queremos conocer su opinión!

Las reuniones están divididas geográficamente para permitir una conversación más centrada en partes sectores específicos del área del plan.

I-495 to Dennis Avenue

In-person Option | Opción presencial

October 15, 2024 (7 p.m.)

Montgomery Blair High School CAFETERIA
(51 University Boulevard East, Silver Spring, MD, 20901)

Dennis Avenue to Amherst Avenue

In-person Option | Opción presencial

October 22, 2024 (7 p.m.)

Wheaton Headquarters (2425 Reedie Drive, Wheaton, MD 20902) in the Second Floor Auditorium.

Overall Plan Area

Virtual Option | Opción virtual

October 30, 2024 (7 p.m.) Registration Required | Inscripción obligatoria

Para confirmar su asistencia visite | To RSVP visit montgomeryplanning.org/ubc

COMMUNITY MEETINGS

The Montgomery County Planning Department is hosting a series of in-person and online community meetings to discuss preliminary recommendations for its ongoing University Boulevard Corridor master plan.

Join us!

See meetings details on the reverse side.

Montgomery Planning
2425 Reedie Drive
14th Floor
Wheaton, MD 20902

REUNIONES COMUNITARIAS

El Departamento de Planificación del Condado de Montgomery está organizando una serie de reuniones comunitarias presenciales y en línea para discutir las recomendaciones preliminares para el plan maestro en curso del Corredor de University Boulevard.

¡Únase a nosotros!

Vea los detalles de las reuniones al dorso.