

GERMANTOWN FORWARD

The Germantown Charrette

Germantown Community Center, March 7, 2007, 6:30-9:30 p.m.

Germantown residents, property owners, and workers joined interested developers, designers, county representatives and planning staff to create a vision for the future of Germantown.

Following a brief presentation, the participants selected one or more of six geographic areas, and created a vision statement for that area, described its characteristics, provided a diagram, and suggested the actions that should be taken to realize the group's vision. At the end of the evening, the participants presented their plans to the entire group.

Common themes emerged as participants described vibrant areas, each with a unique variety of uses, and multiple transportation options including rail, bike and pedestrian connections. Each group created distinct but connected districts and enclaves with facilities and uses that support each other and provide links throughout Germantown.

- In the Town Center and Employment West areas, the group imagined three neighborhoods centered on the three Corridor Cities Transitway (CCT) stops: a civic district focusing on the arts, entertainment and retail; a commercial and residential district with a hotel and evening activities; and another commercial and residential district that might include a specialty grocery store.
- The MARC Station group connected important places in Germantown. They saw Century Boulevard sweeping west and south to connect the Town Center to the MARC Station, and a chain of parks and ponds connecting through a series of paths. The historic Germantown Station can again become the gateway to Germantown, with a new, lively residential, office and retail area that would reconnect and celebrate the Historic District.
- The Gateway area, with its Department of Energy (DOE) campus, becomes a vital education and employment hub when connected with the Montgomery College campus programs. DOE workers bring energy to the Town Center and its civic spaces. A "Redevelopment Arc" was created at the future CCT stop. Middlebrook Road would supply a green entry into the Town Center.
- In the Montgomery College and Fox Chapel area, participants were inspired by the college to imagine a high energy, high tech area focused on education, with housing choices for everyone from students to seniors.
- The Milestone area was reinvented as a walkable, lively mix of restaurants, offices and residential buildings that would connect to the surrounding

community. Community shuttles and transit along the 355 Corridor connect the area to the Town Center and beyond.

- Last, the Employment East area became a unified set of four mixed-use commercial enclaves with signature offices and the Bog as a civic icon. Gateways and strong connections for pedestrians, cars, the CCT and a trolley would create this neighborhood.

Following are the ideas and plans from the participants. The appendices include the agenda, presentation and schedule.

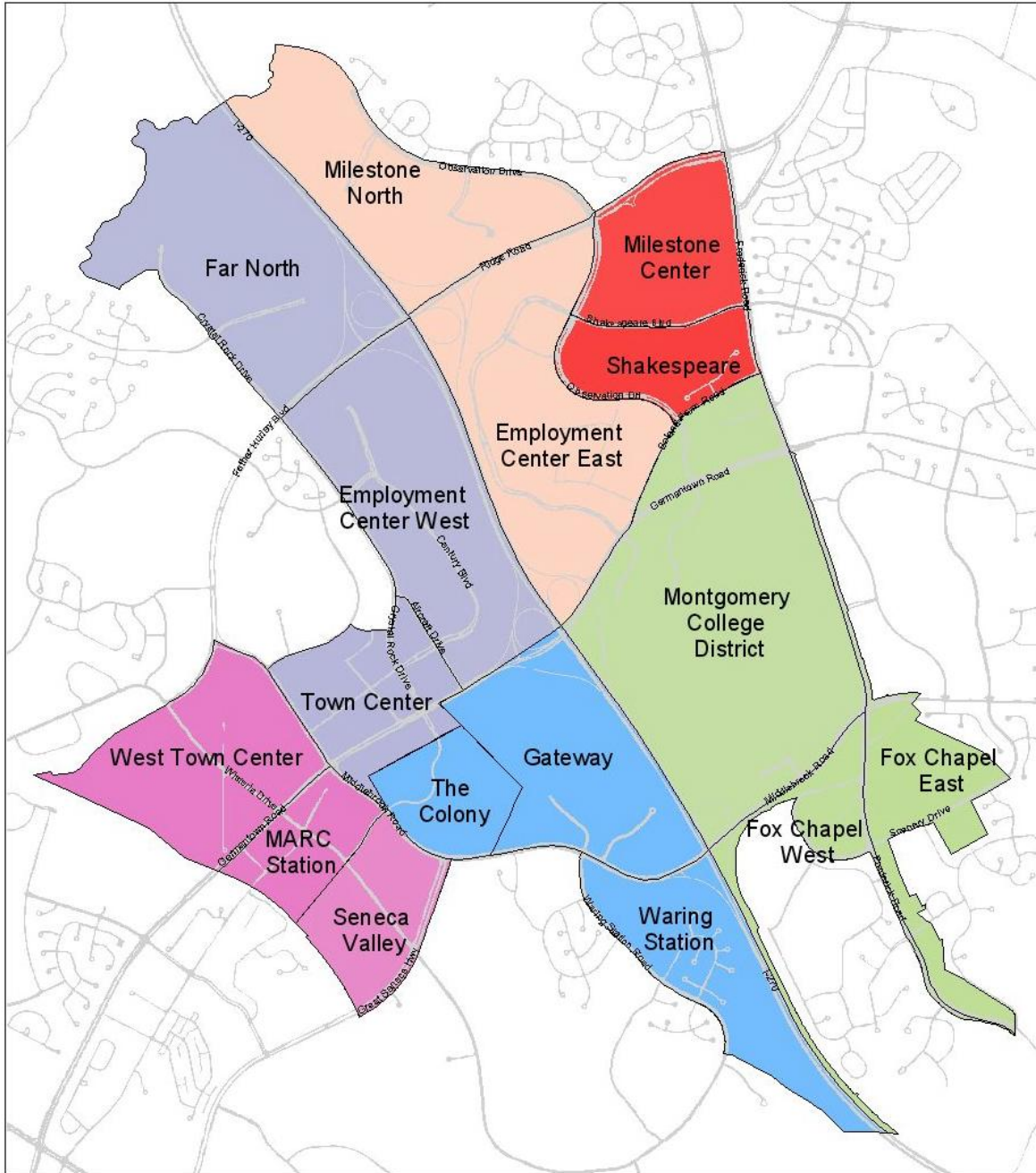
Town Center shops and restaurants





GERMANTOWN FORWARD: Germantown Charrette, March 7, 2007
MontgomeryPlanning.org

Germantown Analysis Areas and Charrette Groups



not to scale



CHARRETTE GROUPS AND DISTRICTS

Town Center and Employment Center West

Town Center
Employment Center West
Far North

MARC Station Area

West Town Center
MARC Station
Seneca Valley

Gateway

Gateway
The Colony
Waring Station

Montgomery College and Fox Chapel Area

Montgomery College District
Fox Chapel East
Fox Chapel West

Milestone Area

Milestone Center
Shakespeare

Employment Center East

Employment Center East
Milestone North

**Town Center and
Employment Center
West**



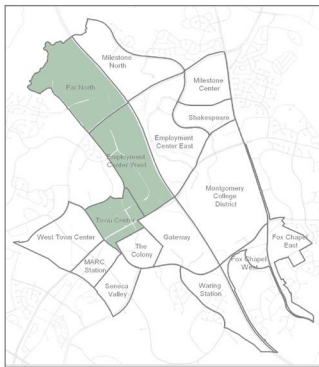
EMPLOYMENT WEST
AND TOWN CENTER
DISTRICT





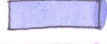
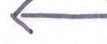
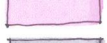

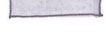

PARK

"UP-TOWN"

"MID-TOWN"

"DOWN-TOWN"



- | | | | |
|---|-------------|--|--|
|  | Residential |  | Parks, plazas, open spaces |
|  | Retail |  | Schools, public facilities, institutions |
|  | Mixed-use |  | Streets |
|  | Office |  | Bikeways |
|  | Industrial |  | Pedestrian paths |

TOWN CENTER AND EMPLOYMENT CENTER WEST

DISTRICTS

Town Center
Employment Center West
Far North

FACILITATORS

John Carter, Bridget Stesny, James Tedrick

VISION

The Germantown Town Center and Employment Center West will be a walkable, mixed-use, transit oriented area with various levels of dense development offering three distinct districts along a world class corridor that includes civic, retail, cultural, employment and living opportunities.

CHARACTERISTICS

The Germantown Town Center and Employment Center West includes the following three districts:

- **Downtown: Civic District**
 - 8 – 12 story buildings
 - Library
 - BlackRock Center
 - Live/work space
 - Entertainment
 - Gateway
 - Transit Station
 - Retail concentration
 - Civic and park space
 - Employment
 - Linkage to greenways
 - Office (second floor and high-rise)
 - Space for the arts
 - Government center
 - Transit stop
- **Midtown: Commercial and Residential District**
 - Office along I-270 (freeway exposure/signature sites)
 - Retail (serves only the district)
 - Hotel
 - Night activity
 - Urban streets

- Connection to the east side of I-270
- Office condominium
- Professional services
- Parking garages
- Residential located adjacent to park area
- Century Boulevard (unique urban street with transit)
- Services for residences
- Fitness center
- Transit stop
- **Uptown: Commercial and Residential District**
 - 8 – 12 story buildings
 - Neighborhood serving retail
 - Specialty grocery
 - Connection to Milestone across I-270
 - Office along I-270 (freeway exposure/signature sites)
 - Residential along open space area (Germantown buffer)
 - Century Boulevard (unique urban street with transit)
 - Transit stop

General Characteristics

- Green Spaces:
 - Define each of the three districts
 - Include trails
- Mixed-use
- Walkable
- Like Bethesda
- Transit oriented
- Dense development
- Better than the rest of Montgomery County
- Working transportation network
- Enough capacity
- Connectivity
- Appropriate level of service
- Determine the amount of future development
- Consider employment density
- Enough density to encourage different land use:
 - Structured parking
 - Open space
- Unified form
- Mix of uses
- Need guidelines
- Limited parking lots versus garages
- Consider walking distance to transit
- Transit before or at the same time as development (not later)
- Transit system:

Top: View of Century Boulevard, Town Center.
Bottom: Black Rock Center for the Arts and the new Germantown Library



- o Express bus along I-270
- o Circulating routes
- o Pedestrian connections
- Consider an alternate transit system
- Dual mode transit (rail and bus)
- Corridor Cities Transitway
- Retail near transit stops
- Century Boulevard as a unique transit boulevard
- Concentration of development
- Tall buildings near each of three transit stops, lower buildings further away from transit stops
- Pedestrian connections to both sides of I-270
- Residential types:
 - o Single family
 - o High rise
 - o Smaller units (youth and seniors)
 - o Urban apartments

What is missing and needed:

- Jobs/employment
- Housing options
- Destinations (retail, entertainment and civic)
- Transit (build now, multi-part system)
 - o Transit loops to serve the local community
 - o Transit to serve across planning districts
 - o Corridor Cities Transitway
 - o Serve Gaithersburg and Shady Grove
- Opportunities to live and work in the same community
- Community street network or grid system for each district
- Block dimensions 300' X 300'
- Density
- Phased land development and infill

ACTIONS

- Review concept with local leaders
- Build transit (Corridor Cities Transitway)
- Build local, grid street network
- Adjust policy area standards
- Dedicate green, open space areas to define and separate each of the three districts
- Establish mixed-use zoning
- Develop Century Boulevard and include unique, urban street standards