

Dear Councilmembers:

It is my impression that a clear majority of your constituents within and abutting the area covered by the University Boulevard Corridor Plan (the Plan) oppose its implementation but that Councilmembers believe it a political reality nonetheless that the Plan will pass in some form. While I believe the best public policy would be to table the Plan until it conforms to the needs of the surrounding neighborhoods, my core asks are the following:

1. Please make decisions on the assumption that the area will be dependent on private vehicular traffic indefinitely because that is a reality that you cannot and therefore should not try to change.
2. Remove parts of Kemp Mill not abutting University Boulevard from the Plan but consider updating the Kemp Mill Master Plan so that the long-term resilience of this neighborhood can be considered in its totality and with input from all stakeholders. The portion of Kemp Mill that was included into the Arcola Avenue District of the Plan appears to have been selected specifically as to develop the Kemp Mill Shopping Center –it is not actually on University Boulevard nor does it have good mass transit options. However, the Kemp Mill Shopping Center is at the heart of the Kemp Mill community which is mostly outside the boundaries of the Plan. As an example, there is inadequate mass transit and micro transit in Kemp Mill and we would be unable to partake of the planned MRT along the University Corridor. Revising the shopping center in the context of the Kemp Mill Master Plan will assure that the interests of those in surrounding areas are considered.
 - If the Council nevertheless determines that the Kemp Mill Shopping Center must be included in the plan, the ability of the shopping center to continue to serve the surrounding community (e.g. ground floor shops including supermarkets) must be preserved.
 - Moreover, I believe the idea of constructing a new road from University Boulevard to the Shopping Center near Sligo Creek as proposed in the Plan is a good idea..
3. High density housing in the Plan should only be constructed when the infrastructure to support it exists. This includes rain drainage and mass transit. Even so, I am concerned about the mass transit proposals because with the exception of rail, mass transit is easy to remove but the high density housing would be a long-term feature. Moreover a BRT system doesn't really connect to the surrounding neighborhoods. For example, the middle of Kemp Mill is about a 15 to 20-minute walk from the proposed BRT.

ore could be said of the plan and the changes to boulevard itself but I will leave that to others, I do want to add the following points too:

- A lot of constituents are going to look at how you vote on this when the next election cycle comes around. You need to fix the Plan if you want to benefit from voting for it.
- Promptly address the process flaws that the Council created. The Plan was created by a top-down approach whereby the Planning Board implemented the vision of the Council without input of the local communities. The process was inappropriate and ultimately I believe will be harmful to the development of Montgomery County. With the exception of major roads, development should be from Master Plans with community involvement.

Best regards,

Elliot Lowenstein