

Germantown Forward:

Updating the Germantown Master Plan (1989)

Germantown Community Advisory Committee meeting
September 11, 2007
Questions and comments from attendees

At this meeting, the Germantown Community Advisory Committee (CAC) members and other meeting attendees requested that their discussion be written down to assure that questions and ideas are captured and carried forward. At the next meeting (October 9, 2007), staff will recap these discussion items and indicate how these items are being addressed as the Master Plan update moves forward.

1. Based on the experience of the Twinbrook Master Plan in July-August 2007, does staff anticipate that the Planning Board will make changes to what would previously be called the Staff Draft Master Plan, prior to a Public Hearing? If so, that would be a very big change in the master plan process.
2. How do the proposed Land Use concepts impact Montgomery College?
3. Are any of the transportation studies being conducted include a review of the interchanges at I-270 at MD 118/Germantown Road and Middlebrook Road, which do not allow full movement?
4. What are the plans for Leaman Farm Road (outside the study area)? Four lanes or two?
5. Has there been any discussion of having a Corridor Cities Transitway (CCT) stop added near the Upcounty Services Center? As this portion of the study area becomes denser, it should be served by transit.
6. Economically and operationally, how would it work to have two legs of the CCT, east and west?
7. Why is the eastern leg not part of the Environmental Impact Study (EIS)? If the eastern leg is to remain, start it further south to serve Hughes and the college; the college and Hughes would be interested.
8. At some point in the past, the density east of I-270 was reduced by half. A trolley could serve the area.
9. The Upcounty Citizens' Advisory Board will want a presentation.

10. What timing is anticipated to know the impacts of the land use scenarios? [Allow 4-6 weeks for modeling. Based on the current experience with Twinbrook, expect two worksessions with the Planning Board then a staff draft in late January 2008.]
11. On the history of the area, there is a Scale House near the MARC station in Germantown that should be discussed, perhaps designated. Weeds are overgrowing it.
12. Would like to see the Shift to Housing scenario modified to keep the existing jobs level and add housing to it. There was no middle option which keeps the master plan level of jobs and not going as far with housing.
13. That scenario removes 1/3 of the jobs from the existing plan in order to add 1,700 housing units.
14. 2.5 million sf on top of the existing density is really big. 25-story buildings aren't realistic in Germantown.
15. If you need another elementary school, where will it be?
16. Have there been any more discussions with General Services Administration (GSA) about the Department of Energy (DOE) site?
17. Are properties east of MD 355 not part of the plan? There is one split-zoned property near Scenery Drive on MD 355 that should be considered.
18. Will the worksessions with the Planning Board in October be general or specific? For example, will they discuss the loop road in the MARC station area at the October roundtable or once the Staff Draft is prepared?
19. Is there an official set of minutes? CAC members will formally comment on the plan, but what about comments from other people who attend the meetings?
20. The committee could write up discussion items and comments from the meetings.
21. Put a summary on the web? Include everyone's input.
22. A set of bullets would recap the comments—allow participants to keep a running tab of the discussions.
23. How long would a review of a southern extension to the CCT take?
24. What is proposed around the MARC station? What will MARC allow? How will the historic district and properties be addressed? Will an expansion in Germantown have an adverse impact on the Barnesville and Boyds stations?
25. The area west of Middlebrook Road and down to the MARC station is an integral part of the Town Center and deserves more discussion.

26. There has been no discussion of the feasibility study underway for an arena in the Upcounty area. Who is conducting the feasibility study and how will coordination with the Germantown Master Plan efforts take place? What about transportation impacts? The arena should be part of the transportation studies. With the second stage of an arena study in progress, the group should be talking about it.
27. On scenarios, there should be a third option—keep the jobs and add some increment of housing that's between the other two options. Everyone in the CAC likes mixed use but also wants to see job growth for Germantown.
28. Mixed use clustered around transit.
29. Will 30,000 jobs make traffic on I-270 worse?
30. People in Germantown could work in Germantown instead of working elsewhere. Or workers would have a reverse commute.