

## **Statement in Opposition to the University Boulevard Corridor (UBC) Plan**

I am opposed to the University Boulevard Corridor (UBC) Plan or any other plan that amount to strip zoning. Planning in Montgomery County has traditionally been for geographic areas composed of CBDs or groups of neighborhoods, not strips.

The M-NCPPC Planning Board's current approach of zoning along major streets amounts to strip zoning and is detrimental to the neighborhoods where most Montgomery County residents live. Because of strip zoning my neighborhood, Woodside Park, which has been seen as a unified area by its residents for more than 100 years, is now divided into three plans! This is detrimental to the welfare of the neighborhood and the residents who live here.

Plans should represent how we live, not traffic and transit corridors. Strip zoning results in greater density and commercial development all along major transportation routes regardless of the impact of the greater density on the neighborhoods adjacent to the strips. It is no wonder that the University Boulevard plan has generated so much opposition from residents immediately outside the plan area as well as those within it whose neighborhoods are dismembered by the plan. The primary purpose of planning should be to benefit residents, not facilitate mass transit. Transit, of course, is one factor, but it should not be the only or even a primary factor in determining what is best for our neighborhoods and our residents.

Density should be mostly combined to our CBDs, not spread indiscriminately along strips throughout the county. I urge the Council to reject the University Boulevard Corridor (UBC) Plan and instruct the Planning Board to plan for neighborhoods as was traditionally done, and not to plan for strips along major streets.

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