

# Germantown Forward

## Germantown Master Plan



# Germantown Forward

## Germantown Master Plan

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### Status Report to the Germantown CAC

- Plan objectives
- Town Center
- MARC ridership survey
- West End
- Gateway
- Cloverleaf
- North End
- Seneca Meadows
- Montgomery College
- Fox Chapel District
- Transportation
- Staging
- Schedule

# Germantown Forward

## Germantown Master Plan

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### Plan objectives:

- Employment
- Transit
- Mixed use
- Identity
- Design excellence

# Germantown Forward

## Germantown Master Plan

### Existing and Proposed Development

	Existing Development	1989 Master Plan	Proposed Plan
Dwellings	6,075	5,845	15,100
Commercial (sf)	13,900,000	20,345,500	23,000,000
Jobs	23,030	59,850	92,000

$$\text{Job : Housing} = 92,000 / 47,100 = 1.95$$

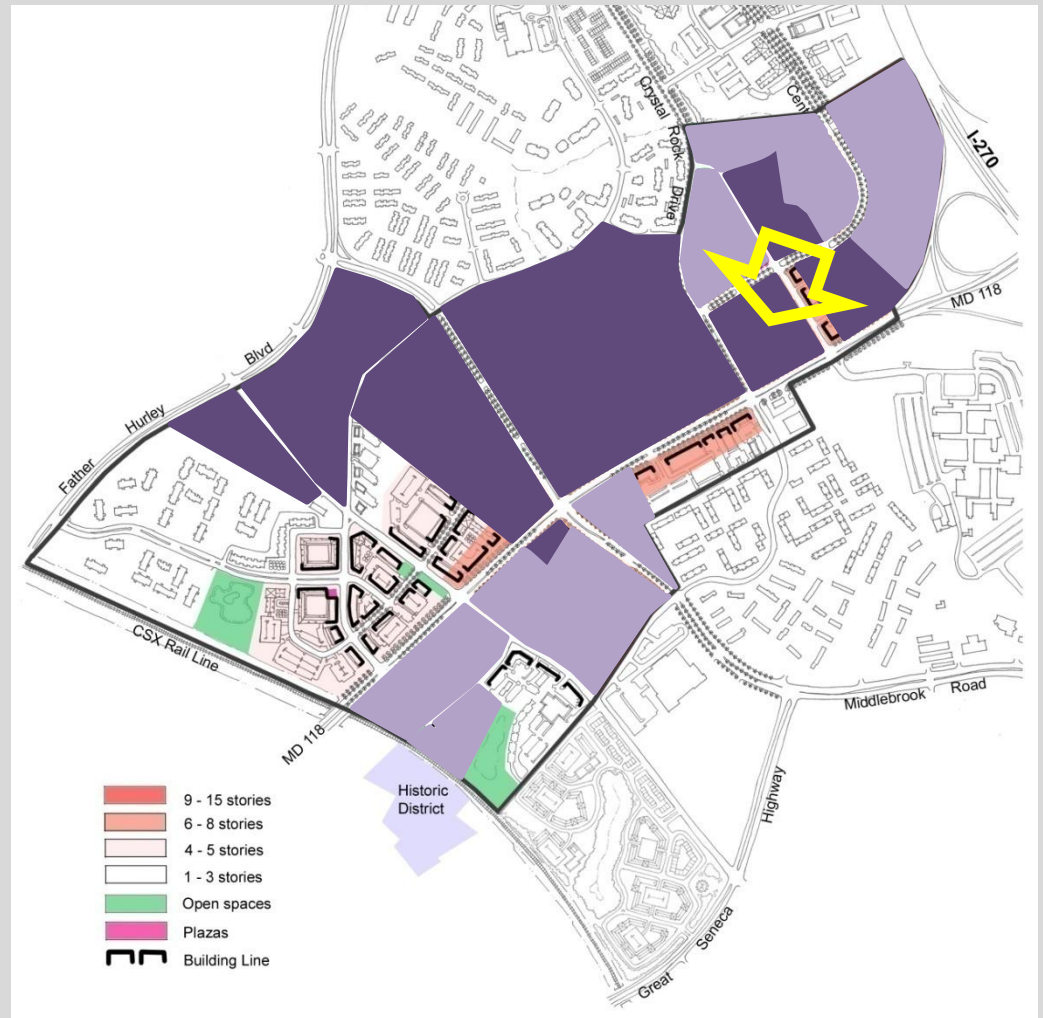


# Germantown Forward

## Germantown Master Plan

### Town Center

- Density
- Zoning
  - T-S
  - TMX
- Open space
- Transit

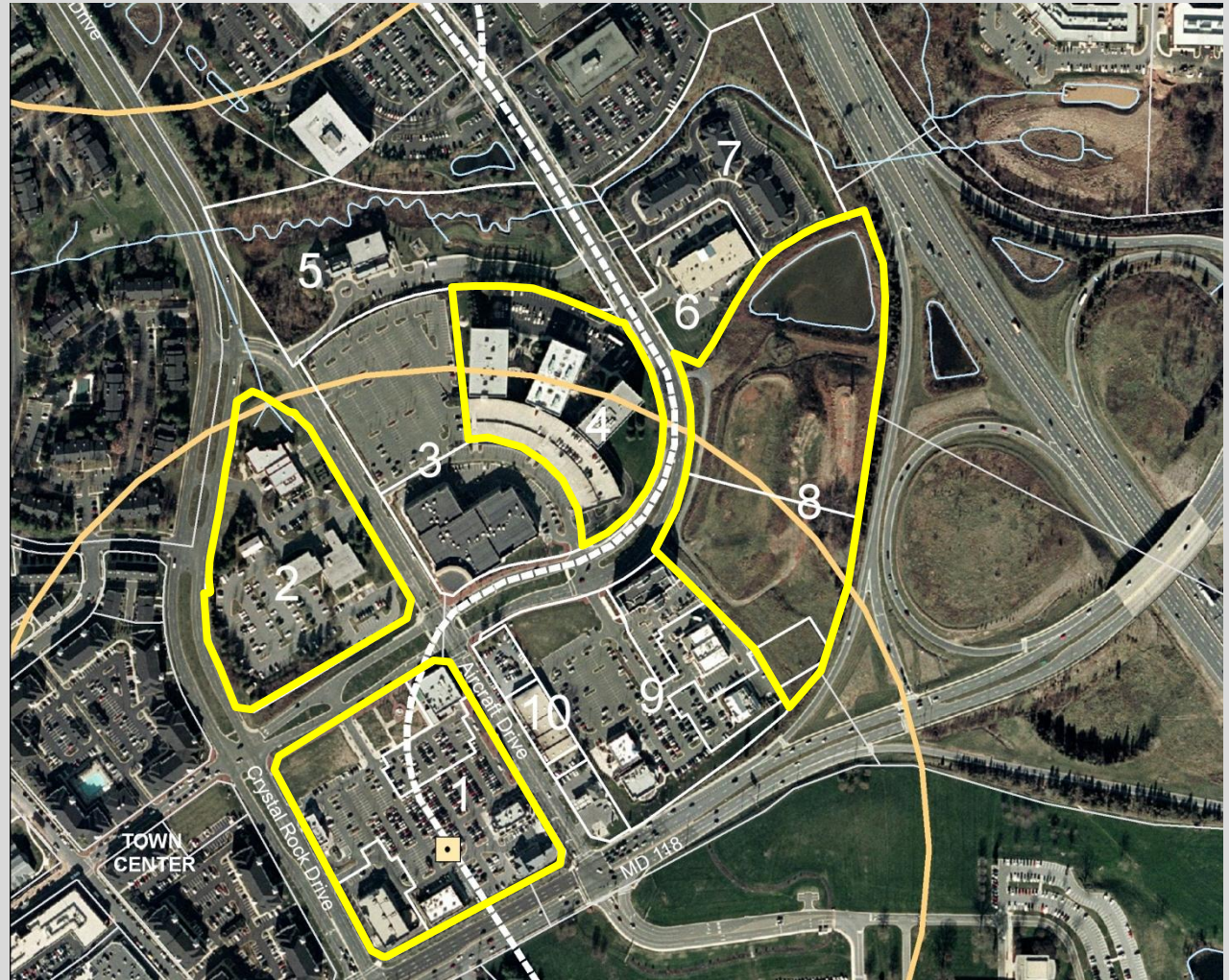
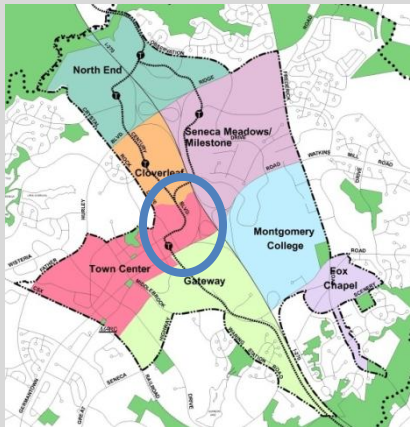




# Germantown Forward

## Town Center Core

- Transit Center
- Century XXI /Savitar
- Matan
- Police and Fire property



# Germantown Forward

## Germantown Master Plan

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### **TMX Components:**

- Uses
- Density
- Standards
- Height
- Building lot termination

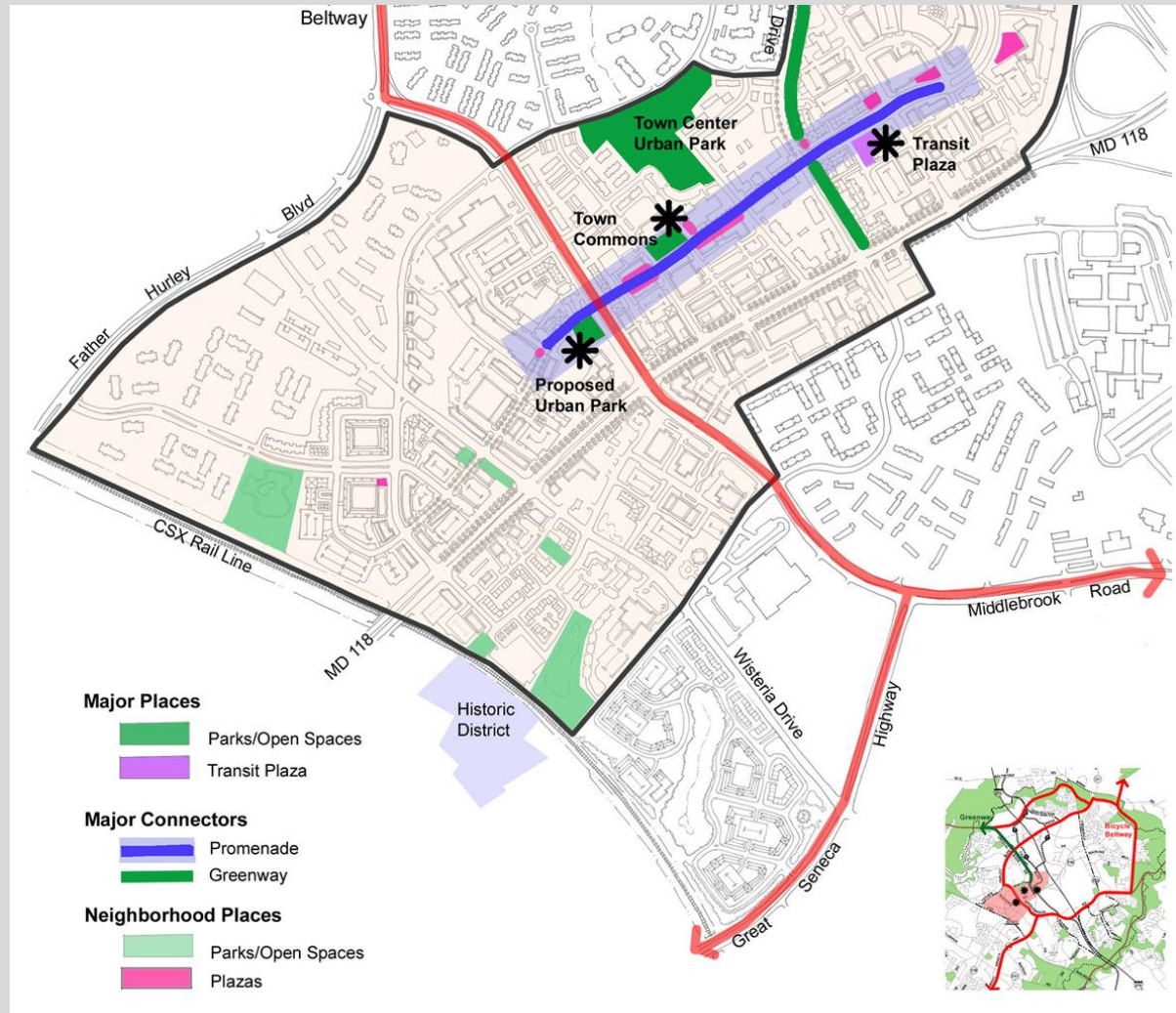


# Germantown Forward

## Town Center

### Open Space Hierarchy

- Major places
- Major connections
- Neighborhood places and pathways





# Germantown Forward Transit



# Germantown Forward

## Germantown MARC Survey

- Approximately 765 riders per day board at the Germantown MARC Station (MTA, June 2008)
- Staff surveyed Germantown MARC riders
- November 6 and 7
- 279 surveys analyzed

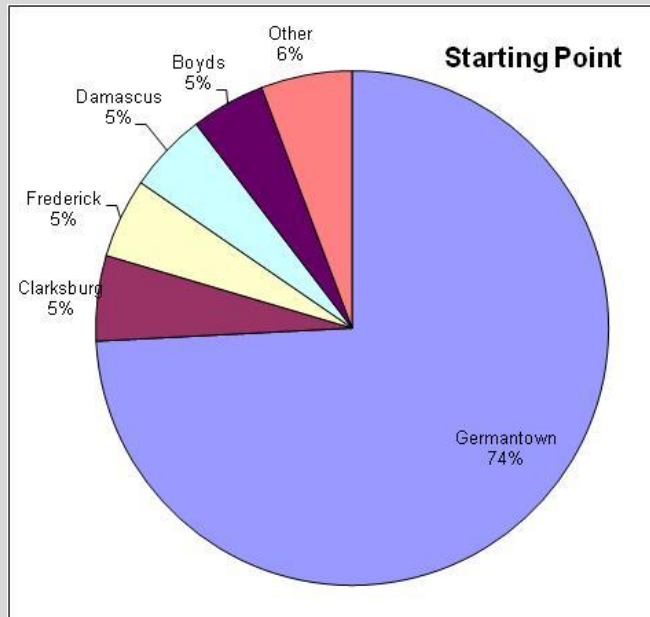




# Germantown Forward

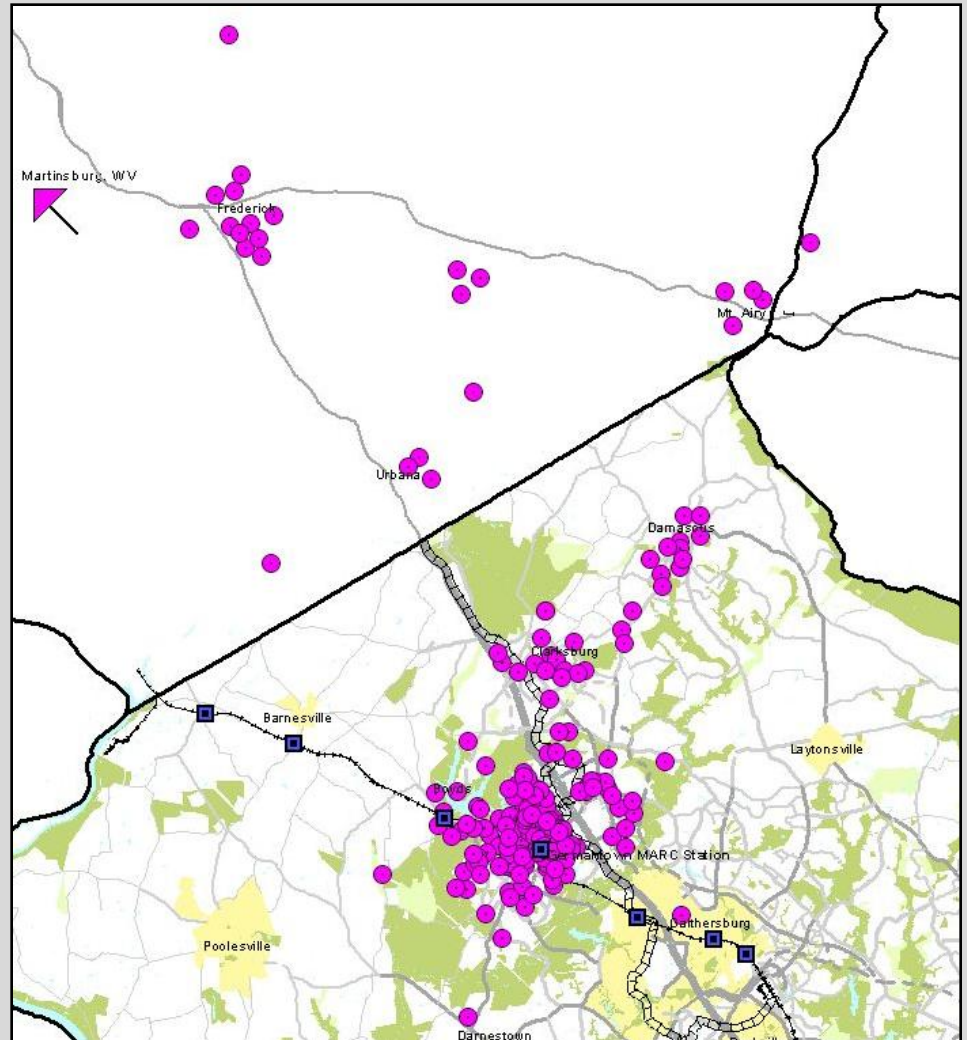
## Germantown MARC Survey

What area are you coming from?



**Other:**

- |                    |                 |
|--------------------|-----------------|
| Mt Airy            | Monrovia        |
| Montgomery Village | Myersville      |
| Gaithersburg       | Martinsburg     |
| Darnestown         | Carroll County  |
| Urbana             | Martinsburg, WV |





# Germantown Forward

## Germantown MARC Survey

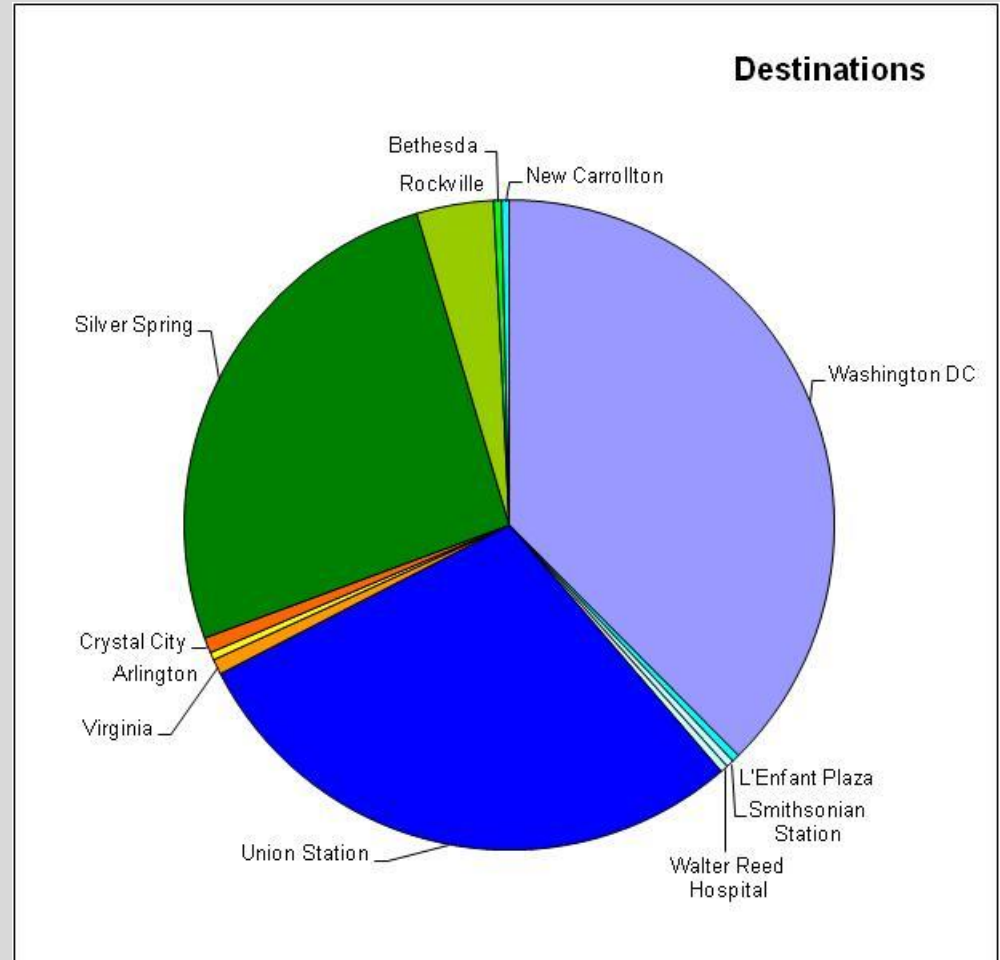
Where are you going?

Washington, DC: **67%**

Virginia: **2%**

Maryland: **31%**

*"I actually have a monthly parking pass in my office building but choose to ride MARC."*



# Germantown Forward

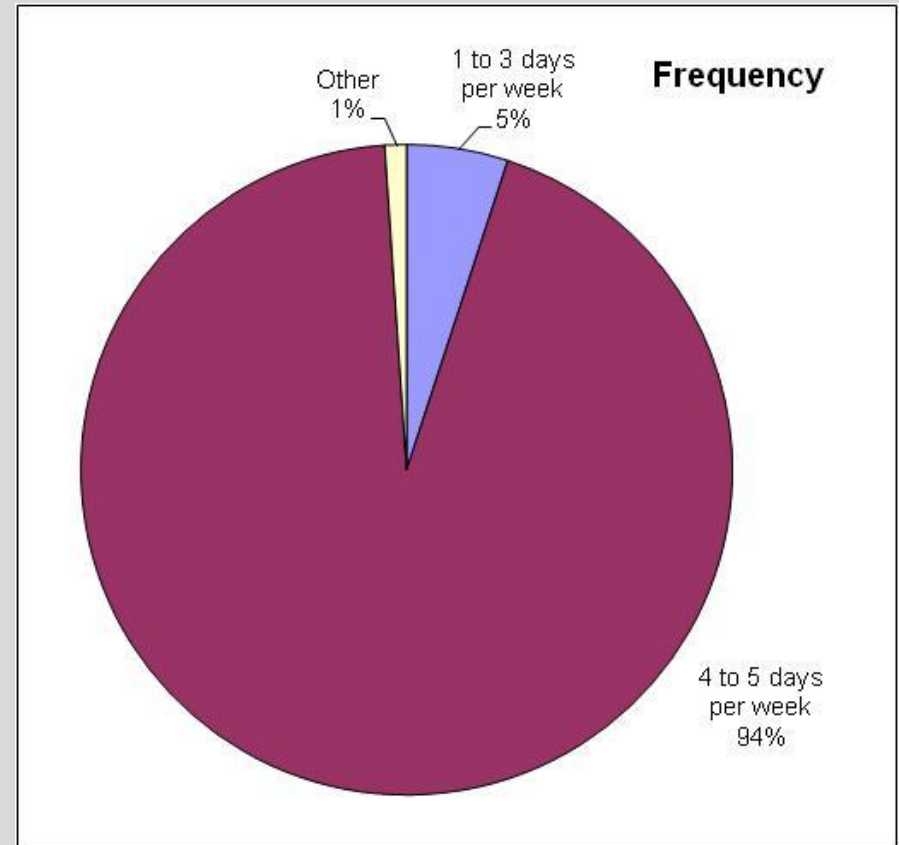
## Germantown MARC Survey

How often do you ride the MARC train?

- Survey bias likely (Thursday and Friday surveys, election week)
- Friday riders are more likely to ride MARC 4-5 days per week

*“MARC is great; can read, eat, sleep in quiet car.”*

*“Used to ride MARC daily, then switched to Metro when trains got late – now coming back due to cost.”*



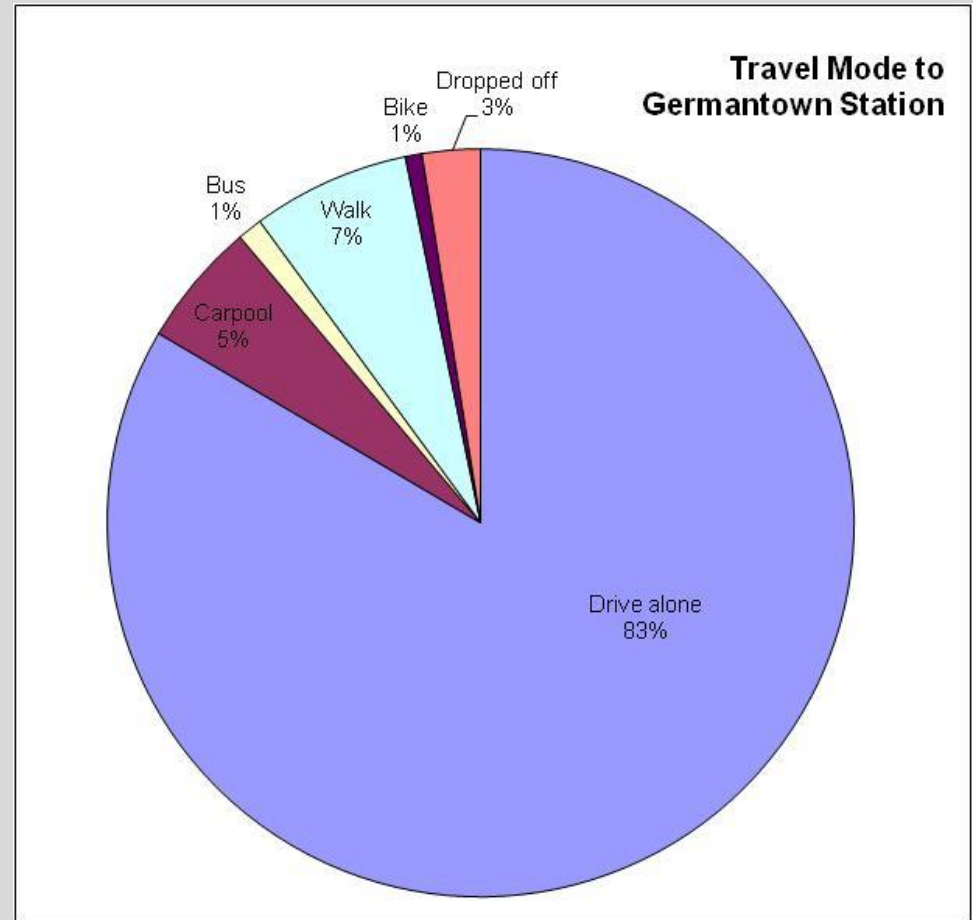
# Germantown Forward

## Germantown MARC Survey

How do you get to the Germantown MARC Station?

- Parking concerns
- Illegal parking mid-week

*"I walk to the MARC because the #83 bus... is unreliable and does not stop ... Bus driver is making direct drive to MARC station without looking to pick up passengers at Germantown and Middlebrook Roads. Driver drives in left lane, rather than in right lane.*



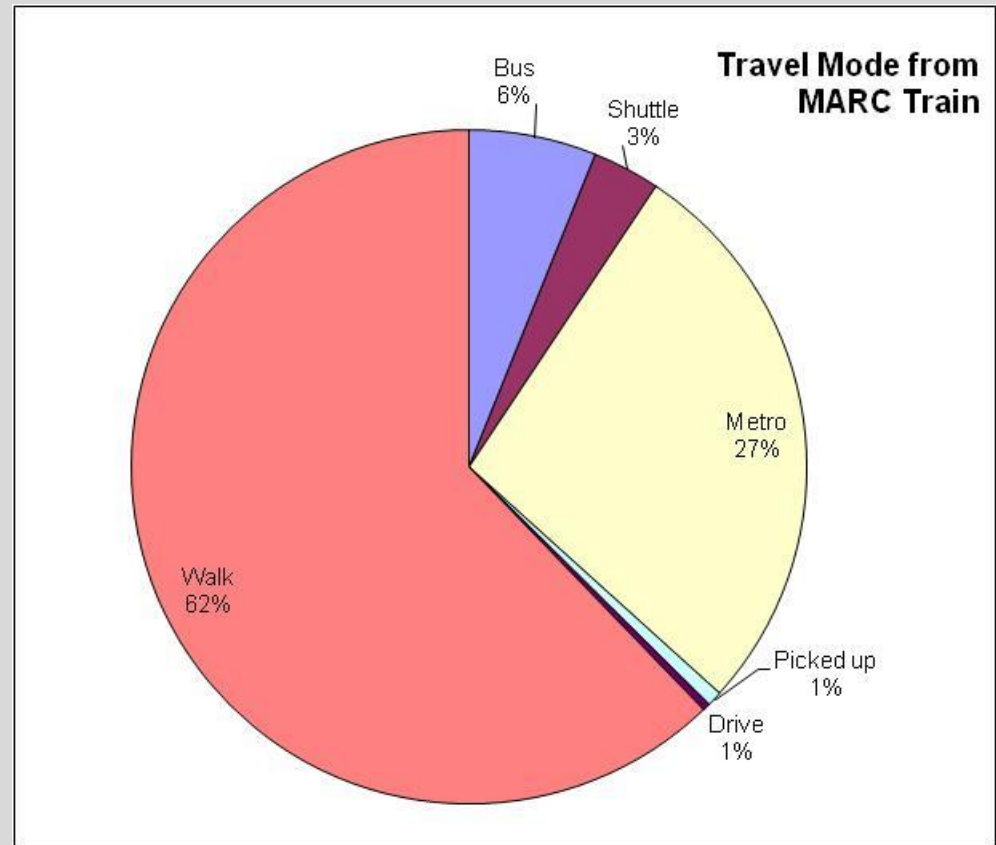


# Germantown Forward

## Germantown MARC Survey

How will you get to your destination, once you get off the MARC train?

- Over 85% of trips end with walking, subway or bus
- Private shuttle buses such as the Children's Hospital and Gallaudet University

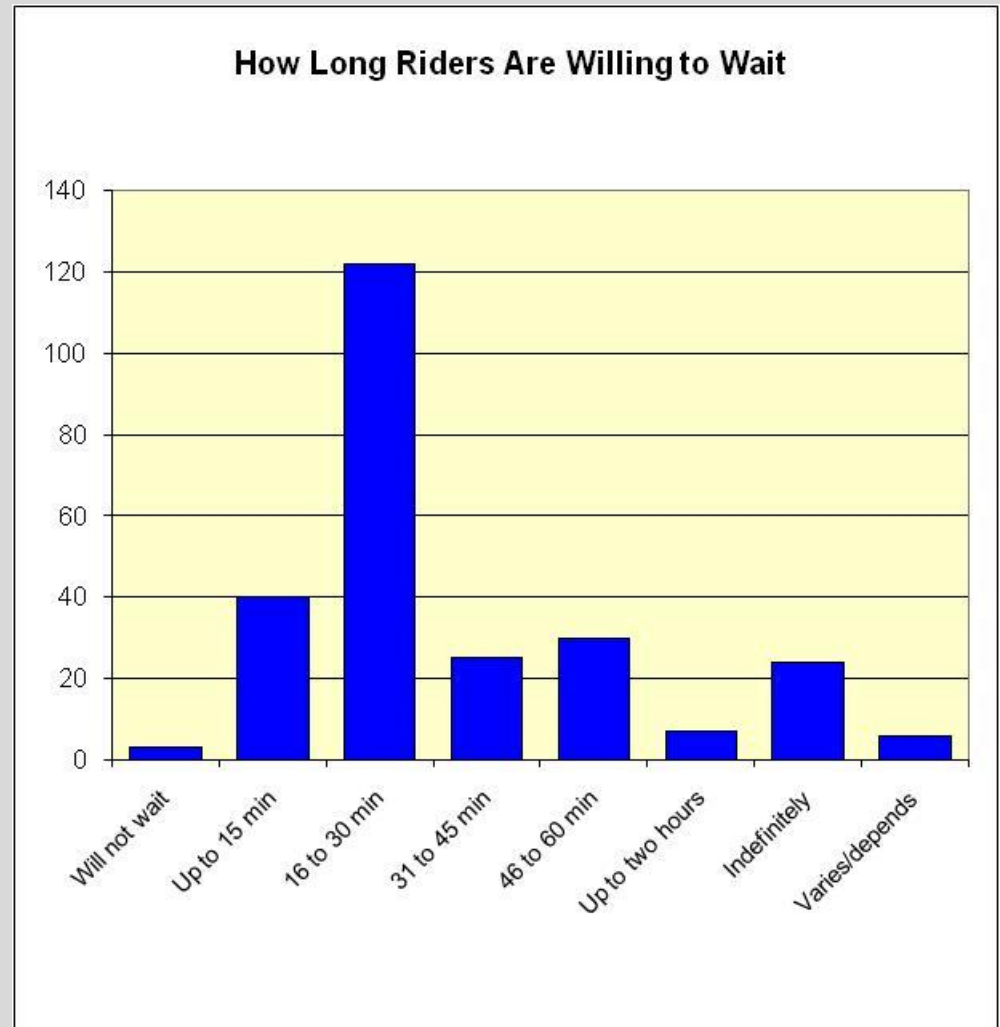


# Germantown Forward

## Germantown MARC Survey

If the train is delayed, how long do you wait before seeking some other way to get to your destination?

*“As soon as MARC says Metro will accept my ticket (30 min).”*

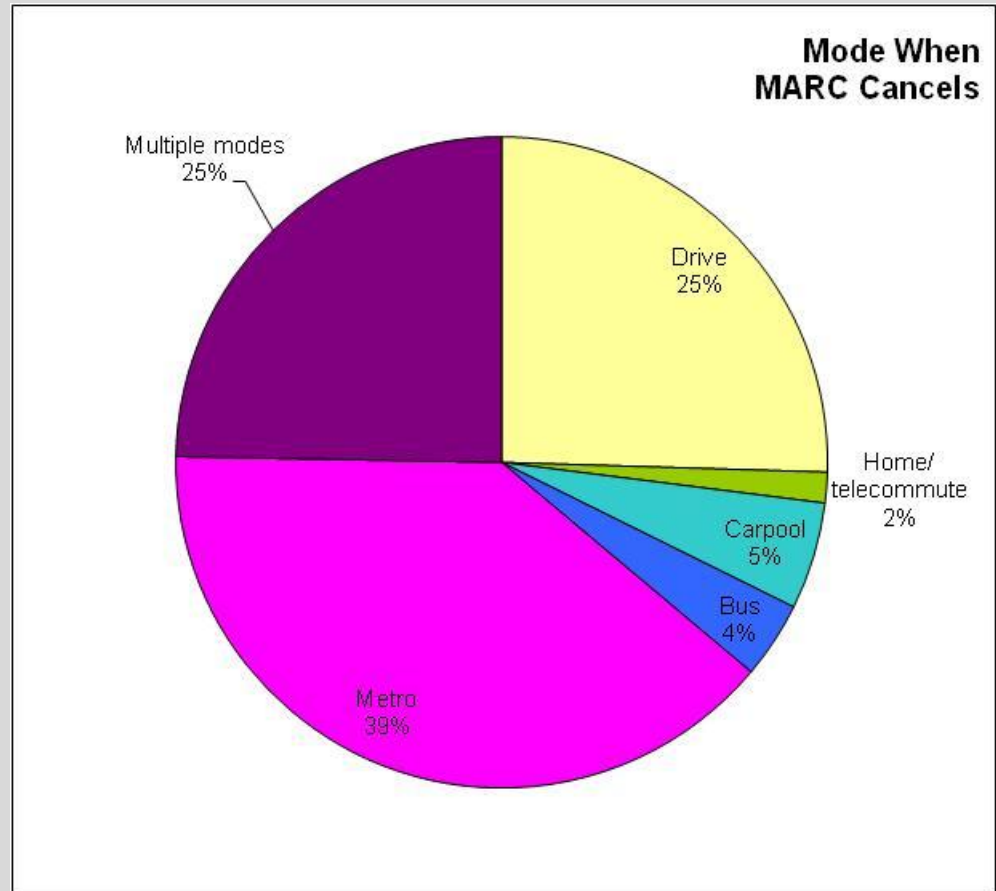


# Germantown Forward

## Germantown MARC Survey

If you decide not to wait, how do you get to your destination?

- A higher likelihood that people will carpool in the morning
- Limited number of telecommuters





# Germantown Forward

## Germantown MARC Survey

- Share results with
  - MTA
  - DOT
- Post results at MARC station



# Germantown Forward

## Germantown MARC Survey

### Rolling Hills Apartments

- Property manager information:

12% bus

7% MARC train

- Census data (from 2000):

50 residents (7.2%) bus

6 residents (0.9 %) MARC

16 residents (2.3%) subway/Metro

503 residents (72.9%) drive alone

- Survey information:

3 of 279 (1.1%) respondents from Rolling Hills (name was included on map)

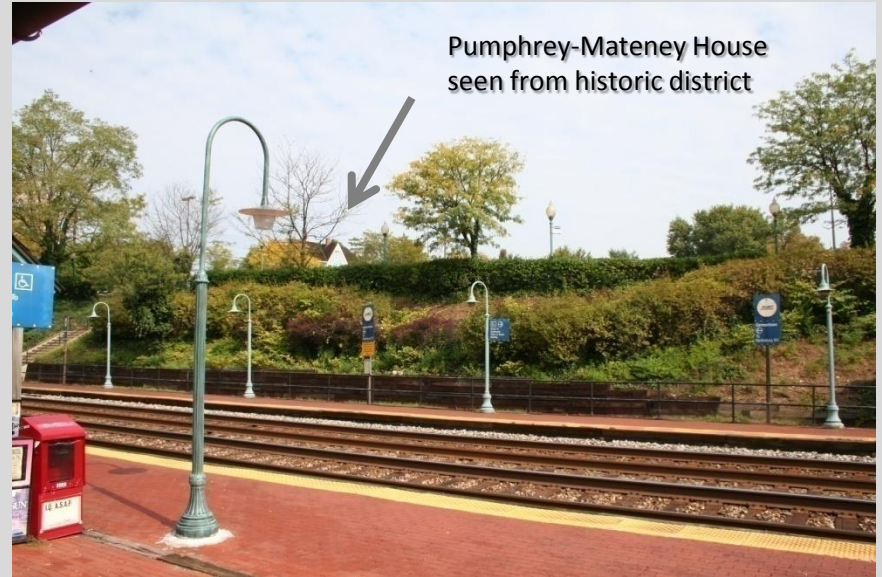
	Block Group 2, Census Tract 7008.18, Montgomery County, Maryland
<b>Total:</b>	<b>690</b>
<b>Car, truck, or van:</b>	<b>595</b>
Drove alone	503
Carpooled	92
<b>Public transportation:</b>	<b>72</b>
Bus or trolley bus	50
Streetcar or trolley car	0
Subway or elevated	16
Railroad	6
Ferryboat	0
Taxicab	0
<b>Motorcycle</b>	<b>0</b>
<b>Bicycle</b>	<b>0</b>
<b>Walked</b>	<b>23</b>
<b>Other means</b>	<b>0</b>
<b>Worked at home</b>	<b>0</b>

# Germantown Forward

## West End - Historic District

Views from the Historic District:

- Tall buildings appear taller
- Visible Pumphrey-Matney House



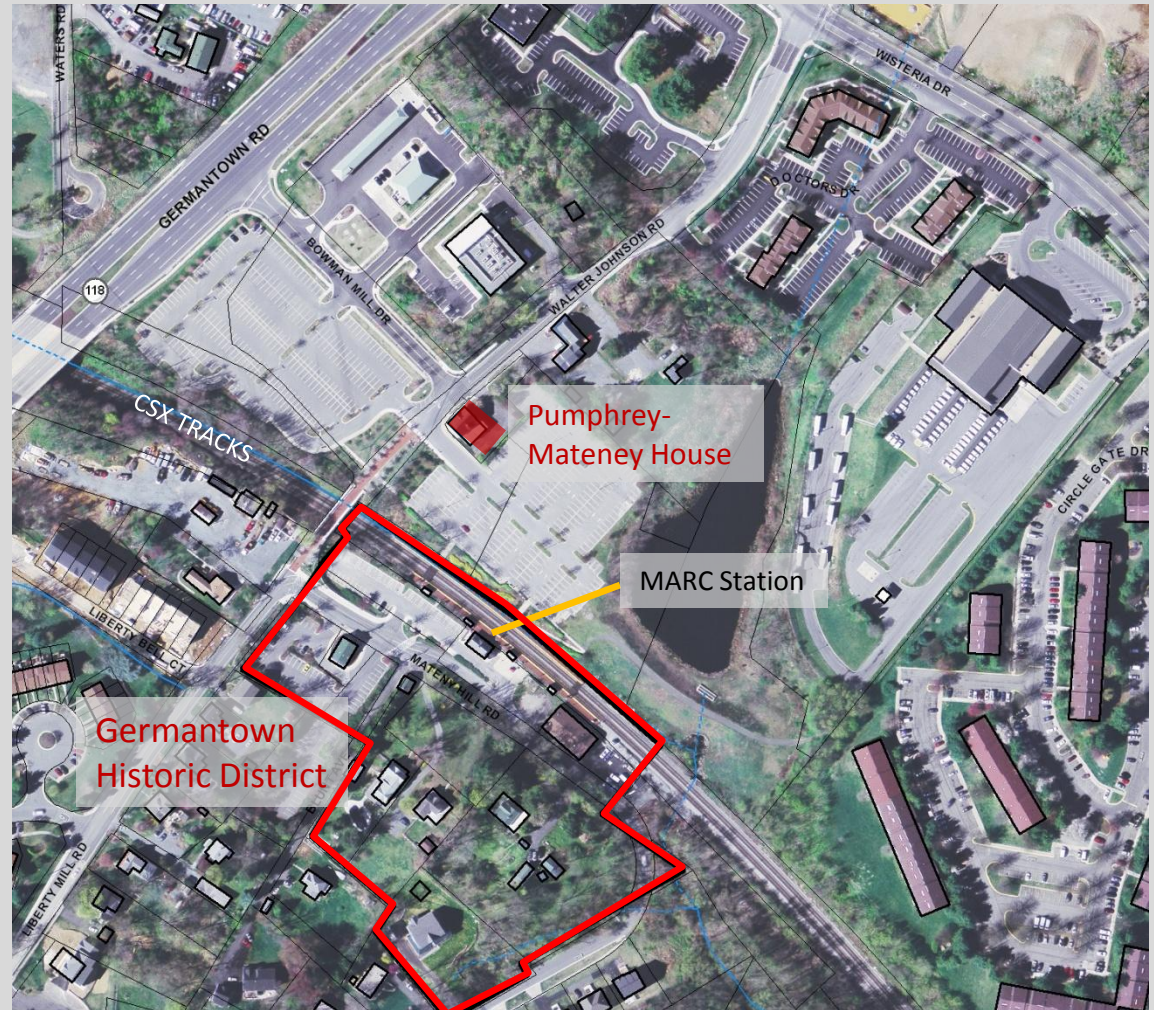
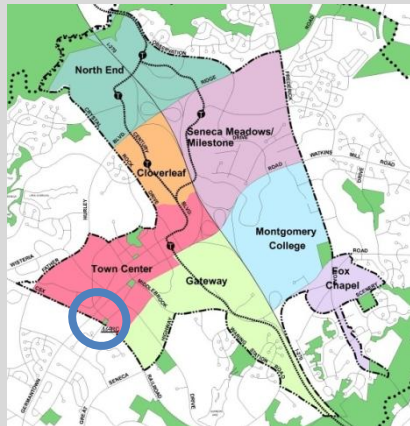


# Germantown Forward

## West End - Historic District

Compatibility with:

- Germantown Historic District
- Pumphrey-Mateney House

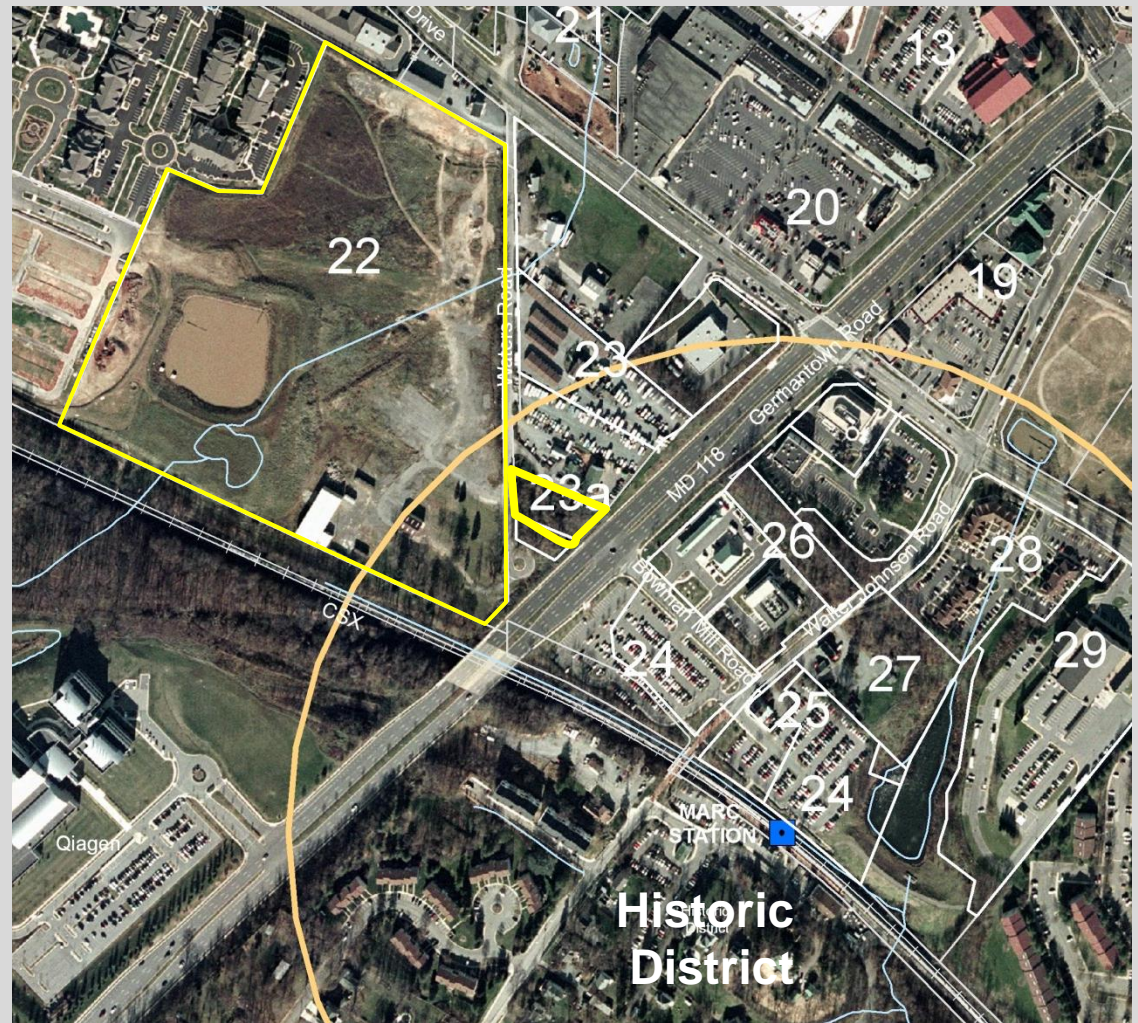
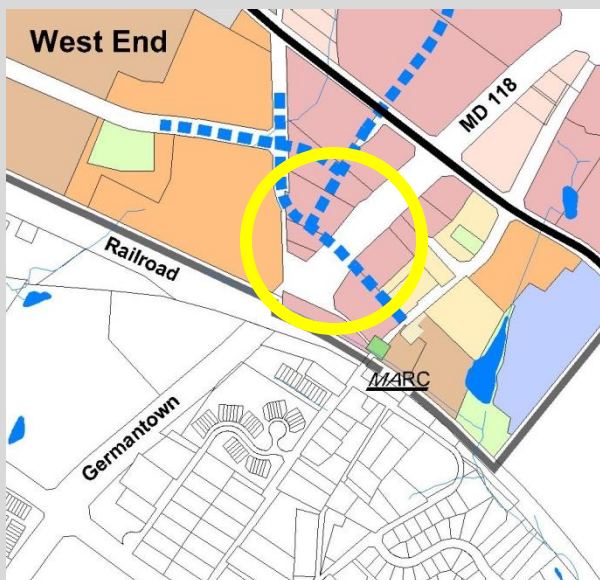




# Germantown Forward

## West End

- RMX-2
- Mixed use
- Connection





# Germantown Forward

## Rolling Hills

Staff recommendation  
20 DU/acre

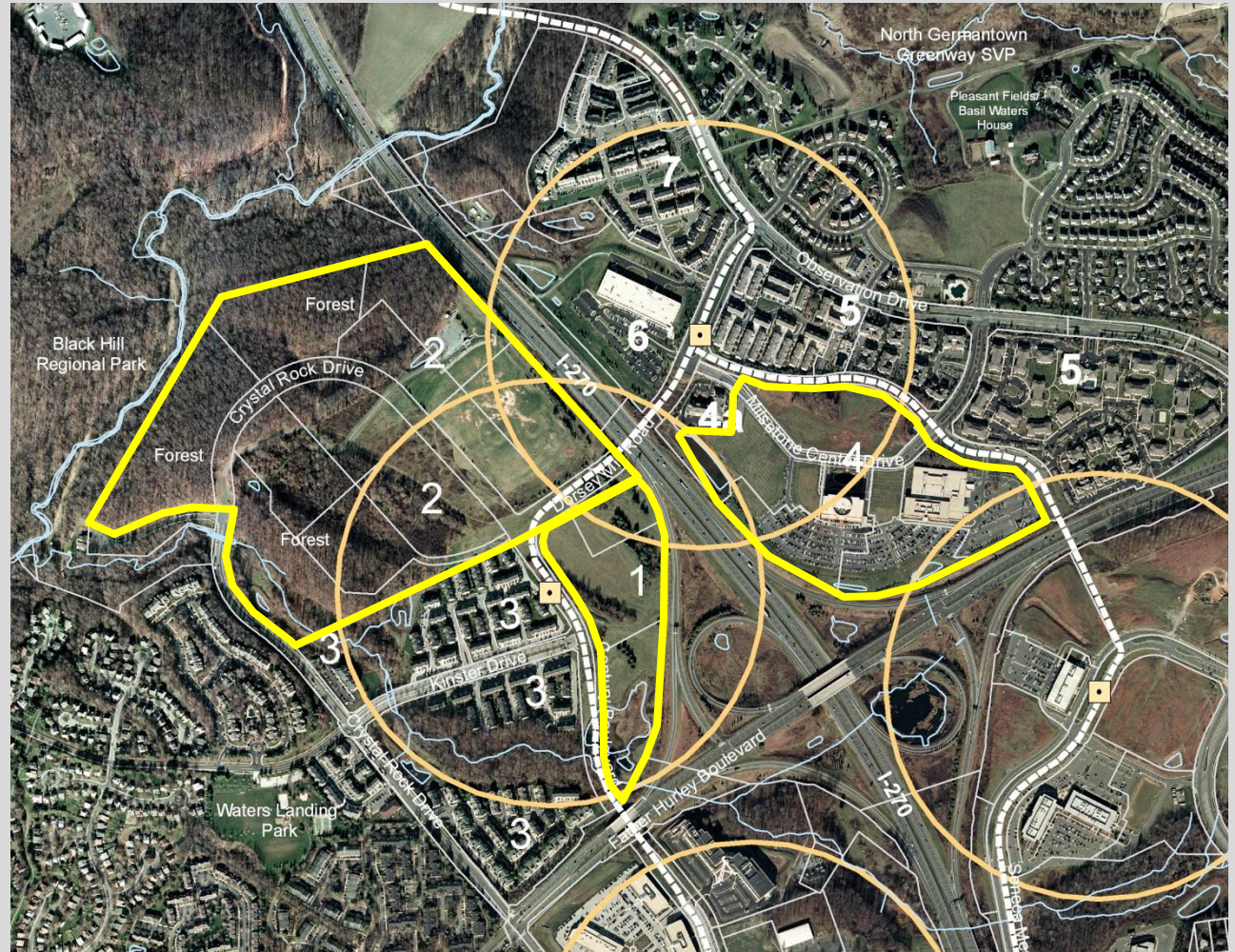
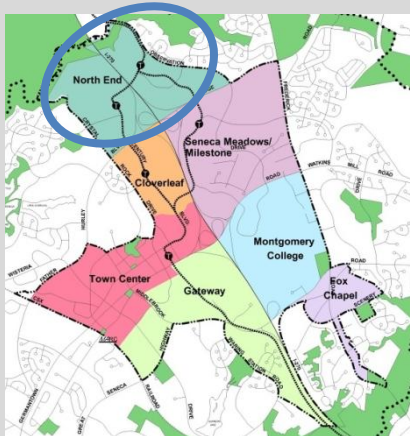




# Germantown Forward

## North End

- Totah/Symmetry
- Lerner Enterprises
- Milestone North

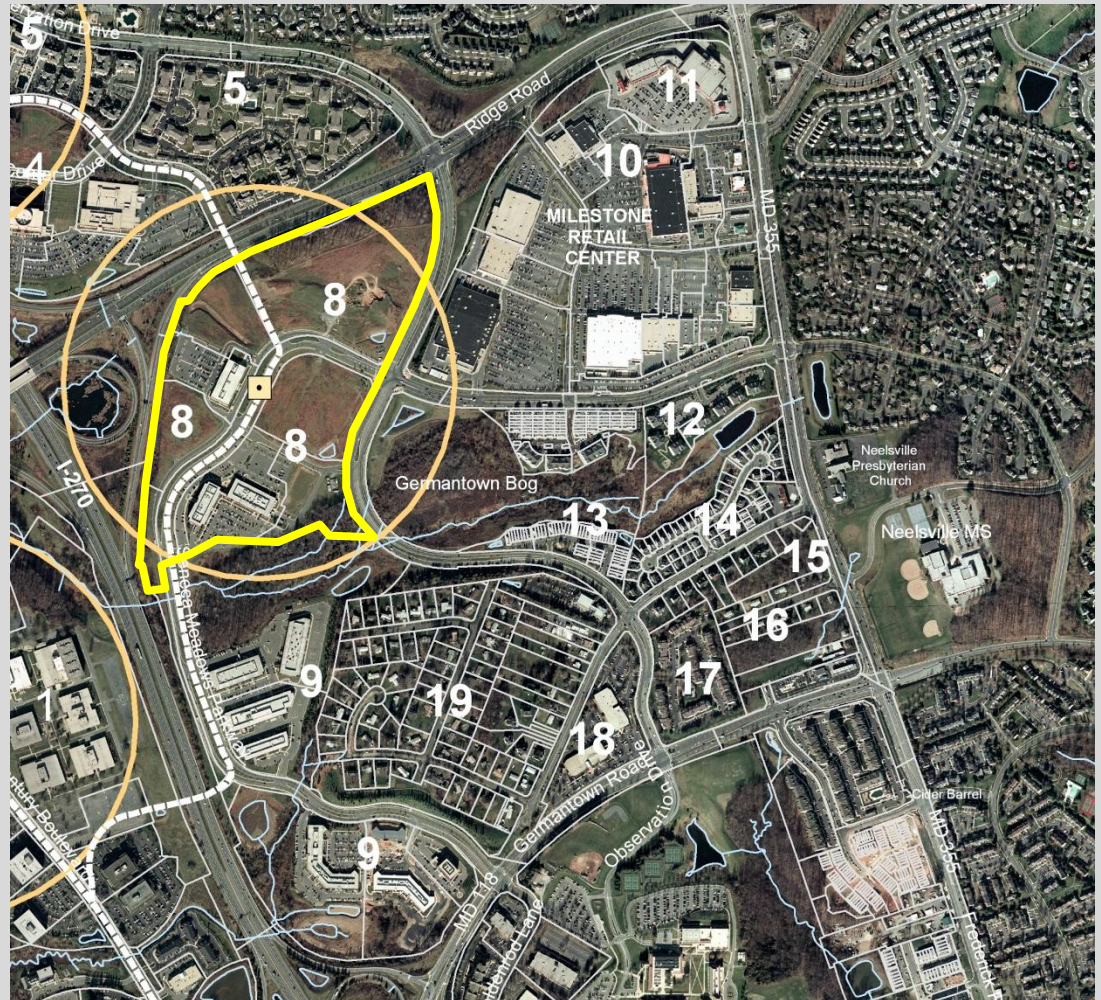




# Germantown Forward

## Germantown Master Plan

### Seneca Meadows

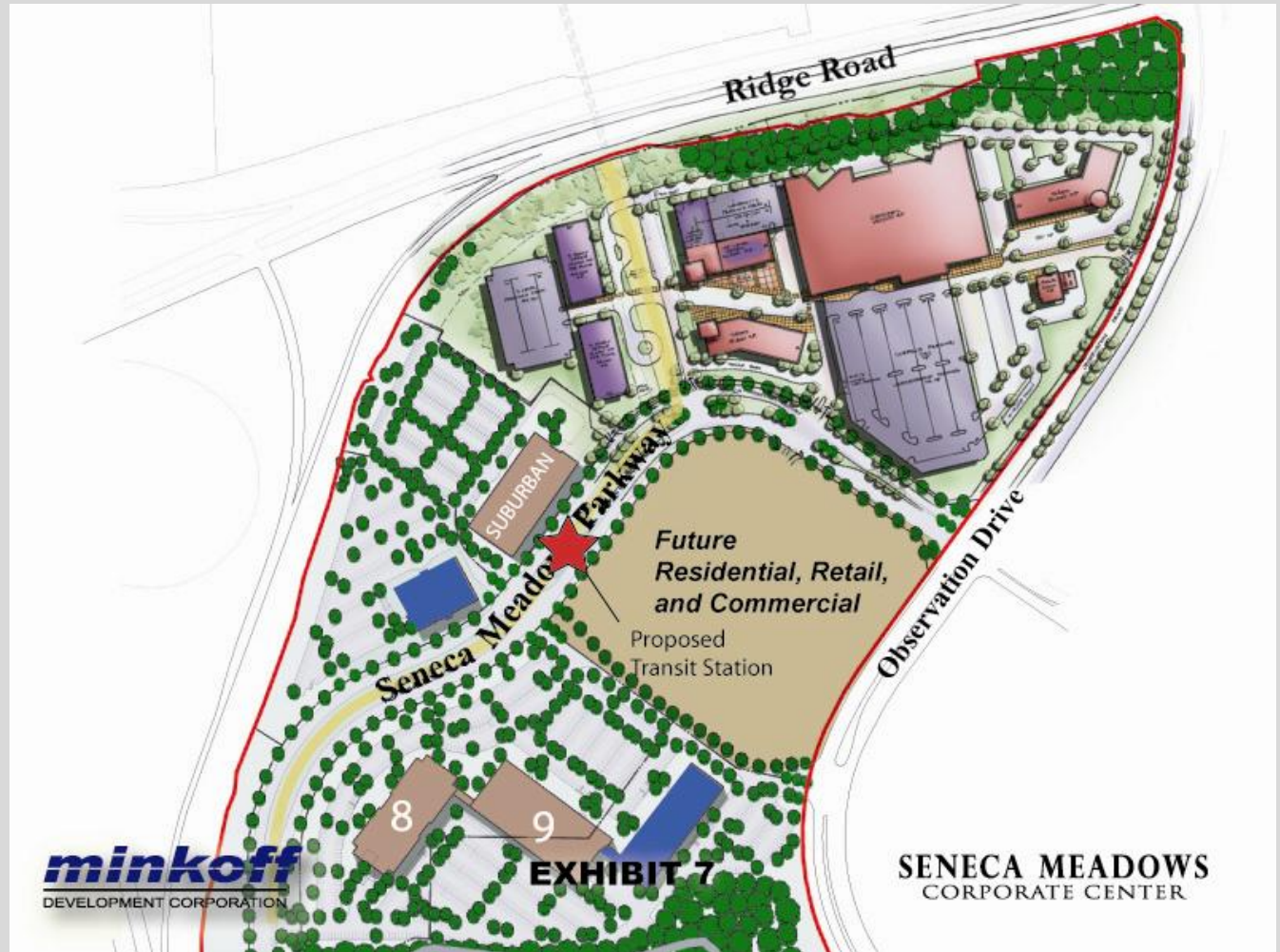




# Germantown Forward

## Seneca Meadows

Applicant's  
proposal with  
current  
development



# Germantown Forward

## Montgomery College District

### Issues:

- Mix of uses
- Site design
- Connections
- Environmental features

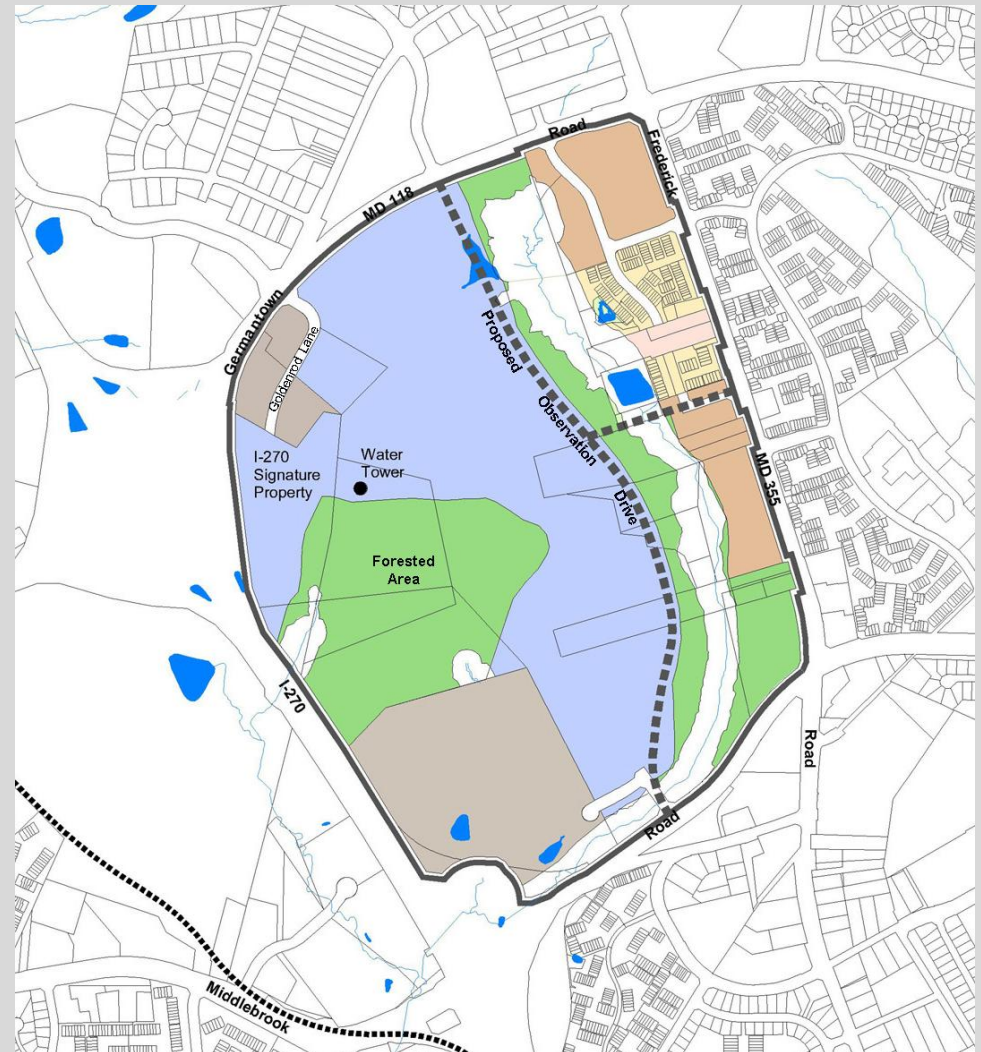




# Germantown Forward

## Montgomery College

### Recommended land use



# Germanatown Forward

## Montgomery College Site Design

### Proposed hospital



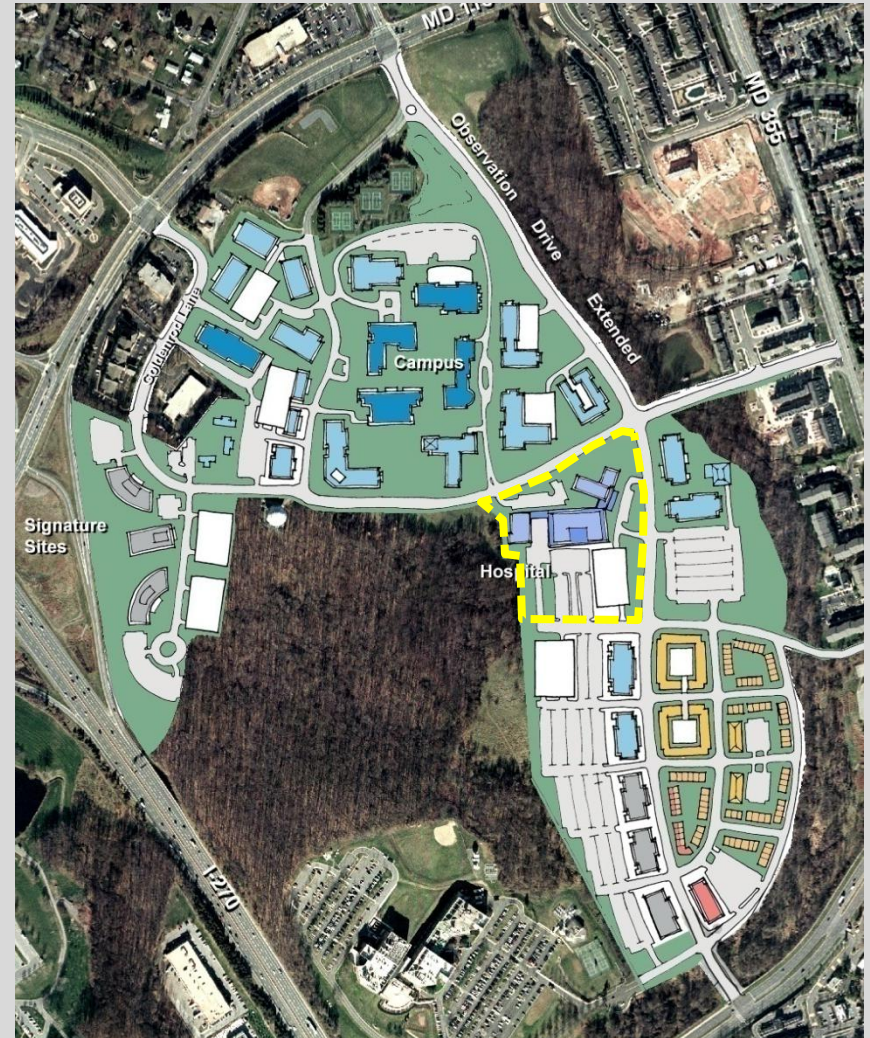


# Germantown Forward

## Montgomery College

Staff recommendation:

Option 1

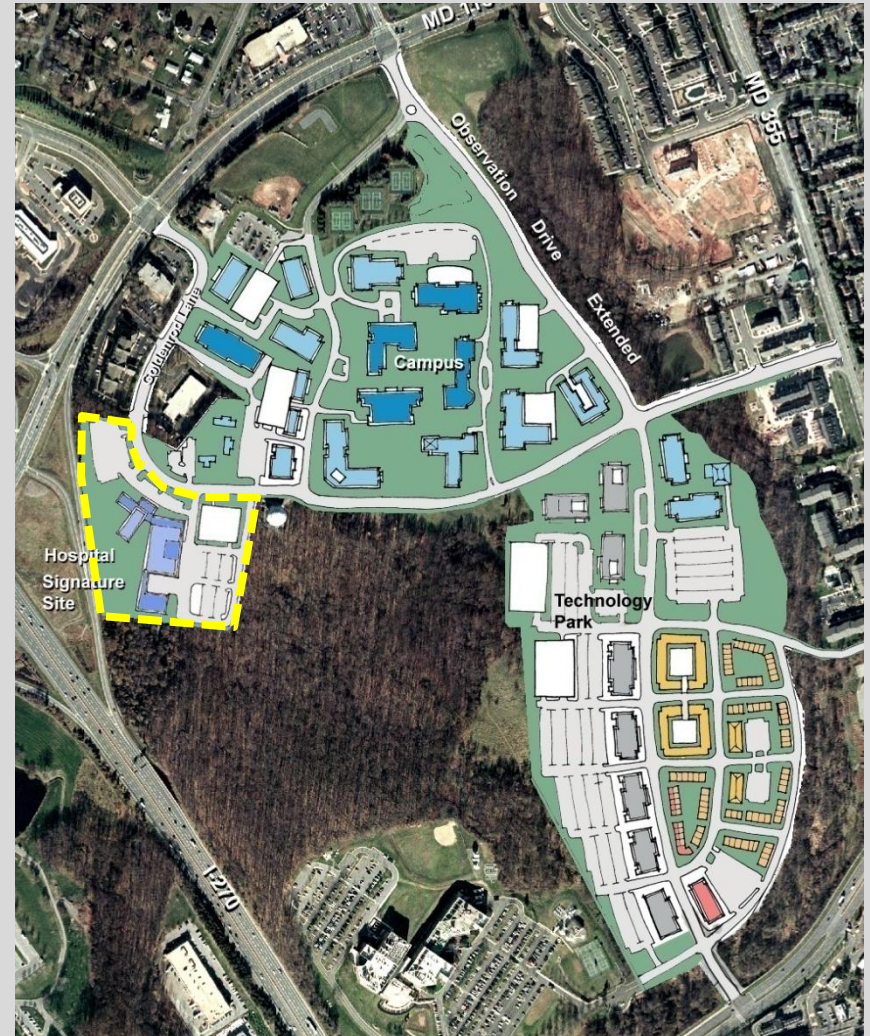




# Germantown Forward

## Montgomery College

Staff recommendation:  
Option 2



# Germantown Forward

## Cider Barrel

### Recommended criteria:

- Visible location
- Germantown site
- Moderate speed limit (30 mph or under)
- Accessibility to passersby
- Related commercial or cultural support
- Natural setting: green landscape, trees
- Gathering area onsite or nearby
- Respectful site

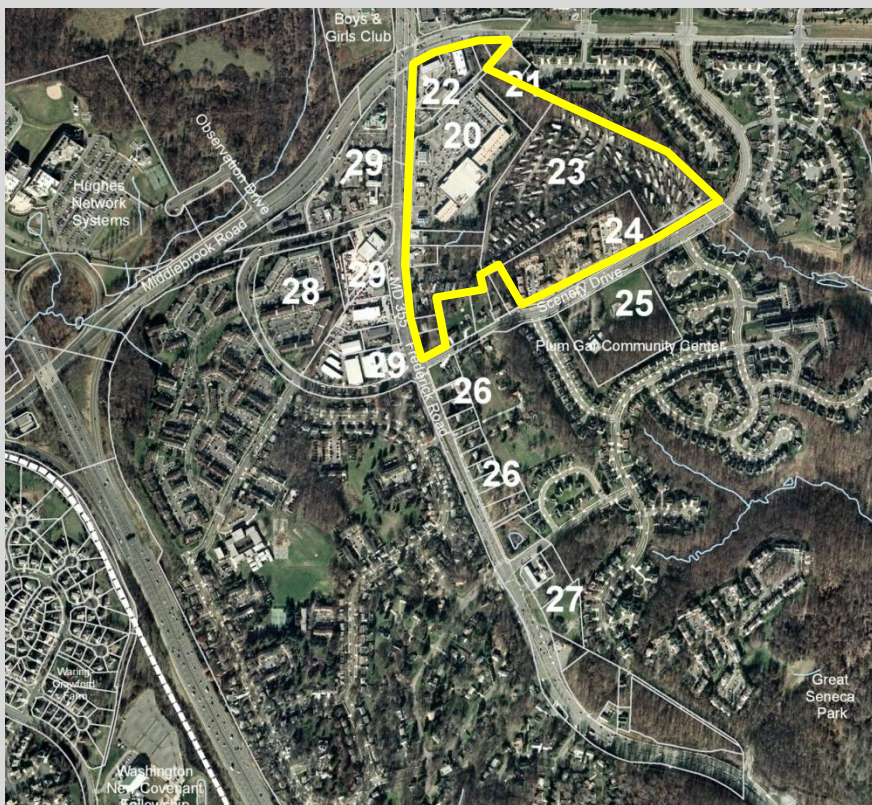




# Germantown Forward

## Germantown Master Plan

### Fox Chapel District





# Germantown Forward

## Volumes and Intersections

### Comparison of ADT Volumes Accessing Town Center (Crossing I-270 west of mainline)

Location	Existing	Alt 2B	Alt 2BV1	Alt 2P
Dorsey Mill Road	0	40,600	32,300	44,300
Father Hurley Boulevard	30,000	58,800	74,200	68,900
<del>New road</del>	<del>0</del>	<del>21,900</del>	<del>0</del>	<del>22,900</del>
MD 118	45,300	60,200	74,300	66,700
<b>Total</b>	<b>75,300</b>	<b>181,500</b>	<b>180,800</b>	<b>202,800</b>

### Critical Intersections – V/C Ratios (with turn lanes in future years)

Location	Existing	Alt 2B	Alt 2BV1	Alt 2P
Father Hurley at Crystal Rock	0.69	0.98	1.22	1.14
MD 118 at Aircraft	0.68	0.82	0.82	0.99

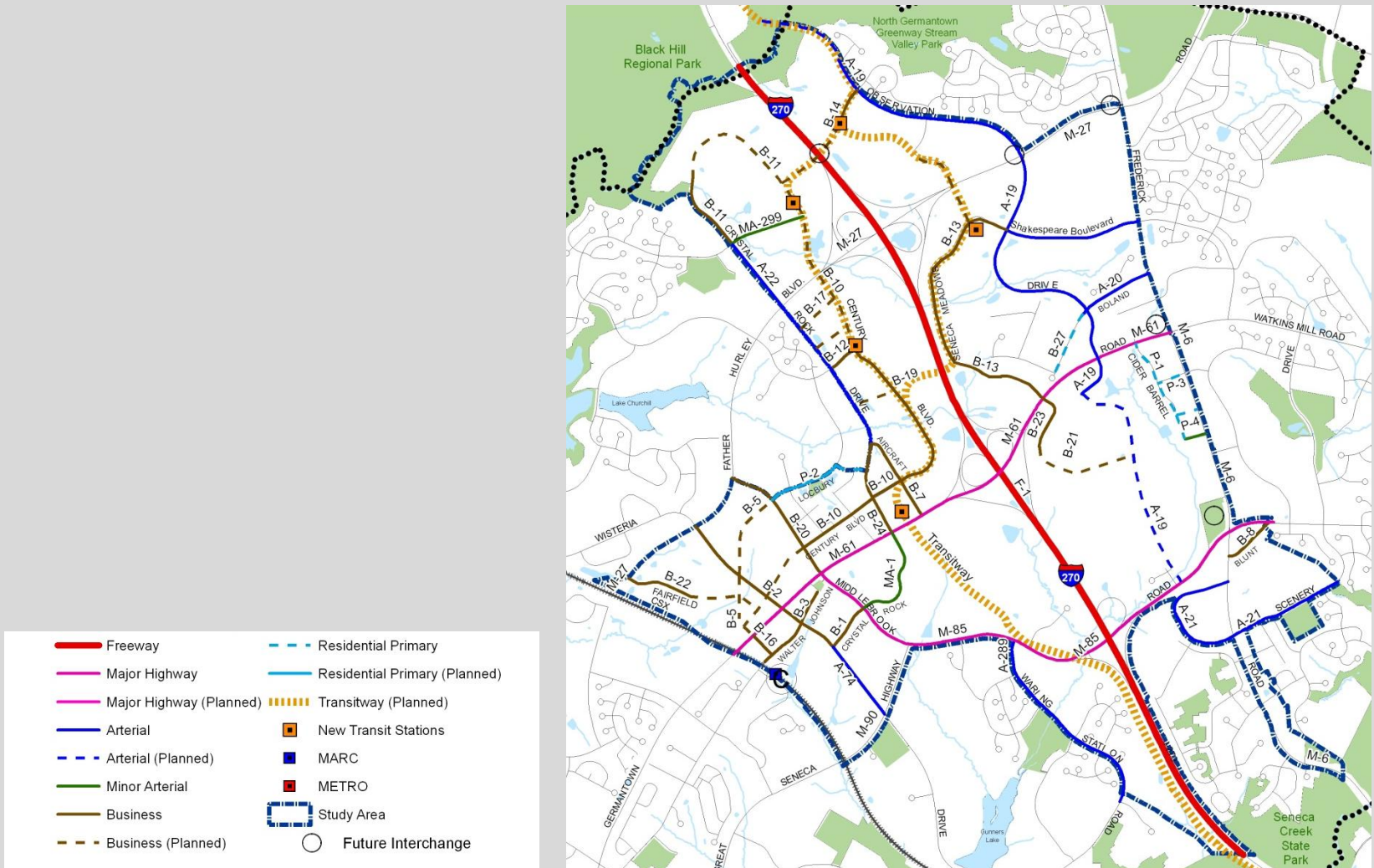
Alt 2B = Planned land use

Alt 2BV1 = Planned land use and network without Dorsey Mill interchange or Seneca Meadows bridge

Alt 2P = Property Owner land use recommendation

# Germantown Forward

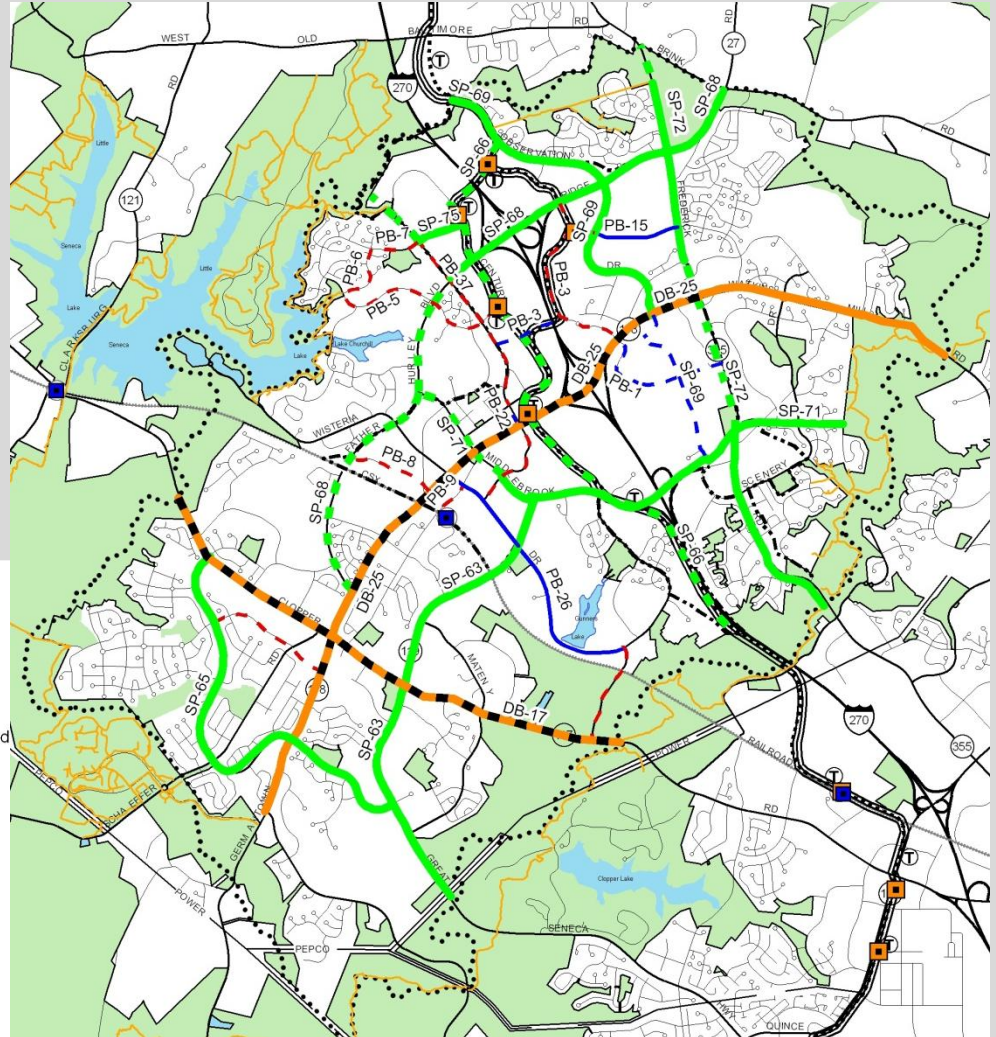
## Roadway Network





# Germantown Forward

## Bikeway Network



- Countywide Shared Use Path / Off-Road (Class 1) Existing
- - - Countywide Shared Use Path / Off-Road (Class 1) Proposed
- - - Countywide Signed Shared Roadway / On-Road (Class 3) Proposed
- Countywide Dual Bikeway: Shared Use Path Existing / Signed Shared Roadway Proposed
- - - Countywide Dual Bikeway: Shared Use Path Proposed / Signed Shared Roadway Proposed
- Local Shared Use Path / Off-Road (Class 1) Existing
- - - Local Shared Use Path / Off-Road (Class 1) Proposed
- - - Local Signed Shared Roadway / On-Road (Class 3) Proposed
- Existing Trail
- - - Proposed Trails
- Transitway
- 1989 Planning Area Boundary
- Study Area

# Germantown Forward Staging

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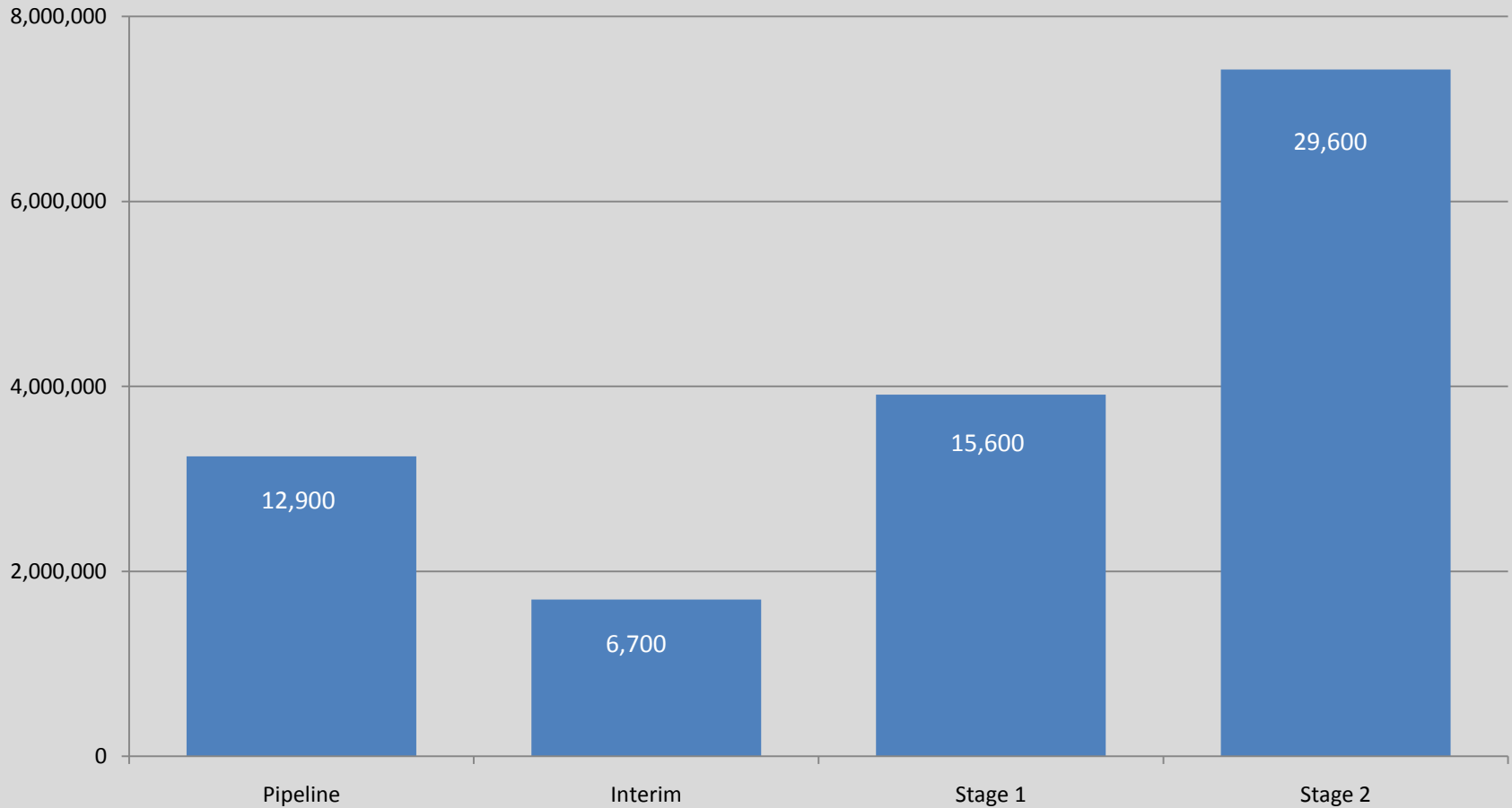
## Staging Principles:

- Plan goals for employment and Town Center
- Pipeline
- Minimum building height
- No single-purpose retail buildings
- Urban service district
- No staging for workforce housing or Montgomery College academic facilities



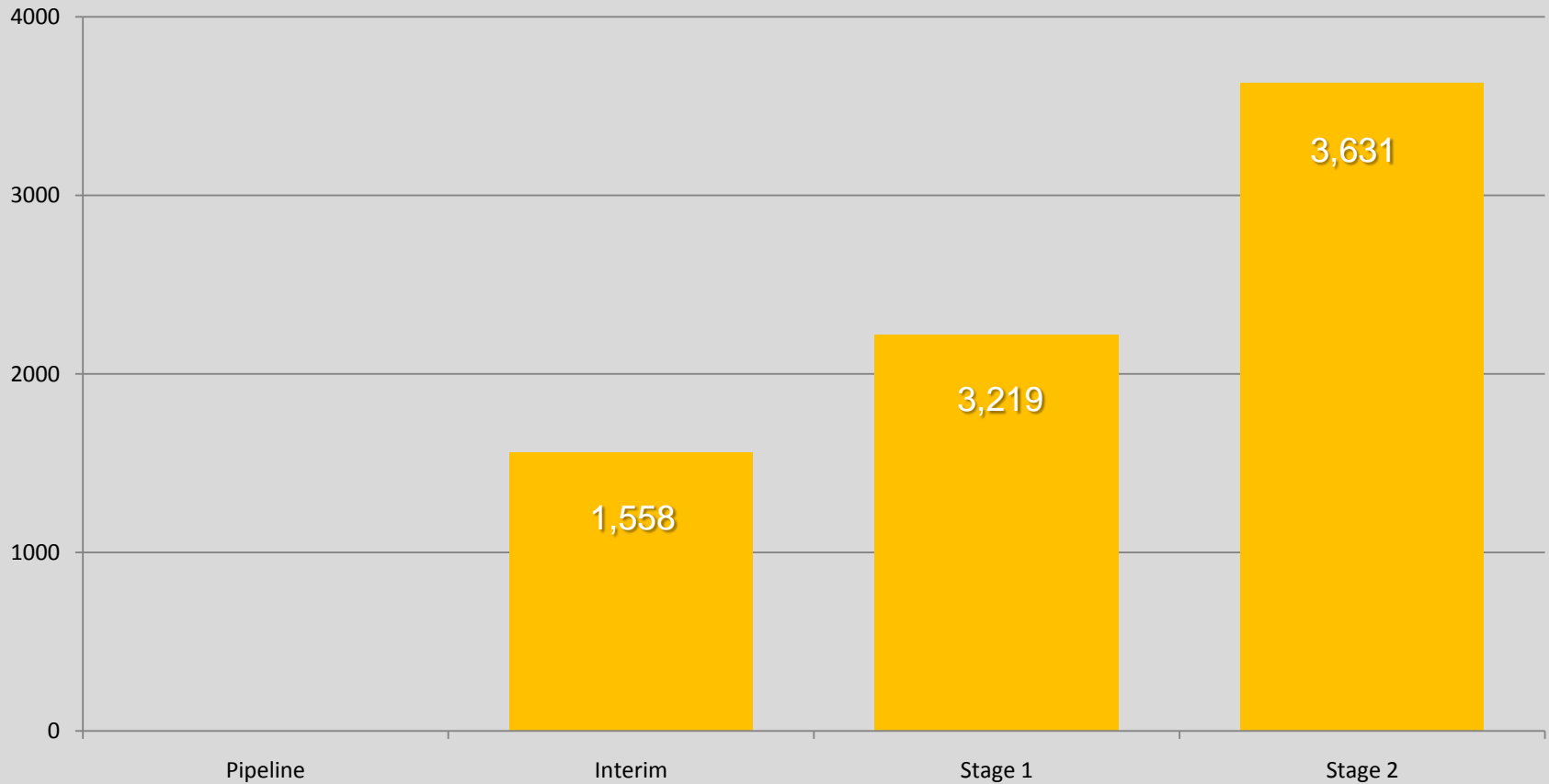
# Germantown Forward Staging

## Commercial



# Germantown Forward **Staging**

## Housing





# Germantown Forward Staging

Stage	Commercial s.f.	Residential d.u.
Pipeline and interim uses - Pipeline - Interim (25%)	4.9 M - 3.2M - 1.7 M	1,558
Stage 1 (30%)	3.9 M	2,219
Stage 2 (45%)	7.4 M	3,631

# Germantown Forward Staging

## Pipeline and interim

## Stage 1

## Stage 2

- 25 percent
- Approved development
- Minimum building heights
- Retail



# Germantown Forward Staging

**Pipeline and interim**

**Stage 1**

**Stage 2**

- 30 percent
- Service district
- Mode share
- Circulator bus (Phase 1)
- Urban parks
- MARC parking
- Park and ride
- Bowman Mill Road

# Germantown Forward Staging

Pipeline and interim

Stage 1

Stage 2

- 45 percent
- CCT (Phase I\*)
- Circulator bus (Phase 2)
- M-83 decision
- Mode share
- Observation Drive
- Goldenrod Lane
- Cider Press Drive
- Dorsey Mill bridge

\*Need to stage Phase II of CCT to serve Seneca Meadows

# Germantown Forward

## Reviews

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Reviews and testing of Planning Board recommendations:

- Recreation
- Carbon footprint analysis
- Schools
- Transportation



# Germantown Forward Schedule

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- January 2009.....Transmit Plan to Council and  
County Executive
- March 2009.....Complete 60 day review by  
County Executive
- May 2009.....Council Public Hearing
- September 2009.....Council Adopts Plan
- Winter 2009.....Sectional Map Amendment