







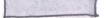



Entry sign, Montgomery College



Milestone Area



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

MILESTONE AREA

DISTRICTS:

Milestone Center
Shakespeare

FACILITATORS:

Karen Kumm Morris, Chris Sasiadek

VISION

More walkable; more uses; needs a main attraction; more connected

The Milestone Center District will be more walkable, more connected to its surrounding community and allow a variety of uses residential and business in addition to existing commercial to make it an experience more like the Rio.

CHARACTERISTICS

Observations:

- I like the stores. I shop them but they don't make a community
- It needs a connection to the Town Center
- I go to Rio, not Milestone. It's so much more pleasant, nice walking experience
- You need to drive between stores at Milestone
- No places to eat like at Rio
- Rio is a shopping, eating and entertainment center, need to become more Rio
- I spend more money at Rio because it is inviting and appealing
- I drive everywhere in Germantown, but I don't mind because my house is secluded from commercial
- Support green structured parking

Recreation needs:

- Recreation center needs a minimum of 10 acres as a separate facility
- Germantown will need 2+ recreation centers
- Eastern section has the highest need
- A recreation center is not necessarily incompatible with this area

Whole 355 Corridor needs serious transit:

- Let's not become a Rockville 355 with only single occupancy car travel
- Should have express bus service
- Include dual modes including transit, bikes, pedestrians, light rail, etc.

ACTIONS

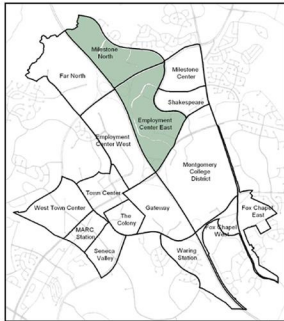
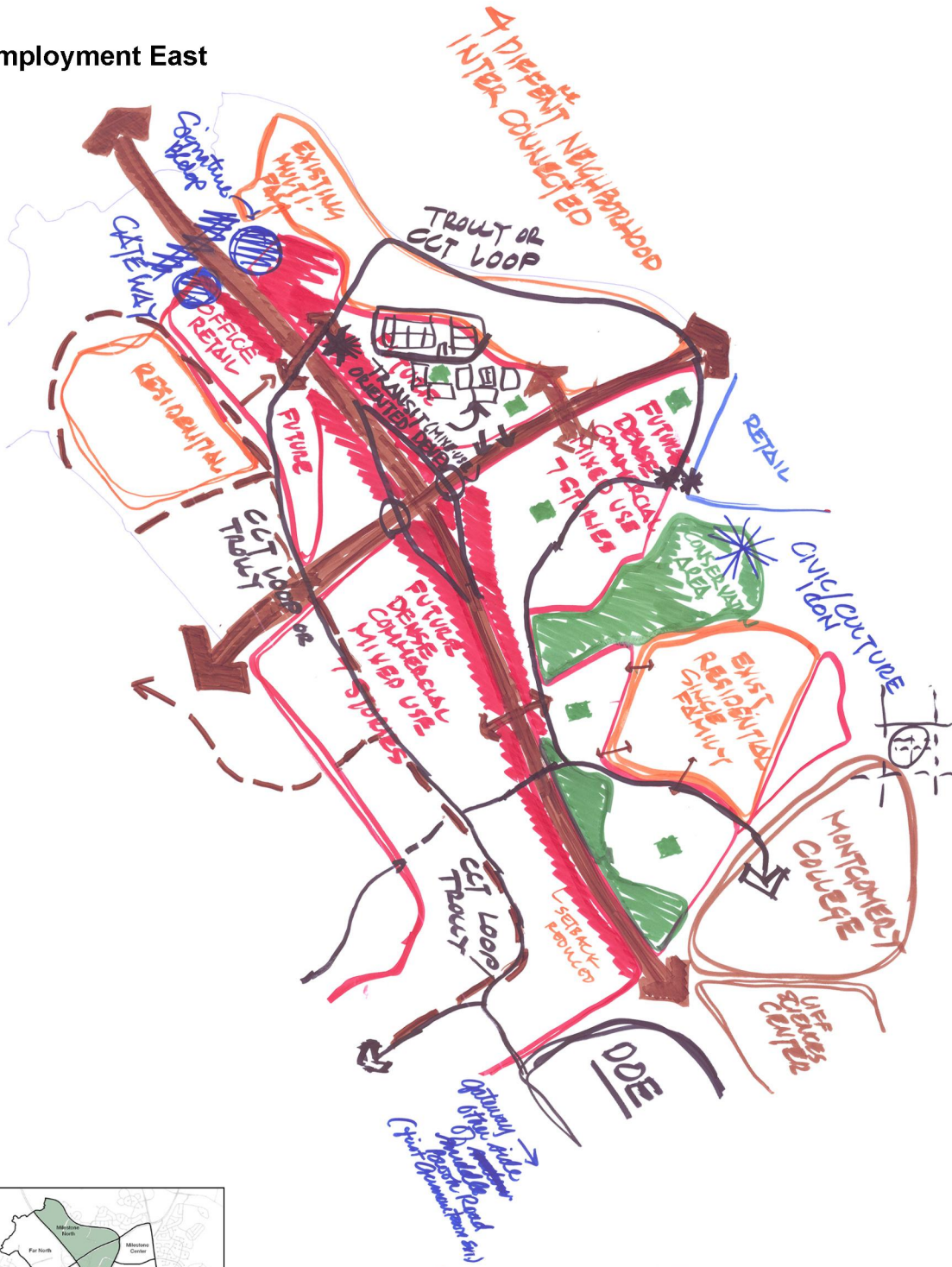
- Support mixed uses—perhaps intersperse with tall residential, business buildings
- Allow higher buildings (six-ish floors) along 270, less tall near existing homes
- Provide a significant amenity in shopping area (lake, etc.)
- Encourage uses that attract people around the shopping area
- Consider a shuttle bus along Shakespeare and Seneca Parkway to connect to Milestone









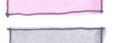

Shoppers, Milestone Shopping Center





Employment East



- | | | | |
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EMPLOYMENT EAST

DISTRICTS

Employment Center East
Milestone North

FACILITATORS

Sandy Tallant, Kristin O'Connor

VISION

- The Germantown Business District is a unified series of enclaves or neighborhoods with vibrant centers of activity
- Great access without disturbing single family housing and other roads
- Higher density, environmental constraints
- East side should take the characteristics of the west side (mixed use dense commercial)
- Road boundaries, natural and physical find ways to link east/west to make local connections
- Provide gateway opportunities for west/east Germantown
- CCT – connect to Montgomery College and create a stop at Milestone Center (or shuttle/trolley)
- Think about CCT as a loop/not linear
- Create civic/educational component at the bog (fen)
- Create 4 neighborhoods
- Roads oversized
- Pass greenway
- Signature office
- Where should the height be?
- Should we re-assess the 150' ROW?
- Where is the gateway? As you enter/exit before each greenway

Vision Statement:

The Germantown Business District is...

- A unified series/enclave of neighborhoods with vibrant, active centers of activity
- Vertical, integration, flexible zone that allows a mix of uses
- What do we value?
- Connections create the neighborhood (pedestrians, vehicles, bikes, etc.)

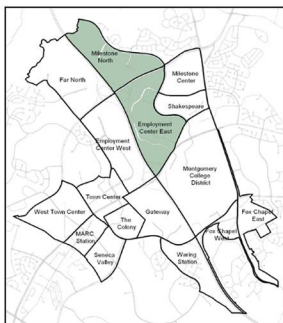
CHARACTERISTICS









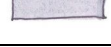
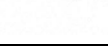
- Connections Create the Neighborhood
 - o Pedestrian, vehicles, bikeways, transit CCT loop or trolley
 - o Emphasis on creating a pedestrian-scaled roadway
 - o Add a fine-grained street grid
 - o Street trees, lighting, other amenities
- Gateway to the district and focal points
- Create four distinct neighborhoods
- Connect Town Center to Business District
 - o Need better local roads
 - o Connections to western portion of business district
- Mixed-use commercial areas
- Extended Milestone Center
- Civic/cultural icon at BOG/FEN
- Connectivity, CCT loop or trolley, pedestrian ways
- Emphasis on the creation of new pedestrian-scaled roadways (grid)
 - o More fine-grained grid
 - o Street lights, trees

ACTIONS

- Flexible mixed-use zones
- Traffic calming
- Speedy review
- Connecting Town Center to Business District (called the Germantown Business District)
- Great regional transportation system... need better local roads
- Scale is huge relative to Silver Spring – not just one area of concentration
- More connections to Employment Center West across 270 (overpass)
- Mixed use commercial areas
- Need to look at physical constraints for the overpass
- Transit loop to go to Town Center for lunch
- Worried about losing employment if retail is added; may need to research into increased density to add retail
- In favor of mixed use and connections

Employment East



- | | | | |
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Neelsville Presbyterian Church (historic)

