

IMPLEMENTATION FRAMEWORK

Identification of a well-defined implementation strategy to orchestrate the delivery of projects that will shape Germantown's Town Center, as envisioned in the Design Study, is imperative. Design, installation, and maintenance of all elements must all be carefully planned.

This document contains recommended guidelines for use by citizens, applicants, and Executive and Planning Board staff in the review of development proposals and for the County's Capital Improvements Program. This document proposes that the following actions be taken to implement the spirit and intent of the Master Plan and the detailed recommendations of the Design Study:

- Amend the Germantown Master Plan to designate the major streets identified in the Design Study as Master Plan roads and to provide for the dedication of public parks and recreational and cultural facility sites at the locations that have also been identified.
- Establish a special tax area for the Town Center or a Town Center Maintenance District to provide for the maintenance of the streetscape elements within the Town Center boundaries, and the means for a continuing program of promotional events for the Town Center.
- Develop a funding strategy to ensure funding for the capital cost of the various features recommended, and to ensure that the appropriate promotional, operating, and maintenance entities and methods are established. The County Office of Economic Development is recommended to undertake this task.

INTRODUCTION

The following roads and points of access are recommended for inclusion in the Germantown Master Plan and are to be dedicated in public right-of-way. The precise alignment will be determined at the time of subdivision and site plan review. Driveways serving parking, loading, and service access are proposed to be constructed and maintained by the developer:

MASTER PLAN AMENDMENTS

ROAD DEDICATIONS

- Town Center Core (TC-1) Entrance Boulevard (north from MD-118)
- Main Street (from Crystal Rock Drive to Middlebrook Road)
- Secondary commercial and residential streets directly serving buildings, but excluding parking and service driveways

TC-1

- TC-3
 - TC-3 Entrance Boulevard (including the turn-around connections or through street to Crystal Rock Drive or Middlebrook Road as required to meet MCDOT standards)
- TC-5
 - TC-5 Boulevard (from Father Hurley Boulevard) and Main Street Extended (to Wisteria Drive)
 - Waters Road (to new MD-118)
- TC-6
 - Waters Road (from new MD-118 to Old MD-118 - Old Georgetown Road)

GATEWAY AND ENTRANCE FEATURE DEDICATIONS

The following intersection improvements and dedicated area necessary for inclusion into the right-of-way for Gateways, Entrance Features, and Corner Features, are proposed for inclusion in the Germantown Master Plan:

- Town Center Gateways
 - I-270 and MD-118 Gateway
 - East side Crystal Rock Drive at Rexmore Drive
 - MD-118 at CSX Railroad overpass
 - Father Hurley Drive and CSX Railroad overpass Gateway
- Town Center Core
(TC-1) Entrances
 - Crystal Rock Drive and MD-118
 - Middlebrook Road and MD-118
 - Town Center Entrance Boulevard and MD-118
- TC-1 Corners
 - Crystal Rock Drive and MD-118
 - Crystal Rock Drive and Rexmore Drive
 - Middlebrook Road and MD-118
 - Middlebrook Road and Locbury Drive

■ All four corners of the TC-2 site	TC-2 Corners
■ Waters Road entrance at MD-118	TC-5 Entrances
■ Waters Road entrance at Wisteria Drive	
■ TC-5 Boulevard Entrance at Father Hurley Boulevard	
■ Wisteria Drive and new MD-118	TC-5 Corners
■ TC-5 Boulevard and Waters Road	
■ Middlebrook Road and MD-118	Middlebrook And Sugarloaf Centers
■ Middlebrook Road and Lockbury Drive	
■ Lockbury Road and Wisteria Drive	
■ Main Street Extended and Wisteria Drive	
The following bikeways and hiker/biker trails are recommended for inclusion in the Master Plan of Bikeways, Greenways Plan, and Germantown Master Plan:	
■ MD-118 (north side)	BIKEWAYS AND TRAILS
■ Crystal Rock (east side)	
■ Father Hurley Boulevard from CSX tracks to TC-5 Boulevard (south side)	
■ Middlebrook Road (east side)	
■ Lockbury Drive/Waters Road (south and east side)	Trails
■ Old MD-118/Walter Johnson Drive (south side)	
■ Wisteria Drive (south side)	
■ Town Center Park (north within committed open space system)	

TRANSIT ROUTE

The following Town Center-wide internal Transit route is recommended for inclusion in the Germantown Master Plan:

Town Center Transit Route

- Proposed to connect the Corridor Cities Transit Station at TC-2 with Main Street through TC-1, the Middlebrook and Sugar Loaf centers, to the TC-5 Boulevard, through the TC-5 shopping center, to the crossing of MD-118 at the proposed Waters Road entrance, and to the commuter rail station. The route will be in the public right-of-way on streets proposed for dedication. Easements will be required for the portions of the route through existing and proposed shopping centers.

PARK AND OPEN SPACE DEDICATION

The following Parkland is recommended for dedication to Montgomery County Department of Parks and for inclusion in the Germantown Master Plan. (Recommended improvements must be made prior to dedication.)

TC-1

- Town Center Park (already in Master Plan as floating symbol)

TC-5

- Father Hurley Park
- Madeline V. Waters Park

LAND DEDICATION FOR CULTURAL AND RECREATIONAL FACILITIES

The following land areas associated with cultural and recreational facilities are recommended for dedication to Montgomery County, maintenance by the Recreation Department, and inclusion in the Germantown Master Plan.

TC-1

- Cultural Arts Facility land

TC-5

- Land for Indoor Pool or other amenity

PUBLIC OPEN SPACE

The following public open space areas identified in the study are recommended for dedication to MCDOT, maintenance by the Town Center Maintenance District, and inclusion in the Germantown Master Plan:

- Town Center Commons TC-1
- Waters Road entrance feature at Wisteria Drive on TC-5 site TC-5
- Medians of all dedicated streets and boulevards

QUASI-PUBLIC OPEN SPACE

The following open space areas are recommended to be held in private ownership, funded and installed by the respective developers, and included in the Germantown Master Plan.

- Town Center Station Park TC-2
- Parkland at end of the Entrance Boulevard TC-3
- Stormwater management and amenity feature adjacent to CSX Railroad TC-5

STREETSCAPE IMPROVEMENTS IN EXISTING RIGHTS-OF-WAY INCLUDED IN CIP

All Streetscape Improvements in existing County or State rights-of-way and within the Town Center boundaries are recommended for maintenance by the Town Center Maintenance District. Existing major public roadway streetscape improvements are to be included in the County CIP:

- MD-118, both sides, from the I-270 intersection to the CSX Railroad
- Middlebrook Road Improvements
- Walter Johnson Drive (Old MD-118) Special Street Improvements
- Lockbury Drive and Father Hurley Drive medians and streetscape not included as part of development (below) to be funded by CIP

STREETSCAPE IMPROVEMENTS IN EXISTING RIGHTS-OF-WAY BY DEVELOPERS

The following existing County Roadway frontage street-scape is recommended for inclusion as part of adjacent development proposals and maintained by the County or Maintenance District (where not adjacent to proposed development; to be included in the CIP):

- Crystal Rock Drive
- Father Hurley Drive
- Lockbury Drive/Waters Road
- Wisteria Drive
- Waters Road (TC-5)

STREETSCAPE IN FUTURE RIGHTS-OF-WAY BY DEVELOPERS

The following streetscape is recommended for provision by the respective developments, dedication to MCDOT, and maintenance by the Maintenance District:

- Entrance Boulevard (TC-1 and TC-3)
- Main Street (TC-1)
- TC-1 secondary commercial and residential streets
- TC-5 Boulevard
- Recreation and Cultural Facilities and Amenities

RECREATION AND CULTURAL FACILITIES AND AMENITIES

TC-1

- The Cultural Arts Center building and site improvements on the TC-1 site are to be funded and constructed by the Milestone Mall developer. The Mall developer must also provide either an agreement with an approved company, community arts group, or public agency willing to operate the center, or an endowment or annual subsidy for operating expenses.

TC-5

- The Amenity Facility and site improvements are to be funded and constructed by the developers of the TC-5 development and turned over to the County.

**TOWN
CENTER
MAINTENANCE
DISTRICT**

A Town Center Maintenance District is recommended for establishment through Chapter 68A of the Montgomery County Code, Montgomery County Urban Districts, and administration by the Montgomery County Department of Transportation. A Germantown Town Center Advisory Committee, made up of representatives of local businesses and residents, would provide oversight and community representation.

The District's primary function will be to maintain the streetscape and public areas within the Town Center and to promote and coordinate community-oriented activities and associated budgetary functions. District activities will be funded through the Urban District Tax levied against all assessable property in the District.

Specifically, the intent of the district under the act is to:

- Increase the maintenance of the streetscape and its amenities;
- Provide additional public amenities such as plantings, seating, shelters, and works of art;
- Promote the commercial and residential interests of the area; and
- Program cultural and community activities.

Urban districts have already been created for the Bethesda, Silver Spring, and Wheaton CBD's and have a history of successful application in these areas.