Scope of Work
Planning Board Presentation
January 28, 2016
MARC Rail Communities Location

- Upper portion of Montgomery County
- West of I-270 and approximately 15 miles north of I-495
MARC Rail Communities Plan Purpose

- Responds to significant upcounty growth.

- Addresses underutilized resources:
  - Parking and connections are issues at both MARC stations.
  - Changes at one station affect the other.
  - Changes have regional implications.

- Ties together other studies.

- Creates opportunities for greater placemaking.
MARC Rail Communities Plan Purpose

- Protect and enhance valued activities and places.
- Evaluate land uses and zoning near each station area.
- Ensure compatibility with each historic district.
- Provide recommendations to improve pedestrian, bicyclist, public transportation access to each station.
- Address additional concerns raised during the planning process.
Better Connections Enhance Placemaking Opportunities

Not just for cars but for people

Germantown Flea Market

bicyclists

commuters

Tour of the Boyds Negro School
Plan Context: Boyds

- Commercial area along Barnesville Road
- Little Seneca Lake
- View looking west from the MARC station
- Field along Clopper Road in the undeveloped Boyds Local Park
Plan Context: Germantown

Germantown MARC Station

BlackRock Center for the Arts in the Town Center

Flea market in the parking lot of the MARC station

Grand opening of the Germantown Town Center Urban Park
Master Plans Influencing This Project

1985 Boyds Master Plan

- Continuation of the existing rural community patterns.
- Improved road circulation.
- Development of a local park.
- Defined the historic district.
Master Plans Influencing This Project

1989 Germantown Master Plan

- Provided opportunities for employment land uses.
- Increased the County’s total housing stock.
- Provided a safe and adequate transportation system.
- Encouraged the preservation of historic resources.
2009 Germantown Employment Sector Plan

- Focused activity along Century Boulevard and surrounded it with complementary residential and employment uses.
- Created transit-served, mixed-use neighborhoods.
- Established Germantown as the upcounty cultural center.
Proposed Boyds MARC Boundary

- Historic District in red.
- Individual historic resources in pink.
- Publicly owned land along Little Seneca Lake.
- Industrial land adjacent to the railroad tracks.
- Boyds Local Park
- Taylor Science Center
Proposed Germantown MARC Boundary

- Blocks immediately north and south of the MARC station.
- Historic District in red.
- Individual Historic Resources in pink.
- Extends up Waters Road.
Community Outreach

Community Request

Expand the proposed Germantown MARC boundary to include Seneca Valley HS to address pedestrian and bicycle connectivity and safety

How the 2009 Germantown Master Plan addresses this request

- Crosswalks should be marked and should accommodate pedestrians of all ages and abilities safely. *(Area-wide Recommendations, Street Character, page 33)*

- Construct street improvements according to the Urban Area. *(Town Center District, Transportation, page 52)*

- No further expansion of MD 118 intersections in the Town Center unless needed for safety and access to ensure a pedestrian-friendly street. *(Town Center District, Transportation, page 52)*

- Install sidewalks along Walter Johnson Drive to Middlebrook Road to connect the Core Neighborhood to the MARC station. *(The West End District, Transportation, page 55)*

- Provide safe pedestrian crossings at Wisteria Drive and Great Seneca Highway and at Crystal Rock Drive and Middlebrook Road. *(The Gateway District, Transportation, page 58)*
# Proposed MARC Rail Communities Schedule

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<tr>
<th></th>
<th>2015</th>
<th>2016</th>
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<tbody>
<tr>
<td></td>
<td>Jul</td>
<td>Aug</td>
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<td>Outreach</td>
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<td>Stakeholder Meetings</td>
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<td>Scope of Work</td>
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<td>Background Research</td>
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<td>Scope of Work Presentation</td>
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<td>Analysis and Draft Plan</td>
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<td>Analysis/Concept Refinement</td>
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<td>Draft Workshop Recommendations</td>
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<td>Staff Draft</td>
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<td>Community Meetings</td>
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<td>Open House</td>
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<td>Workshop/Public Meetings</td>
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<td>Planning Board Review</td>
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<td>Public Hearing</td>
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<td>Work Sessions</td>
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<td>Executive &amp; County Council</td>
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<td>Transmit to Executive &amp; County Council</td>
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<tr>
<th>Community Outreach</th>
<th>Staff Work</th>
<th>Planning Board</th>
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The Maryland-National Capital Park & Planning Commission

January 28, 2016 Scope of Work
# Proposed Continued Community Outreach

## Proposed MARC Rail Communities Plan Workshop Agenda

<table>
<thead>
<tr>
<th>Time</th>
<th>Monday, March 7th</th>
<th>Monday, March 14</th>
<th>Tuesday, March 15</th>
<th>Wednesday, March 16</th>
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<tbody>
<tr>
<td></td>
<td>Agencies</td>
<td>Boyds</td>
<td>Germantown</td>
<td>Synthesis</td>
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<tr>
<td>9:00 AM</td>
<td>Discussion Topic</td>
<td>Existing and Proposed Facilities</td>
<td>Team Meeting Recap of Public Meeting #1</td>
<td>Team Meeting Recap of Drop #1 and Comm. Vision Germantown</td>
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<tr>
<td>10:00 AM</td>
<td>Attendees</td>
<td>Historic Preservation Environmental Protection Permitting Services General Services Public Schools &amp; Parks</td>
<td>Team exercise for Boyds based on Community Vision Exercise Alternative Concept Development (consider land use and connections)</td>
<td>Team exercise for Germantown based on Community Vision Exercise Alternative Concept Development (consider land use and connections)</td>
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<td>11:00 AM</td>
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<tr>
<td>12:00 PM</td>
<td>Lunch</td>
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<tr>
<td>1:00 PM</td>
<td>Discussion Topic</td>
<td>Rood Network MARC Parking Ride On Road Sections Ped/Bike Facilities</td>
<td>Alternative Concept Dev.</td>
<td>Stakeholder Feedback Loop (Agency and Community)</td>
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<tr>
<td>2:00 PM</td>
<td>Attendees</td>
<td>County Transportation CSX State Highway Admin.</td>
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<td>3:00 PM</td>
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<tr>
<td>4:00 PM</td>
<td>Setup Public Meeting #1</td>
<td>Preparation for Drop #1</td>
<td>Preparation for Drop #2</td>
<td>Setup Public Meeting #2</td>
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<tr>
<td>5:00 PM</td>
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<td>Dinner</td>
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<tr>
<td>6:00 PM</td>
<td>Open House</td>
<td>Intro to new participants Q&amp;A with agency tables</td>
<td>Community Drop In for Boyds Alternatives (primarily for public who could not make it during daytime)</td>
<td>Community Drop In for Germantown Alternatives (primarily for public who could not make it during daytime)</td>
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<tr>
<td>7:00 PM</td>
<td>Presentation Recap/Online and Vision summaries</td>
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<tr>
<td>8:00 PM</td>
<td>Vision Exercise</td>
<td>Tables of 8</td>
<td>Do 3D minutes each Vision statement - Cue cards</td>
<td>Report out</td>
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<tr>
<td>9:00 PM</td>
<td>Open Sessions</td>
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**Discussion/Feedback:**
- Open House
- Pin Up Presentation
- Vision statements for each community
- Alternative Concepts
- Diagrams (Land Use, Connections, Parks, Environment, Historic and Placemaking)

**Community Workshops:**
- Vision Exercise Tables of 8 Do 3D minutes each Vision statement - Cue cards Report out
Team Members

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Stay Connected:
http://www.montgomeryplanning.org/marcrailplan