

APPENDIX A

COMMENTS FROM INFORMATION NIGHT
JANUARY 31, 2007

LAND USE

Sue Edwards and Jocelyn Rawat

How much development is planned and likely to develop as shown in the 1989 Master Plan?

Should we change the mix in order to maximize jobs?

How do we promote Montgomery County versus Fairfax County?

Can MARC or Metro be used as an incentive for developing jobs in Germantown?

If roads are here, why are not large companies coming (e.g. Tysons)?

Possible moratorium is not encouraging development in Germantown.

How do small businesses fit into the big picture?

What do we know about the current housing mix in Germantown?

How are borders defined? Where are Boyds, Germantown, and Gaithersburg?

How is senior housing incorporated?

Should Germantown remain as a “young” community?

Are high-rises needed to achieve the desired density to attract businesses? High-rise residential development does not exist in Germantown.

Should zoning be changed near I-270 to encourage business, mixed-use, shared parking, and structured parking?

Define FAR.

What type of system will the CCT be?

Developers have different needs. Can there be flexibility in zoning to accommodate the type of development we want?

Will developers want to sell in the mid-term future?

Should we have a Germantown City Hall with mayor?

Germantown needs more places of worship.

Germantown needs more fire stations.

Can a hiker-biker trail go over the train tracks?

Where is the Agricultural Reserve?

Germantown Business District should be on par with other business centers in the County (e.g. CBD's with dedicated maintenance, and parking districts).

Density prevents sprawl.

Why cannot podium parking be built in Germantown? Does only the market dissuade this form of parking? Will the market change in the future?

Germantown should have the same quality of development as Kentlands and King Farm. Do regulations make this impossible? Are new regulations needed?

Will high quality development make Germantown less affordable or unaffordable?

Can walkways be created and expanded along the railroad tracks under MD 118 near Fairfield project?

Dare to be great!!

Maybe density should be less than King Farm or Kentlands.

Employment Corridor is a key element (e.g. Rockville development with paths and pocket parks).

Pedestrian safety is a key consideration especially on major roads.

Need to complete the Germantown urban park.

Need bikepath connectivity including a way to use bicycles as transportation in addition to recreation. Look at safety aspects.

Who has access to Department of Energy nature walk?

Looking for opportunities to have community gardening plots, adjacent to dog runs.

Improve lighting, especially around transit.

Provide a trolley or circulator transportation around Germantown.

Need a golf course.

COMMUNITY CHARACTER AND DESIGN

Karen Kumm and Elza Hisel-McCoy

Germantown Town Center

- Walkable
- Special Design
- Nice place

Pedestrian access (sidewalks) desirable.

Washingtonian Center is a good example.

Pedestrian connection from Town Center to MARC.

Milestone (retail area or neighborhood)

- More sidewalks
- Better sense of civic space

Town Center as a model of development for places such as Milestone.

Main Street model—street front.

Mixture of fine grain retail development.

Would like to see interesting infill

- Walkability
- Mix of uses
- Fine grain of retail uses
- Main Street character continued to intersecting streets
 - Network of streets
 - Design guidelines
 - Mix of uses, both vertical and horizontal

Milestone needs landscaping and trees.

Add higher density mixed-use infill around transit.

Fox Chapel (shopping center or neighborhood?)

- Community-friendly uses
- Sidewalks
- Street lights
- Safety component of Town Center design to be applied to Fox Chapel
- Street closure—close the east section of Middlebrook Road
- Safety concerns
- Larger mix of uses

Middlebrook Road/MD 355 intersection has circulation issues.

- Access—transit and access to mix of uses
- Decrease automobile dependencies
- Link civic space

Connectivity

- Access across I-270
- College to Orbital Site becomes the “New Bethesda”

Washingtonian Rio as a model

- Promenade to window shop
- Water feature
- Retail mix

Milestone—infill along a Main Street with structured parking in the middle.

Rio preferred to Kentlands/Lakelands.

Rio is a place with stores.

Bike lanes to Town Center, generally as part of street design.

More commercial uses allowed, less of a bedroom community.

Uses near the movie theater—block between the movie theater and Town Center needs more animation, retail and service uses.

Pedestrian connection across Crystal Rock from Town Center—unsafe.

Olde Town Gaithersburg.

Bring back Oktoberfest to Town Center.

HISTORIC PRESERVATION

Clare Kelly and Pam Johnson

Stone culvert removed from excess right-of-way—would like to see something done with stones, stones would make good benches.

Cider Barrel—should be selling cider again, if not, why not?

Need I.D. marker for Historic District. Historic District should be enlarged to include a few more resources.

Re-examine H.D. boundaries with this Master Plan.

Recommend identifying graveyards (William Waters House has a cemetery).

Should identify Cutler House –one of early women architects. Dragon House near Soccerplex.

Should Leaman Farm house be designated an historic resource?

Log house on Clopper Road as a historic resource?

Clopper Mill—how to improve? Is it possible to move to a more accessible place so people can enjoy it more?

Cemetery near Clopper and Mateny should be identified.

Concerned about views from Waters House—was original plan to put school next to Waters House to be able to preserve views—why not rearrange school site to better preserve views of Waters House.

Should make pamphlet about historic resources in Germantown to distribute from Visitor's Center including map for self-guided tour of Historic District.

Improve access to Waring Station.

Opportunity with MARC station area to do something special. Some funds may be available for development around MARC stations.

Should Philips Farm be on locational atlas?

Clopper Road has lost its identity although it used to be a main road to Germantown. It is now just like any other road.

TRANSPORTATION AND TRANSIT

Ki Kim and Tom Autrey

When will the CCT be built? Will it be bus or rail? Will there be a bikepath?

Does Montgomery County work with Frederick County on road capacity?

Why does the CCT divert through Kentlands?

AGP should be set up like LEED, on a sliding scale.

What is light rail?

What are the expansion plans for I-270?

What options are there for seniors?

Montgomery Village Foundation strongly supports the CCT.

Pittsburgh, PA example of shared right-of-way for light rail and dedicated bus.

Why is there a long distance on the CCT between MD 118 and Metropolitan Grove without a station?

Traffic safety concern at MD 118 and Schaeffer Road.

Request more bus shelters along Father Hurley Boulevard.

Provide more bikeway signage that will promote more use of bikes.

ENVIRONMENT

Mary Dolan and Michael Zamore

Balance new development with green space.

Plant trees around Gunners Lake.

Preserve the lakes.

Make Germantown a green development center, attract reverse commuter traffic.

Protect the Germantown bog?

Need more trees to make the area greener.

Need more pedestrian-friendly access to shopping.

Protect forest on Montgomery College property.

Look at orthophosphate use at Seneca facility—interaction of lead, increase in tooth decay, more digestive disorders. Input/output effect on consumer.

Provide pedestrian crossings for Shakespeare Boulevard neighborhood and linkages to Milestone Retail Center.

Connect parkland to residential development.

PARKS AND RECREATION

Tanya Schmieler and Leslie Saville

Consider the whole master plan area for parks, recreation?

Perimeter of trails—need “spokes” to connect from population areas to trail system on the perimeter. Currently, you need to drive to the trail locations.

Provide an overlay of bikeways to include on the trail map.

Consider boulevards, promenades.

Paths wide enough to accommodate bikes and pedestrians.

MD 355 Corridor—1/4 mile path, “Footsteps in the Corridor” connecting 60+ parks, and other destinations. Materials: asphalt, concrete, unpaved.

What portions of trails are open to hikers, equestrian riders, bicyclists?

What portion is paved versus natural?

Germantown bikeways should be part of a larger system of County bikeways.

Overlay with streams—what will a hiker see?

Photos, views.

Coordinate hiking trails with off-road bikepaths.

Link a path to Boyds, off road (within park system??).

Need a skatepark near the library, urban center.

Urban park is more passive—should be more urban. Consider redesigning because amphitheater was removed.

Informal skate park.

For comparison—have to go to Virginia for racquetball. Olney Manor has handball.

Old plans at Germantown Recreation Park for indoor tennis and racquetball.

How did Germantown Urban Park come to be located?—large roads adjacent make it not a very welcoming park environment.

Trees planted along Father Hurley—has off-road trail.

Middlebrook Road has sidewalks.

Example from Portland: roads flank either side of trail in the Down Town Center.

Continue building hard surface trails which can better use strollers.

Neighborhoods do not connect—people make their own trails. Formalize these connections.

SCHOOLS

Bruce Crispell and Marilyn Balcombe

Capacity and boundary changes—with the increase of high school capacity will the high school boundaries be reexamined?

Do we have enough high schools with only 2 high school clusters for 85,000 people?

Larger high school may create some disciplinary problems.

If we add more houses, will there be enough schools?

Too many portables—they stay too long, some in poor condition.

Seneca Valley high school needs to be rebuilt—partner with private developer to redevelop entire site. Fairfax County has done this with South County High School.

AFFORDABLE HOUSING

Lisa Rother and Tricia Jenkins

Concerned that too many families do not qualify for affordable housing programs.

Concerned there is not enough affordable housing in Germantown.

Not enough housing diversity—want non-multifamily housing.

More single-family detached housing.

Lack of commercial development has affected what people can afford to buy or rent.

Need better housing design and styles.

Need new housing development types to appeal to a new demographic.

Need to make Germantown more innovative and creative to encourage both housing and job growth.

SUSTAINABLE DEVELOPMENT

Margaret Rifkin and Bridget Stesny

Show how Germantown reflects Environmental Design.

Achieve green and environmentally-friendly design with economic success of Germantown as a business center. Competitive advantage.

Defining the economic development advantage requires public leadership.

Create identity through marketing.

Jobs too close to housing.

New green parking design—less surface parking.

Affordable housing—mix housing types and sizes (smaller single-family options).

Walkable, mixed use development similar to Rio.

Pittsburgh has light rail transit near houses that buses can also use.

Maintain green spaces with low maintenance plantings.

Sustainable green spaces.

Walkability/street design with curbs and sidewalks preferable to swales/open section with stormwater and grit separators (curb and gutter may be more sustainable than open section).