

# Germantown Forward CAC

Public Hearing Draft



# vision

Vision



Employment

Mixed use at transit

Town Center

Identity

Green

Design

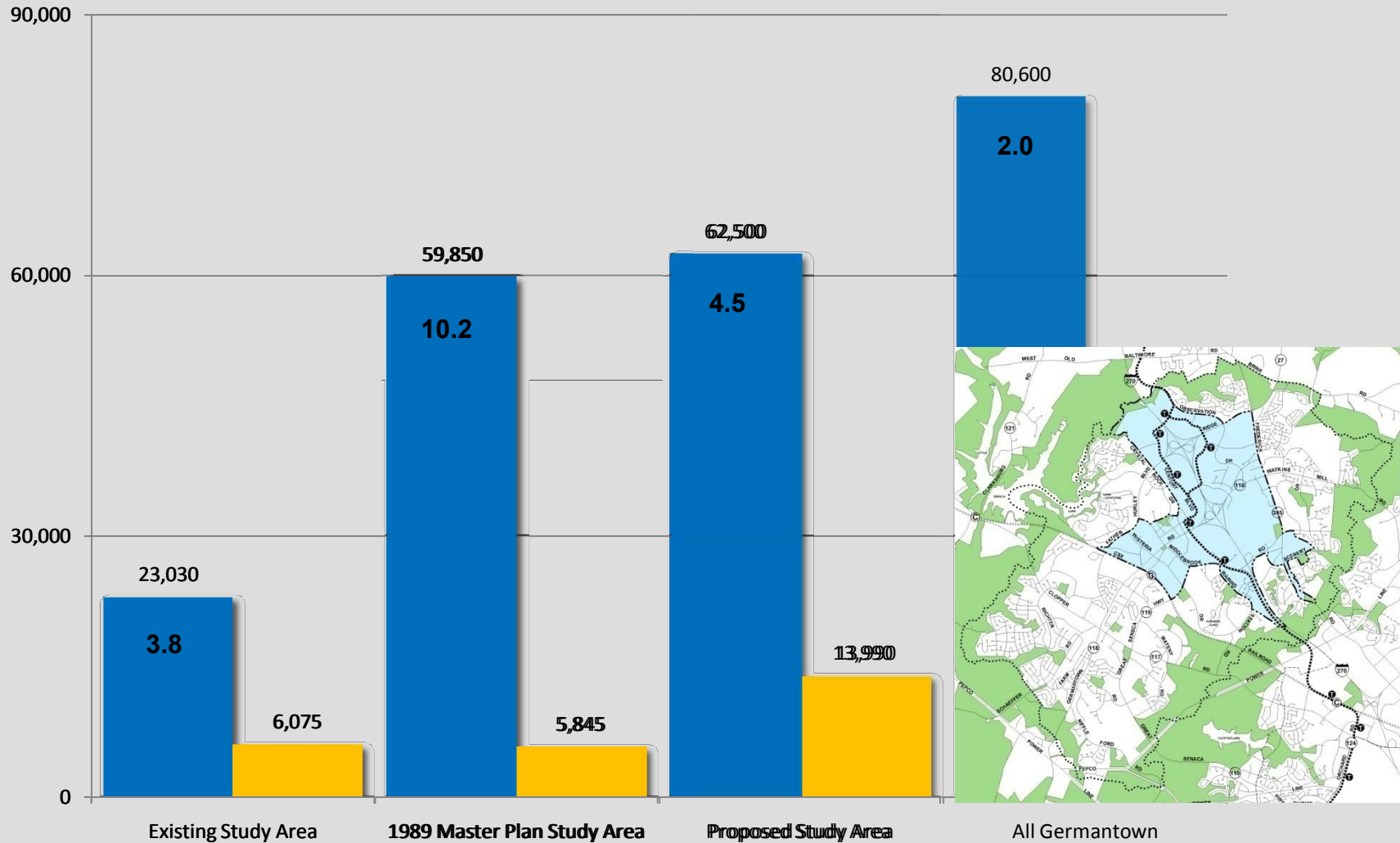
# vision

Vision



## Employment

## Employment - Jobs:Housing



# vision

Vision



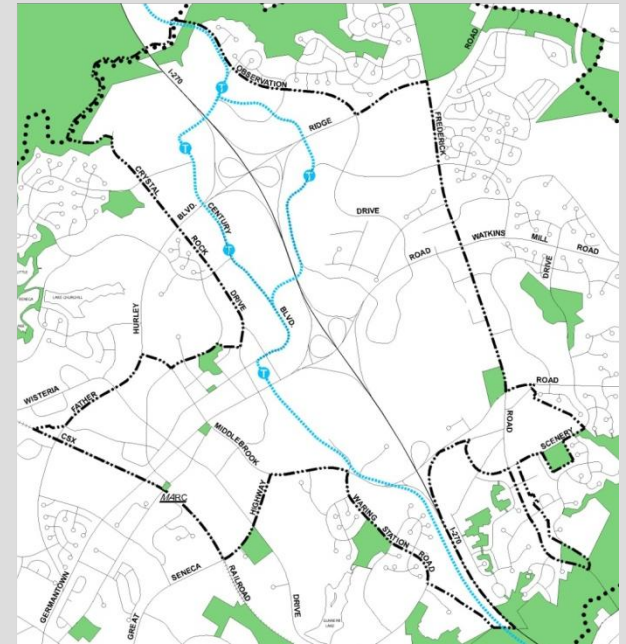
Employment  
**Mixed use at transit**

# vision

## Mixed-use at transit - Mobility

Pedestrians, bikes

CCT, MARC, buses



## Mixed use at transit - Accessibility

### Mixed uses at transit stations include:

- Employment
- Retail
- Hotels
- Entertainment
- Commons and urban open spaces
- Residential



# vision

Vision



Employment

Mixed use at transit

**Town Center**



# vision

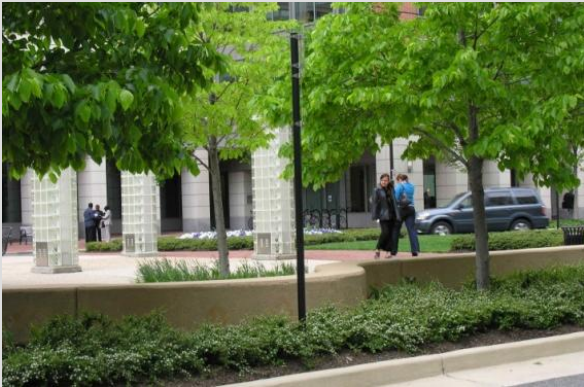
## The Town Center is the Up-county Cultural Center

BlackRock Center for the Arts  
Germantown Library  
Offices  
Shops and restaurants  
Residential



# Up-county Cultural Center

Design excellence  
A string of parks, open spaces and amenities  
Signage



# vision

Vision

Employment

Mixed use at transit

Town Center

**Identity**



# vision Identity

Germantown's rich history

10,000 BC to 1607 AD

**Theme 1:** A Native American Hunting Ground

18<sup>th</sup> to 20<sup>th</sup> Centuries

**Theme 2:** The Waters Family and Early Agrarian Founders

Mid-18<sup>th</sup> Century through 1920s

**Theme 3:** Water and Steam Powered Mills

1983s – 1870s

**Theme 4:** The Germans Behind Germantown

Pre-1600s - Present

**Theme 5:** A Settlement That Followed Transportation



MD 355 followed part of an Indian trail (1795)



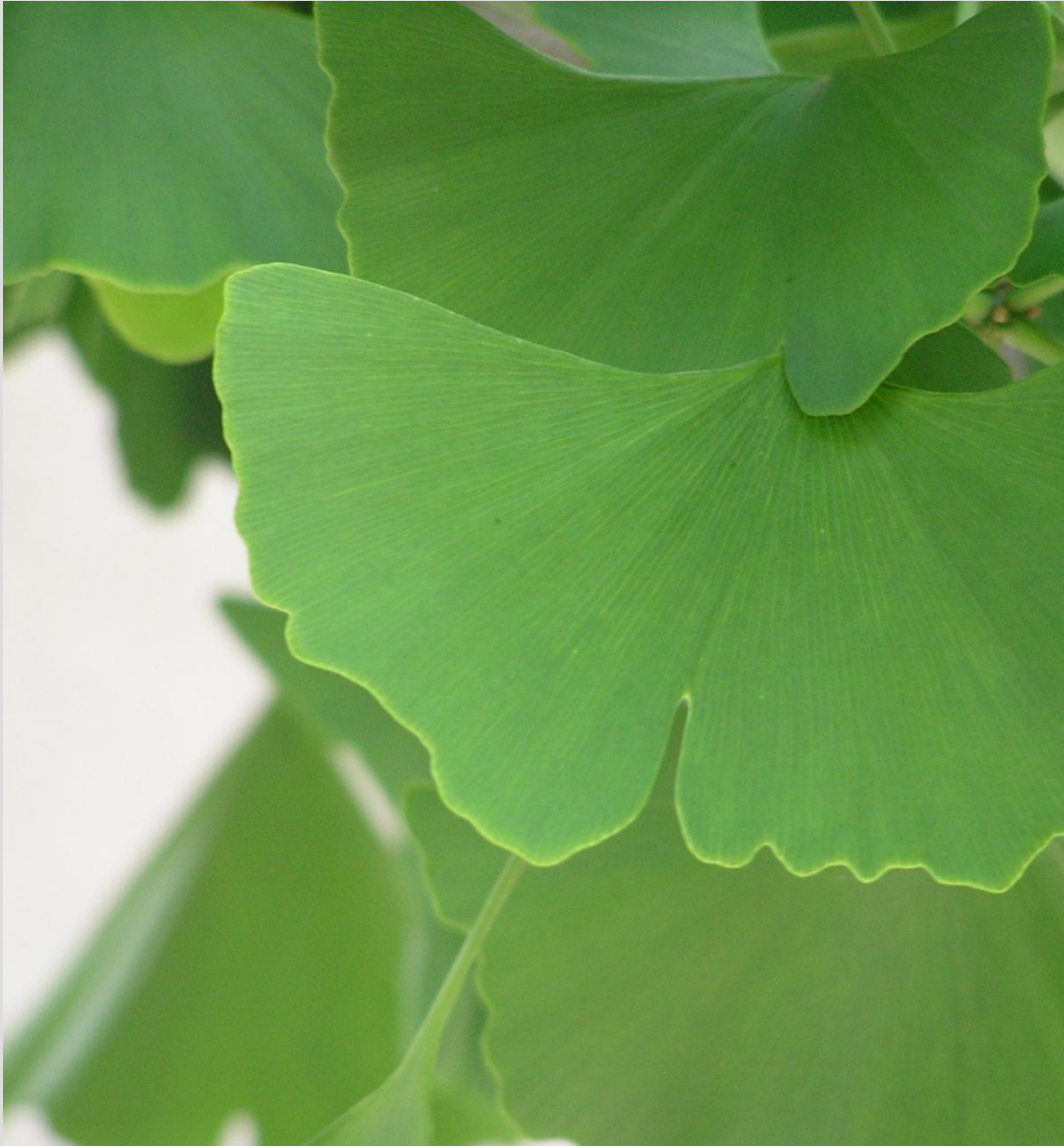
Grusendorf Log Cabin



Historical photo, Seneca Viaduct

# vision

Vision



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Identity

**Green**

# vision

## Germantown is Green



- ~ A green community
- ~ Green buildings
- ~ Urban tree canopies

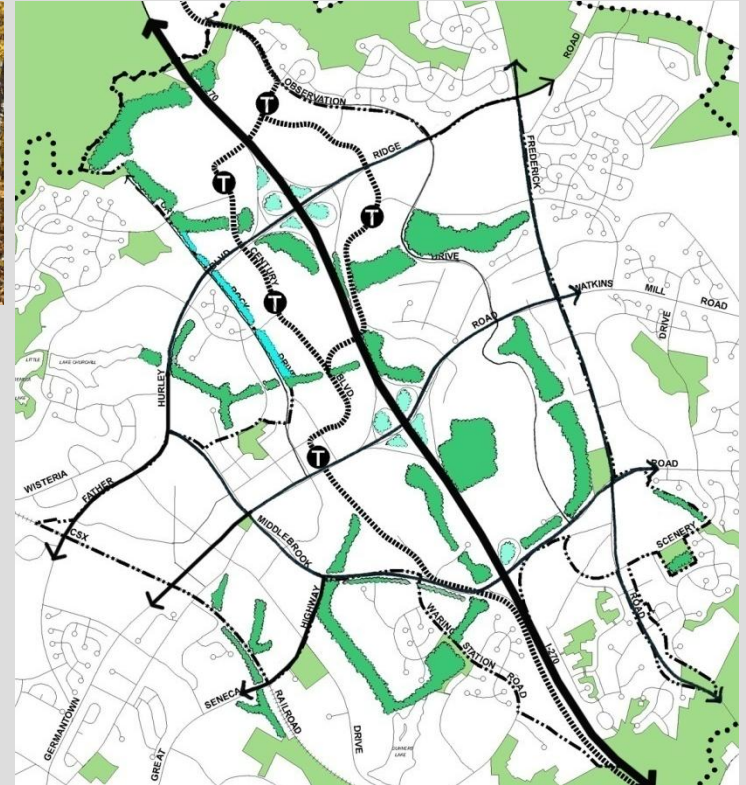
# vision Natural Systems

~ Forests and streams

~ Residents walk everywhere



Connect open space system



~ A greenbelt surrounds

Germantown

# vision

Vision



Employment

Mixed use at transit

Town Center

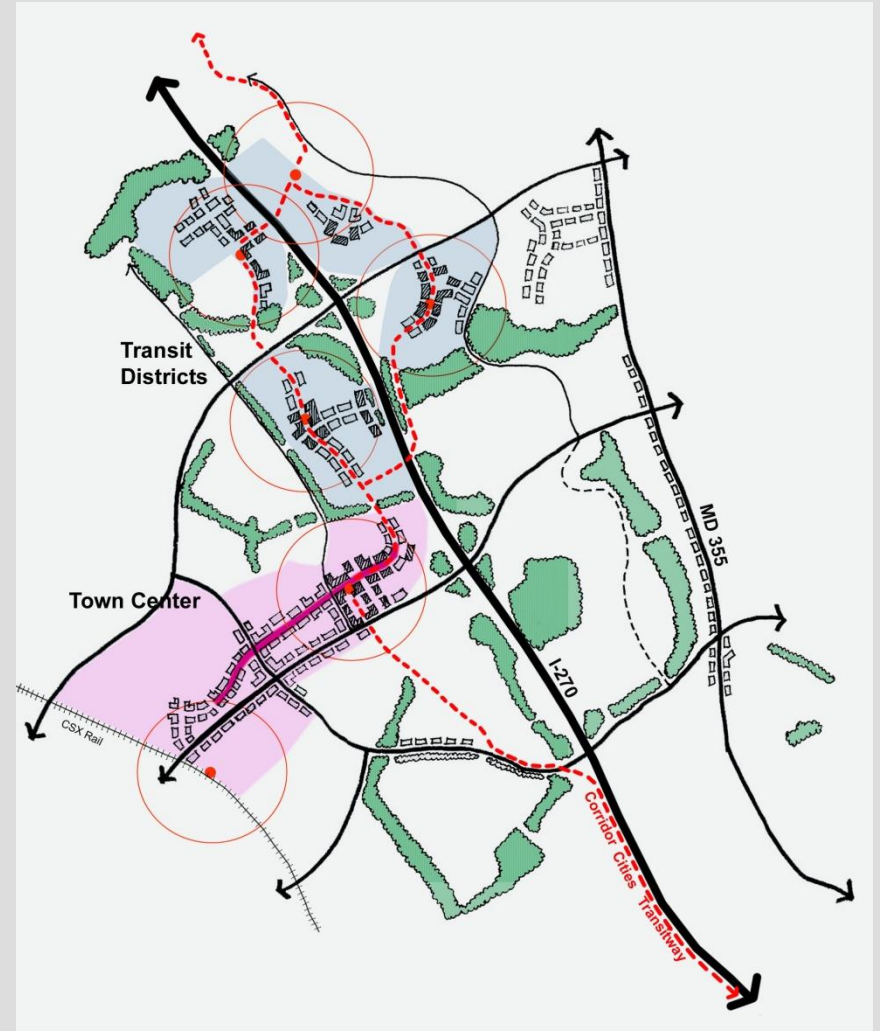
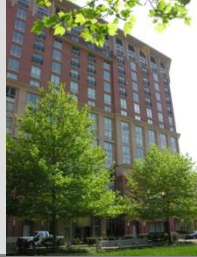
Identity

Green

**Design**



# vision Centers

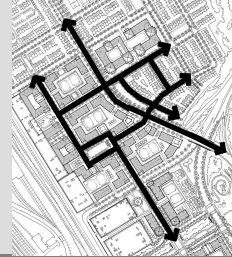


# vision

## Density

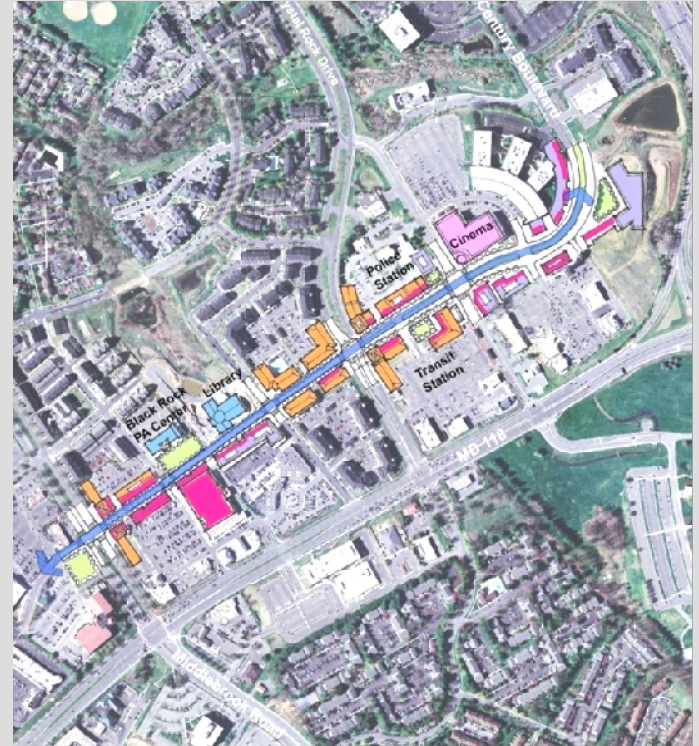


Highest  
Transit served  
Compatibility  
Not transit served



# vision Connections

Streets  
Sidewalks  
Streetscape





# Street Oriented Development

Defined Streets  
Parking

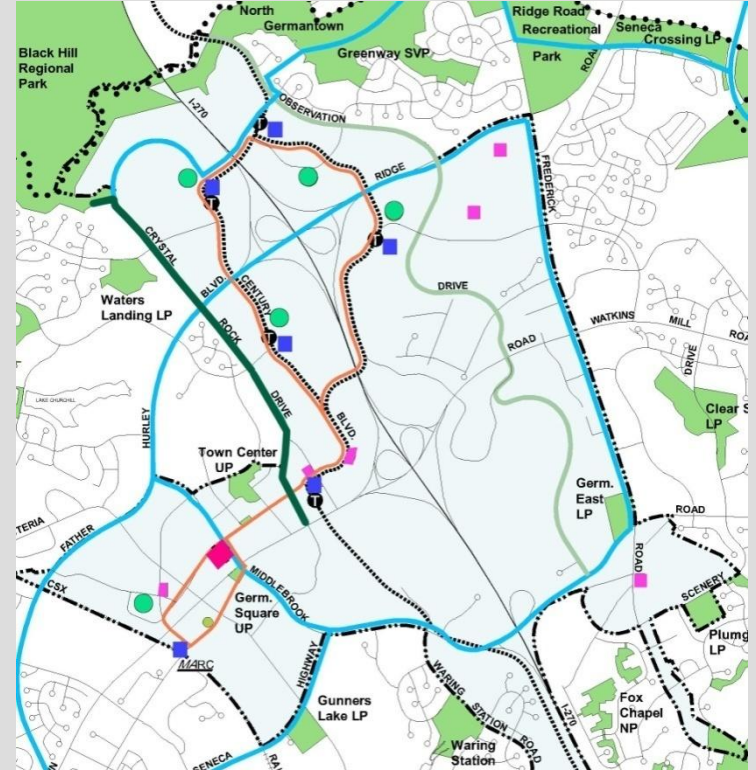




# vision

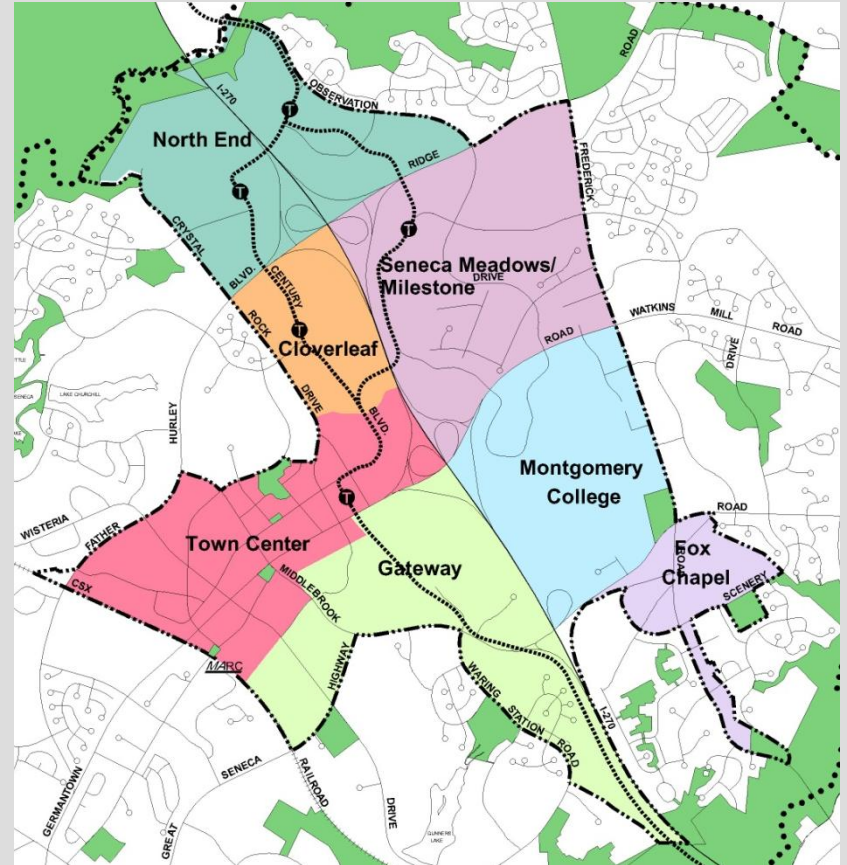
## Urban Open Spaces

Urban Parks  
Plazas, Commons  
Parks and Trails



# vision

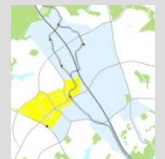
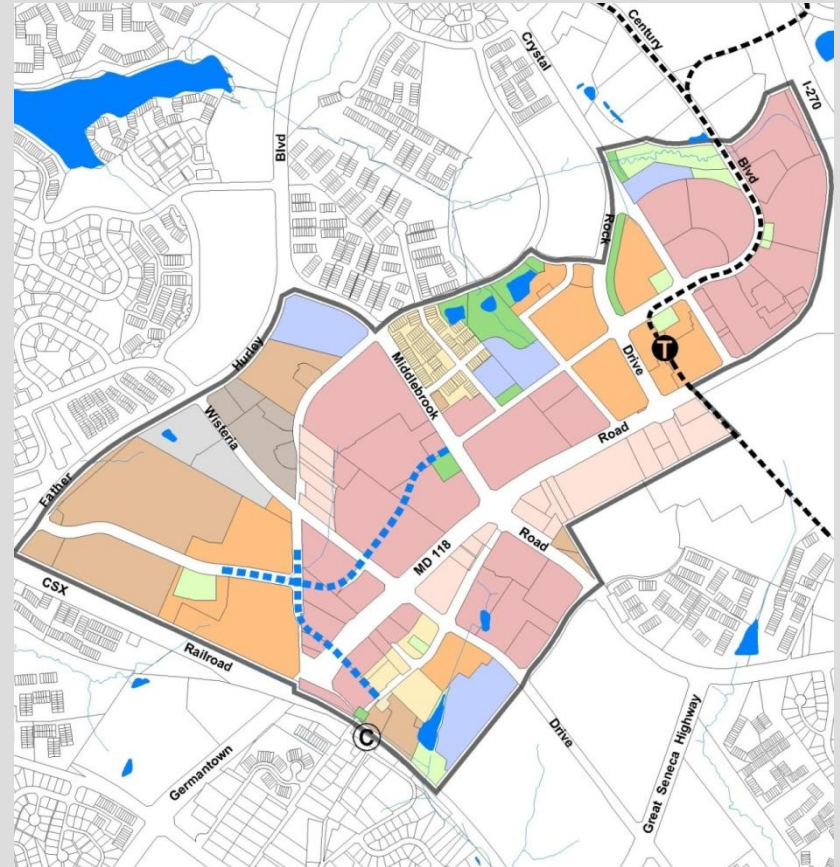
## Land Use



Districts

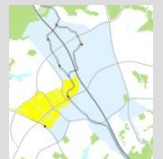
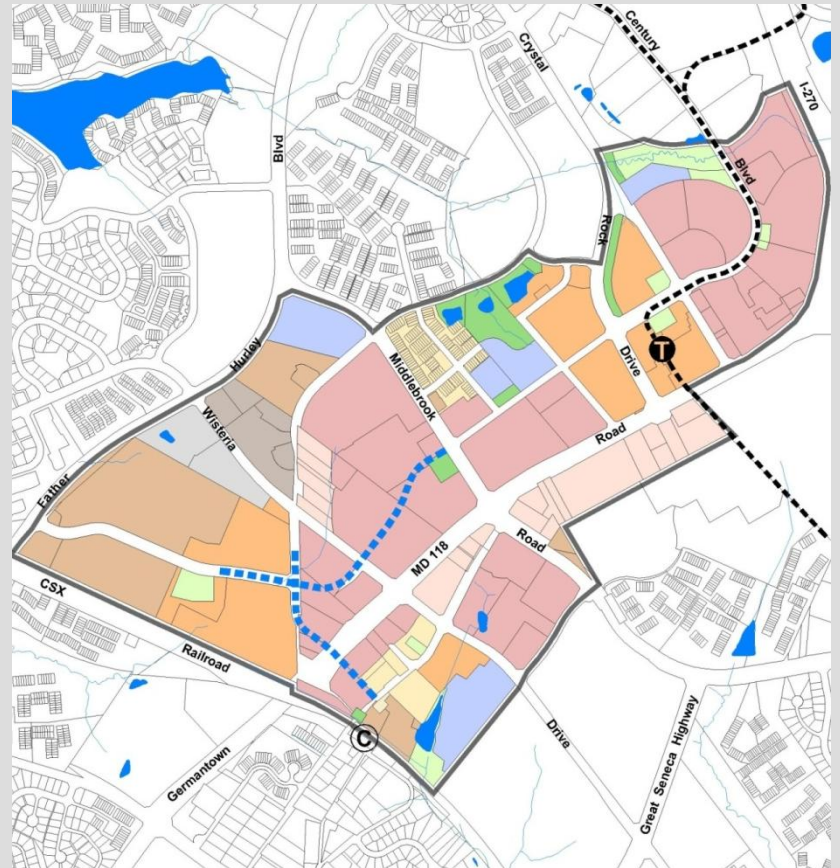
# vision Town Center

Transit  
Retail  
Street  
Culture



## West End Neighborhood

Historic District  
MARC  
Housing  
Mixed use

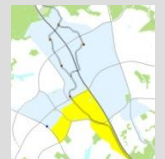
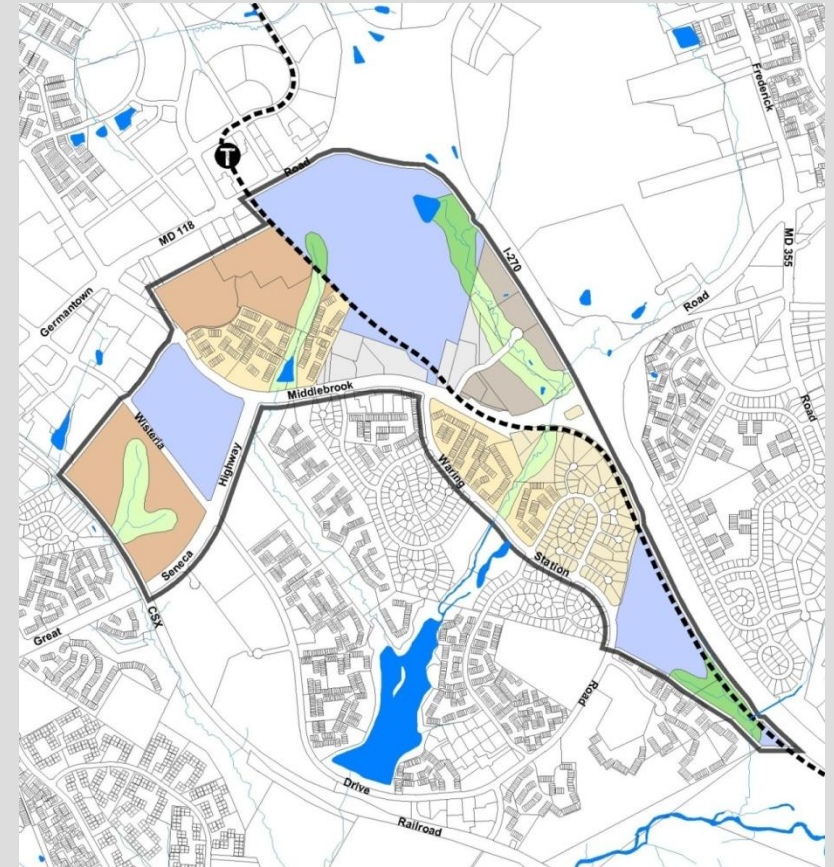




# vision Gateway



DOE  
Industrial  
High school  
New housing  
Little change



# vision

## Cloverleaf

Signature  
Transit  
Connections  
Green



# vision

## North End



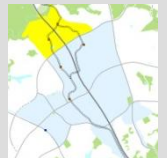
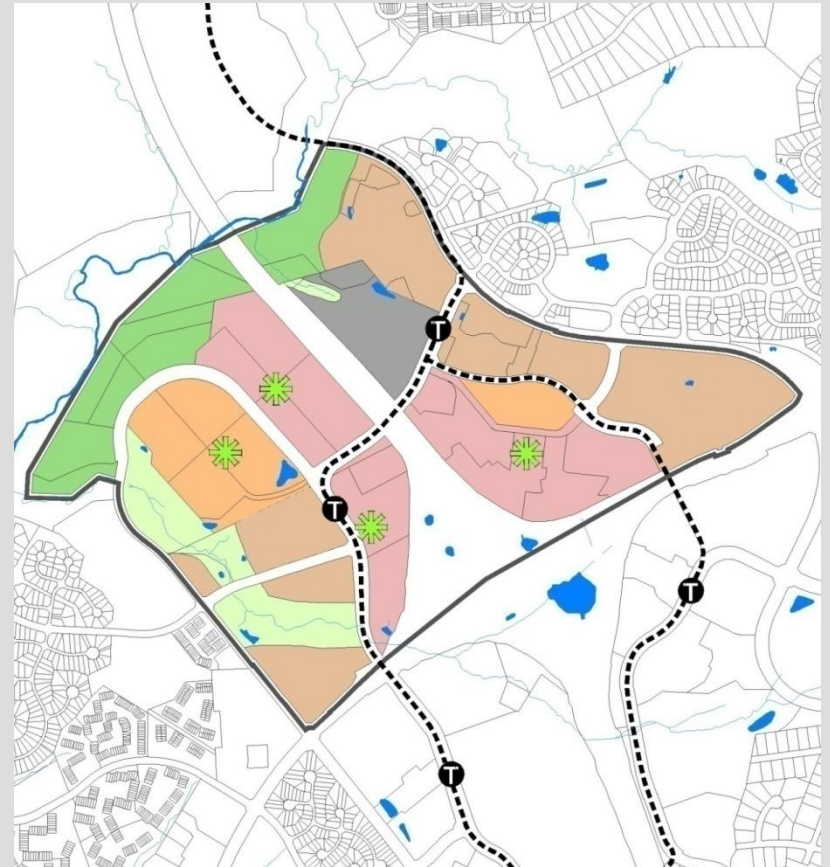
Technology

Transit

Neighbors

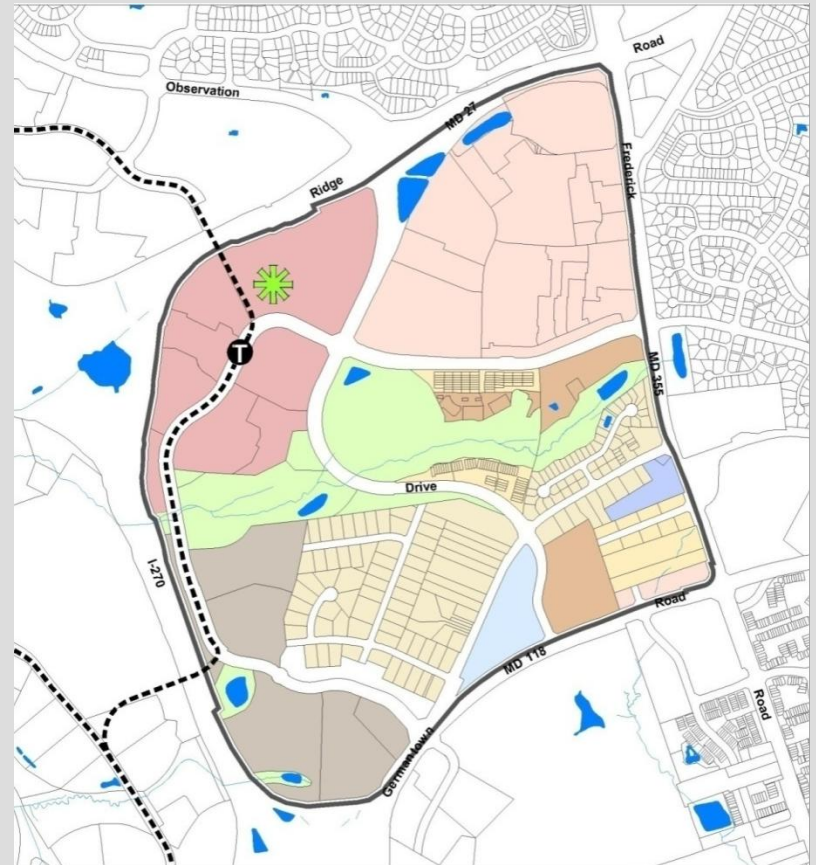
Green

Forest



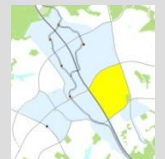
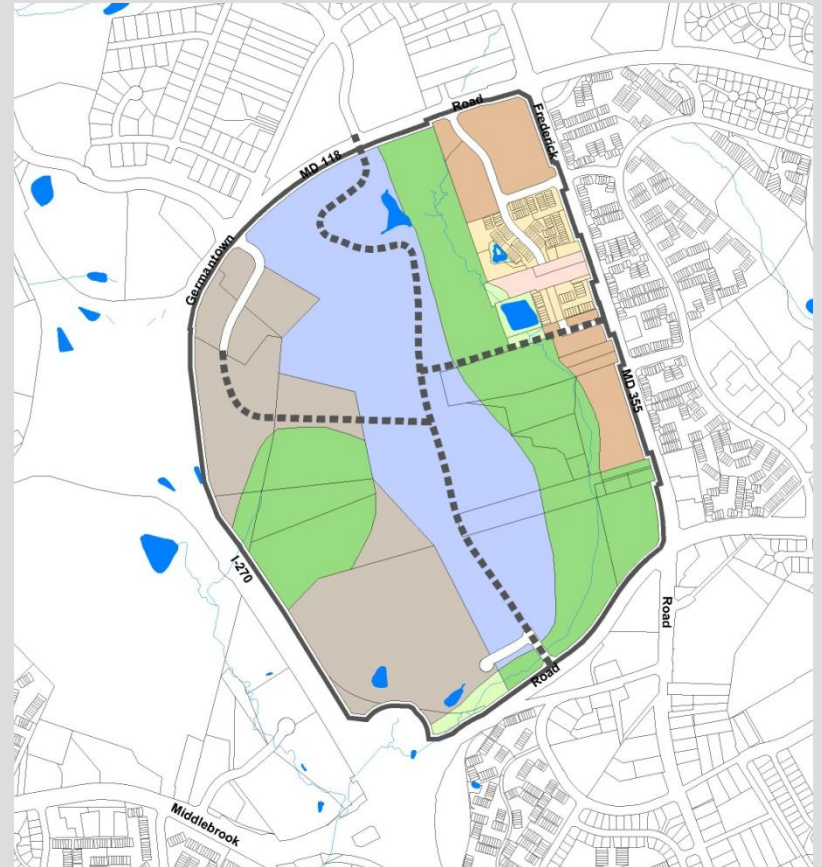
## Seneca Meadows/Milestone

- Employment
- Power center
- Recreation
- Housing
- Fen



# vision Montgomery College

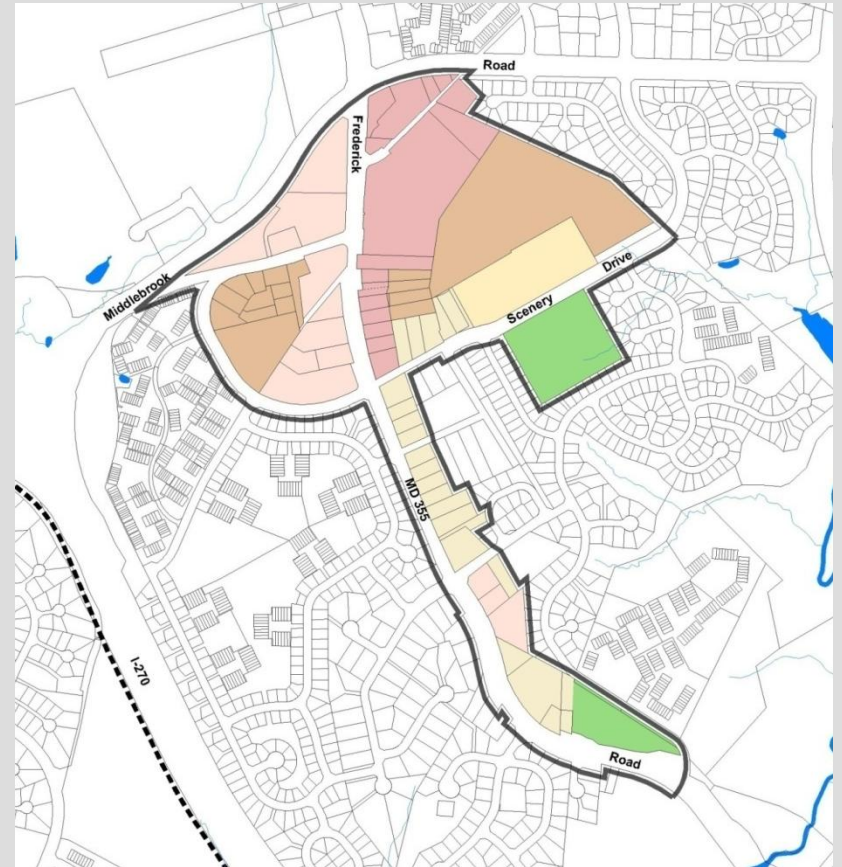
Academic  
Technology  
Connections  
Gunners Branch  
Forest



# vision

## Fox Chapel

Village center  
Housing  
MD 355



# implementation

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## Implementation

Transit, bikeways, pedestrians

Urban design and streetscape plan

Zoning

Action

# implementation

## Mobility



1966 Germantown Master Plan

Transit

Pedestrians and bikes

Street network

MD 355

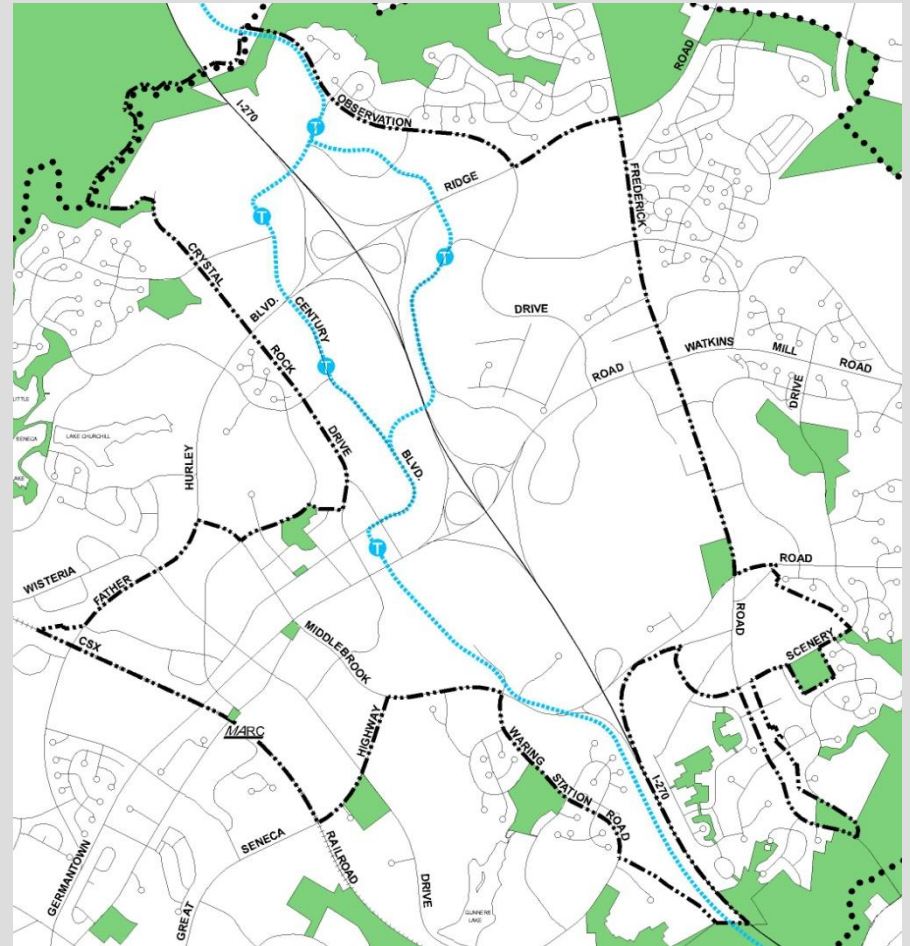
Balance



# implementation

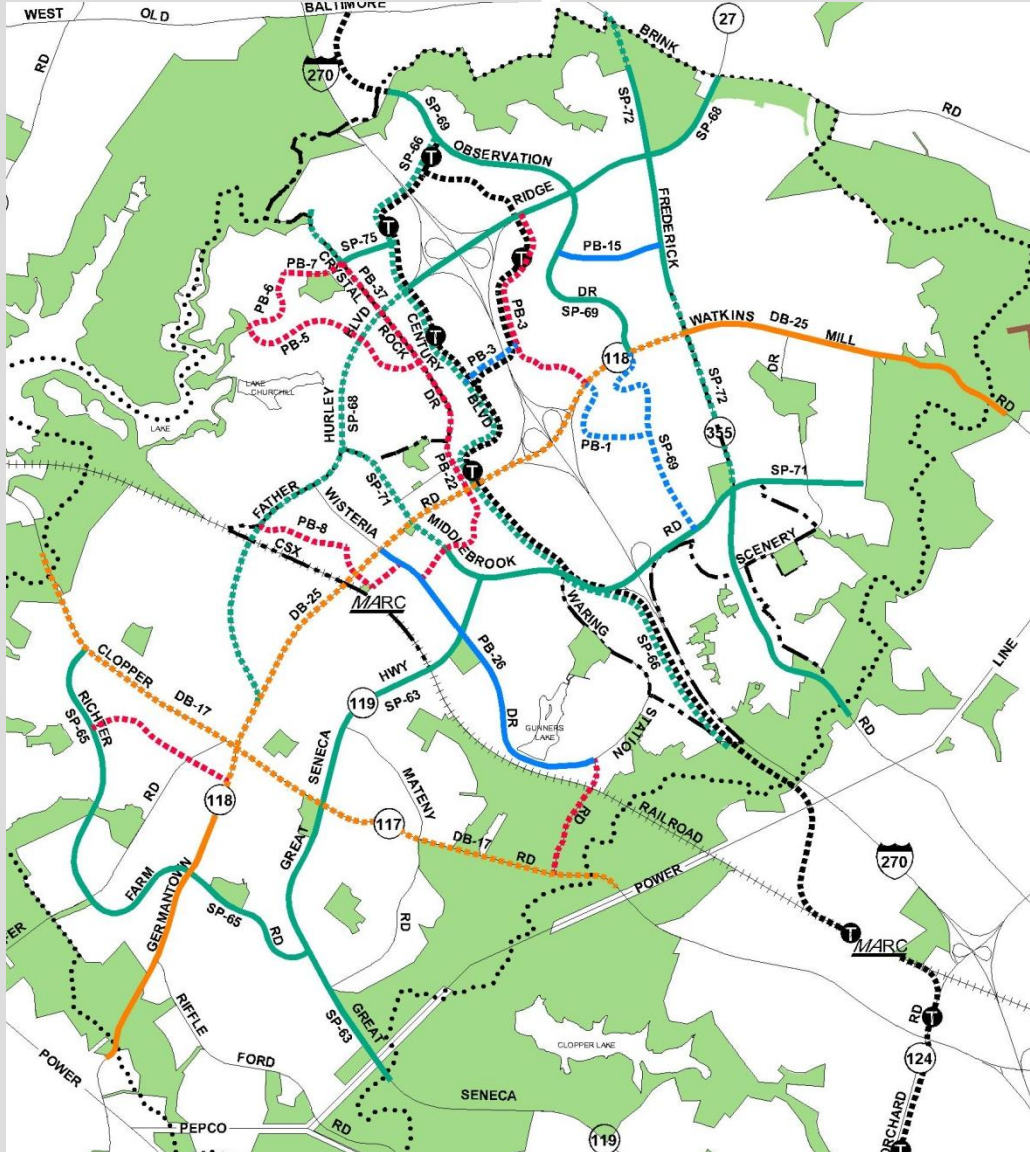
## Transit

CCT  
MARC  
Buses



# implementation

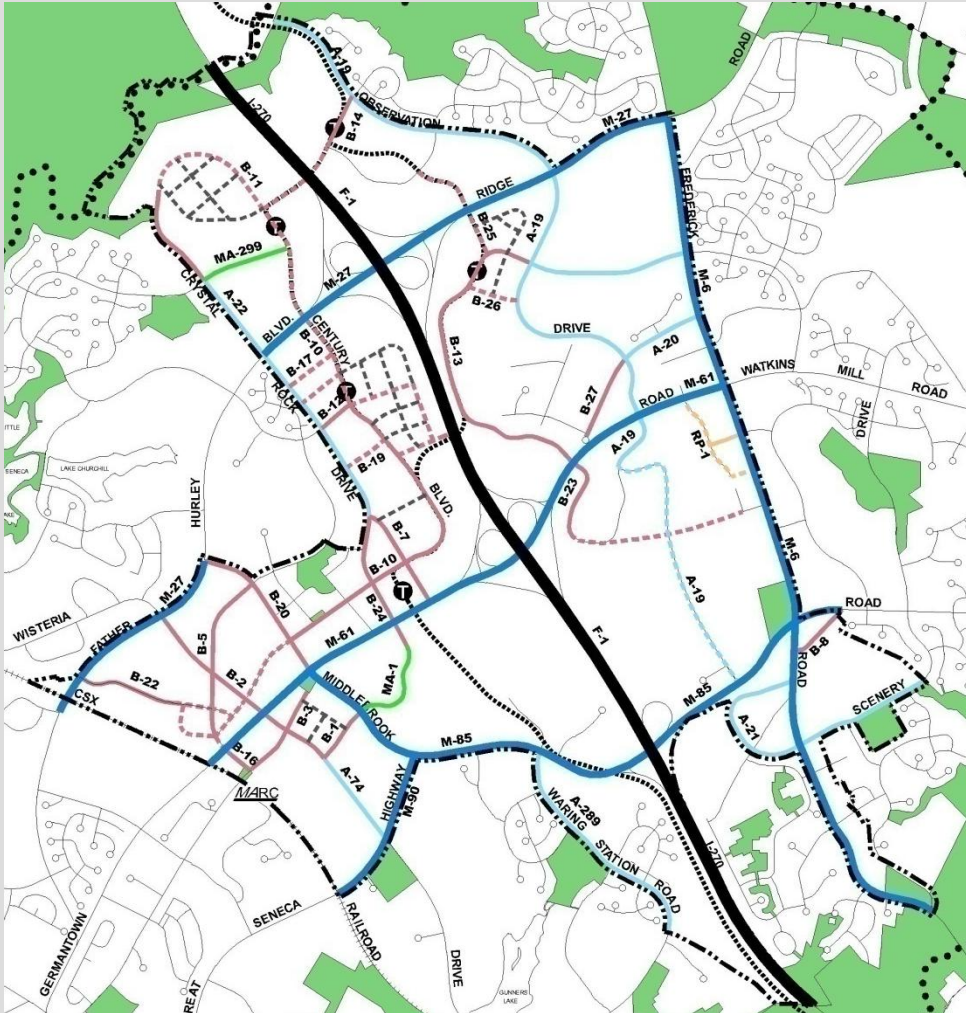
## Pedestrians and Bikes



- Transit access
- Town Center access
- Regional access
- Design elements

# implementation

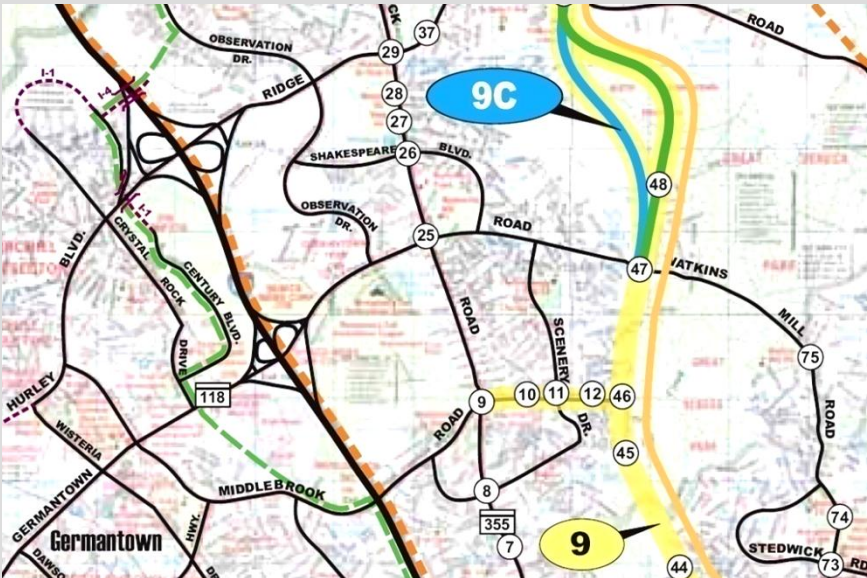
## Street Network



- Town Center
- Other activity centers
- Superblocks
- I-270 access

# implementation

## Maryland Route 355





- M-83 study status
- Interchanges
- Bus rapid transit
- Calthorpe urban network
- Further study
- Phased recommendations

# implementation

## Balance



- Localized congestion
- Mitigation approaches
- Areawide adequacy
- Staging

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

# implementation

## Zoning tools

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Mixed use zoning

TMX

Standard and optional methods

Building lot termination (BLT)

# implementation

## New Calculations for BLTs

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### **Germantown example**

Suppose 100,000 square feet of optional density is desired; 40,000 sf (40%) commercial space and 60,000 sf (60%) residential is proposed. Twelve and a half percent of all optional development is required to purchase BLTs.

# implementation

## New Calculations for BLTs

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### Germantown example

#### Commercial calculation:

- $40,000 \text{ sf} \times 12.5 = \mathbf{5,000 \text{ sf required}}$  to purchase BLTs
- $5,000 \text{ sf} \text{ divided by } 7,500 \text{ sf (BLT)} = \mathbf{0.67}$  (of a BLT)
- Value of a commercially used BLT (as set for the fee-in-lieu of purchase) =  
 $\$202,500$  [ $\mathbf{7,500 \text{ sf} \times \$27/\text{sf}}$  (average rental rate for Class A office space)]
- **Payment required for 5,000 sf commercial density = \$135,700**



# implementation

## New Calculations for BLTs

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Germantown example (continued)

Residential calculation:

- $60,000 \text{ sf} \times 12.5\% = \mathbf{7,500}$  sf required to purchase BLTs
- $7,500 \text{ sf} \div 9,000 \text{ sf (BLT)} = \mathbf{0.83}$  (of a BLT)
- Value of a residentially applied BLT (as set for the fee-in-lieu of purchase) = \$135,000  
[ $9,000 \text{ sf} \times \$15/\text{sf}$  (average rental rate for multi-family residential unit)]
- **Payment required for 7,500 sf residential density = \$112,000**

# implementation

## New Calculations for BLTs

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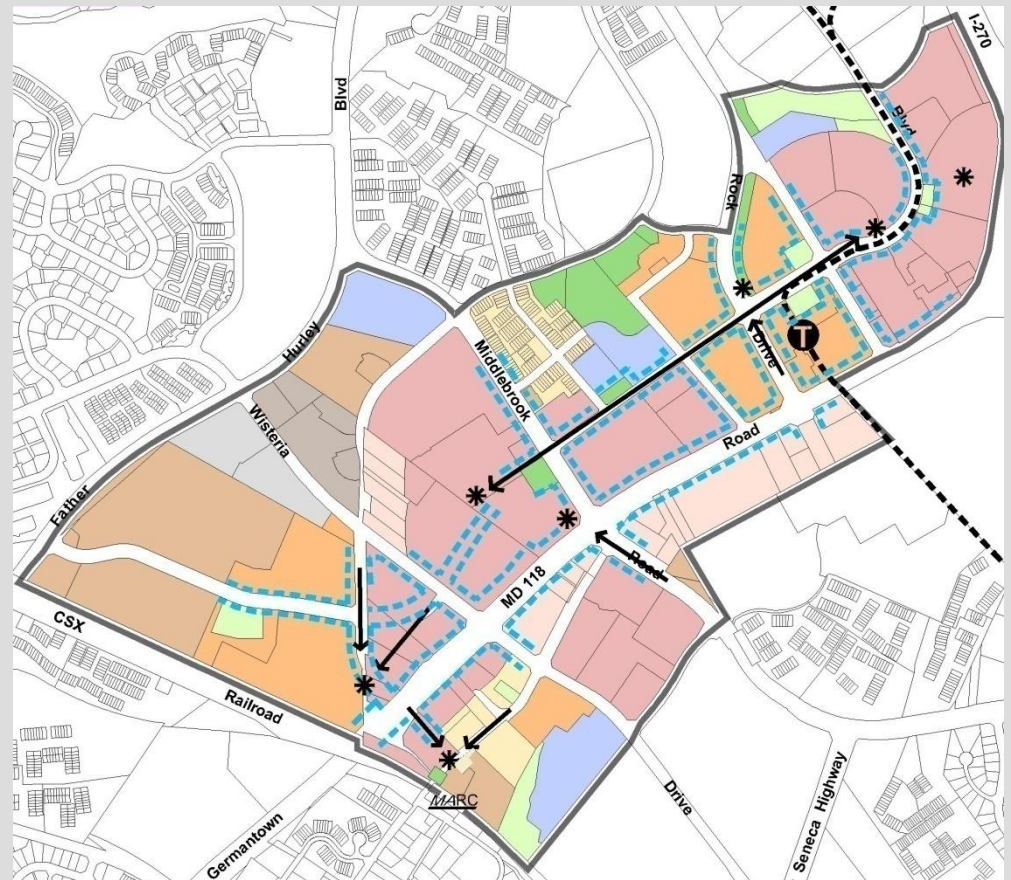
### Germantown example totals

In this example, the total cost equals \$247,700  
and the cost of 100,000 square feet of additional density  
is approximately \$2.48 per square foot

# implementation

## Design Implementation

Urban Design Plan  
Streetscape Plan



# implementation **Action**



Urban district

Staging

Feasibility

Follow through

June 30	Public Hearing
July 24 or 31	Worksession
July 28	Council Hearing on TMX
September	Worksession
Late September	County Council

# Germantown Forward Discussion

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