Rationale

Employment
Rationale

Employment

Mixed use at transit
Rationale

Employment

Mixed use at transit

Town Center
Rationale

Employment
Mixed use at transit
Town Center
Identity
Jobs: Housing

- Existing Study Area: 23,030
- 1989 Master Plan Study Area: 59,850
- Proposed Study Area: 62,500
- All Germantown: 80,600

- Jobs: 62,500
- Housing: 46,000

Map of Germantown area.
Density

Highest
Transit served
Compatibility
Not transit served
Density

Highest

Transit served

Compatibility

Not transit served
Tools

- Mixed use zoning
- TOMX-1/TDR
- Standard and optional methods
- Building lot termination
- Residential TDRs
Districts
Town Center

Transit
Retail
Street
Culture
West End Neighborhood

Historic District
West End Neighborhood

- Historic District
- MARC
- Housing
- Mixed use

1. Community comment
Gateway

DOE
Industrial
High school
New housing
Little change

1 Community comment
Signature
Transit
Connections
Green

Cloverleaf

① Community comment
Seneca Meadows/Milestone

- Employment
- Power center
- Recreation
- Housing
- Fen

Community comment
Montgomery College

Academic Technology Connections Gunners Branch Forest

① Community comment
Fox Chapel

Village center
Housing
MD 355

① Community comment
Transportation

Challenges
Transit
Pedestrians and bikes
Street network
MD 355
Balance
Transit

CCT
MARC
Buses
Pedestrians and Bikes

Transit access
Town Center access
Regional access
Design elements
Street Network

- Town Center
- Other activity centers
- Superblocks
- I-270 access
Maryland Route 355

M-83 study status
Interchanges
Bus rapid transit
Calthorpe urban network
Further study
Phased recommendations
Localized congestion
Mitigation approaches
Areawide adequacy
Staging

>20% above Growth Policy standard
<20% above Growth Policy standard
Balance

Localized congestion
Mitigation approaches
Areawide adequacy
Staging
Connections

Streets
Sidewalks
Streetscape
Street Oriented Development

Defined Streets
Parking
Urban Open Spaces

Urban Parks
Plazas, Commons
Parks and Trails
Natural Systems

Connect open space system
Design Implementation

Urban Design Plan

Streetscape Plan
Action

Urban district
Staging
Feasibility
Follow through
May 22
June
June 30
July and September
Late September

Draft Plan
Focus Groups
Public Hearing
Worksessions
County Council
Guidance

Appropriate land use
Density
Pedestrian conditions
Design
Zoning
Discussion
Components of the BLT Easement Program

Step One: Conversion
1 TDR = 1,500 square feet of non-residential space
1 BLT = 5 TDRs
1 BLT = 7,500 square feet of non-residential space.

Step Two: Density Subject to the BLT
5% of optional non-residential development must purchase a BLT easement.
Minimum one BLT required.

Step Three: Payments in Lieu of Purchasing the BLT
Index to the 12 month average construction cost for Class A office space
Staff recommends –
Index to 12 month average rental rate for Class A office space