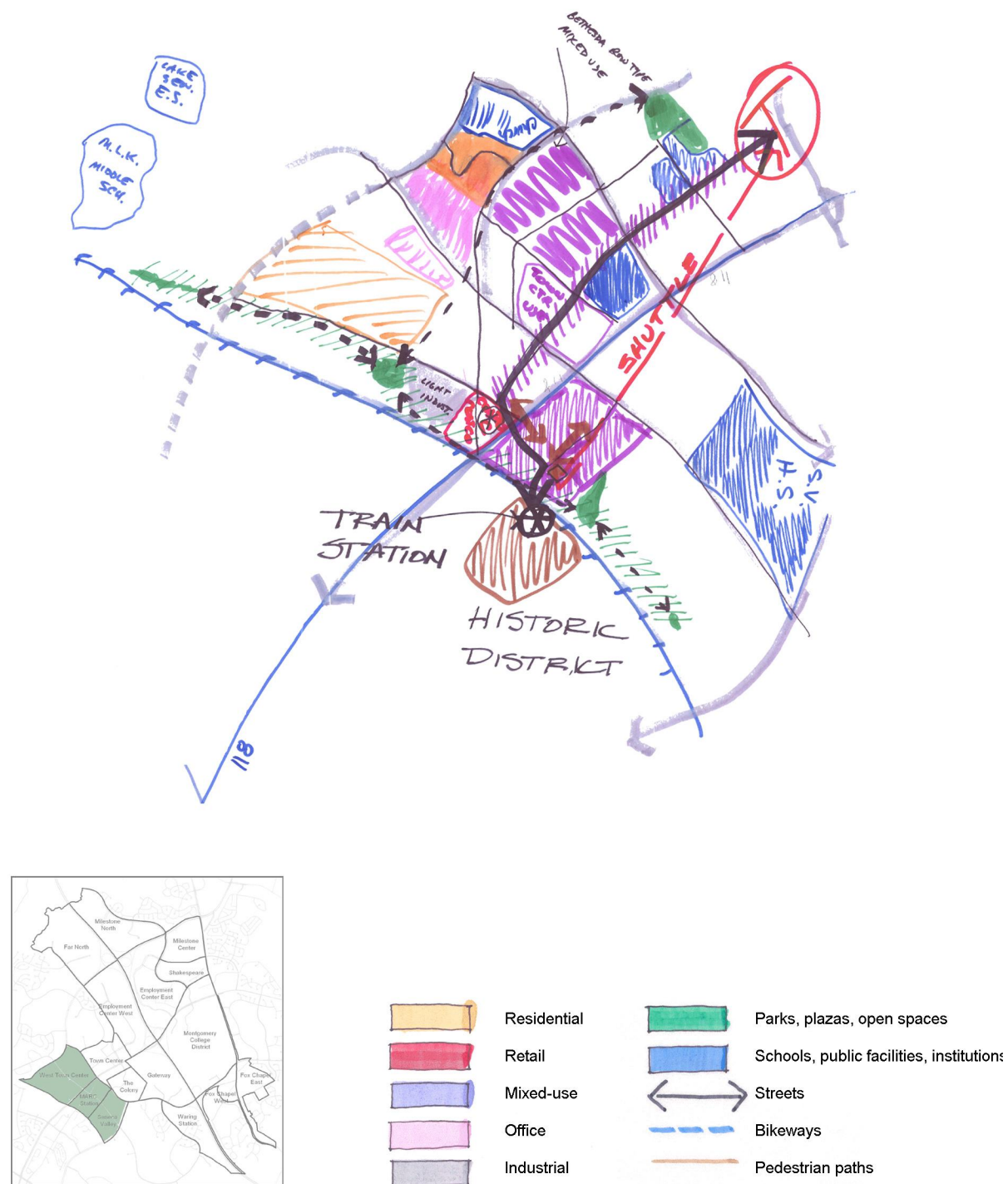


Corporate offices in the Employment Corridor



MARC Station Area



MARC STATION AREA

DISTRICTS

West Town Center
MARC Station
Seneca Valley

FACILITATORS

Leslie Saville, Clare Kelly

VISION

- The MARC Station anchors the Town Center and surrounding neighborhoods
- West Town Center mimics the Town Center
- These areas are safe, lively and active
- “Lakes and living”
-

Thoughts on a vision:

- A space for people to relax, have food, have a place to play
- Integrate the train station—it’s a great asset—include daytime uses and activities
- Bring vitality to the historic area

CHARACTERISTICS

Land Use

- Mix of uses; increase density and mix of uses at the train station
- Increase vitality, hours of activity, options – especially at the MARC Station
- Celebrate the lakes with connecting parks and paths; connect Germantown’s lakes in a series
- Emphasize connections and walkability
- MARC Station and Seneca Valley areas should be primarily residential and retail with lesser amounts of office space. They should connect strongly to the MARC Station
- The post office and medical park area is a good location for MARC users—change to mixed-use, residential
- The vacant land north of Wisteria should be mixed-use
- West Town Center should connect to the MARC Station; uses should provide a transition from retail areas
- Add light industrial areas for artists’ welding shops, etc., near the railroad tracks; it’s too noisy for residential uses there

Form

- Railroad station is *the* Germantown Gateway
- Celebrate the scale and form of the Historic District; showcase it
- Density should transition from the Historic District to the Town Center
- Germantown Commons should connect to the Town Center—model it on Bethesda Row
- Height of West Town Center matches the Town Center
- Finer grain of roads
- Create connections across Route 118 to attract pedestrians. Provide pedestrian facilities
- Add trails
- Walk to schools: Lake Seneca Elementary School, King Middle School, Seneca Valley High School

ACTIONS

- Redistrict to allow student to walk to schools
- Add lighting at the MARC Station to increase safety and activity
- Participate in a maintenance district from Town Center to West Town Center to Germantown Station
- Determine who owns the ponds

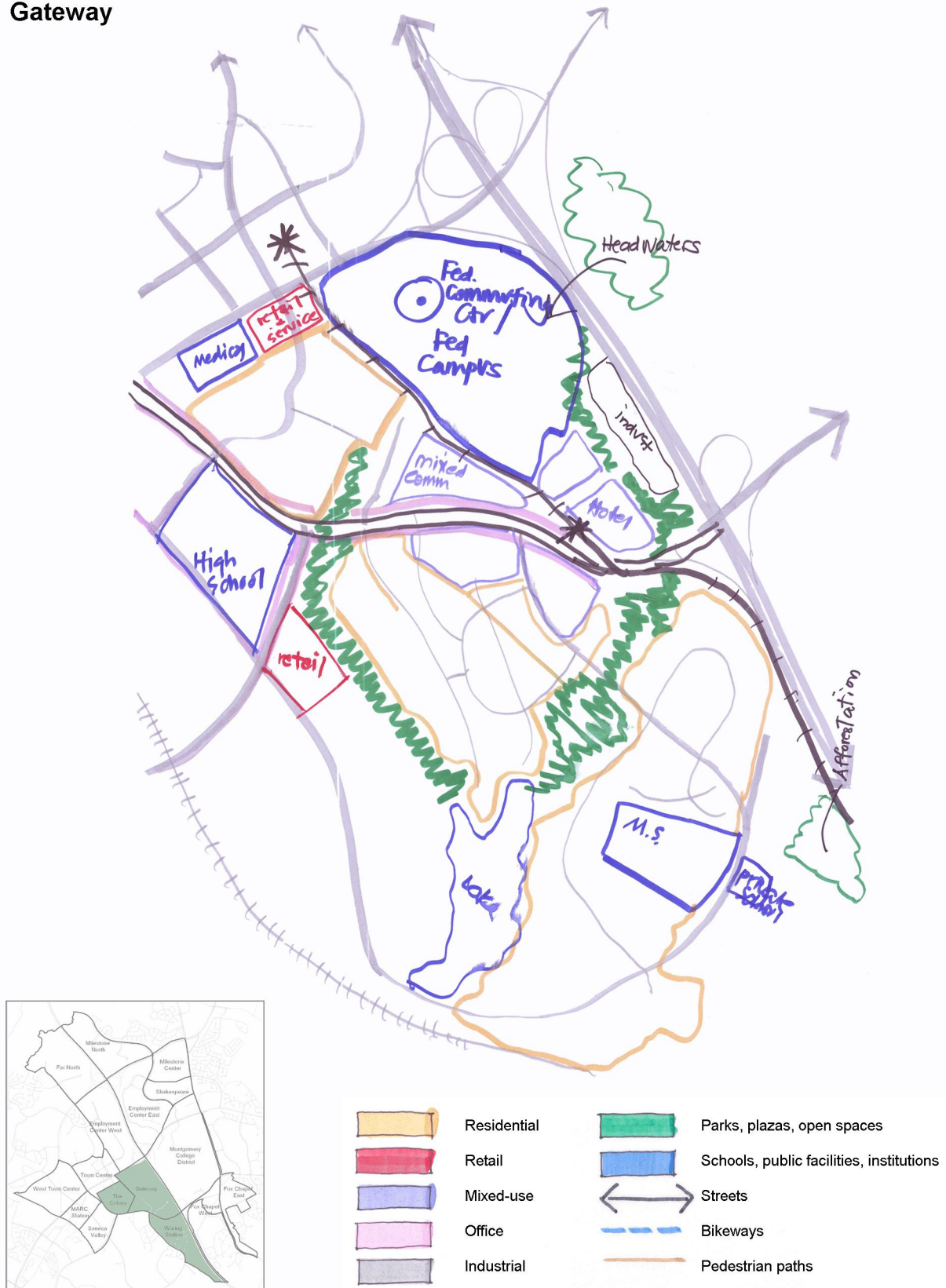
ADDITIONAL NOTES FROM THE GROUP DISCUSSION AND DRAWING

- Create a strong connection by extending Century Boulevard from the Town Center through West Town Center and across Route 118 to the MARC Station
- The extended Century Boulevard should be lined with a mix of uses; where the road turns to cross Route 118 will be an important place and should have a landmark
- Link the MARC Station to future CCT stops with a shuttle
- Link the Germantown parks, ponds, lakes and green spaces with a series of trails

Germantown Station



Gateway



GATEWAY

DISTRICTS

Gateway
The Colony
Waring Station

FACILITATORS

Sue Edwards, Fred Boyd

VISION

The first impression of Germantown employers via I-270 and Middlebrook Road is of a combination of employment, locally serving retail and residential uses with extensive landscaping and sensitive site design.

CHARACTERISTICS

- Employment area—what kind do we have presently?
 - Back office
 - Warehouse
 - Car dealerships
 - Federal/DOE
- Orientation toward Corridor Cities Transitway
- This plan will be a 30 year horizon—show a “leap” in land uses from low employment to higher employment at interchange
- Protect green area from Gunners Lake to Montgomery College (where headwaters originate)
- What is the meaning of “gateway”?
- Should provide afforestation along I-270 south of New Covenant Church
- Remaining school site on Waring Station
 - Too small for elementary school/doesn’t resolve capacity issues
 - Consider for surplussing or leasing as private school
- Redevelopment potential of townhouse project that backs to Middlebrook at Waring Station
- Look to introduce neighborhood retail to reduce trips
- Employment focus on east side of Middlebrook and housing focus on west side of Middlebrook. Each with mixed-use potential, not single use
- What to do with Department of Energy site?
 - Synergies with College?
 - DOE employees use Town Center and civic facilities
 - Consider Federal telecommuting center, “federal campus” to consolidate other federal uses.

- Create a redevelopment arc around CCT station on Middlebrook
- Is there an economic development rationale for a CCT station at Middlebrook?
- Status of I-270/US 15 study—will there be a recommendation for full interchange (which impacts wetland and headwaters that are currently protected)?
- “Green up” Middleburg Road with landscaping and street furnishings

ACTIONS

None given

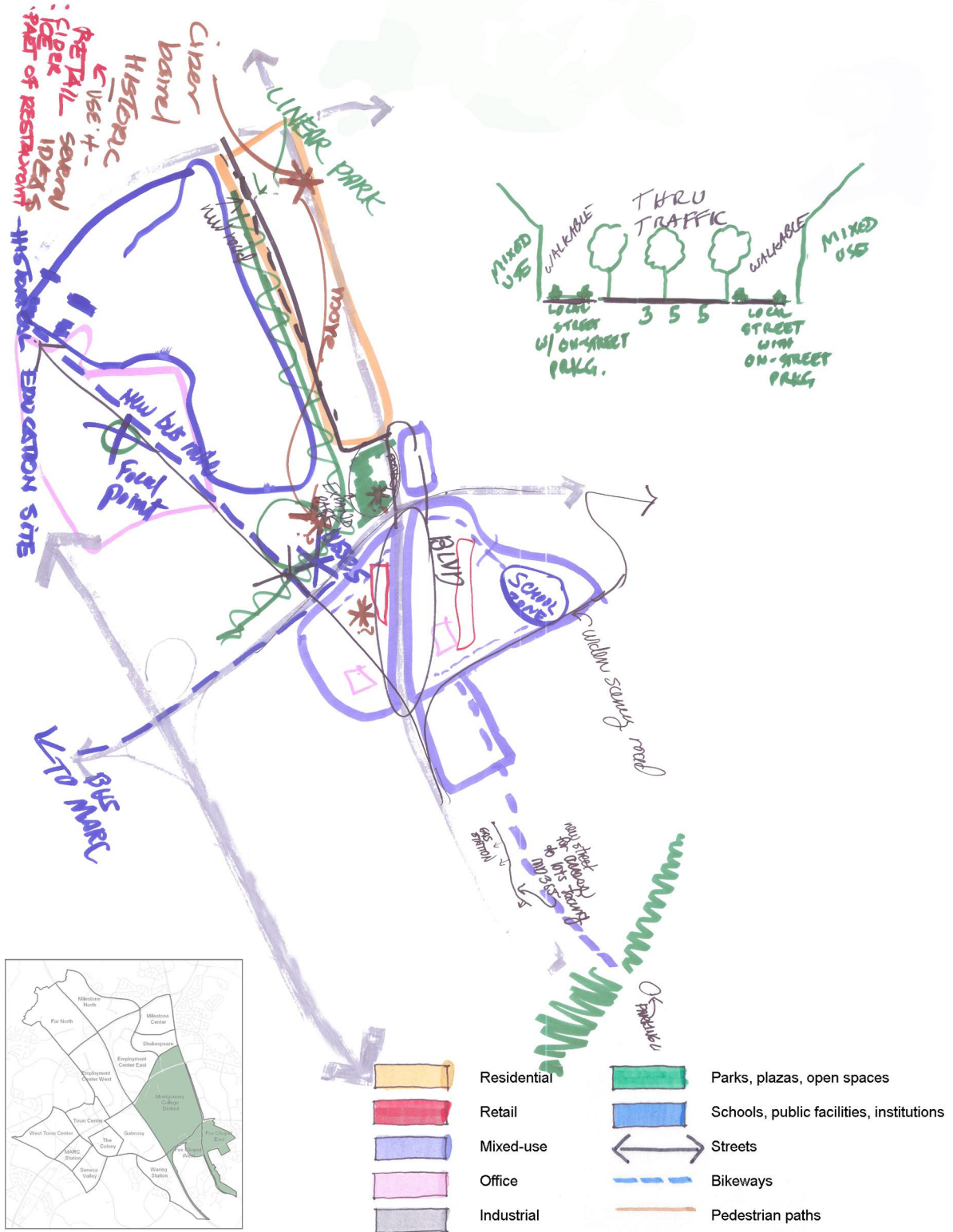
View of car dealership and Hughes Network, Gateway



Homes along Middlebrook Road



Montgomery College and Fox Chapel Area



MONTGOMERY COLLEGE AND FOX CHAPEL AREA

DISTRICTS

Montgomery College District
Fox Chapel East
Fox Chapel West

FACILITATORS

Margaret Rifkin, Chuck Kines

VISION

- Seek an integrated, cohesive, mixed-use community
- Community with major regional educational facility
- Vision includes college, employment, residential and retail with transit, bikeway
- Enhance, upgrade and protect residential
- Create a bustling area
- Increase amount of retail
- Vision is college as “magnet”. Educational focus. College as major employer (and generator of spinoff employment, serve as incubator for new businesses)
- Variety of housing
- Ensure housing is affordable
- Observation Drive as gateway to college

CHARACTERISTICS

- High energy, bustling
- High tech businesses
- Highly stimulating
- Park system:
 - o Both urban/local as well as regional, and connect them
 - o Recreation facility, opportunities for recreation
 - o Walkable, connected pathways
 - o Family oriented
- Mixed-use center southeast corner/area of Middlebrook and MD 355
 - o Continuum of Educational Facility, from children to aging adults
 - o Incorporate senior housing
 - o Intergenerational facilities, serving spectrum of age groups
 - o Student housing on and off campus
 - o Rec center within walking distance of campus
- Improve area walkability and pedestrian safety

- Examine traffic operations at intersections
- Connect College with areas to south and east
- Mitigate M-83 impacts, such as neighborhood cut through traffic
- Identify appropriate locations for banks and credit unions
 - o In new Town Center
 - o Along edge with a drive-in
- Need a family-friendly restaurant
- Design MD 355 as a boulevard
- Village Center would be ideal at MD 355/Middlebrook
- Need parallel service roads for MD 355 (in mixed use areas) to service retail, so that MD 355 would allow for through traffic
- Use school district to unify areas; current school boundaries split communities
- Ensure an alternate or parallel road to MD 355 (Goldenrod Lane?) through college campus
- Design area with C.P.T.E.D. principles (Crime Prevention Through Environmental Design)
- As part of college redevelopment, include a linear park on the east side of MD 355 between new townhouses and college
- Incorporate trail or bikeway within this linear greenway
- Improve appearance of the Middlebrook Road/I-270 interchange

The water tower at Montgomery College as seen from Middlebrook Road





ACTIONS

- Build new roads, widen existing roads, fund publicly, don't wait for developer \$
- Create a redevelopment zone for village/mixed-use at southeast corner of MD 355 and Middlebrook Road
- Outreach to all members of the community, especially mobile home park
- Establish new programming to unify communities
- Need a community focal point
- Need a community/recreation center or need a library
- Activate parkland with ballfields and a playground; fund publicly
- Develop support for college expansion
- Protect Cider Barrel
- Create or allow for more retail
- Protect or relocate ice cream store; make ice cream store part of restaurant
- Incorporate stone from railroad culvert
- Build more medical offices
- Include a police substation with Village Center

ADDITIONAL NOTES FROM THE GROUP DISCUSSION OR DRAWING

- Link the MARC Station with the college campus as well as new village center via a new shuttle