

# Northwood-Four Corners Civic Association

Meeting with Councilmember Kristin Mink

October 8, 2025

**Contact for Constituent Services:**

[councilmember.mink@montgomerycountymd.gov](mailto:councilmember.mink@montgomerycountymd.gov)

240-777-7955



# Topics that Sharon asked me to address:

- University Blvd Corridor Plan
- Viva White Oak
- US29 Bus Rapid Transit (BRT) Project
- Sears



## **University Blvd Corridor Plan (The UBC Plan)**

- **The Plan was transmitted from the Planning Board to the Council over the summer**
- **The Council's Planning, Housing, and Parks Committee has had one worksession on the Plan so far, at least two more upcoming**
- **The Plan makes zoning and transportation recommendations to shape the long-term future of Four Corners**



# Feedback from residents on the UBC Plan

## Many residents want:

- improved pedestrian and bike infrastructure
- more housing options

## Many residents are concerned about:

- the impact of increased housing density parking, school capacity, cut-through traffic, and pedestrian safety
- taking away a general purpose travel lane in favor of a dedicated bus lane all the way through the intersection of University and Rt 29

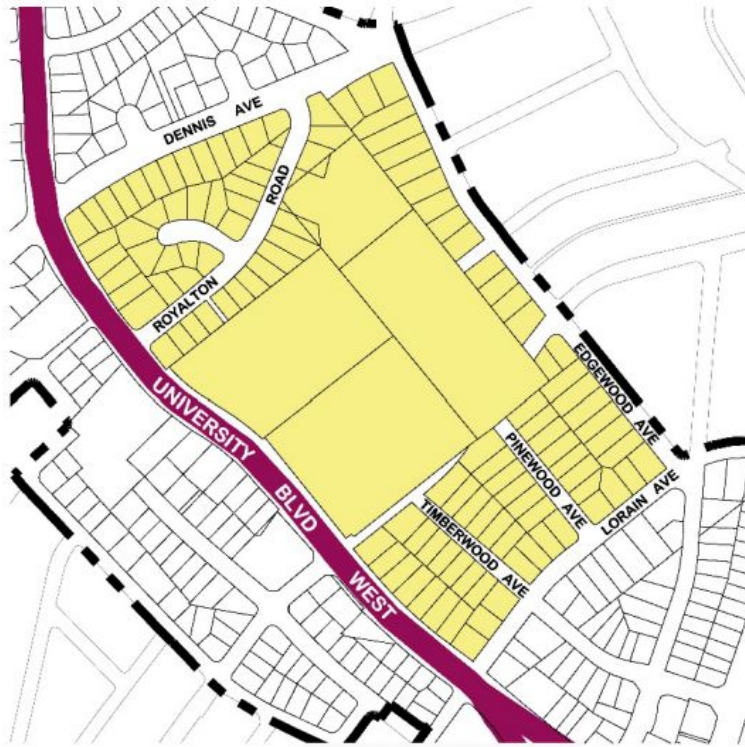


# My suggested amendments to the UBC Plan

- 1. Eliminate the “street grid” option (this mostly impacts South Four Corners)**
- 2. Reduce the height of potential new commercial buildings (Plan proposed up to 100 feet)**
- 3. Remove the proposal to repurpose a general travel lane for a dedicated bus lane**
- 4. Keep Phase 1 pedestrian improvements, which widen sidewalks and create a planted buffer between the sidewalk and the road, but remove Phase 2, which would widen sidewalks even more, but take significant property from adjacent homes and businesses**
- 5. Either remove entirely or significantly scale down the rezoning of single family properties to only include duplexes (the recent passage of ZTA 25-02 essentially upzoned single family properties that are directly on University Blvd)**

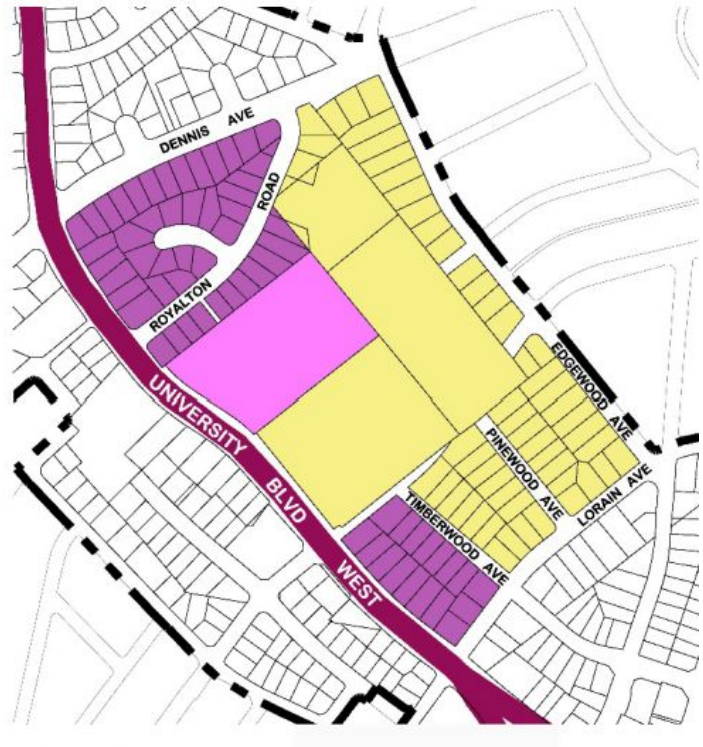


## Existing Zoning for the North Four Corners Neighborhood



- R-60 Residential Zone
- University Boulevard
- University Boulevard Corridor Boundary

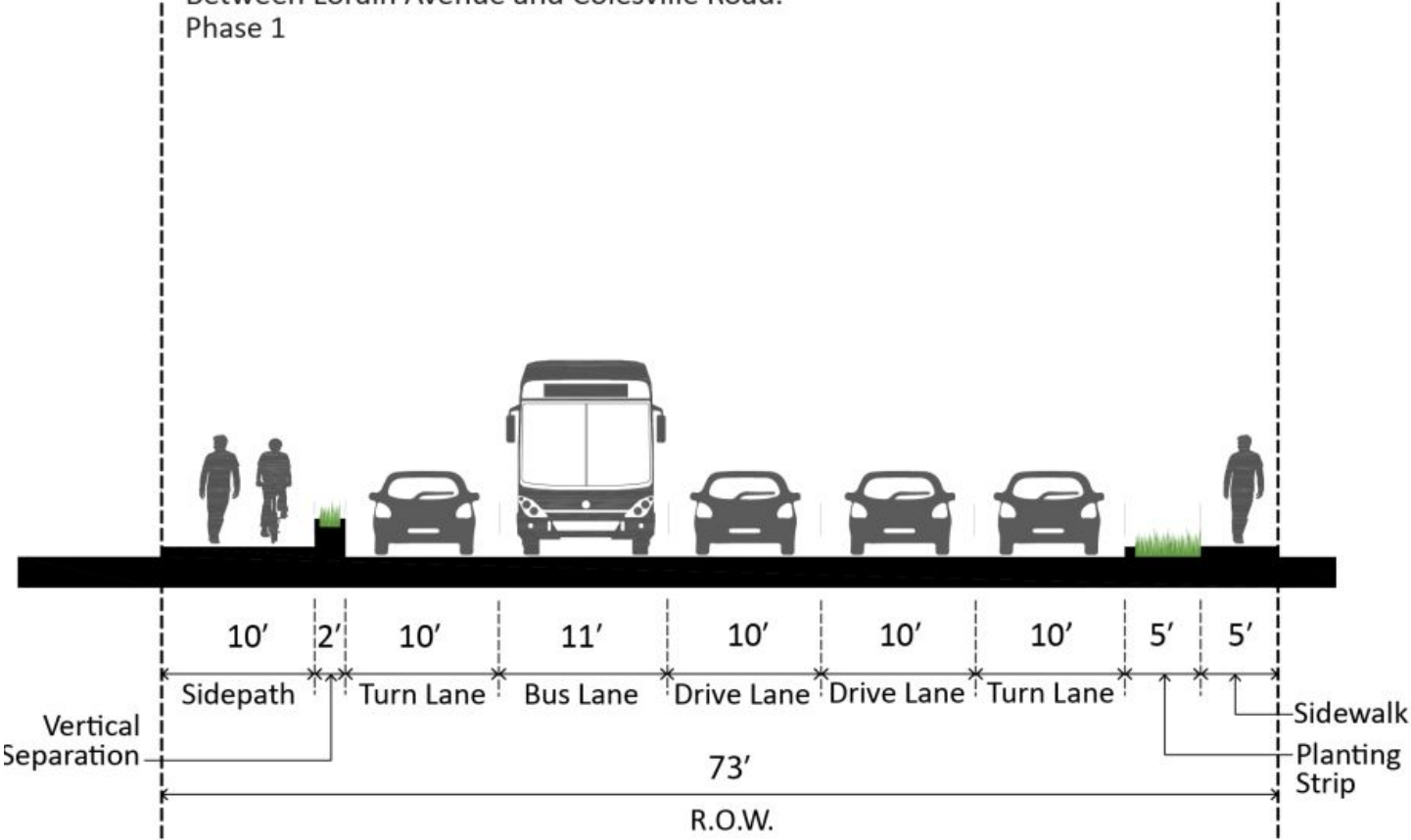
## Proposed Zoning for the North Four Corners Neighborhood



- R-60 Residential Zone
- CRT Commercial Residential Town  
CRT 1.5, C-0.25, R-1.5, H-70'
- CRN Commercial Residential Neighborhood  
CRN 1.0, C-0.0, R-1.0, H-50'

Figure 81: University Boulevard West – Eastbound Phase 1

**University Boulevard West** | Eastbound - West of Colesville Road  
Between Lorain Avenue and Colesville Road.  
Phase 1



## Next Steps on the UBC Plan

- **Council's Planning, Housing, and Parks Committee has another worksession on October 20**
- **At least one more committee session after that**
- **Consideration by the full Council in November**



## Viva White Oak - What is it?

- **280 acre site between between US29 and Cherry Hill Rd**
  - **Access will be from Tech Rd, Industrial Pkwy, and Cherry Hill Rd**
- **The site will be developed over 15-20 years, in two main phases**
- **Phase 1: Retail town center, Costco, rental apartments, for-sale townhomes, new park, elementary school site**
- **Phase 2: life-science office space, additional commercial development, potentially Mont. College**



## Viva White Oak - What has happened so far?

- **The site has been awaiting development for over a decade - a new developer got involved about two years ago**
- **The County Executive and the developer have put forth a Tax Increment Financing (TIF) plan to help pay for the grading, road construction, stormwater management, and sewer construction**
  - **New property taxes from increased value of the property will go towards paying off TIF bonds**
- **The Council will be making a decision on the financing plan this fall**



# US29 BRT (Bus Rapid Transit) Project

- **The previous Council decided in November 2022 to move forward with design of a median-running dedicated BRT system along Rt29**
- **The idea is to encourage transit use (15 minutes faster for transit riders during southbound rush hour vs keeping current conditions)**
- **This fall, MCDOT has reached a preliminary (35%) design**

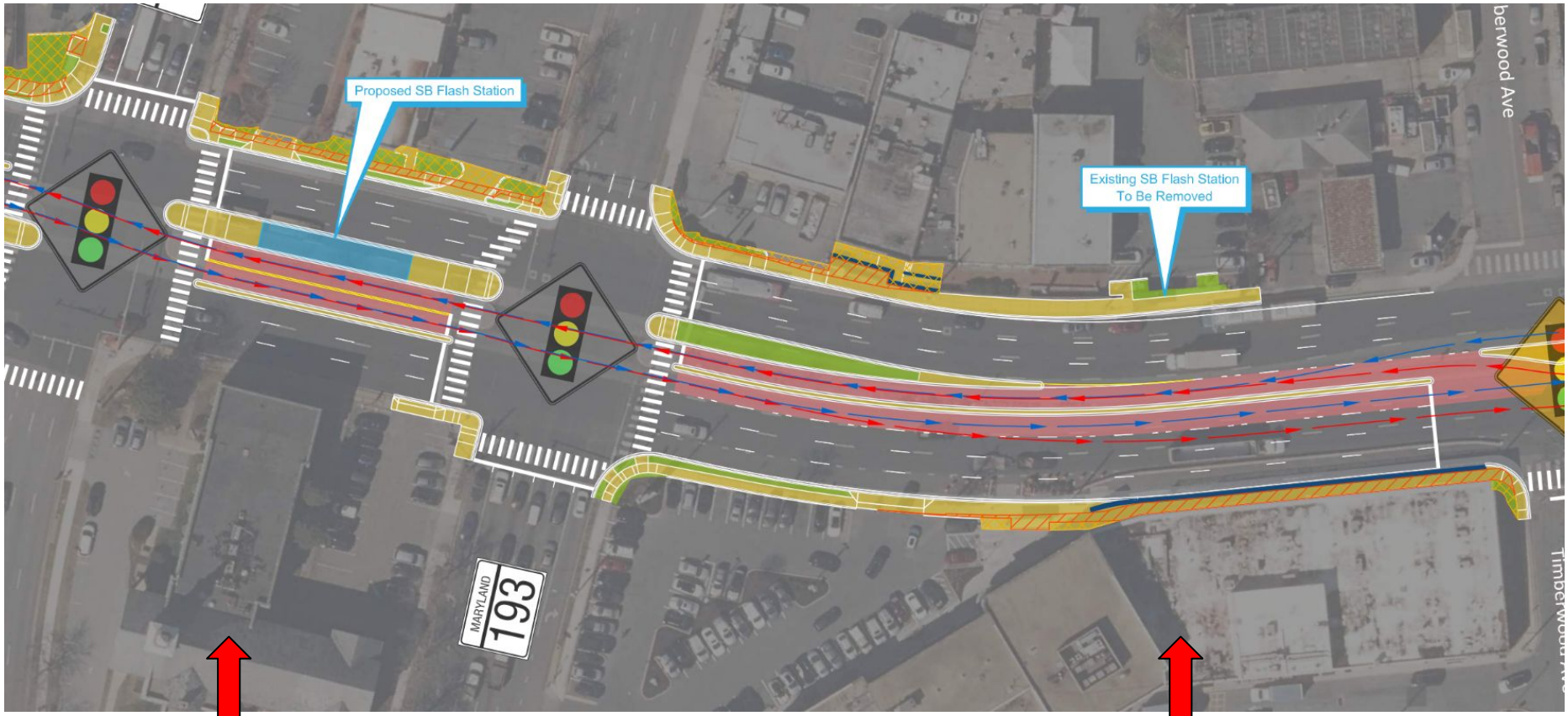


# US29 BRT (Bus Rapid Transit) Project

- **Concerns:**
  - **Current design requires two years of construction and taking of 5 feet of right of way in front of local businesses**
  - **Current design takes away a general traffic lane in each direction to make space for two dedicated bus lanes in Four Corners**
  - **The other option that was under consideration, with buses running along the curb, is less expensive and likely less impactful on traffic and surrounding properties**



← South North →



↑  
**Marvin Memorial Church**

↑  
**Woodmoor Shopping Center**

← South      North →



**US29 at Lockwood Drive**

**Less disruptive than the Four Corners design because there is only one, southbound dedicated lane**

# US29 BRT (Bus Rapid Transit) Project

- **Next steps**
  - **The County Executive will have to decide whether to include funding for the final design and construction phase of the project in his recommended Capital Budget in January**
  - **The Council can either accept the Executive’s recommendation, or change course to reconsider the “managed lane” option**



# Sears

## Complications:

- **The Sears lease is now owned by a national holding company called Transformco, and runs through 2066 (the property owner is BF Saul)**
- **They are paying well below market rate every month, so they have the lease on their books as an asset, and they have packaged it with other leases they own into a complicated debt instrument and collateralized it**
- **Transformco has been offered \$4m from the state and county to get the building occupied, and have done nothing**



# Sears

## Next steps:

- **We are working on getting a valuation of the property so that we have more complete information to force Transformco or BF Saul (the owner of the property) to the table**
- **Discussing options with the County Attorney and the County Executive's team**
- **Most likely option is a large incentive package - but tough budget years are coming**



# Time for Q+A

(Thank you again for having me!)



Please contact my office if we can be of any assistance.

Phone: 240-777-7950

Email:

[Councilmember.Mink@](mailto:Councilmember.Mink@MontgomeryCountyMd.Gov)

[MontgomeryCountyMd.Gov](mailto:Councilmember.Mink@MontgomeryCountyMd.Gov)

