

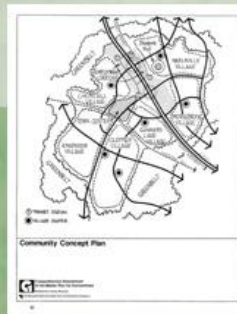
## **GERMANTOWN FORWARD**

### **APPENDICES**

- A     Germantown Charrette Agenda
- B     Germantown Charrette Presentation
- C     Germantown Sector Plan Schedule

## APPENDIX A: Germantown Charrette Agenda

### ***Germantown Forward: Updating the Germantown Master Plan (1989)***



### **Community-wide Charrette**

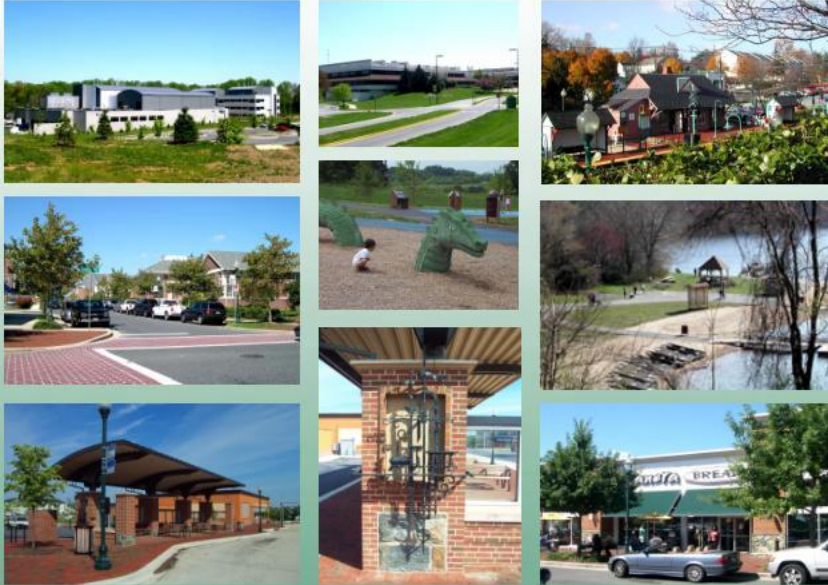
Wednesday, March 7, 2007

- 6:30-6:40** Welcome and introductions
- 6:40-7:00** Overview of tonight's session
- 7:00-7:45** Vision Statement and Characteristics (each table)
- 7:45-7:55** Break
- 7:55-8:30** Land use concept (each table)
- 8:30-9:15** Share results with entire group
- 9:30** Comments and next steps

Contact: Sue Edwards I-270 Corridor Team Leader 301-495-4518 [sue.edwards@mncppc.org](mailto:sue.edwards@mncppc.org)

## APPENDIX B: Germantown Charrette Presentation

### Germantown Forward: Community-wide Charrette March 7, 2007



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### Information Night—January 31, 2007

- Dare to be Great !
- Infill development = new opportunities for type and quality of development
- Additional residential development means new school sites
- Seek new housing types
- Green design
- Transportation options for seniors
- Bikeway signage
- More trails to connect to perimeter trails
- Expand and promote Germantown Historic District
- Germantown Station Park
- High-rise development (6 or more stories)
- Protect Germantown's lakes



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### Master Plan Schedule

December 2006	Advisory Committee appointed
January 9	First CAC meeting
January 31	Information Night
February 28	Summary of 1989 Master Plan
March 7	Charrette
April	Staff conducts transportation modeling
May	Review staff sketch plan
September	Staff Draft Plan to Planning Board
October	Public Hearing on Staff Draft Plan

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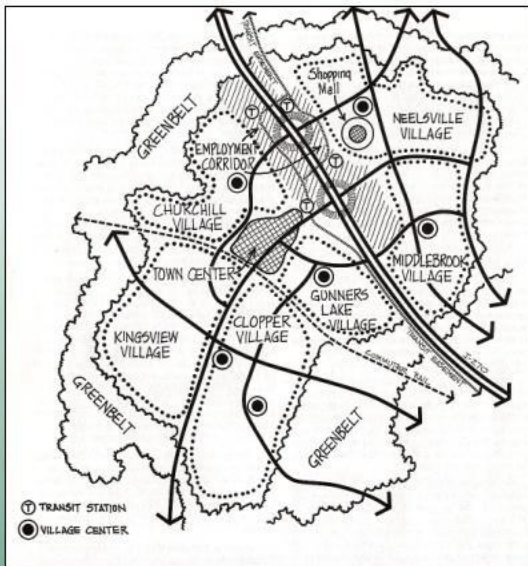
### Charrette Objectives

- Identify desirable land uses that will strengthen Germantown as wonderful place to live and work.
- Identify locations for compatible land uses, streets, open spaces and pedestrian routes
- Identify special areas that should be celebrated, enhanced or protected in the master plan.
- List actions that will achieve concept ideas.



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#### Work Products

- Vision Statement
- Desirable Characteristics
- Concept Maps
- Actions

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#### Resources

- Staff facilitators
- Germantown Analysis Areas and Charrette Group map
- Aerial photograph of small area
- Land use color key



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#### Vision Statement Examples

- White Flint is an urban village centered around Metro that provides a vibrant commercial focal point for surrounding neighborhoods.
- Shady Grove is a mixed use village center, an active area, a safe oasis away from metro Washington, D.C. and a professional business area.
- Bethesda will be a bustling downtown ringed by quiet neighborhoods where a resident can watch a play, visit an gallery, eat in an ethnic restaurant or ride Metro downtown.

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#### Characteristics

- Land use
- Community form
- Community identity
- Environmental features
- Access and transportation
- Parks, recreation and trails
- Schools
- Public facilities

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#### Land Use

- Mix of uses
- Land uses that are appropriate for this area
- Land uses that are missing from this area
- Housing types
- Places for people to gather, walk, live, work, find entertainment



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#### Community Form

- Location for the most densely developed properties
- Areas for conservation or protection
- Redevelopment areas
- Location for higher building heights
- Desired building height
- Locations for civic spaces, open space, parks and recreation



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### Community Identity

- Gateways into Germantown
- Indicators of Germantown as a unique community
- Ways to strengthen Germantown's identity such as signage, landscaping, historic resources, environmental features



### Environmental Features

- Location of environmental features in this small area
- Enhancing stormwater management facilities
- Retaining forest and creating new forest areas

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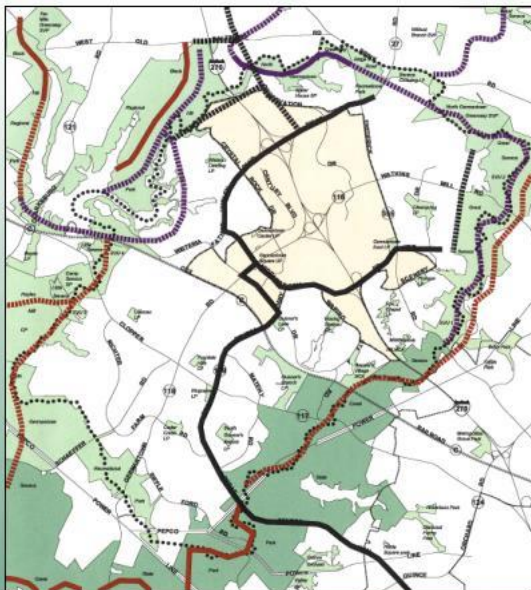
### Access and Transportation

- Transit facilities
- Transit circulation
- Local street network
- Pedestrian routes (existing and needed)
- Bike routes



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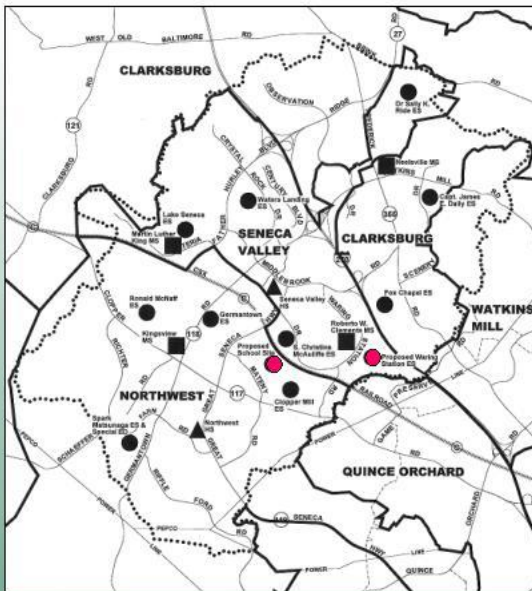
### Parks, Recreation and Trails

- Existing park and recreation facilities
- Existing and needed trail connections
- Unmet recreation needs or user groups
- Age appropriate recreation facilities



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#### Schools

- Schools as community assets
- Co-location of other facilities, uses on school property
- School capacity in small area



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#### Public Facilities

- Existing public facilities in small area
- Needed facilities
- Community meeting space
- Maintenance responsibilities



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Actions Needed to Fulfill the Vision and Characteristics of this area

- Capital projects
- Zoning
- Transferable Development Rights
- Affordable housing programs
- Incentives for non-residential uses

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**Germantown Forward: Community-wide Charrette March 7, 2007**



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**APPENDIX C:**  
**Germantown Sector Plan Schedule**

Germantown Master Plan Schedule			
Date	Community Advisory Committee	Focus Groups	Working Groups
December 14, 2006	Planning Board approves membership	Form focus groups: <ul style="list-style-type: none"> <li>• Property owners</li> <li>• Design professionals</li> <li>• Public agencies</li> <li>• Religious organizations</li> <li>• Other focus groups to be identified</li> </ul>	Form working groups: <ul style="list-style-type: none"> <li>• Land Use</li> <li>• Transportation/Transit</li> <li>• Environment/Sustainability</li> <li>• Parks/Recreation</li> <li>• Urban Design, Preservation, Community Identity</li> </ul>
2007			
January	January 9 initial meeting, demographics	January 17: Germantown Business Dis January 31: focus group(s)	January 31: Information Open House (open to all); identify issues
February	February 28: summary and status of 1989 Master Plan	February 6: public agencies TBD: religious organizations	Working groups not yet formed
March	March 7: community charrette	March 7: community charrette March 21: Germantown Business Dist	Working groups not yet formed
April	April 10: refine charrette results Staff conducts transportation analysis	April 10: refine charrette results Staff conducts transportation analysis	Form working groups to refine charrette results Staff conducts transportation analysis
May	May 8: review staff sketch plan	May 8: review staff sketch plan	May 8: review staff sketch plan
June	June 5: public outreach on sketch plan	June 5: public outreach on sketch plan	June 5: public outreach on sketch plan



## Germantown Master Plan Schedule

Date	Community Advisory Committee	Focus Groups	Working Groups
July	Prepare staff draft	Prepare staff draft	Prepare staff draft
August	Prepare staff draft	Prepare staff draft	Prepare staff draft
September	Present staff draft to Planning Board; PB public hearing on Preliminary Draft Plan	Present staff draft to Planning Board; PB public hearing on Preliminary Draft Plan	Present staff draft to Planning Board; PB public hearing on Preliminary Draft Plan
October	Planning Board work session(s)	Planning Board work session(s)	Planning Board work session(s)
November	Planning Board work session(s)	Planning Board work session(s)	Planning Board work session(s)
December	Planning Board work session(s)	Planning Board work session(s)	Planning Board work session(s)
2008			
January	Transmit Planning Board Final Draft Plan to Council and County Executive	Transmit Planning Board Final Draft Plan to Council and County Executive	Transmit Planning Board Final Draft Plan to Council and County Executive
February	Advertise Council public hearing**; Executive conducts fiscal analysis	Advertise Council public hearing**; Executive conducts fiscal analysis	Advertise Council public hearing**; Executive conducts fiscal analysis
March	Council public hearing and PHED work session**	Council public hearing and PHED work session**	Council public hearing and work session**
April	Council work sessions**	Council work sessions**	Council work sessions**
May	Council work sessions**	Council work sessions**	Council work sessions**
June	Council approval and Planning Board adoption**	Council approval and Planning Board adoption**	Council approval and Planning Board adoption**
July	Process Sectional Map Amendment**	Process Sectional Map Amendment**	Process Sectional Map Amendment**
August	Process Sectional Map Amendment**	Process Sectional Map Amendment**	Process Sectional Map Amendment**
September	County Council approval of Sectional Map Amendment**	County Council approval of Sectional Map Amendment**	County Council approval of Sectional Map Amendment**

**\*\*** Subject to Council staff review and approval of the schedule at March 27, 2007 Semi-annual Report to the County Council

**Focus group** = Open membership, affiliated by similar broad interests, primarily interested in identifying issues for the Master Plan

**Working Groups**= Open membership, interest in one or more specific topics, concerned with resolving issues

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