

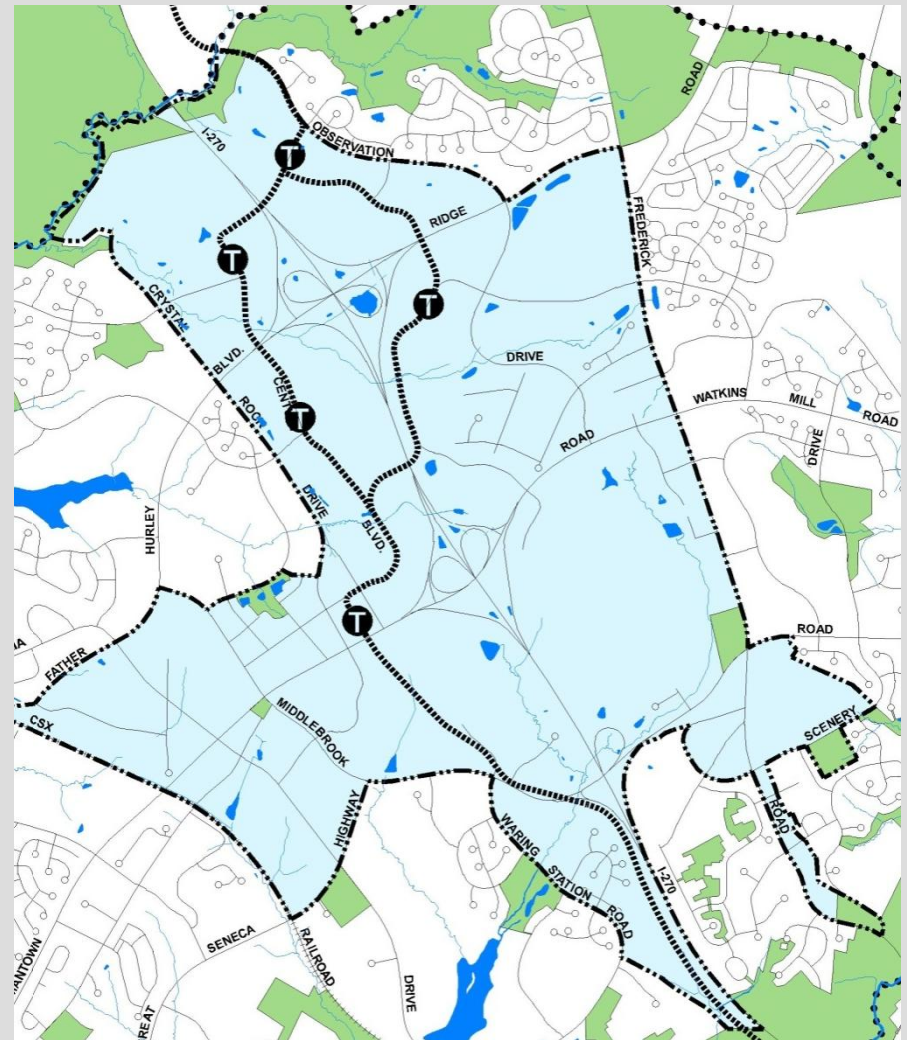
Germantown Forward

Status Report to the Planning Board



What's new?

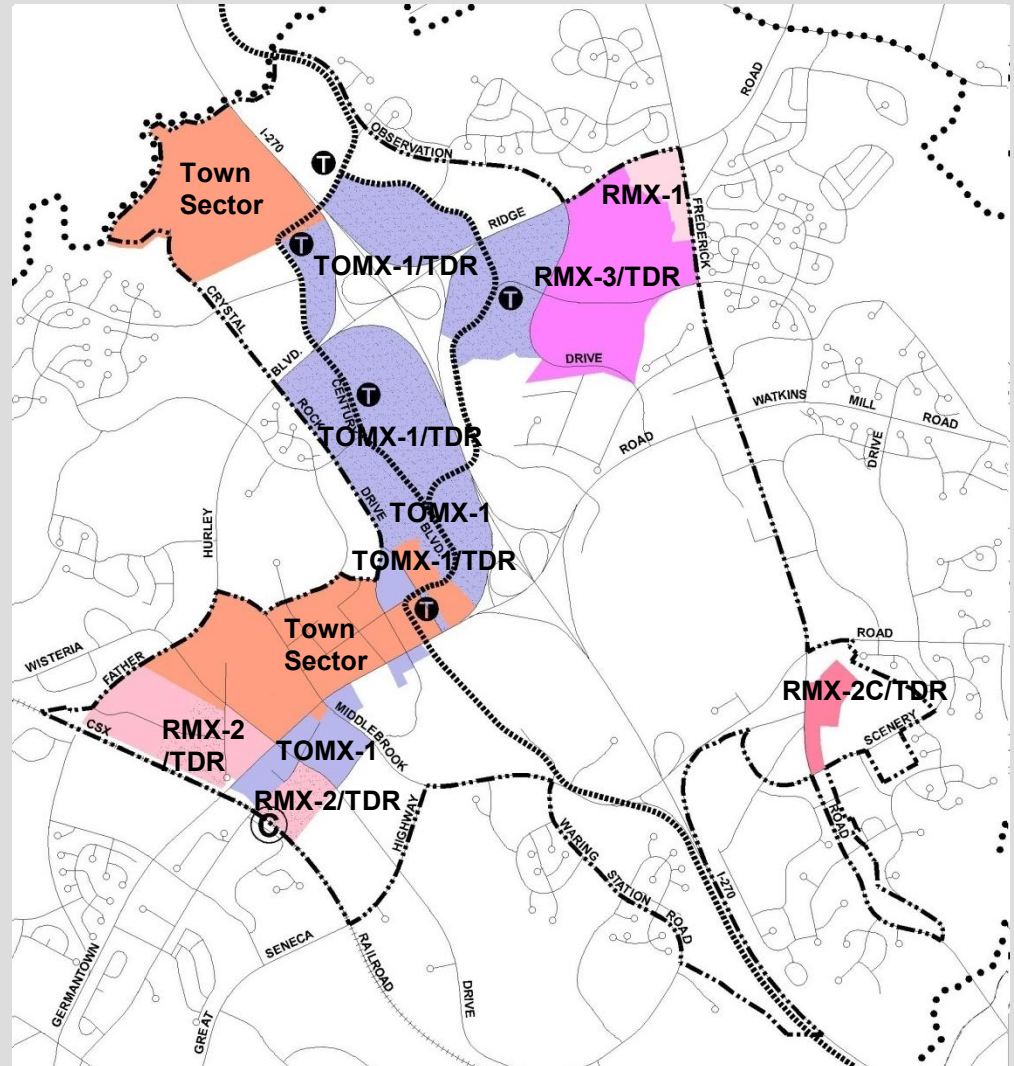
- CCT alignment
- Capital Improvement Program
- Agency partners
- Water quality conditions
- Sustainability
- Design guidance
- Mixed use zones
- TDRs



Germantown Study Area

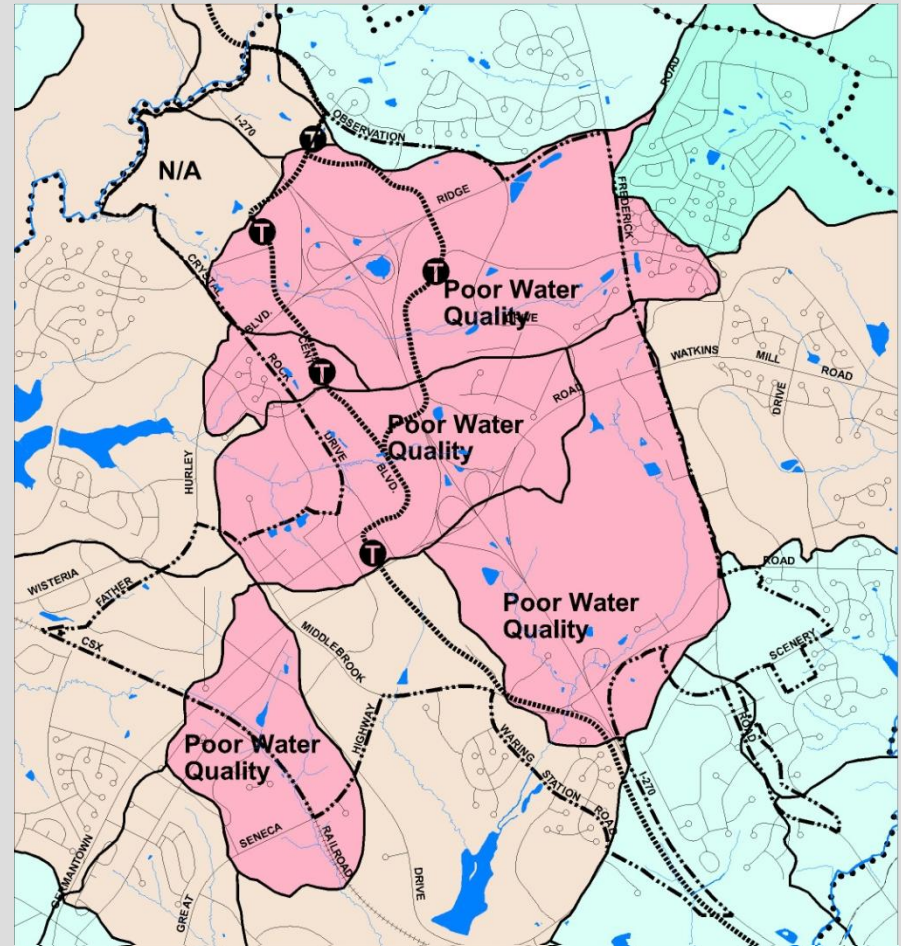
Mixed Use Zones

- Town Sector
- Residential Mixed Use (RMX)
- Transit Oriented Mixed Use (TOMX-1)
- RMX/TDR and TOMX/TDR



Stream Quality

- Good/Fair water quality pre-2000
- Fair/Poor water quality in 2006
- Priority watersheds
 - Stormwater upgrades may reduce impact
 - Reduce impervious in redevelopment



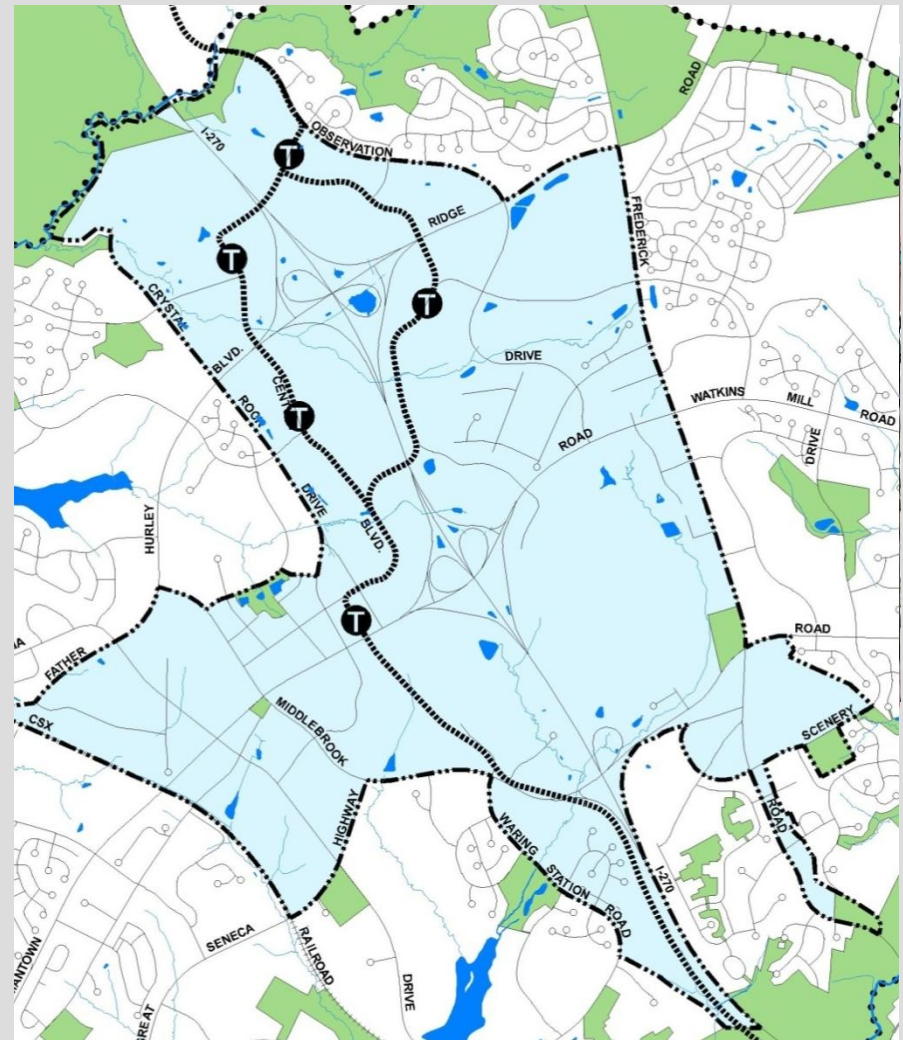
Resource Protection

- Forest canopy
- Wetlands and seasonal pools
- Stream buffers
- Special resource areas



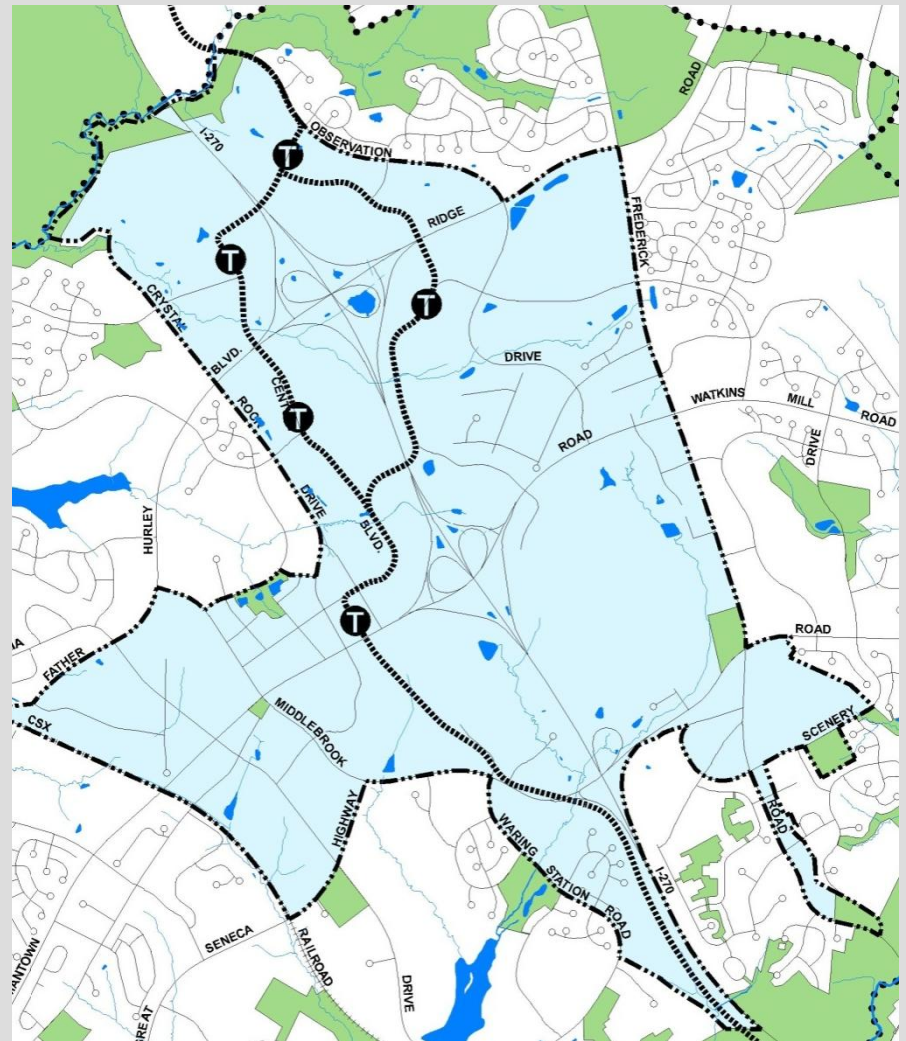
Sustainability

- Protect green infrastructure
- Reduce level of imperviousness
- Apply refined stormwater management practices
- Green community example
- Locate noise compatible land use
- Urban design guidelines



Environmental Recommendations

- *Tree canopy goal of 40 percent*
- High value forest
- Stream protection
- Reforest stream buffers
- Green community and building design



Design Goals

- Compact multi-story centers
- Building mass and height
- Views and landmarks
- Urban parks, plazas and open space
- Street character



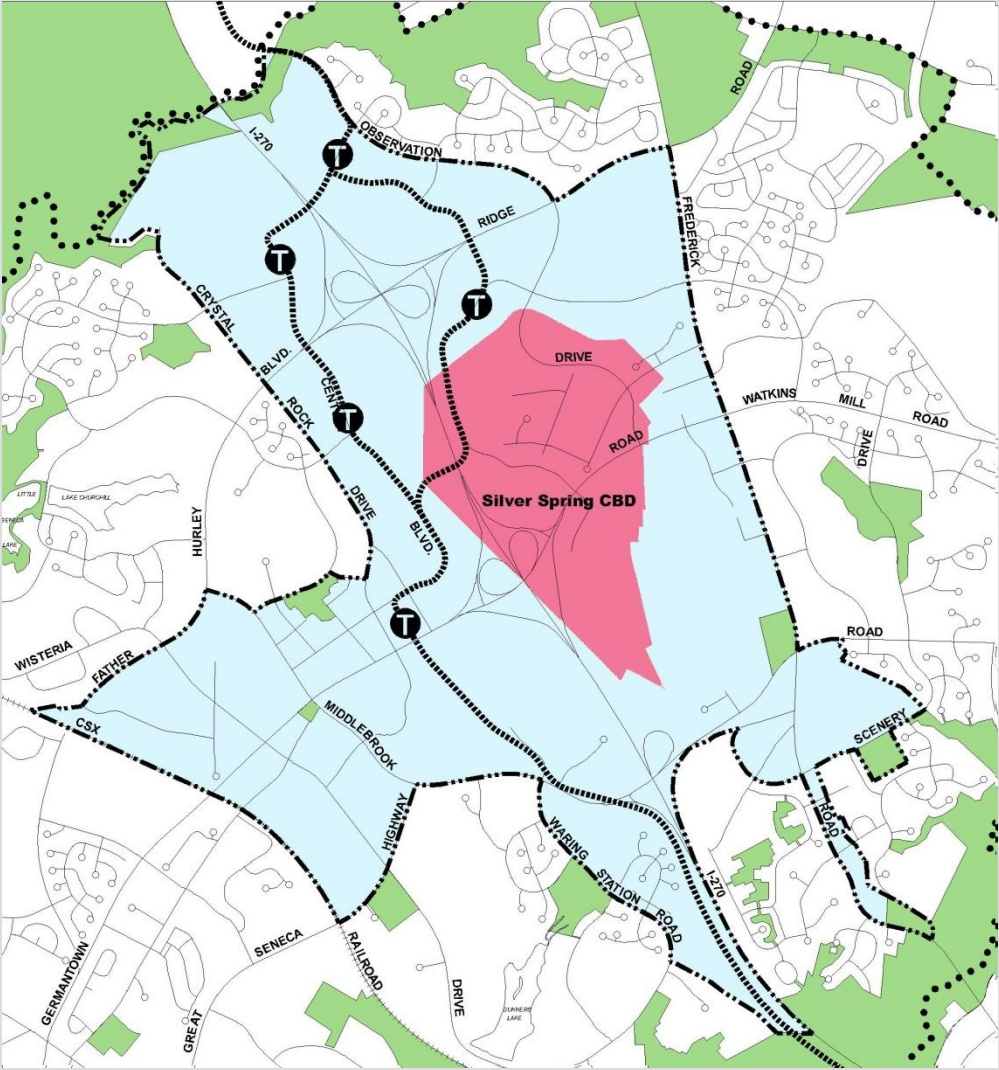
Design Recommendations

- *Develop specific design guidelines*
- Height
- Open space
- Street character
- Public and private buildings



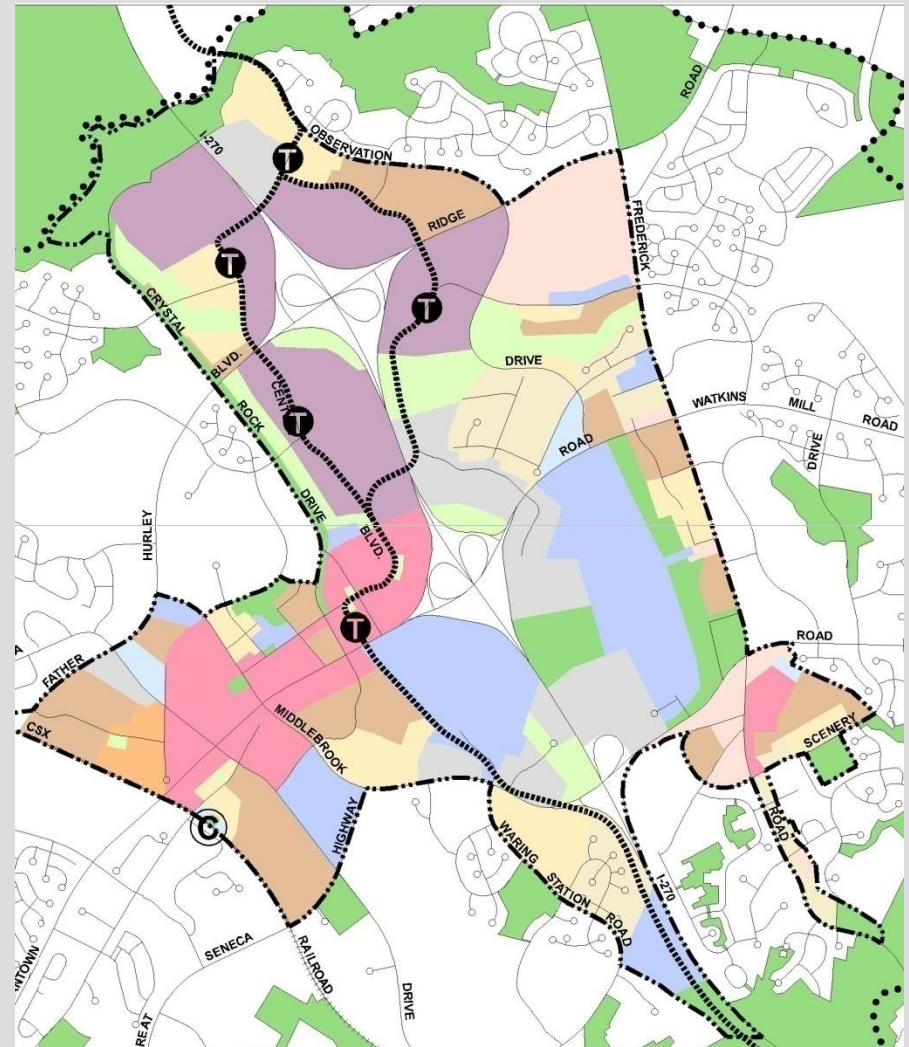
Land Use Intensity

- Proposed in Study Area
62,900 jobs
14,290 housing units
- Bethesda CBD
40,840 jobs
13,175 housing units
- Silver Spring
35,564 jobs
14,343 housing units



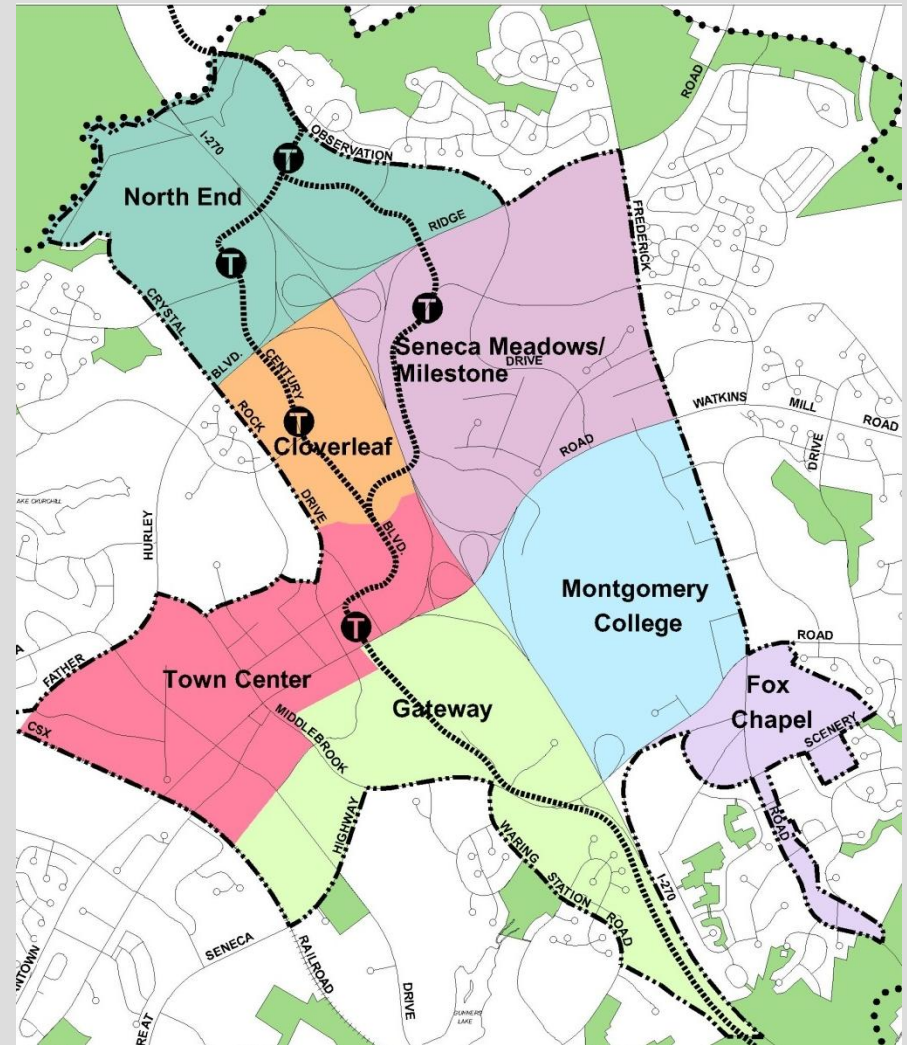
Land Use Goals

- Thriving Town Center
- Mixed use at transit
- Support Ag Preserve by using TDRs
- Street, path, and open space connections
- Improved street character
- Community identity



Districts and Neighborhoods

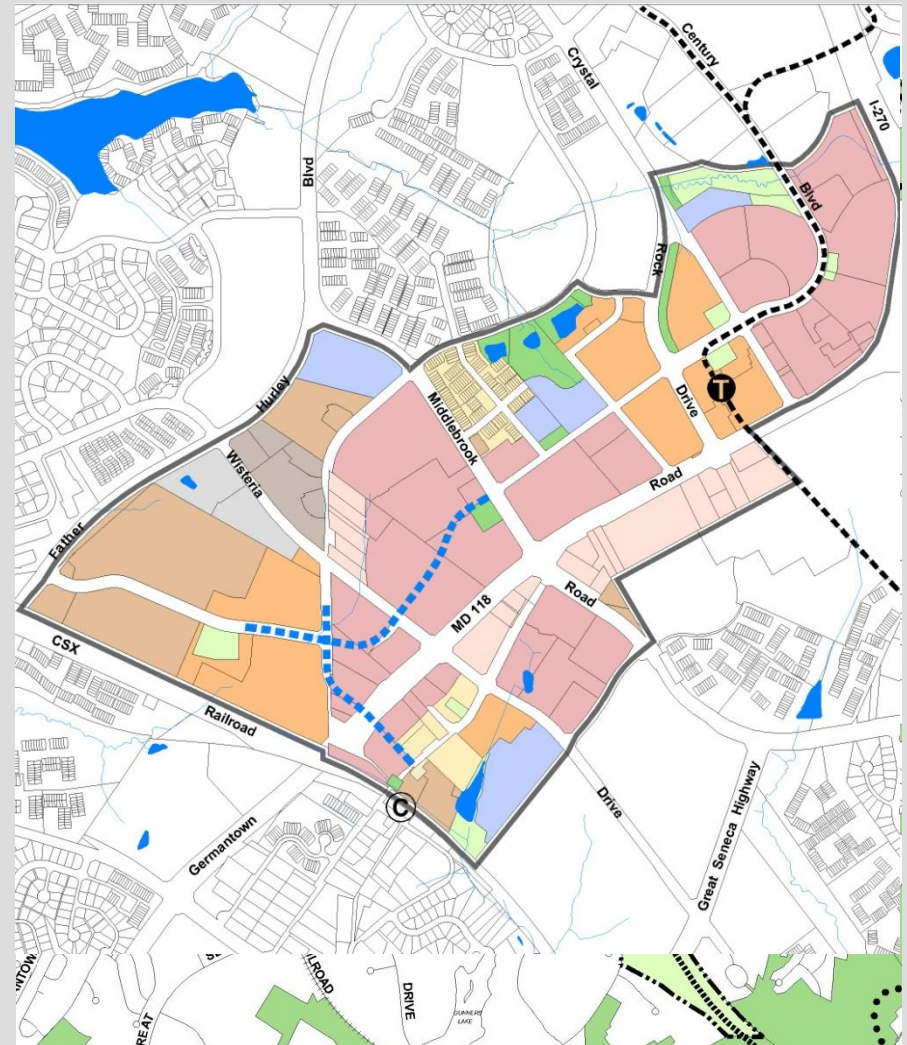
- Distinct districts
- Identity and character



Germantown Districts

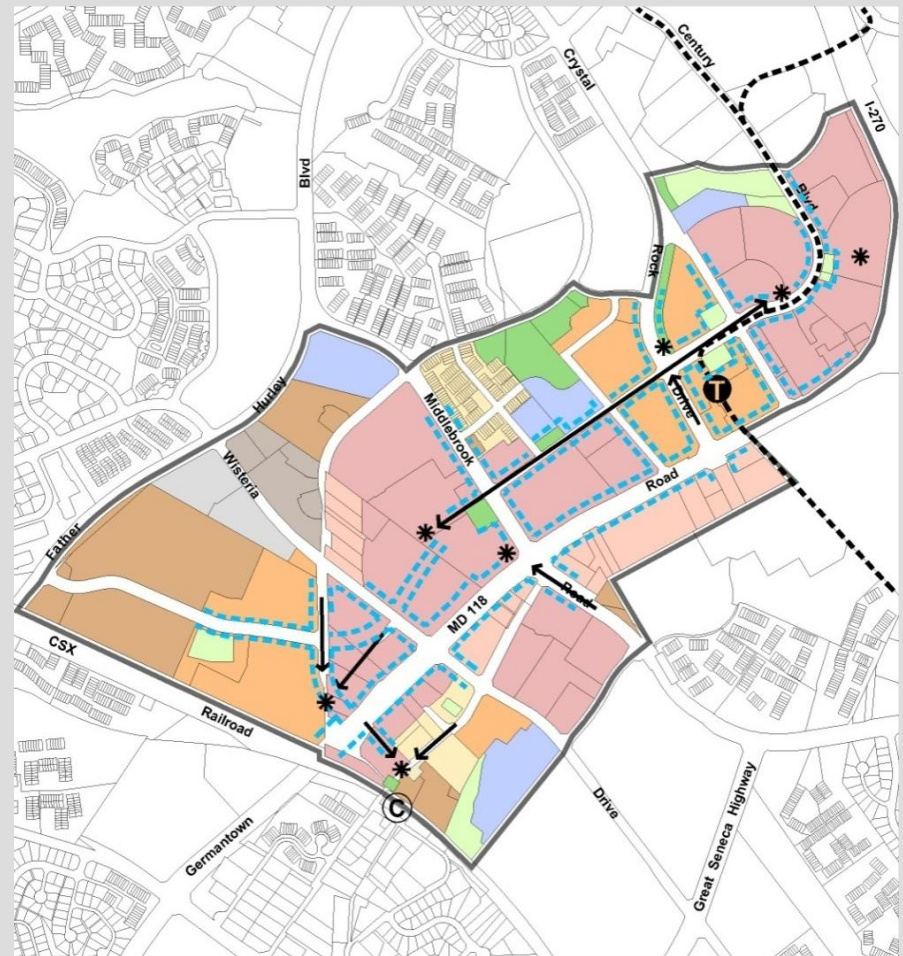
Town Center Land Use

- Signature employment - I-270 Corridor
- Employment - MD 118
- Retail - Century Boulevard
- Residential - Waters Road, Walter Johnson Drive near MARC station
- Office/retail - MARC parking lots



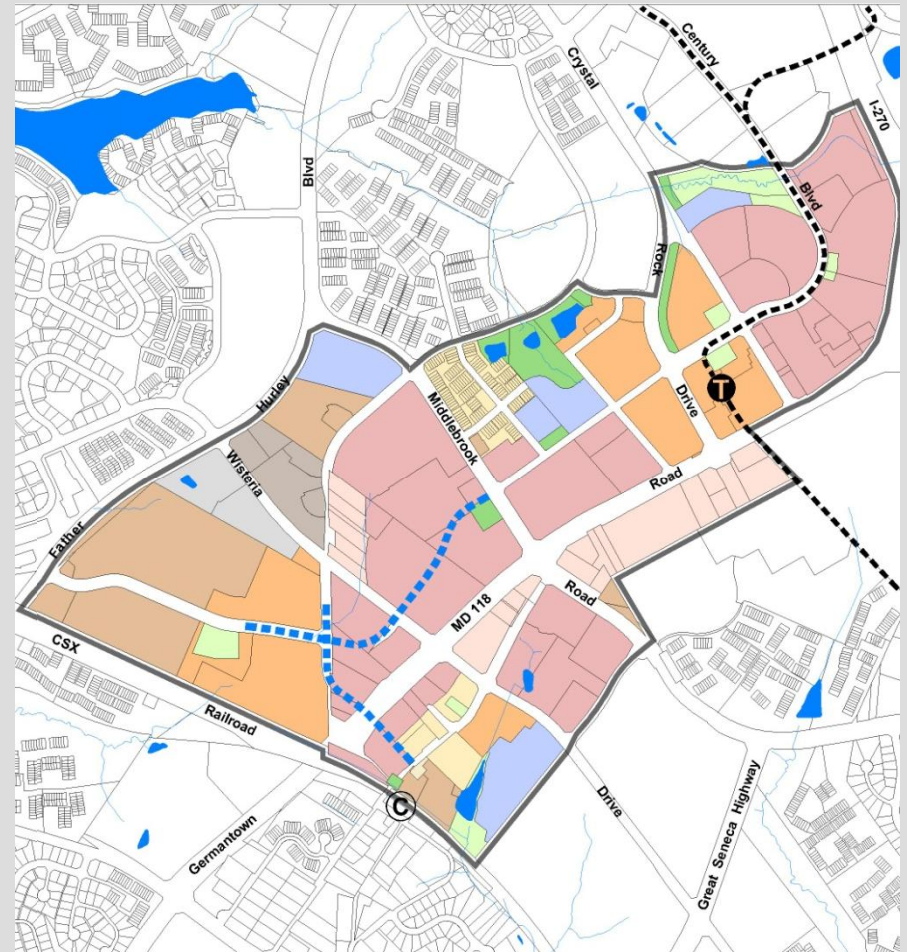
Town Center Urban Form

- Tallest buildings at transit
- Building lines
- Views and landmarks
- Town Square Urban Park



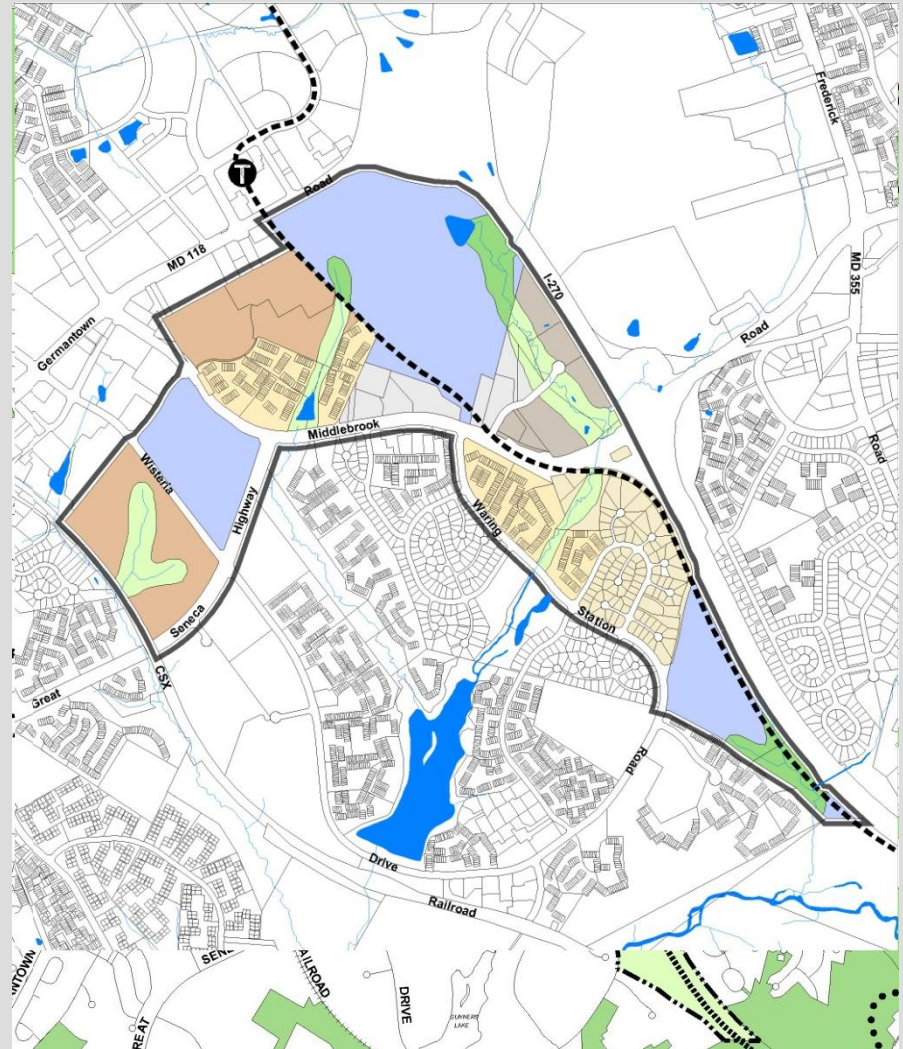
Town Center Recommendations

- FAR 2 at transit station
- FAR 1 adjacent, some with TDRs
- FAR 0.5 remainder of area
- MD 118 improvements
- Design recommendations



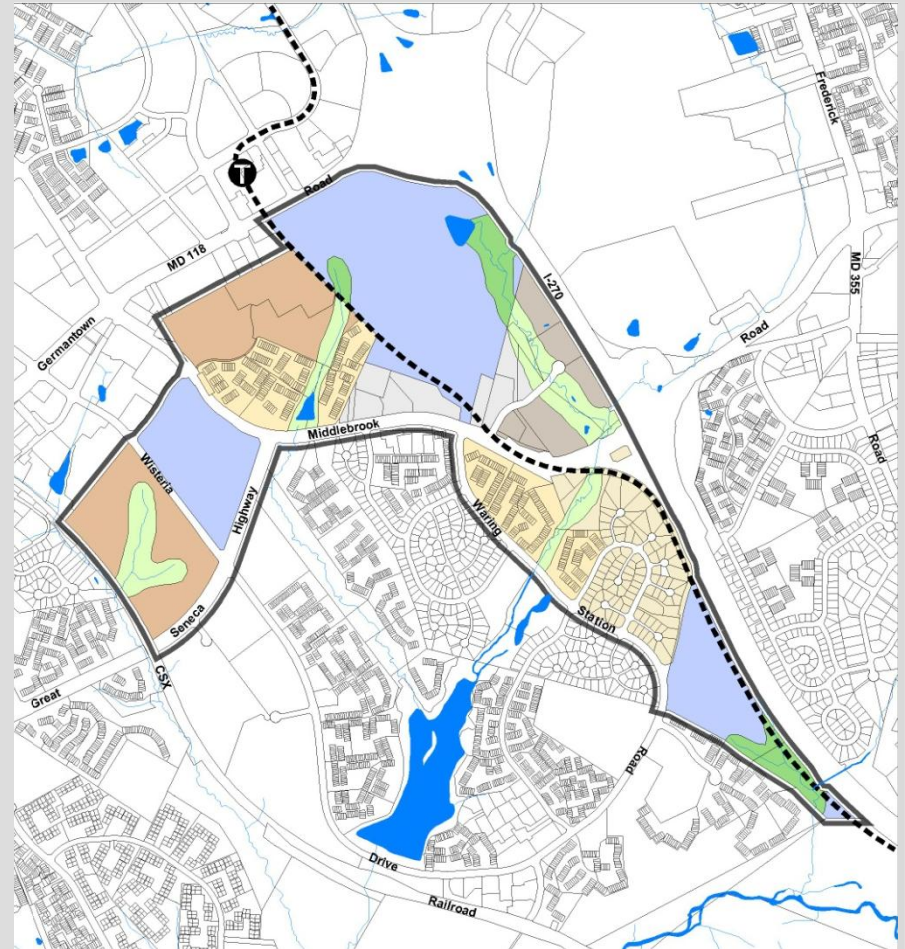
Gateway Land Use

- Signature employment— I-270 Corridor
- Highest buildings at I-270
- Light industrial— Middlebrook Road
- Streetscape improvements
- Partially redevelop Rolling Hills apartments



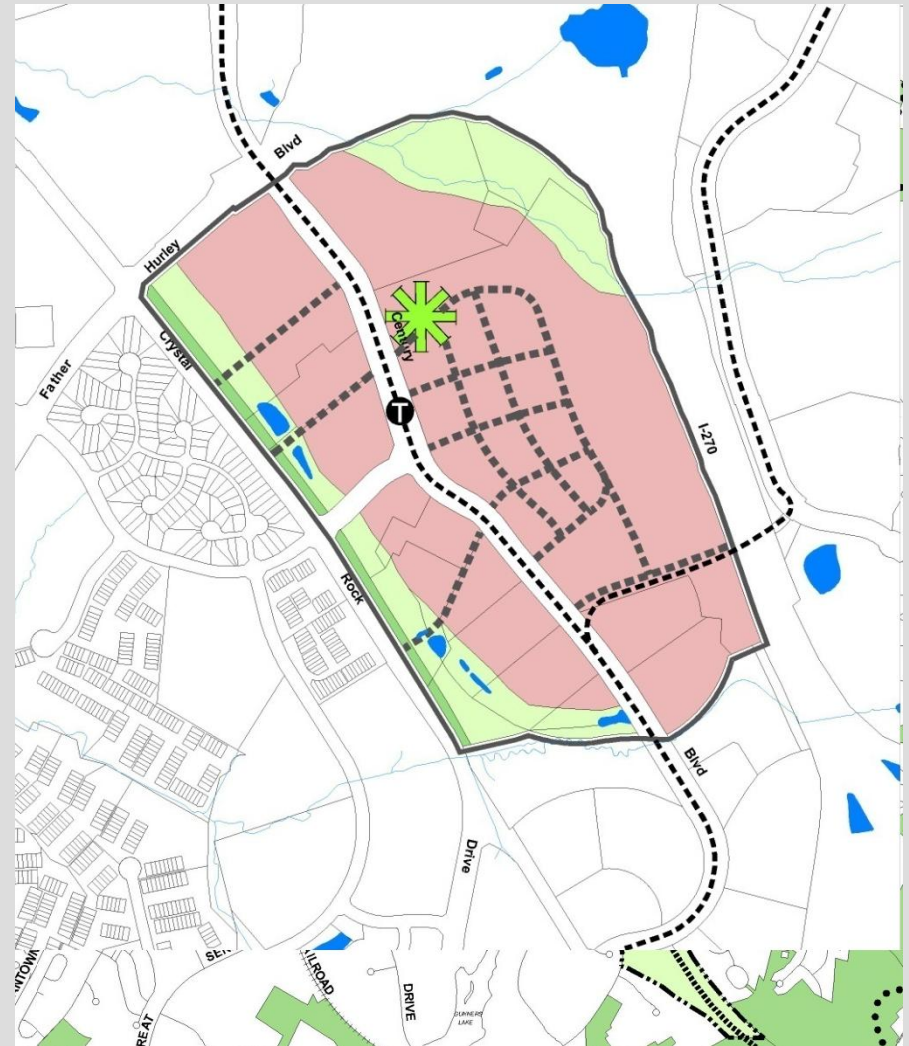
Gateway Recommendations

- Partially redevelop Rolling Hills apartments
- Pedestrian connections to MARC station
- No further zoning changes



Cloverleaf Land Use

- Redevelopment sites
- Signature employment - I-270 Corridor
- Highest mixed use density at transit (12 stories)
- Urban open space
- Linear open space along Crystal Rock Drive
- New connecting streets



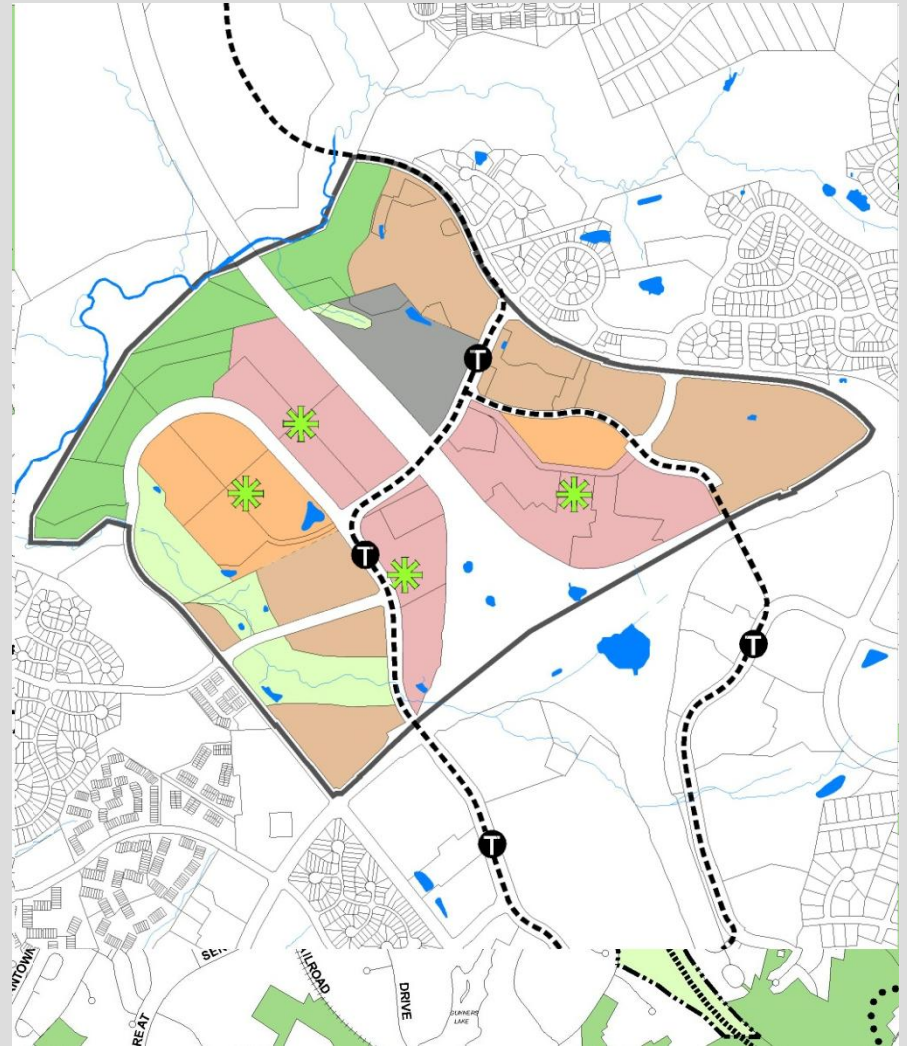
Cloverleaf Recommendations

- FAR 1 with TDRs
- Height along I-270 and at transit
- Connecting road over I-270
- Crystal Rock Drive linear open space
- Pedestrian connections



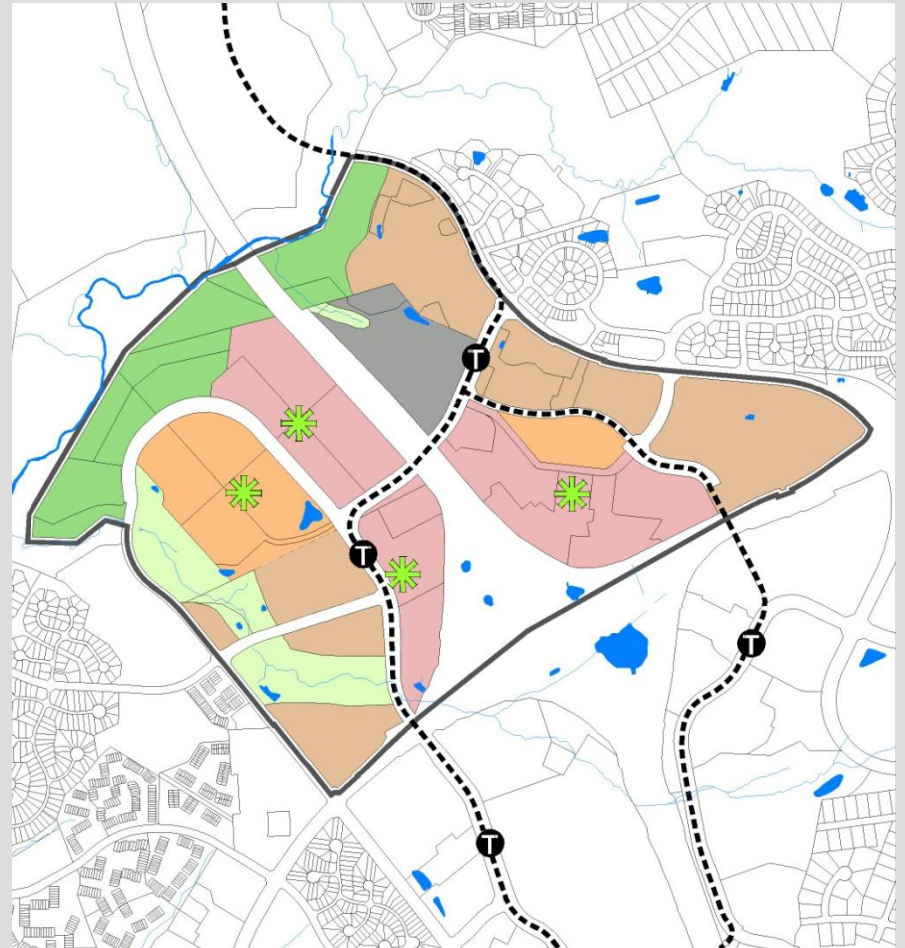
North End Land Use

- Signature employment - I-270 Corridor
- Highest buildings at transit (8 stories)
- Step down building heights towards residential community
- Urban open space
- Protect high quality forest



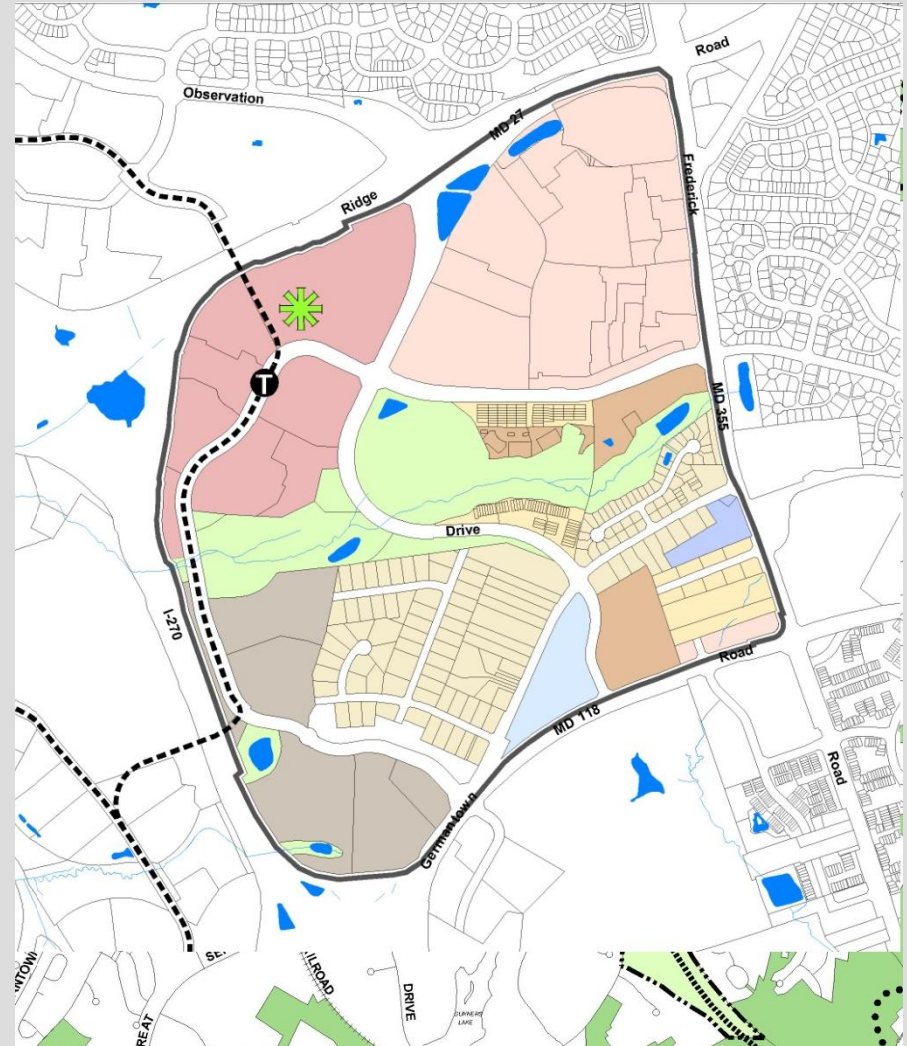
North End Recommendations

- FAR 0.75 with TDRs
- Height along I-270 and at transit
- New access to I-270
- High value forest



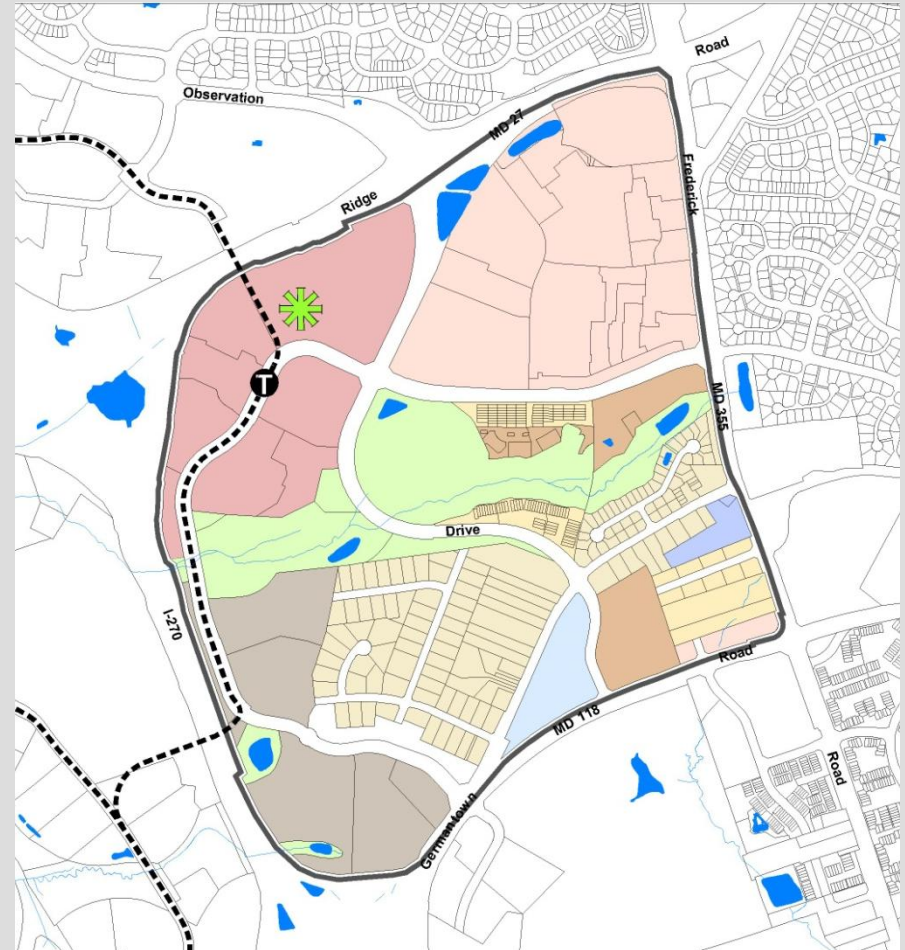
Milestone Land Use

- Signature employment - I-270 Corridor
- Office, retail and housing near transit (10 stories)
- Urban recreation center and open space
- Industrial and employment uses south of Milestone tributary
- MD 355 streetscape improvements



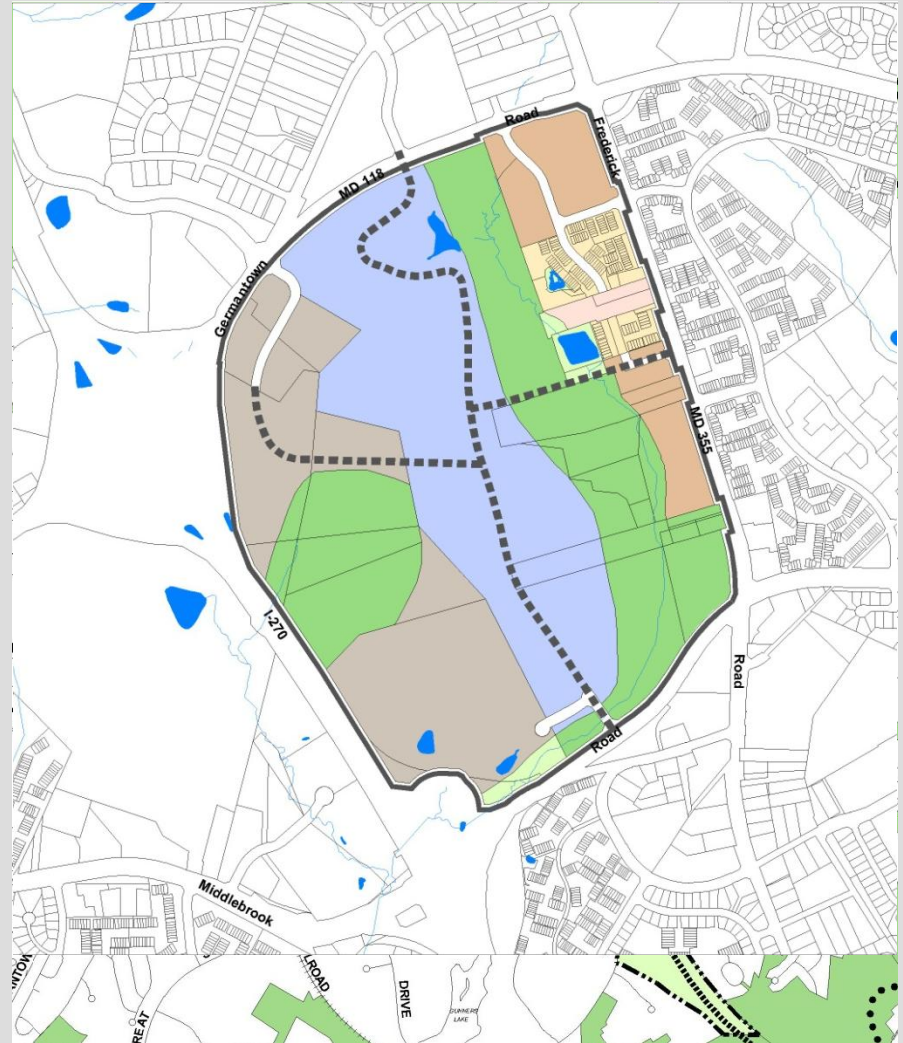
Milestone Recommendations

- FAR 1 with TDRs in certain locations
- Urban recreation center
- MD 355 improvements
- No further zoning changes



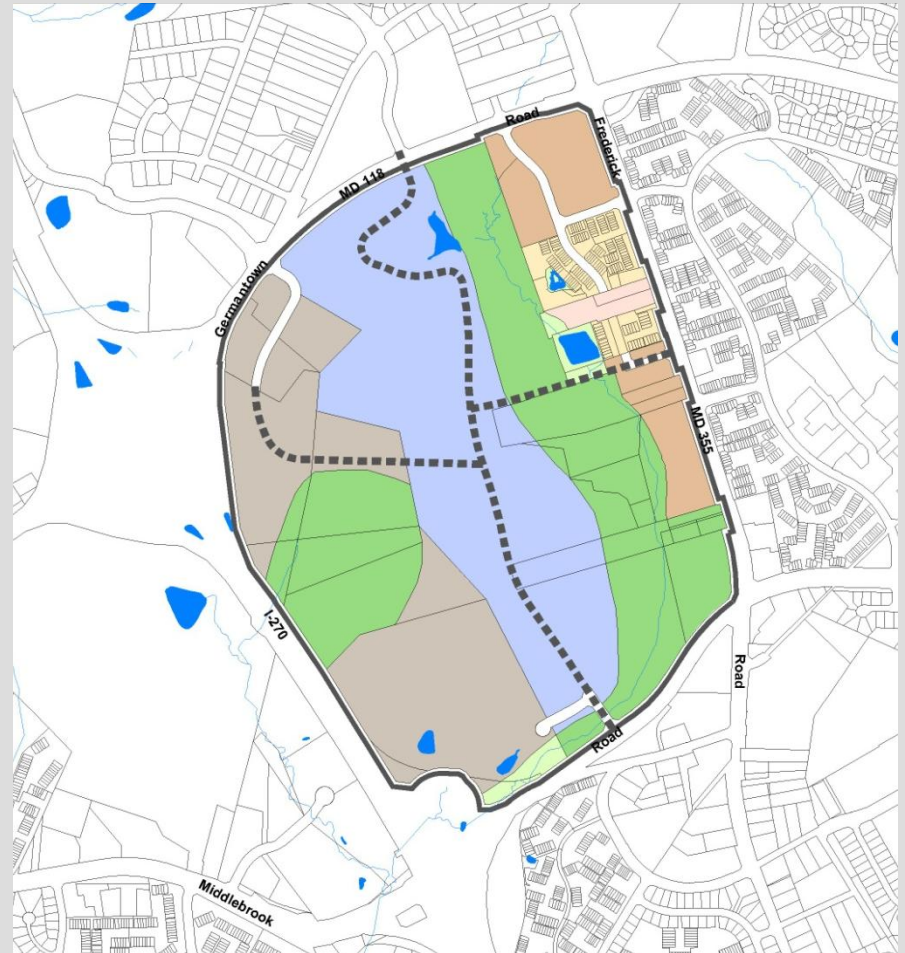
Montgomery College Land Use

- Signature employment - I-270 Corridor
- Montgomery College Technology Park and academic facilities
- Retain high quality forest
- Observation Drive Extended
- M-83 option along MD 355
- MD 355 streetscape improvements



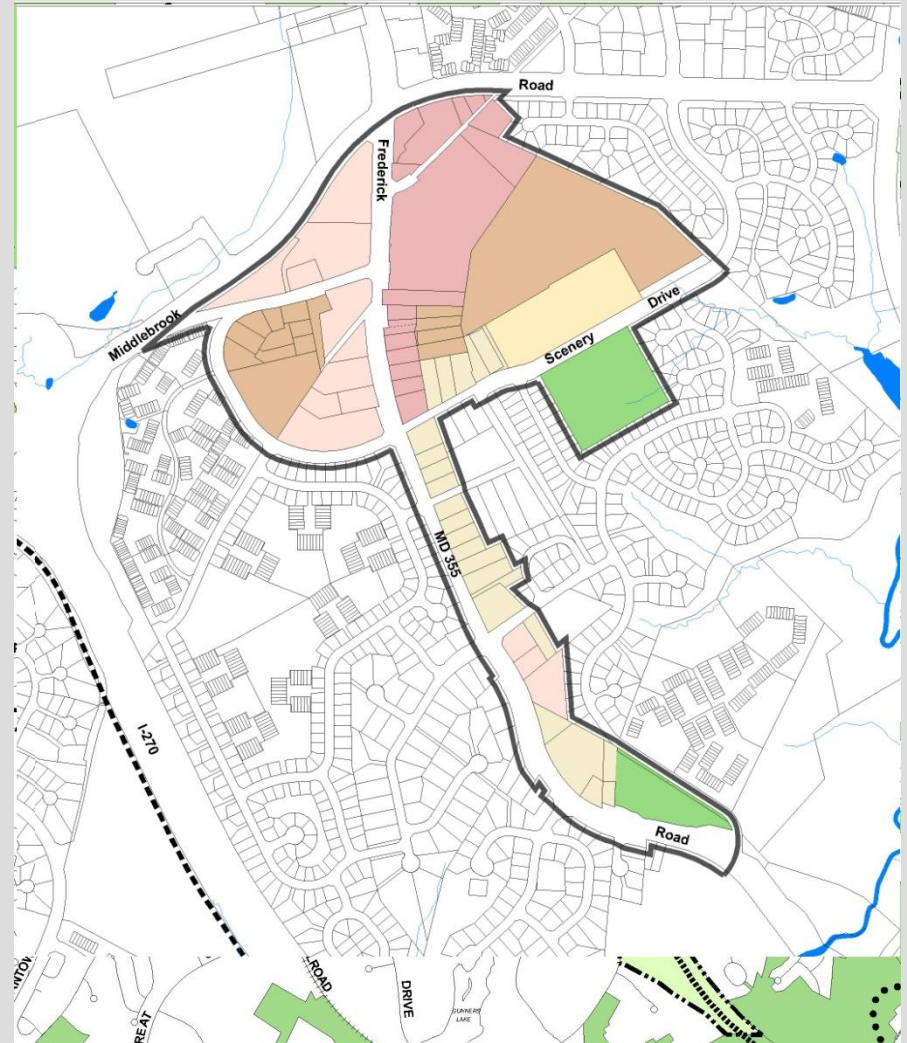
Montgomery College Recommendations

- Observation Drive
- Connected streets
- High quality forest
- Zoning recommendations pending



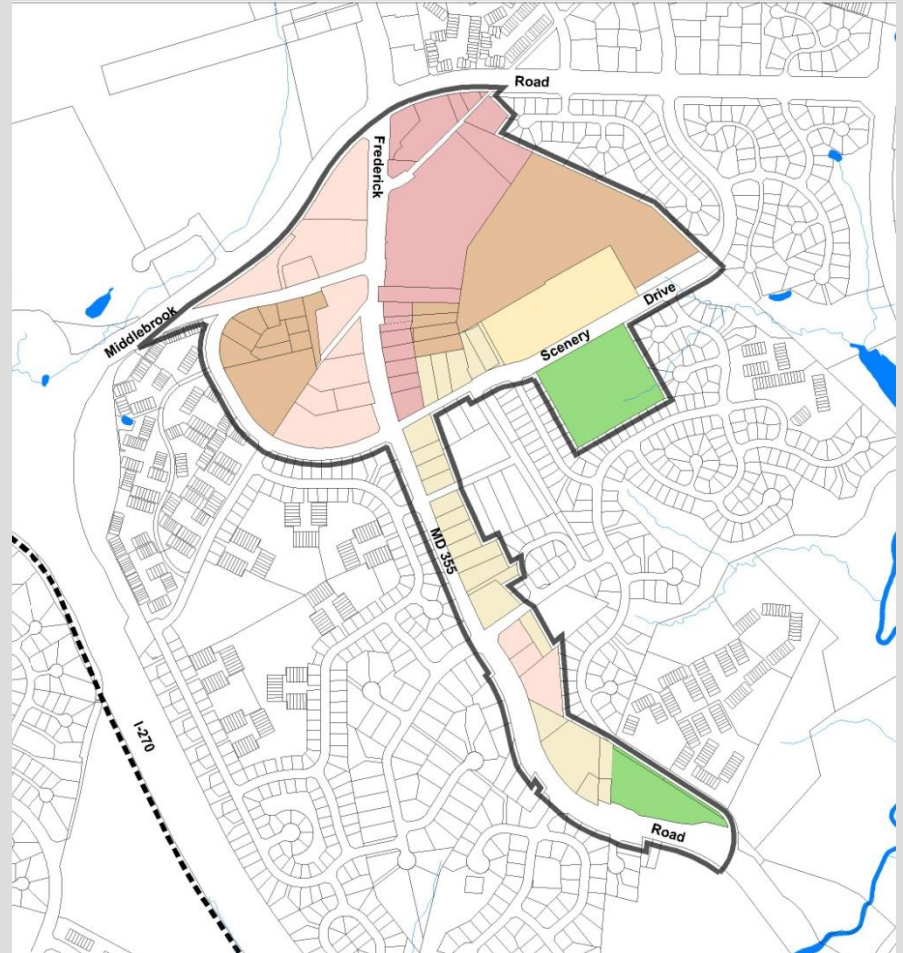
Fox Chapel Land Use

- Redevelop Fox Chapel Shopping Center as mixed use
- Multi family housing at mobile home park
- Residential land uses south of Scenery Drive along MD 355
- M-83 option along MD 355
- MD 355 streetscape improvements



Fox Chapel Recommendations

- FAR 0.3 at retail center
- 387 dwelling units at mobile home park
- Residential uses with special exceptions along MD 355
- New option for M-83



Resolve the Big Stuff

Design guidelines

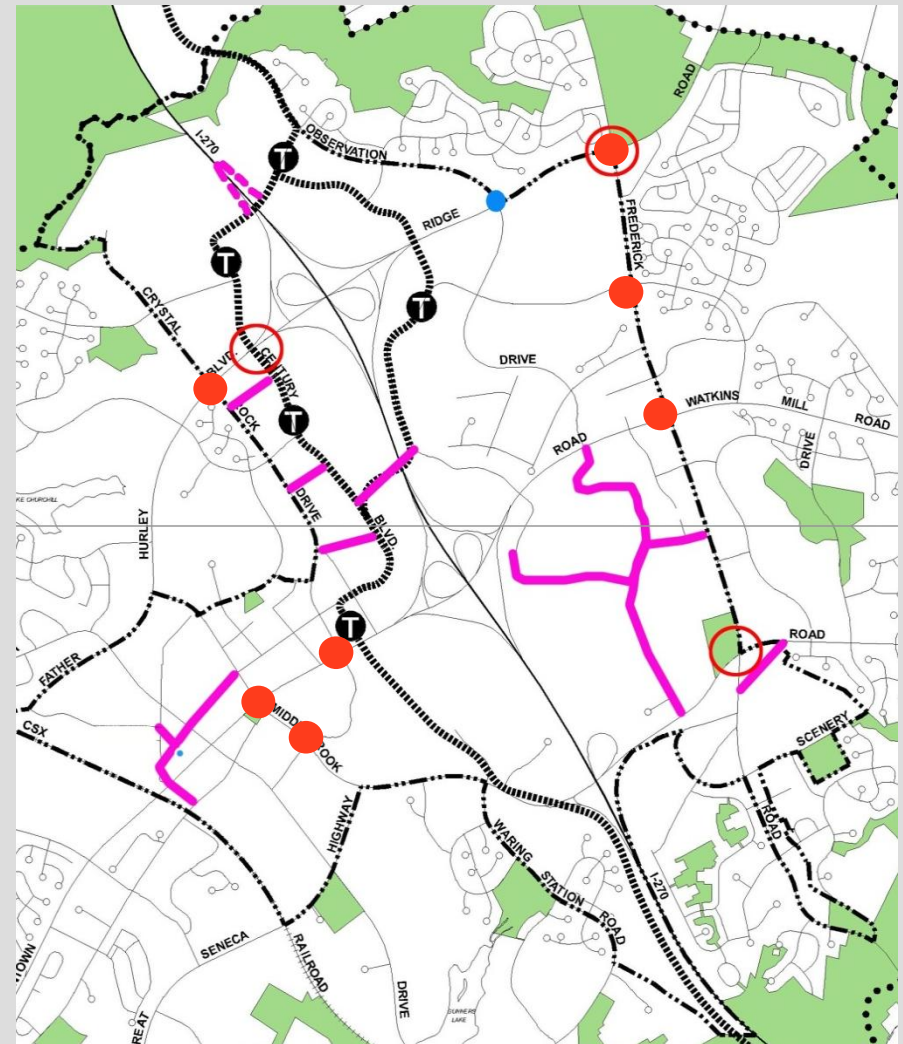
Tree canopy

TDRs for additional density

TOMX-1 and TOMX-1/TDR modifications

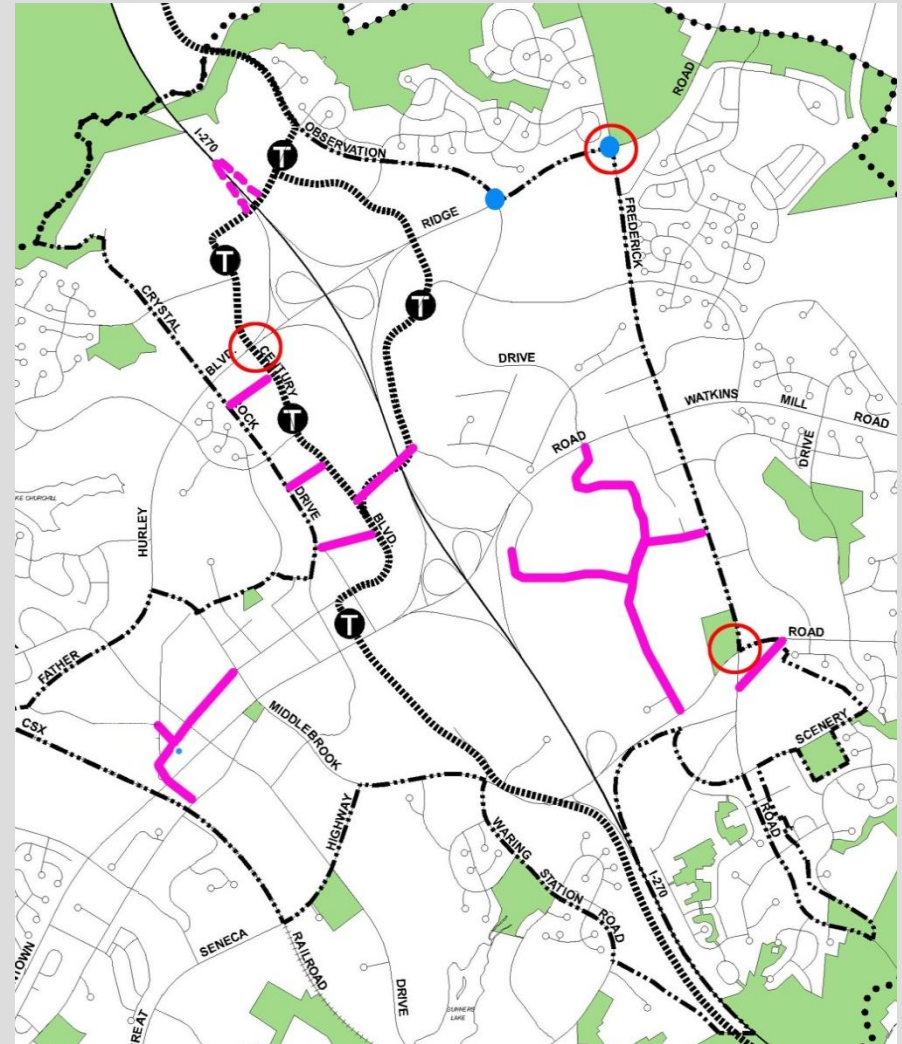
Intersections

- Exceed 1600 CLV in future
- Pedestrian friendly intersections
- Intersection improvements



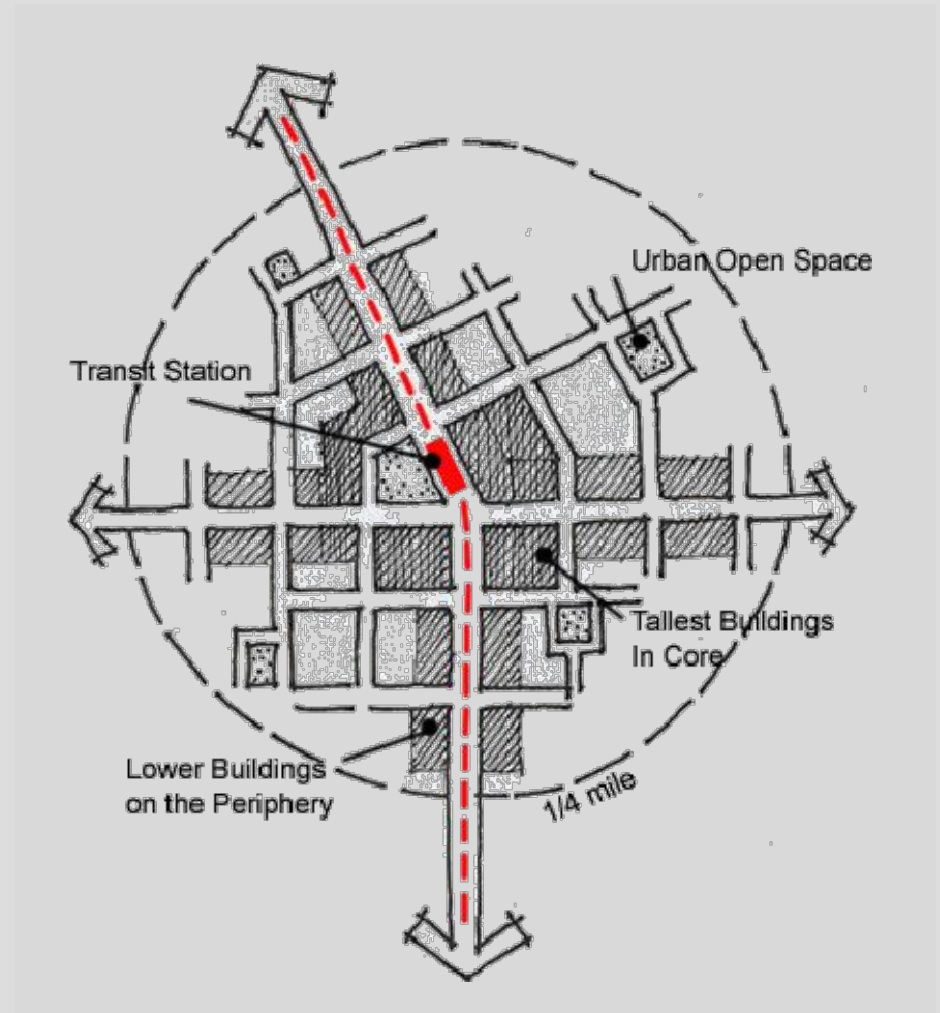
Roadway and Access Improvements

- New streets and connections
- Partial interchange at Dorsey Mill Road
- Intersection improvements under study
- 1989 Master Plan Proposed Interchanges



Options to Reduce Congestion

- Transit access
- Demand management
- Localized congestion
- Turning lanes
- Revise CLV standards
- Revisit land use



Transit-oriented development diagram

Implementation

- Design guidelines
- Zoning recommendations
- Staging Plan
- Energy and communications infrastructure
- Capital Improvements Program
- Urban Maintenance District
- Streetscape plan
- Funding mechanisms



To Be Resolved

Sustainability through design

Transportation impacts

Fiscal implications

Design guidelines

Montgomery College zoning recommendations