

# Germantown Forward

Land Use Scenarios  
September 11, 2007

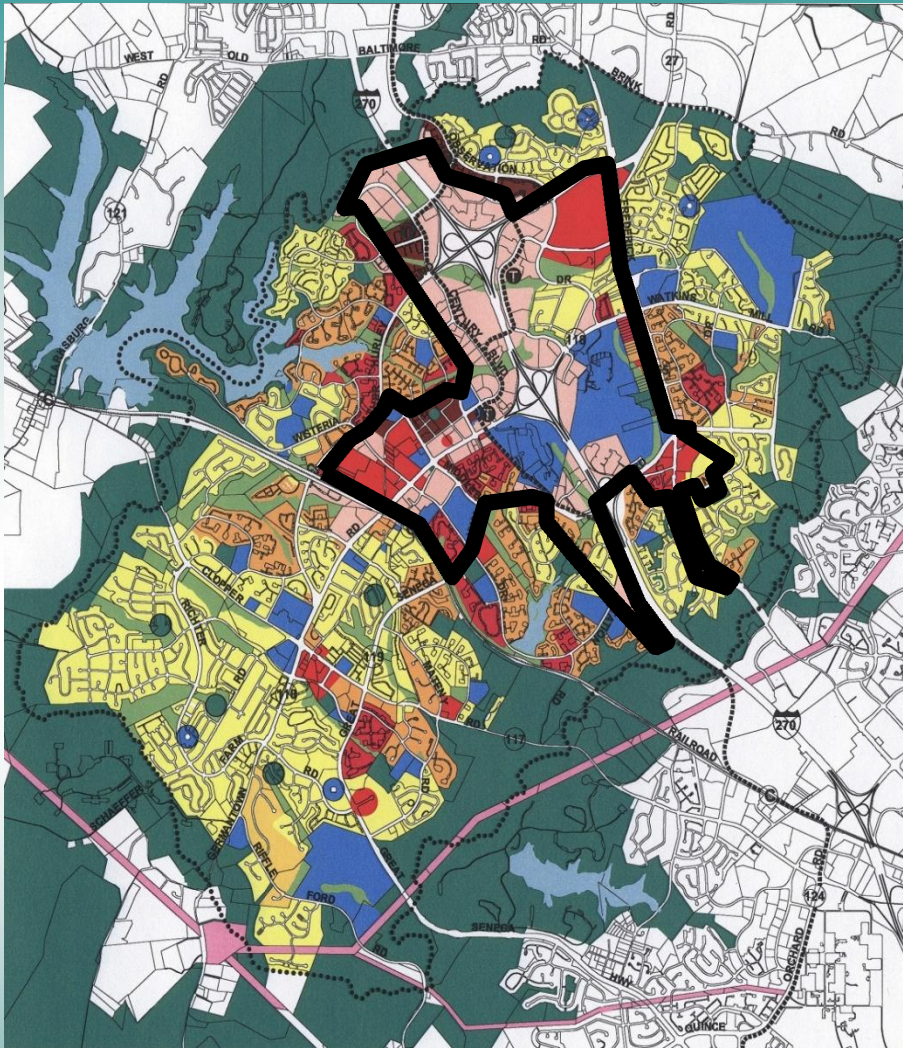


# Themes

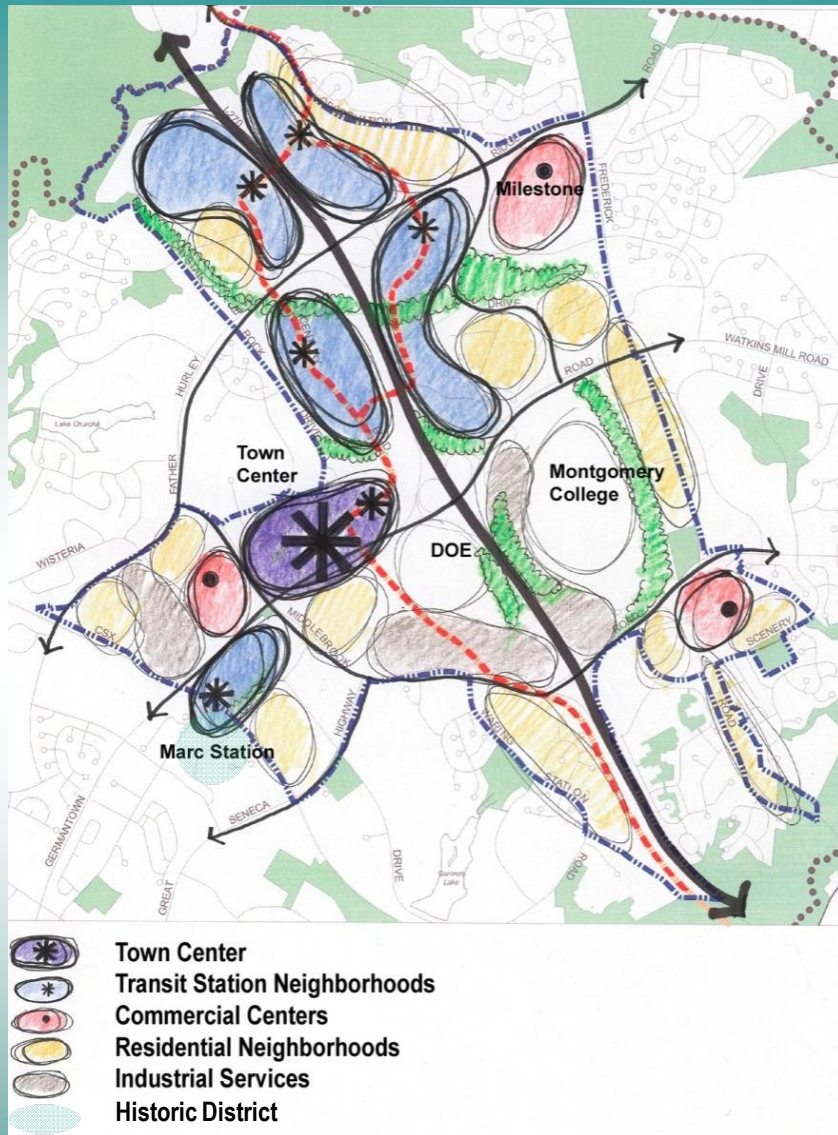
- Introduce mixed-use development
- Strengthen a lively Town Center
- Develop healthy communities
- Celebrate Germantown's historic character
- Plan for transit in land use and design



# Why study a smaller area?



# Land Use Concept



- Increase housing at employment and transit centers
- Create 21<sup>st</sup> Century work places
- Create transit-oriented, walkable neighborhoods
- Expand and strengthen the Town Center
- Celebrate the Historic District and historic sites
- Introduce urban parks and improve access to countywide trails
- Promote Germantown as the Cultural Center for the Upcounty area
- Integrate new public facilities into new development
- Protect existing neighborhoods

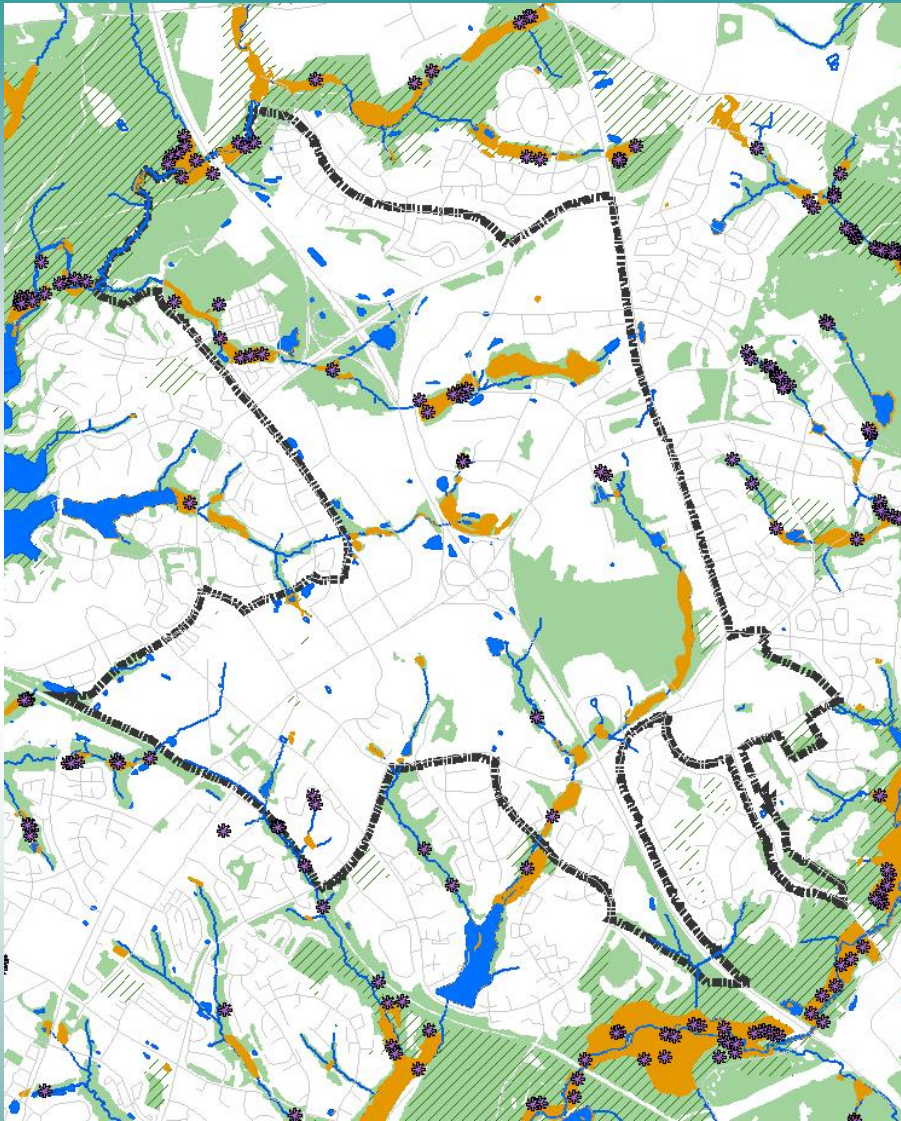
# Land Use Scenarios

## Shift to Housing Option

- **Maintains 1989 Master Plan level of development**
- **Shifts some jobs into housing**
- **Increases housing by 1,700 units**
- **Provides approximately 20,000 new jobs**
- **Clusters development around transit stops, stepping down**
- **Achieves a 3-4 story building scale with surface and garage parking**
- **Provides public use and recreational space, privately maintained**

## Jobs and Housing Option

- **Exceeds 1989 Master Plan level of development**
- **Maintains jobs and adds housing**
- **Increases housing by approximately 6,500 units**
- **Maintains approximately 30,000 new jobs**
- **Clusters development around transit stops, stepping down**
- **Achieves a 6-10 story building scale with garage parking**
- **Provides public urban parks**

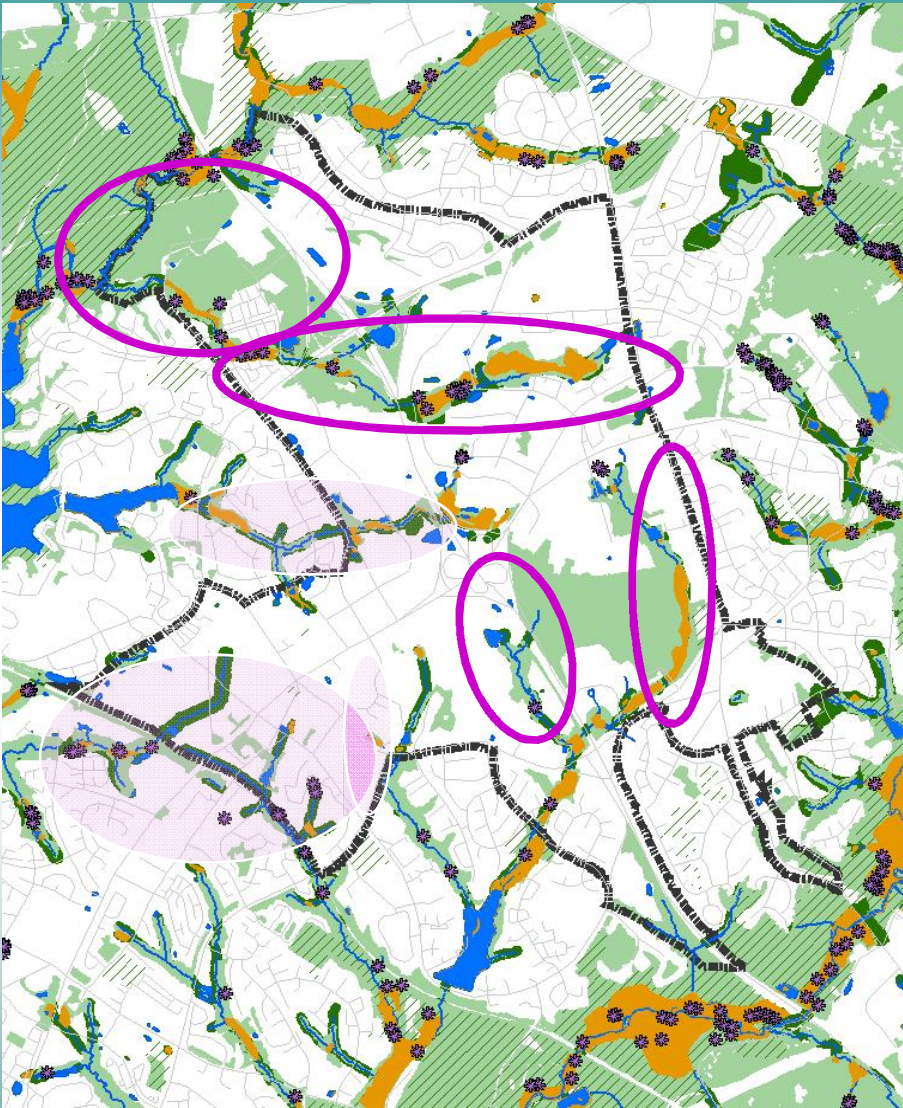


## Environmental Context

- Surrounded by existing greenbelt
- Includes headwater area for Little & Lower Great Seneca Creek
- Contains large tracts of forest in two streams
- Includes high quality wetlands
- Contains good to fair water quality
- Established connection to biodiversity area in park
- Contains some streams with minimal forest buffers

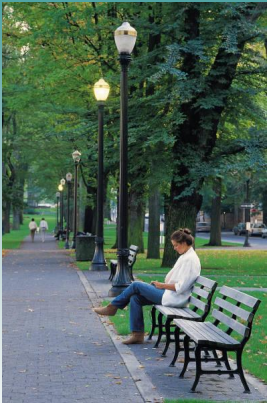
# Environmental Concept

- Protect existing resources
- Improve or maintain water quality
- Apply green development principles to new development
- Restore forested stream buffers
- Reduce imperviousness

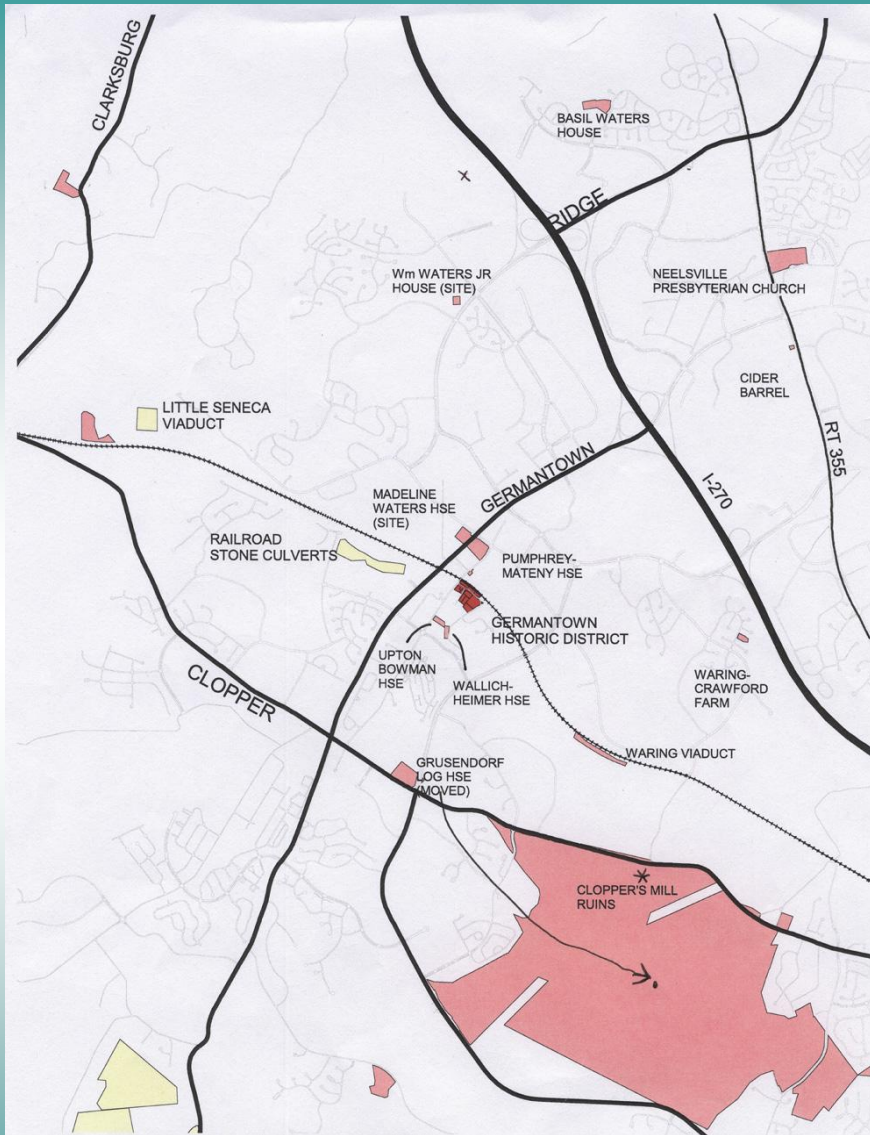


# Community Identity

- Develop as Upcounty Cultural Center
- Strengthen Town Center with lively entertainment and retail uses
- Integrate history into new development
- Develop a Germantown identity logo
- Achieve more attractive streets
- Support Business District to maintain, program and promote







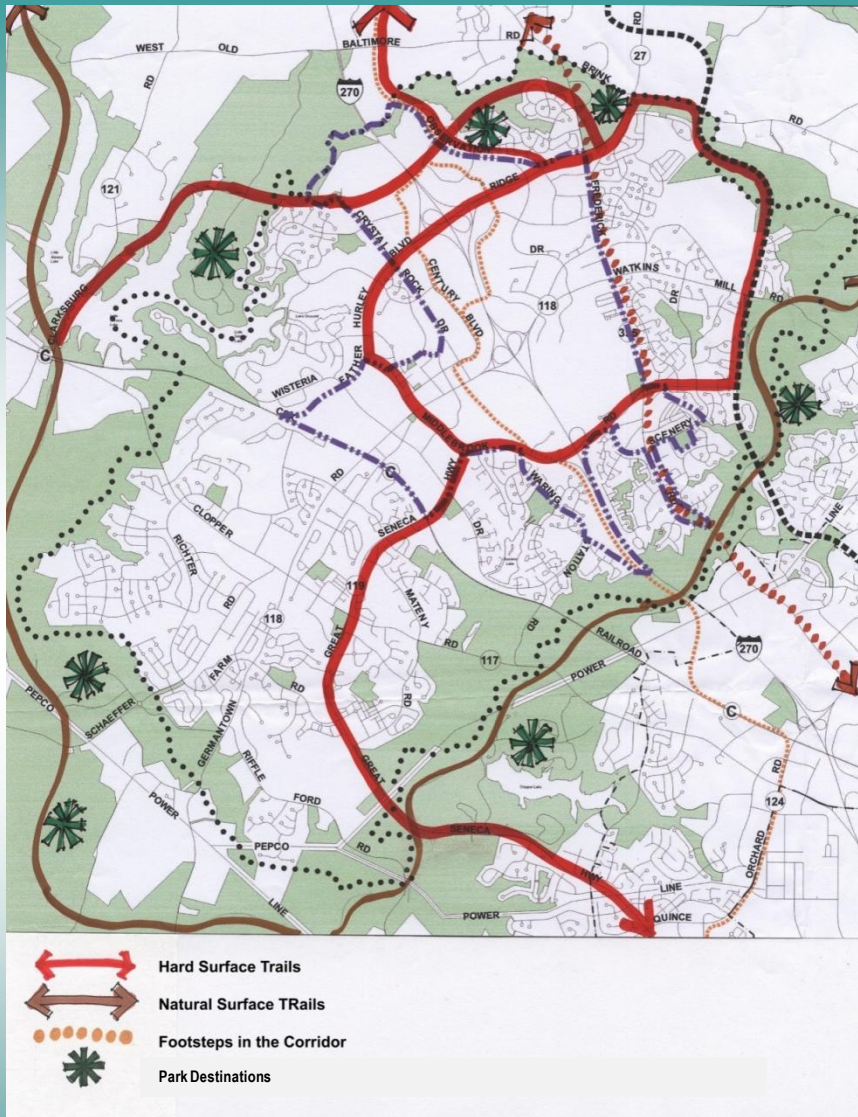
# Historic Concept

- Protect designated historic sites
- Evaluate potential historic resources
- Celebrate historic district and individual sites
  - Walking tours and trails
  - Historic markers
  - Special events



# Trail Concept

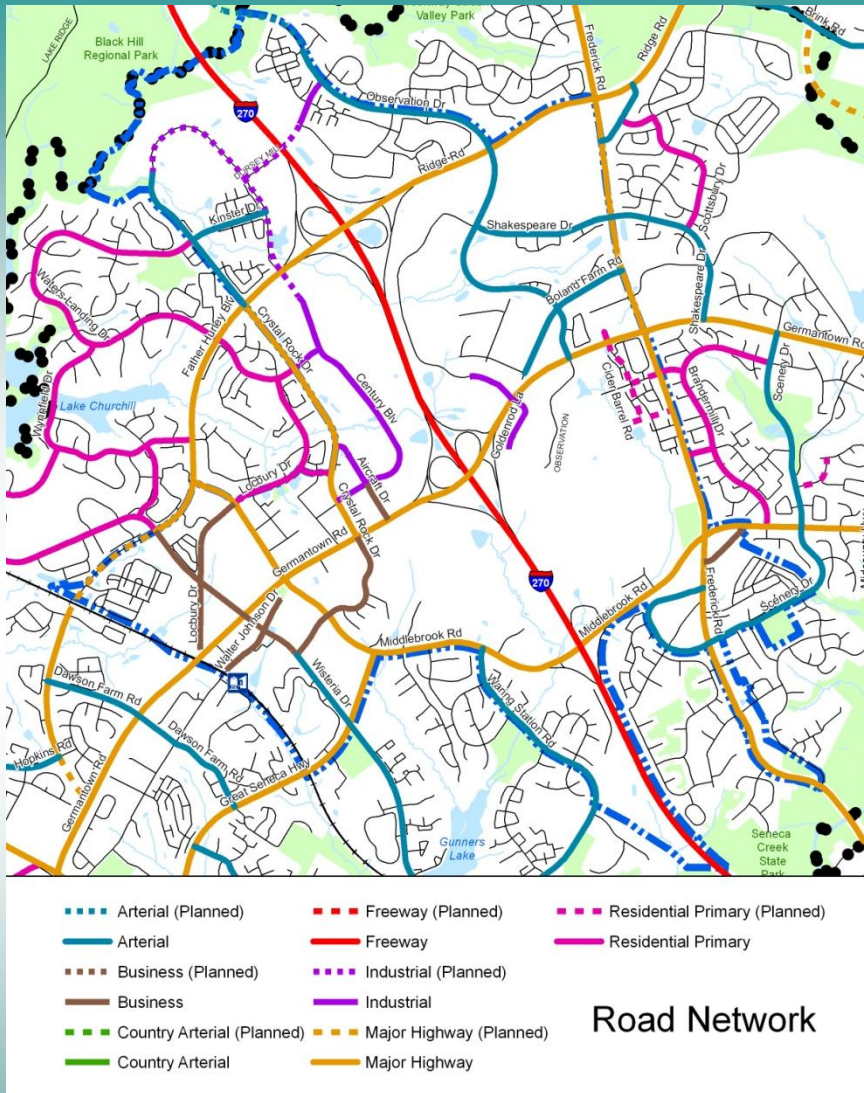
- Links study area to nature, parks, and community destinations
- Connects study area to regional trail systems





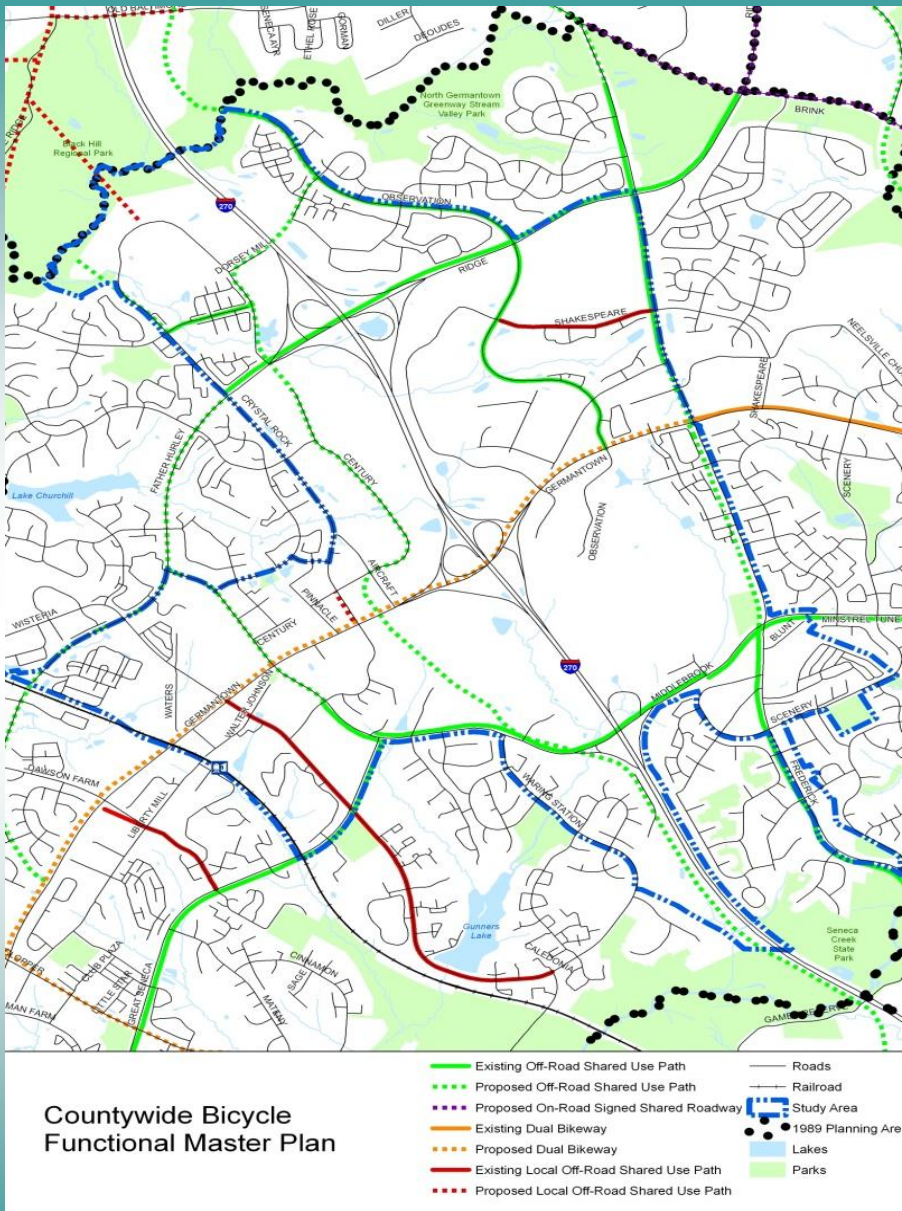
# Transportation Plan Considerations

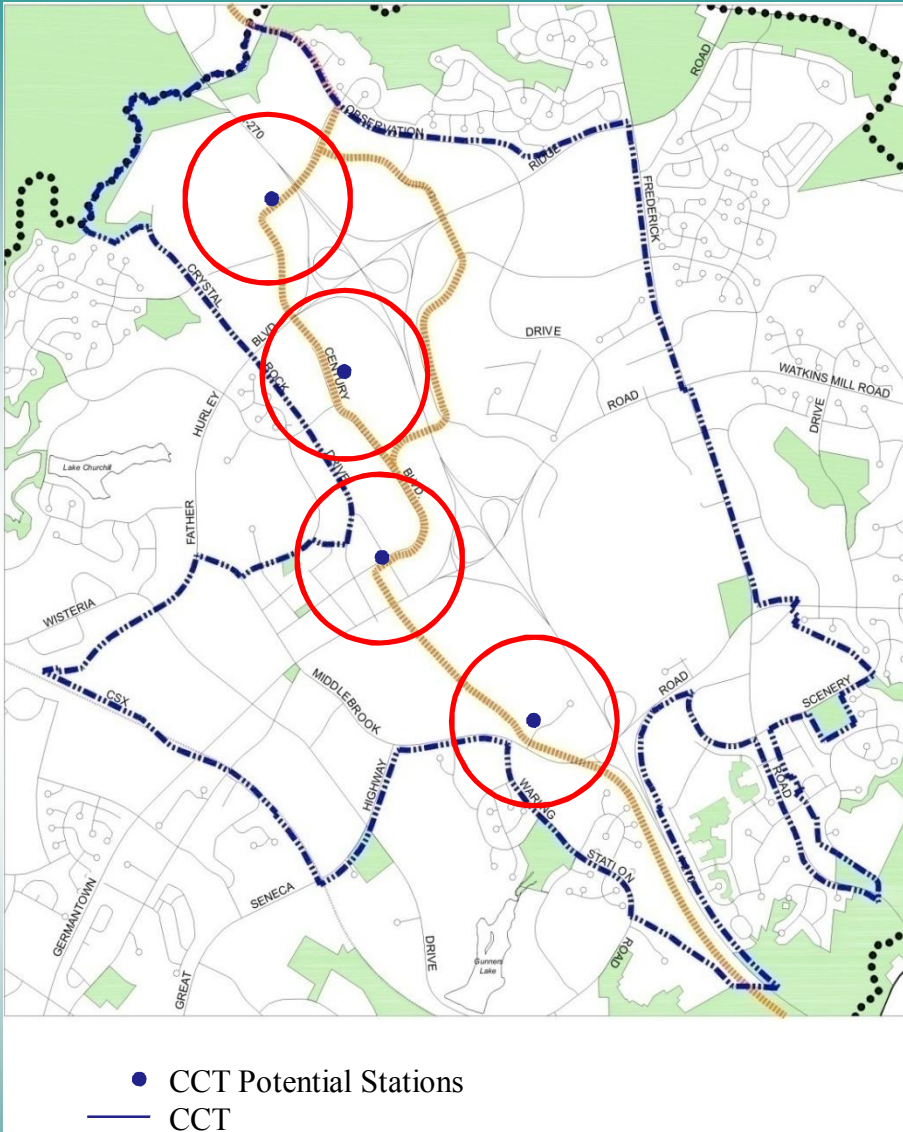
- **Roadway Network**
  - **Arterial grid**
  - **Local street grid**
- **Planning Context**
  - **Road Code**
  - **Growth Policy**
  - **Study Area Boundaries**



# Pedestrian and Bikeway Concept

- Make connections to greenbelt
- Link bikeways to Town Center
- Provide bike and pedestrian links to transit stops

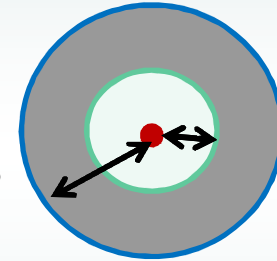




# Transit Concept

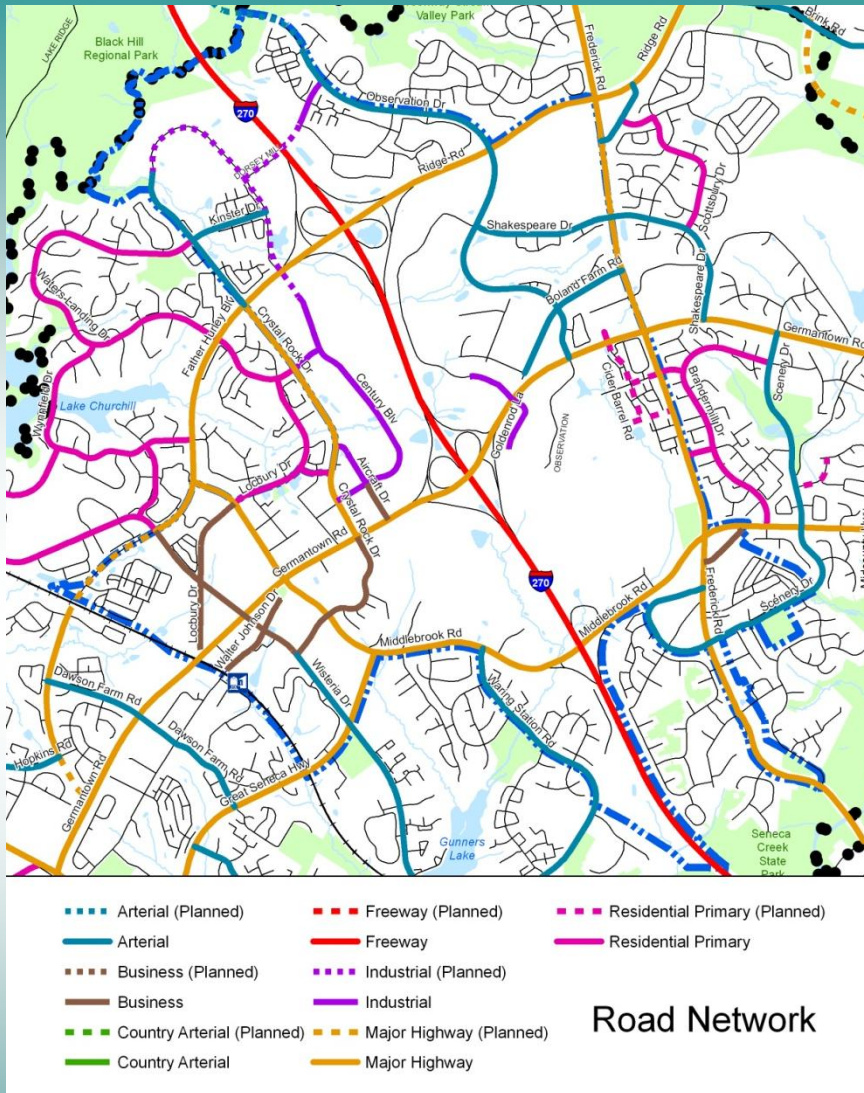
- Schedule of Corridor Cities Transitway
- Retain the Corridor Cities Transitway on both sides of I-270
- Address station access
- Enhance bus circulation

1-3 miles  
 Bus



1/4 - 1/2  
 miles  
 Walk

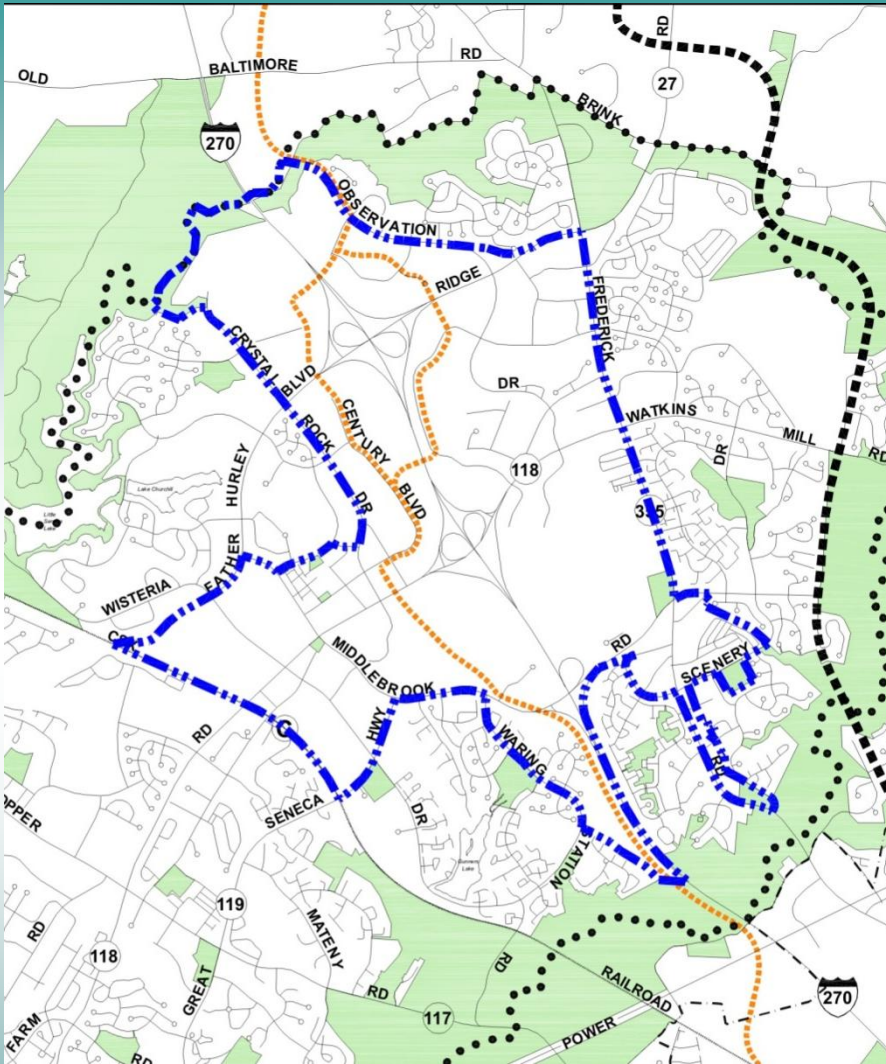




# Transportation

- Support multi-model transportation with an emphasis upon transit
- Retain the Corridor Cities Transitway on both sides of I-270
- Support community identity with transit station designs
- Expand local network of streets and connection across I-270
- Achieve pedestrian friendly and context sensitive street classification





## Community Facilities

- Establish need for new recreation center (east side of I-270)
- Determine school needs
- Support Montgomery College's Technology park and academic expansion with interconnected street network





## Next Steps

- **Germantown Alliance, October 10, 2007**
- **Master Plan schedule at Bi-annual Report to the County Council, October 16, 2007**
- **Planning Board (tentative Oct. 18, 2007)**
- **Community Advisory Committee future meetings**
  - **October 9, 2007**
  - **November 13, 2007**