



September 8, 2025

Montgomery County Council
Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

Dear Council President Stewart and members of the County Council:


My name is Mark Clements and I am the Maryland Policy Manager for [Greater Greater Washington](#), a nonprofit promoting better land use and transportation policies throughout Greater Washington. GGWash supports the University Boulevard Corridor (UBC) plan, finding that it will enhance the transportation infrastructure, environmental resilience, and diversity of housing stock along the corridor.

The County has solicited community feedback on this proposal multiple times in the last three years, culminating in a thoughtful and balanced approach to activating this corridor that conscientiously avoids displacement or overloading public utilities and facilities. The plan accommodates new growth while making significant quality of life improvements that current and future residents will be able to enjoy for years to come.

The plan organizes zoning changes around the proposed five bus rapid transit (BRT) stops, while enhancing the accompanying infrastructure to accommodate multiple modes of transportation. This will situate residents closer not just to amenities within their community, but also to job centers in the region. Walking, biking, and taking public transportation along University Boulevard will be safer and more efficient than ever before thanks to features such as landscape buffers and protected crosswalks. Reducing car dependency for short trips will also mitigate congestion and frustration for those who choose to travel by private automobile.

The UBC plan not only enhances the attractiveness of nearby communities, but creates greater capacity for residents to live in them at price points they can afford. The R-60 zoning category is no longer appropriate for the areas immediately fronting University Boulevard. Reclassifying those lots to Commercial Residential categories allows for the development of small multifamily buildings and various missing middle housing types that conform to their surroundings without imperiling either the homes that stand there today or those tucked in neighborhoods off of University Boulevard.

That the UBC plan aims to accomplish all of this while improving sustainability is truly laudable. Increased tree and ground cover along the corridor will mitigate the harms of air pollution and erosion; minimizing impervious surfaces keeps runoff out of our waterways. The plan prioritizes native plants

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and sustainable building practices, resulting in the type of climate resilience that will benefit future generations.

The UBC Plan is not, as some opponents allege, a death knell for the neighborhoods along University Boulevard. It will instead bring these communities closer to their full potential without leaving their current residents out or behind. Greater Greater Washington applauds the amount of care and detail that went into the creation of this plan, and enthusiastically supports its implementation.

Sincerely,

Mark Clements
Maryland Policy Manager