

Land Use and Zoning

This chapter provides an explicit expression of the goals and objectives of this Plan, describes the Plan's land use and zoning recommendations, and defines an appropriate implementation strategy. These recommendations support the Corridor City designation of Germantown as expressed in the General Plan.

Approximately 25 percent of the land in the Germantown Planning Area either has been developed or has received development approvals. The remaining areas offer significant opportunities to influence the physical growth and future development of Germantown through the master plan process. Land use and zoning recommendations for these remaining areas are presented later in this chapter by Analysis Area for the Town Center, Employment Corridor, and each of the six Villages and the Village Centers. (See Figure 3.)

This Plan confirms the land use and zoning recommendations of the 1974 *Master Plan* for the land not included in the individual Analysis Areas.

Objectives

Further refinement of the Germantown new community planning effort is based on the following objectives:

- Focus higher residential densities near the Town Center and Village Centers and in the Employment Corridor and major roads where accessibility is greater, and lower densities along the edges of the planning area;
- Encourage a better housing mix with an increase of single-family detached units with retail, commercial, recreational, and employment opportunities in easily accessible locations;
- Preserve environmental features, including mature vegetation, stream valleys, steep slopes, and floodplains and other wetlands, through the appropriate location of land uses and the establishment of conservation areas

and easements and through stringent design guidelines;

- Develop an identifiable Germantown townscape to facilitate a sense of community identity;
- Focus retail, recreation, and cultural development in the Town Center and in the Village Centers;
- Establish the location of a potential regional shopping mall; and
- Encourage pedestrian access to shops, schools, recreation facilities, and employment areas.

In summary, Germantown is planned to produce a strong, viable economic base and to offer a wide range of housing and employment opportunities for a diverse population in an aesthetic environment, providing a complete range of facilities, services, and amenities.

Germantown – a New Community

Germantown now has reached a turning point in its growth and development. The intent of this Plan is to sustain the 1974 "new community" initiative by proposing a series of recommendations that form an effective partnership of private and public interests along with old and new ideas.

This Plan is a guide to the public and private sectors. It sets forth policies and recommendations, but it is not automatically self-fulfilling. The recommendations must be undertaken and carried forward by the combined efforts of the public and private sectors.

In order to maximize the potential for both the developed and yet to be developed areas, the following actions are necessary: a) modify the Germantown housing mix; b) create a well defined Townscape; and

TABLE 1
MIX OF HOUSING TYPES IN GERMANTOWN

Mix of Housing Types	TOTAL	SFD	SFA	MF
Existing + Approved Dwelling Units (January 1, 1987)	19,199 18%	3,545 51%	9,843 30%	5,811
1974 Master Plan + Existing + Approved (Dwelling Units)	32,011 18%	5,775 54%	17,183 28%	9,053
1989 Master Plan + Existing + Approved Dwelling Units	36,783 29%	10,735 31%	11,258 40%	14,790
Change from Existing Plus Approved	17,584	7,190	1,415	8,979
Change from 1974 Plan	4,772	4,960	(5,925)	5,737

SFD: Single-Family Detached.

SFA: Single-Family Attached.

MF: Multi-Family.

(Percentages may not total to 100% due to rounding.)

Source: Community Planning North Division, Montgomery County Planning Department.

c) establish specific development guidelines for individual areas. Each of these actions is discussed below.

MODIFY THE MIX OF HOUSING

The majority of residential construction in Germantown has been of single-family attached units or townhouses.² The result is less diversity of housing type than intended in the 1974 *Master Plan*; and a very monotonous, generally undifferentiated townscape.

This Plan recommends policy changes to assure a broader mix of housing choices in Germantown. Without these changes, too many properties would be developed with 40 percent or more attached units. This would result in fewer than 20 percent single-family detached units in the end-state housing supply. (See Table 1.)

The predominance of single-family attached units is the result of the following combination of factors:

- The low- to moderate-density Euclidean zones allow an increase of 20 percent in density for providing moderately priced dwelling units and permit at least 40 percent of the units to be attached units. Because of the amount of environmentally sensitive land, which reduces buildable area, and the strong market for attached units, a high percentage of attached

units were constructed during the first decade of Germantown's rapid growth.

- The 1974 *Master Plan* recommended several parcels for development in the R-T (Residential Townhouse) Zones or for single-family, attached residential in the Development Plans of Town Sector and Planned Development Zones. These parcels have, with one exception, been developed entirely with single-family attached units.
- During the later 1970's and early 1980's, a significant number of new households were formed by the baby boomers who needed starter housing.
- Germantown is located on the edge of suburban development where lower priced units are normally developed; these units have predominantly been single-family attached units.
- The high mortgage interest rates during the late 1970's reduced the buying power of new families, which increased the demand for lower priced homes. This further strengthened the market demand for single-family attached units.
- The low profitability of multi-family residential units compared with the high

² Between 1974 and 1985, over 8,000 dwelling units were constructed; approximately 1,100 of these are single-family detached, 4,100 are single-family attached, and 2,800 are garden apartments. (See Table 1.)

profitability of single-family attached units encouraged some land, intended for multi-family residential, to be developed with single-family attached units.

In order to achieve a more desirable mix of housing types and lot sizes, this Plan recommends:

- reducing the recommended residential land use densities on selected properties,
- reducing the housing unit yield from the existing zoning on selected properties, and
- utilizing the recent amendment to the Subdivision Regulations, which requires that subdivisions conform to master plan guidance. This Master Plan recommends a lower percentage of single-family attached units in most locations.

CREATE A WELL DEFINED TOWNSCAPE

Given the importance of this objective, a Townscape Design chapter has been included in this Plan. This Master Plan recommends that a Town Center Design and Development Study be undertaken which focuses on creating a vital "downtown" for Germantown. In addition, a Streetscape Plan is recommended to be developed that creates a clear, positive image of Germantown, reinforcing its community identity. The Streetscape Plan focuses on the visual quality of Germantown's streets and their edges.

ESTABLISH SPECIFIC DEVELOPMENT GUIDELINES

In order to better define and interrelate the various elements of the Germantown community, development guidelines have been established. The guidelines in the Townscape Design Chapter are applicable to all relevant development. Specific development guidelines have been proposed for 58 Analysis Areas. (See Figure 15.) These specific development guidelines should be applied to all new development in the relevant Analysis Area.

Major Community Elements

The 1974 "new community" concept provides the framework for specific land use and zoning recommendations — the Town Center, Employment Corridor and six Villages (including their Village Centers). Each of these areas is separate and identifiable; each plays a vital role in terms of new community development and identity. A description of development objectives for each area follows.

TOWN CENTER (Figure 4)

The Town Center is recommended to be a lively and diverse place that encourages people to come and

to "stay awhile" and enjoy its amenities. In addition, the Germantown Town Center District provides:

- one of the community's two major market centers and offers a variety of shops, cultural facilities, restaurants, offices, public facilities, and public open spaces;
- a focal point for community services as well as informal community activities;
- a strong community focus by concentrating higher density residential development, which, in turn, provides a population base to support facilities in the Town Center;
- ease of access to users through the roadway network and a comprehensive path and sidewalk system from within the area and from outside; and
- a positive relationship between existing development and new development.

Existing development in the Town Center does not yet create a pleasing, coherent image; it is highly fragmented. Throughout the Town Center are scattered a wide variety of uses: a police and fire station, a four-story office building, a church, scattered commercial buildings, and two large convenience retail shopping centers — Sugarloaf Centre and Germantown Commons.

Proposed Town Center Design and Development Study

To date, only 110 acres of the Town Center are committed to development. Enough uncommitted land remains to create a vital Town Center in terms of function and form. In order to ensure that these remaining lands are developed in a more coherent manner and to ensure that public expenditure in the Town Center is effectively directed, a major urban design and development study will be undertaken by the Montgomery County Planning Department in coordination with the community and County Executive staff.

The Town Center Design and Development Study is a critical community identity element that focuses attention on Germantown's downtown. This Study will provide a detailed urban design and development plan for shopping, residential, employment, cultural, governmental, and open space uses with special emphasis on an integrated pathway system and the street environment in downtown Germantown.

Important elements that also will be explored in the Study include identification of: a) alternative methods to obtain and allocate additional traffic capacity in the Town Center, b) a strategy to attract businesses to the Town Center and promote Town Center activities, and c) alternative methods to involve the business community in the capital/operating aspects of a cultural arts center. Public investment needed to implement

master plan recommendations and the findings of this Study will be an important element as well.

Recommendations regarding the Town Center focus on four key areas: (a) the mixed use center; (b) the retail and services park; (c) the historic area; and (d) the transit station area.

Mixed-Use Center

This area offers a significant opportunity to create an identifiable and distinctive "activity center area" in the Town Center. The 58-acre area is strategically located on the north side of MD 118 between Crystal Rock Drive and Middlebrook Road. A report prepared for the Council by the Legg Mason Realty Group identified this area as the "core" of the Town Center. Specific development guidelines have been established that encourage a diversity of uses designed to fully activate the area both day and night. The guidelines are included in the discussion of individual Analysis Areas.

As the major activity center, a sufficient infusion of cultural, retail, residential, and community uses is needed in order to avoid becoming predominantly an office center. A cultural arts center (or a similar public amenity) is an essential component to establish the Town Center as the principal focal point of the community. The retail component should provide specialty shops, restaurants, indoor recreation (such as health clubs), and entertainment, which will extend activity in the Mixed-Use Center beyond office hours on weekdays and on weekends.

The 1974 *Master Plan* recommended that Germantown's major retail center be located within what is now called the Mixed-Use Center. This recommendation recognized the significance of comparison shopping as an activating use that would enhance this area as a major community focal point.

This Plan continues the Corridor City concept of a Town Center that is the principal community activity center. Market considerations, however, have led to the designation of Neelsville Village as the preferred location of a regional mall that the 1974 *Master Plan* had recommended be located in this area. This shift to a second focal point creates the need to activate the Town Center in a different way. Great care must be taken to avoid allowing the regional mall to reduce the significance of the Mixed-Use Center and remainder of the Town Center as a community focal point. During the County Council's consideration of this Master Plan, it hired a consultant (the Legg Mason Realty Group) to determine whether a Regional Mall in Neelsville Village would have a detrimental effect on the Town Center. The Council reaffirmed the Plan's goal to have the Town Center serve as the focal point of community activity. Legg Mason's report to the Council concluded that the Regional Mall would not significantly effect the development of the Town Center and that limiting

certain potentially competing activities (e.g., entertainment and restaurant uses) in the Regional Mall could increase the potential for a successful Town Center. Limitations on certain uses within the regional mall are discussed later in the Plan.

The Executive Summary of the Legg Mason report is attached as Appendix N.

An important element in the original proposal for the new mall was inclusion of a cultural arts center. Locating this adjacent to the mall would almost certainly undermine the vitality of the Town Center. The Plan strongly recommends that the cultural arts center be located within the Mixed-Use Center and endorses development of a new Residential-Mixed Use Zone with a requirement that such amenities be provided where recommended by the master plan. (See Implementation chapter.) Locating the cultural arts center in the Mixed-Use Center will strengthen the Town Center as Germantown's primary community activity center.

Retail and Service Park

This Plan recommends the development of a 76-acre area in the western portion of the Town Center as a comparison shopping center designed to meet the specialized needs of the entire Germantown community. The proposed center is designed to contain a well-planned shopping experience that provides a broad, if not unique, variety of uses such as general merchandise stores, department stores providing discount and moderately priced merchandise, small retail shops, hardware and building material stores, indoor recreation (such as bowling or roller skating), a grouping of fast food and family restaurants, and automotive and business services.

The recommendation for this unique type of shopping center stems from the following events:

- Since the preparation of the 1974 *Master Plan*, department stores providing discount and moderately priced merchandise have evolved nationally as a major component of the comparison retail market; this area is a suitable location for such stores.
- Since the preparation of the 1974 *Master Plan*, the Rouse Company, in Columbia, Maryland, developed a highly successful shopping and service complex similar to this proposal.
- A market study, prepared by the Montgomery County Planning Department's Research Division, indicates a potential market for a total of between 660,000 and 1,000,000 square feet of comparison shopping in Germantown; this Plan recommends that up to 400,000 square feet be developed at this location.
- Many of the proposed uses are inappropriate for locations in the Village Centers or scattered along Germantown's roadways because of building scale, traffic implications, and, often,

the nature of the operation. The clustering of these uses in one well-designed area, with excellent accessibility, provides yet another opportunity to define a sense of "place."

This area is suitable for development in the proposed Residential-Mixed Use (R-MX) Zone. Specific development guidelines have been established and are included in the discussion of individual Analysis Areas later in this chapter.

Town Center Historic Area

Another element vital to Town Center development is the Town Center Historic Area. The Town Center Historic Area includes two historic resources: the Madeline V. Waters House (#19/13-1) and the Pumphrey/Mateney House (#19/13-5). This area is recommended to provide a passive and pastoral environment within an intensively developed Town Center, which can coexist and, in fact, flourish.

Adaptive reuse may be appropriate for the historic resources and the other existing structures in the Historic Area, perhaps as craft and antique shops or even a restaurant. Since this area is suitable for development with medium office intensity uses in the O-M Zone, appropriate development guidelines have been developed that foster the positive integration of old and new.

Transit Station Area

Analysis Area TC-2 is proposed to be the site of the transit station serving the Town Center. The station and this site will become important visual and functional elements in the overall make-up of the Town Center. This site should be carefully designed as a joint development of office, transit and high density housing to act as a major gateway to Germantown and its downtown.

EMPLOYMENT CORRIDOR (Figure 5)

Germantown's Employment Corridor is concentrated in a 1,100 acre area located along both the east and the west sides of I-270. The amount of uncommitted land, 840 acres, is strategically located, given its proximity to I-270 and the proposed Corridor Cities Transit Easement. The character of existing employment development and ownership patterns provides a high quality environment for corporate headquarters, research and development firms, and high-density residential development. The Employment Corridor offers an opportunity to create two identifiable and distinctive Urban Villages. These Villages would be nodes of high-density residential development in proximity to employment uses and proposed transit service. The Urban Village concept can transform the Employment Corridor from a single dimension workplace to one which includes "Village Activity Areas."

In addition to the Urban Village development, a mix of employment uses that responds to the anticipated economic development potential is reflected in the Employment Corridor. A demand exists for small scale, low-density research and development uses as well as higher-density, high technology industrial activities and corporate headquarters. This mix of employment uses can be accommodated in a range of 0.25 to 0.5 FAR. The new R&D Zone was designed to accommodate small scale, low-density research and development uses, while the amended I-3 Zone provides for higher-density industrial activities, which is more likely to be appropriate where transit is available.

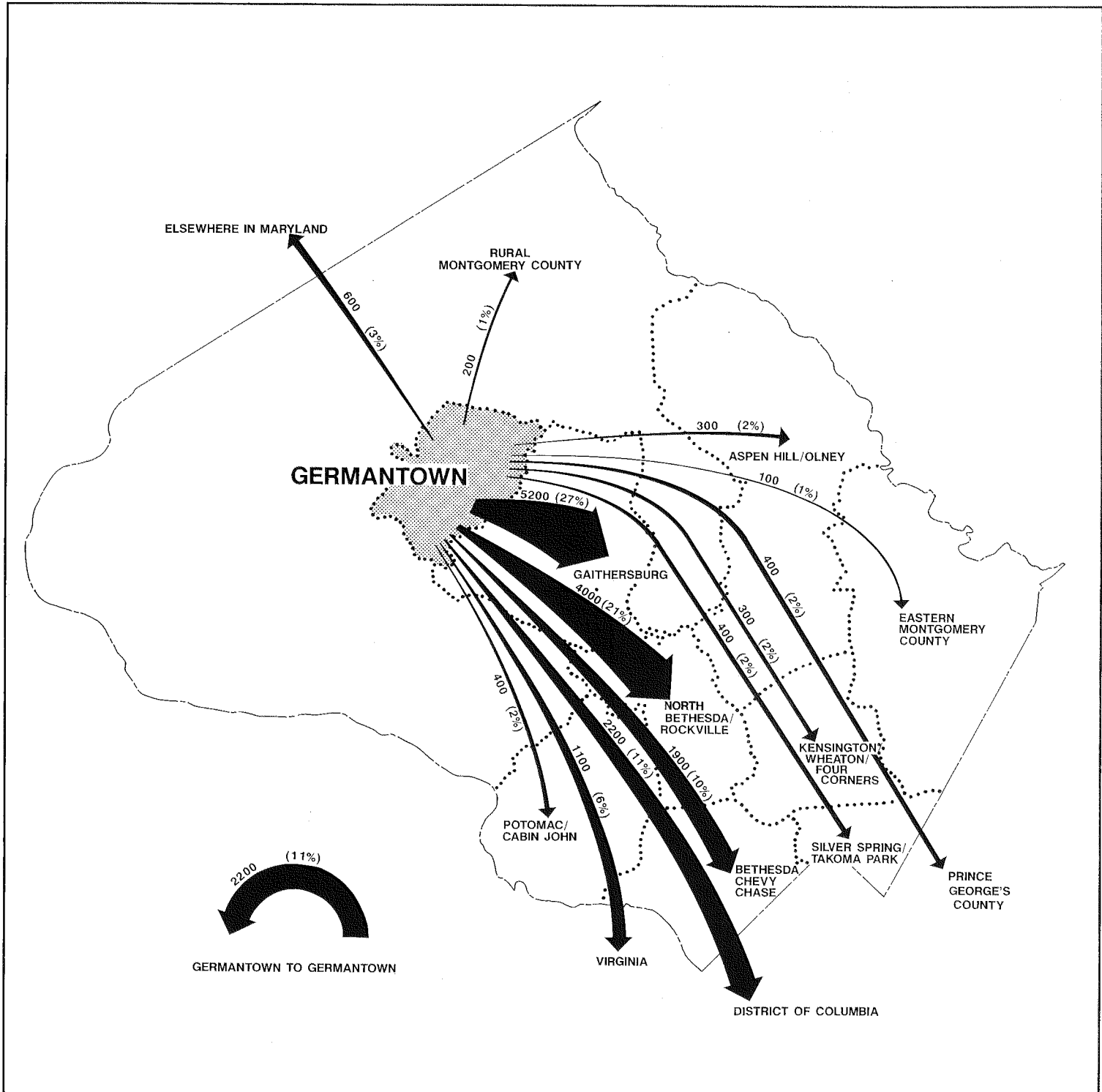
Although it is anticipated that the ultimate development of the Employment Corridor will take many years to complete, perhaps as many as 25 to 30, current market dynamics are creating increasing pressure for near-term development.

The issues addressed by this Master Plan include the form this growth should take, the relationship between existing and future development, and the relationship of new development to public services. The following are the objectives of Employment Corridor development:

- Continue the 1974 *Master Plan* designation of the Employment Corridor as a major employment resource in the County.
- Identify locations within the Employment Corridor for the establishment of Urban Villages with multi-family residences and limited convenience retail and service facilities.
- Maintain the character of existing neighborhoods surrounding the Employment Corridor by providing compatible uses adjacent to them.
- Increase transit serviceability by locating office buildings close to transit routes.
- Provide, as much as possible, the opportunity for people to both live and work in the same community, thereby creating more efficient use of transportation systems, and public facilities and amenities, and reducing the amount of work trip miles.
- Encourage some retail shopping and service opportunities for employees at or near their place of employment.
- Encourage provision of diverse employment opportunities in recognition of Germantown's role as a Corridor City.
- Provide for greater density of development in areas close to the proposed transit stations.

An important Employment Corridor objective focuses on the desirability for people to both live and work in the same community. Although the 1974 *Master Plan* suggested that a minimum of 25 percent of the resident work force should work in Germantown, this

Figure 14



Work Locations of Germantown's Employed Residents



Comprehensive Amendment
to the Master Plan for Germantown

Montgomery County, Maryland

The Maryland-National Capital Park and Planning Commission

SOURCE: 1987 Census Update Survey
Montgomery County Planning Department

TABLE 2
END-STATE RELATIONSHIP OF EMPLOYMENT
OPPORTUNITIES TO EMPLOYED RESIDENTS

Projected number of employed residents at end-state.

	Average Number of Number of Households at End-State	Calculated Employees Per Households*	Resident Workforce
Single-Family Detached	10,735	1.82	19,538
Single-Family Attached	11,258	1.61	18,125
Multi-Family	<u>14,790</u>	1.34	<u>19,819</u>
TOTAL	36,783		57,482

Projected number of employment opportunities.

Office	68,000
Retail, Industrial and Other	<u>10,000</u>
TOTAL	<u>78,000</u>

Ratio of projected employment opportunities to employed residents.

$$78,000 \div 57,482 = 1.36$$

Ratio of projected jobs to households.

$$78,000 \div 36,783 = 2.12$$

* 1987 Census Update Survey, MCPB.

Source: Montgomery County Government, Office of Planning Policies, December, 1988.

Plan recognizes that there is no mechanism to assure meeting this objective. The provision of a strong employment base will help fulfill its realization.

In 1987, only ten percent of the resident work force was employed in Germantown. This was due, in part, to rapid residential growth and the slower pace of employment development in Germantown, combined with a rapid growth of employment in the Rockville and Gaithersburg areas. Table 2 indicates, however, that the projected employment opportunities are expected to exceed the projected number of people in the resident work force at whatever date this Plan is built out, assuming that the average number of employees per household does not significantly increase between now and then. Thus, this Plan provides an adequate amount of employment development.

Figure 14 illustrates the distribution of commuters from Germantown to their jobs, based on the 1987 Census Update Survey. As can be seen, a dominant residence-work pattern is emerging based primarily on trips within the County, particularly along the I-270 Corridor. Germantown's residents are beginning to fol-

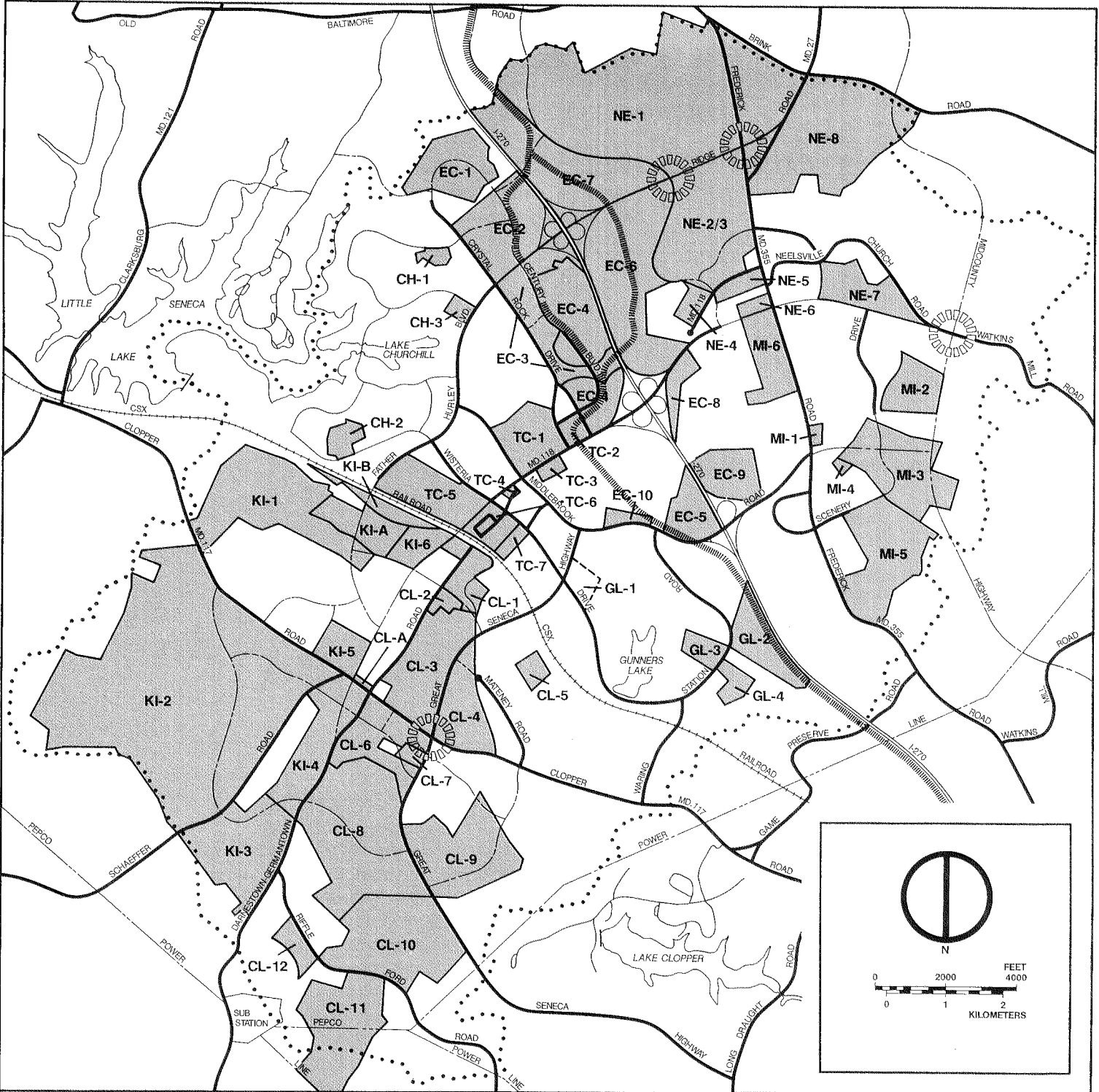
low a County-wide trend in seeking employment close to home. Where housing and ample job opportunities occur near each other, a high coincidence of residence and work place results. The more people who live and work in Germantown, the fewer miles will have to be traveled in the peak hours. People will also have more time and energy to spend with their families and friends, as well as for leisure and civic activities. Table 2 indicates that the end-state development of Germantown will provide approximately 1.3 jobs for each employed resident and over 2.1 jobs per household.

VILLAGES AND VILLAGE CENTERS

The 1974 *Master Plan* recognized that the design of a "new community" offers a major opportunity to create a living environment that enhances the quality of life. Community identity was recognized as a significant factor in creating a meaningful living environment.

When the Village Concept was introduced in 1974, it was intended to provide a sense of community identity. In addition, the concept provides opportunities for citizen activity on a human scale.

Figure 15



Analysis Areas

**Comprehensive Amendment
to the Master Plan for Germantown**

Montgomery County, Maryland

The Maryland-National Capital Park and Planning Commission

Each of the six villages — Churchill, Gunners Lake, Clopper, Kingsview, Middlebrook, and Neelsville — was intended to serve a population of 14,000 - 21,000. Included within each of the villages is a Village Center. Village Centers serve as the local activity area by providing a combination of retail, public, religious, service, recreation, and community uses at locations convenient to village residents.

To date, however, a strong sense of community identity has not evolved for each village. Two villages are now nearing completion, Churchill and Gunners Lake. They have evolved as a series of individual and fragmented subdivisions, lacking any sense of "place." This lack of Village and Village Center identity is the result of two factors:

- Germantown developers have marketed their subdivisions in a fragmented fashion; they have not joined together to promote village identity.
- There are few landmarks that differentiate village from village or even identify a village.

As Germantown continues to grow close to an ultimate population of approximately 92,000 people, the Village Concept will become increasingly important. Development of Villages, Village Centers, and pedestrian/bikeway systems, as in Montgomery Village, Columbia, and Reston, can promote a positive sense of community identity that provides the basis for physical, social, and political well-being.

Some issues of the Villages and Village Centers have been considered in the Townscape Design chapter and Appendix O. These issues include land use relationships as well as functional and visual design concerns.

In terms of Village Center development, two retail centers that should have located in Churchill and Gunners Lake are located in the Town Center. The Middlebrook Village Center is now completed. The proposed Gunners Lake Village Center has received site plan approval for 115,000 square feet of retail space. Appendix B describes the retail trends that affect the location and size of village retail centers in Germantown.

Land Use and Zoning Recommendations

For planning purposes, most of the undeveloped portion of the Germantown Planning Area has been divided into site specific Analysis Areas. (See Figure 15.) The Analysis Areas are grouped into three broad categories — Town Center, Employment Corridor, and Villages (including their Village Centers). This section provides a brief description and planning rationale for each of the three categories, then provides land-use, zoning, and development guidelines for each of the

Analysis Areas. Some issues have been considered in the Townscape Design chapter. These issues include land use relationships as well as functional and visual design concerns.

The Analysis Areas are presented starting with the Town Center (TC) and the Employment Corridor (EC) followed by the six villages: Churchill (CH), Gunners Lake (GL), Clopper (CL), Kingsview (KI), Middlebrook (MI), and Neelsville (NE).

Town Center (Figure 16 and Table 3)

TOWN CENTER OVERVIEW

The development of a cohesive Town Center with a strong sense of place can be provided by linking retail and office activity centers to residential and open space uses through an integrated pedestrian, bikeway, and automobile circulation system.

Because of the importance of the Town Center to the Germantown community, development in accordance with zones which require site plan review is strongly recommended. Floating zones require the property owner to submit to the Planning Board a detailed site plan showing how the property will develop. Such a procedure allows the issue of compatibility with adjoining development to be fully addressed through the site plan review process. Such mechanisms will significantly enhance the achievement of the guidelines recommended for the Town Center District and its Analysis Areas through the site plan review process. Development of the mixed-use option of the proposed R-MX (Residential Mixed Use) Zone also requires site plan approval.

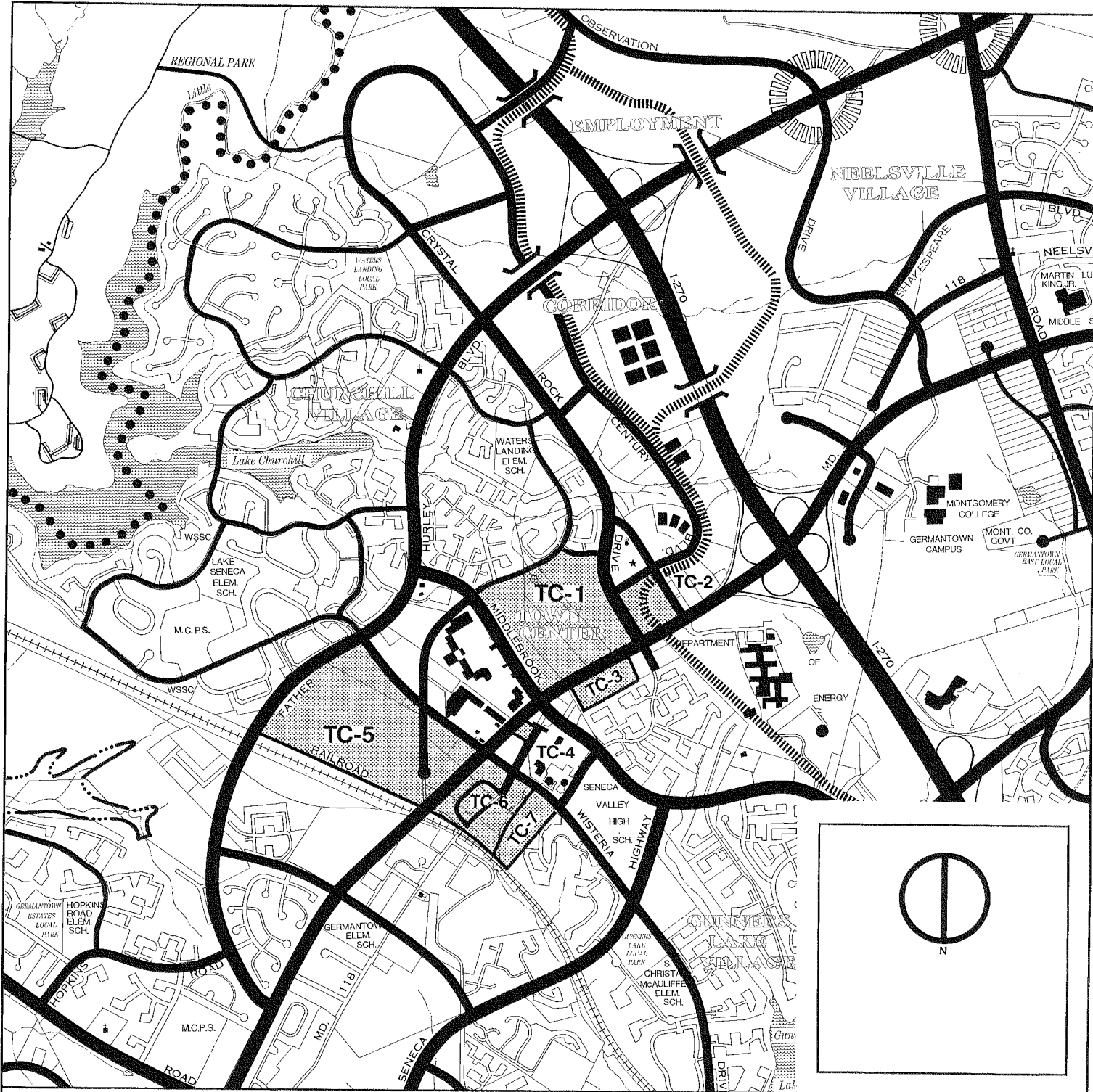
With the exception of a small 5-acre C-2 (General Commercial) zoned area, the entire uncommitted portion of the Town Center (196 acres) is recommended to develop using the following floating or project plan zones:

- TS (Town Sector)
- R-MX (Residential Mixed Use)
- O-M (Office Building-Moderate Intensity)
- C-T (Commercial Transition)
- C-3 (Highway Commercial)
- P-D (Planned Development)


The establishment of an urban maintenance district or other mechanism to assure the upkeep of the amenity features of the Town Center will be evaluated as part of the Town Center Design and Development Study.

Some issues of the Town Center have been considered in the Townscape Design Chapter. These issues in-

Figure 16



Town Center: Analysis Areas

 Comprehensive Amendment
to the Master Plan for Germantown

Montgomery County, Maryland

 The Maryland-National Capital Park and Planning Commission

TABLE 3

TOWN CENTER: LAND USE AND ZONING RECOMMENDATIONS

ANALYSIS AREA NO.	ACREAGE	1974 RECOMMENDED LAND USE; EXISTING DEVELOPMENT; & EXISTING ZONING	MASTER PLAN RECOMMENDED LAND USE & RECOMMENDED ZONING BASE / OPTIONAL	POTENTIAL UNITS BASED ON RECOMMENDED ZONING BASE / OPTIONAL ¹	NET TDR'S OVER BASE	COMMENTS
TC-1	59	Regional Center, Library, Common Green, Offices, Residential (44 units per acre); Undeveloped Except for Branch Bank; Town Sector	Mixed-Use Center; Town Sector	800 units	—	Recommended Mixed-Use Center, Cultural Arts Center; Offices; Retail; Multi-Family Residential; Hotel; Urban Park.
TC-2	10	Commercial Offices; Undeveloped; I-1	Office, Residential, Transit Station and Parking; C-5/PD-44	500 units	—	Recommended for 217,000 square feet of office development, joint public/private development of up to 500 high-density residential apartments and a transit station with parking, bus bays and a kiss-n-ride area.
TC-3	8	Highway Commercial; Undeveloped; C-3	Office, C-5/C-T	—	—	
TC-4	1	Highway Commercial; Undeveloped Except for Commercial Use in Converted Residence; C-3 (west) and Town Sector (east)	Office; C-5/C-T (west); Town Sector (east)	—	—	
TC-5	76	Employment; Undeveloped Except for Residences and Mini-storage Along Waters Road; I-1	Residential, Retail and Service Park; R-MX	500 units	—	Recommend Comparison Shopping Center for department stores and other retail and restaurants; Auto Services Center; and Indoor Recreation Center and residential apartments. Historic Resource: Madeline V. Waters House (portion).
TC-6	23	Service Commercial; Undeveloped areas, Residences, C&P Telephone Switching Building, Veterinarian Clinic, Site of Future Medical Clinic (Special Exception) and Commuter Rail Parking Area; R-200 and O-M	Office; R-200/O-M (19 acres); and O-M (4 acres)	—	—	Historic Resources: Madeline V. Waters House (portion) and Pumphrey/Mateney House.
TC-7	10	Service Commercial; Undeveloped, C-T	Post Office; C-T	—	—	Recommend as future location of Germantown Post Office.

¹ Unless otherwise noted, the number of potential dwelling units indicated are the maximum permissible, without the density increase for providing Moderately Priced Dwelling Units (MPDUs). Any subdivision of 50 or more units must include 12.5 percent MPDU's, in which case a density increase of up to 20 percent and optional development standards and unit types are permitted. Densities do not reflect cluster densities.

clude land use relationships as well as functional and visual design concerns.

TOWN CENTER ANALYSIS AREAS

Analysis Area TC-1

This 59-acre area is located on the north side of MD 118, between Crystal Rock Drive and Middlebrook Road. With the exception of a small modular bank building, the area is vacant. Although this area is not in a single ownership, unified development is imperative. It may, however, be necessary for the Cultural Arts Center to be built prior to the development of the other portions of the Mixed-Use Center. This Area is in the Town Sector Zone and is shown for commercial development on the Development Plan. Since it is located in the Town Sector Zone, a Supplementary Plan is required. In order to achieve an integrated plan, a Supplementary Plan should only be approved if a development proposal for the entire 59-acre area is submitted. If this is not possible, any proposed plan should be reviewed in relation to the remaining area.

Since this Analysis Area is recommended to be the Mixed-Use Center, the Supplementary Plan should include a diversity of uses designed to activate this area. The following uses are highly desirable: cultural arts center, multi-level offices, comparison and convenience retail uses, restaurants, hotel, entertainment facilities, indoor recreation (such as health clubs), multi-family residences, and public open space. The retail and entertainment component is a key factor in achieving a lively core area and should offer goods and services such as specialty shops that appeal to residents and employees. The uses in the Mixed-Use Center should be those which extend the activity of the area beyond office hours on weekdays and weekends. The Supplementary Plan should reflect the following specific objectives:

- Create a distinctive image as seen from surrounding streets, through the arrangement of buildings, parking, and open space.
- Encourage a scale and mix of uses that achieve a focal point of activity for Germantown.
- Provide for a Cultural Arts Center (which includes a 500 seat auditorium with stage, classrooms for performing and visual arts, and display space for visual arts) or an equivalent public amenity, which can serve as a focal point for the Town Center.
- Locate a hotel with restaurants as part of the Mixed-Use Center.
- Orient multi-level office buildings (totaling up to 400,000 square feet) along MD 118 and provide a sufficient building setback for landscaping.
- Provide community-oriented retail uses that are fully integrated with the office and residential use, yet highly visible from surrounding streets.
- Concentrate parking by incorporating decks and/or underground parking where appropriate.
- Locate surface parking areas, which are well-screened from surrounding roads and residential areas, in a series of small parking lots separated by landscaped areas.
- Depress service and loading docks below grade or locate them in unobtrusive areas so that they cannot be seen from surrounding streets or interfere with pedestrian use and enjoyment of the Core.
- Locate multi-family residential buildings, with up to 800 units (or more if feasible), adjacent to existing residential areas.
- Develop a public "urban park" in the stream valley to create a connection to the open space area in the adjoining residential area; the "urban park" is intended to provide a natural setting for picnic lunches and courts for basketball, tennis, and volleyball that are accessible to both employees and residents.
- Provide a location for community festivals and events.
- Provide for elderly housing within the multi-family residential area in proximity and easy pedestrian access to convenience retail services.
- Create a network of open space providing passive recreation areas.
- Create a system of pedestrian paths and bike trails that encourage use of the open space network, facilitate access to adjacent uses, and provide on-site circulation.
- Encourage architectural diversity while maintaining unifying architectural elements and materials as well as lighting, street furniture, and landscaping materials.
- Design night lighting that responds to the architecture of the buildings, especially those visible from I-270.
- Signage should conform to the guidelines of the Townscape Design chapter.

Analysis Area TC-2

This undeveloped 10 acre parcel is presently zoned I-1 and the site is proposed to be the primary transit station serving the Town Center and west Germantown. This site is also in a highly visible and accessible location at the principal entrance to Germantown from I-270. Accordingly, the site should be carefully planned and integrated into the overall design and functional theme of the Town Center. Proposed for this site is office development of up to 217,000 square feet based on a density of 0.5 FAR, joint public/private development of up to 500 high-density residential apart-

ments, and a transit station facility including parking, bus bays, and a kiss-n-ride area. Surface parking should be discouraged and oriented away from MD 118 and Crystal Rock Drive. Until transit is developed, the site could be used, in part, as a park-and-ride facility.

The C-5 Zone is recommended as the base zone for this Analysis Area since the setbacks and green area requirements of the I-1 Zone are inadequate for such a visible location. This Analysis Area is recommended for the PD-44 Zone. Approval of the PD zoning should be based on the following factors:

- Development here should be carefully planned and integrated into the overall design and functional theme of the Town Center.
- A portion of the site should be dedicated as part of the Corridor Cities Transit Easement, including the right-of-way, station and parking garage.
- Development of the site to include: 1) office buildings up to a 217,000 square feet density at a 0.50 FAR, 2) a transit station facility with parking for 1000 cars, 3) up to 500 residential apartments, including MPDU's, built above the transit parking facility, 4) some supporting retail uses, and 5) open space for the apartment residents above the parking deck(s).
- Approval of the PD zoning should be based on the development plan's demonstrating that the office, transit and housing components can be adequately accommodated in a phased development.
- Lighting, landscaping and berming of this facility should be compatible with that of the Town Center. Further, this area is an appropriate location for a gateway sign for Germantown.

Analysis Area TC-3

Analysis Area TC-3 is located south of MD 118 between two parcels on Crystal Rock Drive on the east and an existing restaurant on the west. Access to this area is provided by a service drive along the southern edge of the property; access is not permitted from MD 118. This 8-acre area currently is zoned C-3 in accordance with the Highway Commercial recommendation of the 1974 *Master Plan*. Development in the C-3 Zone is generally fragmented with access lanes and parking areas around single use buildings, such as drive-in restaurants. Such a development pattern is inappropriate for a major entryway into Germantown. Further, such retail uses should be clustered in the Retail and Service Park, and the Village Centers.

This Analysis Area is recommended for low intensity commercial office use. The Plan, therefore, recommends the C-5 Zone as the base zone for this Analysis Area (see Implementation chapter). The site is appro-

priate for development under the C-T Zone. With the owner's consent the C-T Zone may be granted through the Sectional Map Amendment.

This Analysis Area is appropriate for office buildings up to three stories in height in order to form a transition between the Town Center and the adjacent garden apartments. Any retail uses in this Analysis Area should not establish a fragmented development pattern and should not conflict with the intent of the Village Centers and the Town Center.

Planning for this Analysis Area should reflect its strategic location on a major entryway into Germantown. Building setbacks, landscaping along the commercial and road edge, and the screening of parking areas are important to achieve a visually pleasing entryway. These elements are also necessary in order to achieve compatibility with existing and proposed uses along this portion of MD 118.

Development in this area also should be carefully designed to assure compatibility with the adjoining Colony Garden Apartment development. Particular attention should be paid to achieving a landscaped buffer and reducing the impact of lighting on the apartment units. Existing trees on the eastern edge of the property should be retained.

Analysis Area TC-4

This Analysis Area is located northeast of Wisteria Drive, between Walter Johnson Drive and Relocated MD 118. This 1-acre area is zoned C-3 in accordance with the Highway Commercial recommendation of the 1974 *Master Plan*. A commercial use is operating currently in a converted residential building.

As noted with Analysis Area TC-3, fragmented retail development, which often occurs in the C-3 Zone, is inappropriate along this visually important portion of MD 118 in the Town Center. Additional uses of this nature are not appropriate in light of this Plan's emphasis on the clustering of retail and related uses in the Village Centers.

This Analysis Area is recommended for commercial office development up to three stories in height. The C-5 Zone is recommended as the base zone. The area is appropriate for rezoning to the C-T Zone, which may be granted through the Sectional Map Amendment, given the owner's consent.

This Analysis Area is located on Germantown's "Main Street," MD 118, in the Town Center, and is adjacent to an urban park. In order to achieve visual compatibility with existing and proposed uses, particular attention should be focused on building setbacks, landscaping along the road edge, and providing visual buffering of parking areas.

Analysis Area TC-5

Analysis Area TC-5 is generally bordered by Relocated MD 118, the B&O railroad tracks, proposed Germantown Drive (M-27), and Wisteria Drive. This 76-acre area is zoned I-1, in accordance with the light industrial use proposed in the 1974 *Master Plan*.

Proposed for this site is development of 500 residential multi-family units and 400,000 square-feet of comparison retail in addition to automotive and business services. The proposed center should contain a broad mix of uses including department stores that sell discount and moderate priced merchandise, general merchandise and hardware stores, smaller retail stores, public plazas and open space, an indoor recreation and entertainment center (including activities such as bowling and roller skating), automotive and business services, and fast food and family restaurants. This type of shopping and service opportunity is important to meet the needs of the Germantown community.

This area should be rezoned to the new R-MX (Residential-Mixed Use) Zone. This area may be appropriate for a special exception to allow outdoor automobile sales and automotive services if these uses are carefully screened and located away from the frontage of MD 118 or other highly visible locations. A Youth Center (or other public amenity identified by the County) also would be appropriate for this area.

This Analysis Area is in multiple ownership and assembling the entire property into a single ownership and the subsequent development of a unified plan are strongly encouraged.

The Development Plan and site plan for this Analysis Area need to be compatible with the landscaping and building setbacks along relocated MD 118 noted in the Townscape Design chapter. The view from MD 118 should be compatible with other portions of MD 118 and promote a positive image for the Town Center. These plans also should establish internal compatibility among the uses and adequate access into the property. Visual buffers are needed to screen the view of parking areas and automotive uses from the Father Hurly Boulevard and Relocated MD 118. Specific development guidelines will be prepared as part of Townscape Design and Development Study.

Located at the southeast corner of this Analysis Area is the Madeline V. Waters House (*Master Plan Site #19/13-1*), the northern portion of an historic resource that has been designated on the *Master Plan for Historic Preservation*. Although the Waters House burned, several mature trees remain. All of these trees should be preserved and the site of the Waters House should be incorporated into the green space of any future development. This green space will provide a reminder of Germantown's history, a visual relief to the built and

paved environment in the Town Center District, and a quiet place for people to rest and relax.

The Madeline V. Waters House site is at a strategic location that, if handled carefully, can be an important area of visual transition between the retail uses of the Town Center and the Germantown Historic District. Historic designation does not preclude the development of the Waters House site, but it does provide an opportunity to guide that development in a way that will be an asset to the Historic Area and to Germantown as a whole. (For more detailed information on, and analysis of this property, refer to the Historic Resources chapter of this Plan and to Appendix L.)

Analysis Area TC-6

Analysis Area TC-6 is the Town Center Historic Area and includes the properties fronting on existing MD 118, northeast of the railroad tracks. Included in this 23-acre area are the C&P Telephone Company building and the expansion of the commuter train station parking area. The Pumphrey/Mateney house (*Master Plan Site #19/13-5*), an historic resource in the Germantown Historic Area, is located in this area, near the railroad tracks. Two parcels and a portion of another are zoned O-M in conformance with the Service Commercial recommendation of the 1974 *Master Plan*; the balance of the area is zoned R-200.

The southern portion of the Madeline V. Waters House historic resource (*Master Plan Site #19/13-1*) is also located in this Analysis Area. A double row of evergreen trees remain on this site. The tree-lined entry drive to the historic house should be retained in the future development of this portion of the Analysis Area. For more detailed information, and analysis of the Pumphrey/Mateney House and the Madeline V. Waters House, refer to the Historic Resources Chapter and to Appendix L.

This Plan recommends that this Analysis Area be a quiet, green, pedestrian-oriented enclave that provides relief from the intense development of the Town Center. It should establish a strong visual and functional link to the Germantown Historic District directly across the railroad tracks. (See Analysis Area CL-1.) When Relocated MD 118 is open to traffic, the existing railroad bridge will be either closed to automobile traffic or replaced by a pedestrian bridge. This will serve to limit traffic and further enhance the passive environment.

As shown on the Zoning and Highway Plan, this Analysis Area is recommended to be served by a one-way loop road branching off a divided arterial road. The intent of this recommendation is to provide appropriate access while preserving existing trees and reducing the impact on two historic resources within the Germantown Historic District.

Other issues of the Town Center Historic Area have been considered in the streetscape portion of the Townscape Design chapter.

This Plan recommends retaining the existing R-200 Zone as the base zone. This Area is appropriate for low-intensity office uses in order to retain and enhance the existing visual character of this area. This area could be appropriate for the O-M (Office Building-Moderate Intensity) Zone, but the following issues of compatibility need to be addressed:

- preservation of the existing single-family detached residential character; and
- retention of existing trees.

One avenue to address these compatibility issues would be a rezoning application for the O-M Zone using the optional method of application and a schematic development plan. Furthermore, special exception uses should not be approved if they conflict with the intent to achieve a passive pedestrian environment in this area.

If the C&P Telephone Company property or the commuter rail station parking area cease being in public use, they would also be appropriate for low-intensity office uses under the O-M Zone.

Analysis Area TC-7

This C-T zoned ten-acre area is located immediately southeast of Analysis Area TC-6. Its zoning is in conformance with the Service Commercial recommendation of the 1974 *Master Plan*. It is recommended to be the site of the new Germantown Post Office. Since the site has significant slopes and a floodplain area to the west, the developable area is limited. A two-level building would take advantage of the sloped site. Two points of access from Wisteria Drive are recommended in order to separate customer traffic from delivery traffic. A regional stormwater management facility has been proposed which includes a portion of this area.

The development plans for this property need to address issues of compatibility with the adjoining garden apartments. A visual and acoustic separation should be constructed between these two uses.

Employment Corridor (Figure 17 and Table 4)

EMPLOYMENT CORRIDOR OVERVIEW

This Plan recommends the Town Sector, I-1, I-3, R&D and MXPD Zones be implemented in the Employment Corridor because they present the County with the best opportunity to develop this key area to the greatest advantage. Planned Development (PD) Zones are recommended for two areas of multi-family residential development.

The Employment Corridor offers an opportunity to create two identifiable and distinctive Urban Villages. These Villages would be nodes of high-density residential development in proximity to employment uses and proposed transit service. The Urban Village concept can transform the Employment Corridor from a single dimension workplace to one with "Village Activity Areas." These Urban Villages are designed to provide a diversity of uses appropriate to meet the daily needs of the residents as well as extending community activity well beyond office hours. The Master Plan proposes that the Urban Villages be developed in a density range of 20-35 dwelling units per acre.

In addition to the Urban Village development in the Employment Corridor, a mix of employment uses that responds to the anticipated economic development potential should be reflected. A demand exists for small scale, low-density research and development uses as well as higher-density, high technology industrial activities and corporate headquarters. This mix of employment uses can be accommodated in a range of 0.25 to 0.5 FAR.

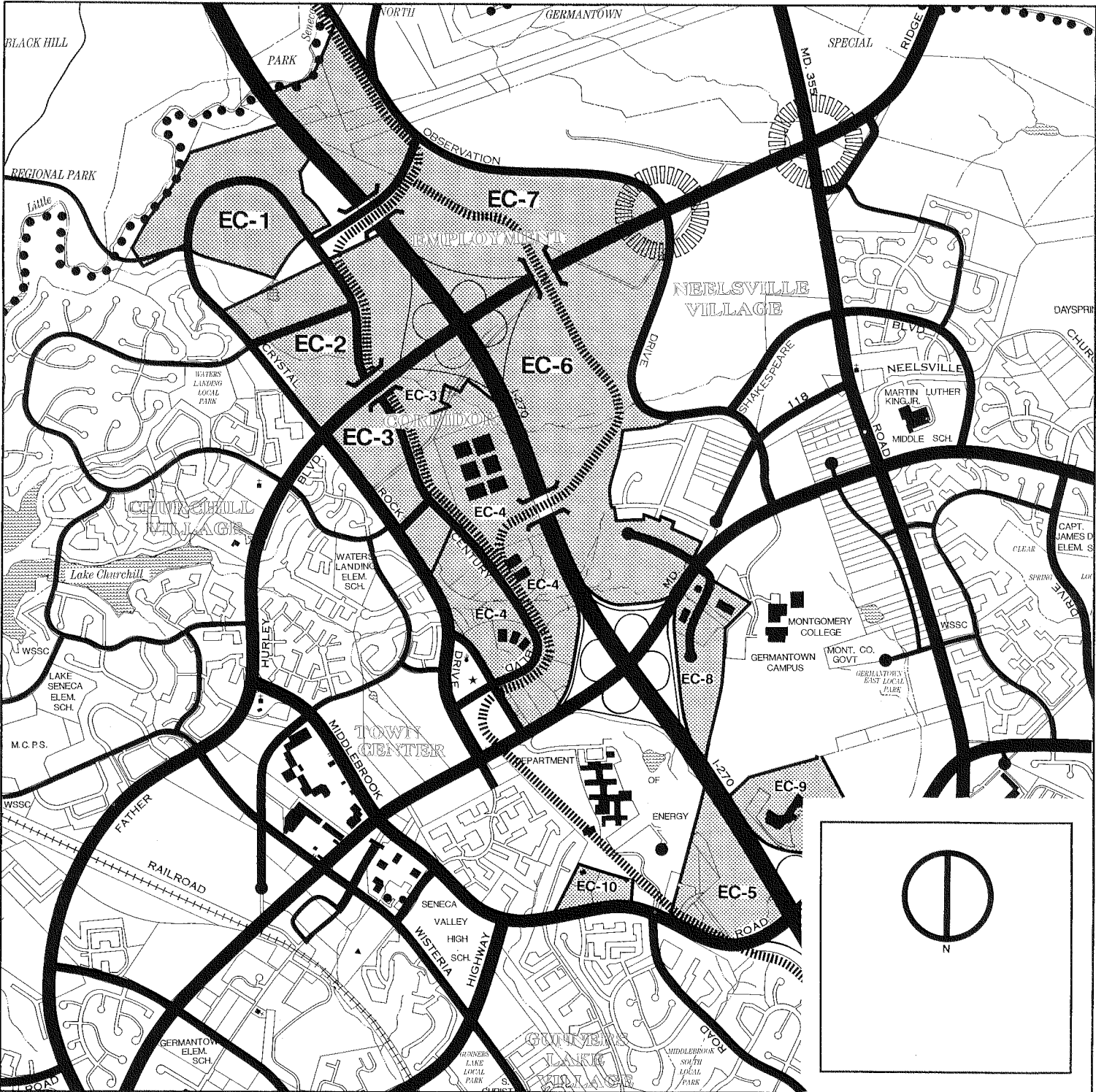
In order to achieve the objectives established for the Employment Corridor, all of the land should be in a zoning classification where the intensity, nature, and location of new buildings can be guided through development plan and site plan approval and/or through the specific requirements of the zone. In addition, approvals of landscaping, lighting, and screening should be provided. These approvals are not required in the I-1 Zone unless the application is for a building of more than three stories. Also, the requirements of the I-1 Zone are not sufficient or appropriate for locations along the Transit Easement or in highly visible locations.

Undeveloped properties that are currently zoned I-1 are recommended to be rezoned to the R&D or I-3 Zone and, where appropriate, to MXPD. In these instances, the Plan recommends the R&D Zone as the base zone since the setbacks and greenspace requirements of the I-1 Zone are inadequate and not supportive of transit suitability.

Most of the I-1 zoned land is located in the Little Seneca Creek Watershed. Under the provisions of the I-3 Zone, development intensity and the extent of impervious surface can be restricted, which assists in protecting the water quality in that watershed.

In order to support employment and residential development east and west of I-270, it is recommended that the proposed transit alignment divide into two separate alignments for its segment through the Employment Corridor as shown on Figure 38. The I-3 Zone is located so that denser development can be serviced by the transit.

Figure 17



Employment Corridor: Analysis Areas

TABLE 4

EMPLOYMENT CORRIDOR: LAND USE AND ZONING RECOMMENDATIONS

ANALYSIS AREA NO.	ACREAGE	1974 RECOMMENDED LAND USE; EXISTING DEVELOPMENT; & EXISTING ZONING	MASTER PLAN RECOMMENDED LAND USE & RECOMMENDED ZONING BASE / OPTIONAL	POTENTIAL UNITS BASED ON RECOMMENDED ZONING BASE / OPTIONAL ¹	NET TDR'S OVER BASE	COMMENTS
EC-1	75	Residential ² (3, 6, and 12 units per acre) and Elementary School; Undeveloped; Town Sector	Employment; Town Sector	—	—	Total jobs 5,200
EC-2	108	Employment; Undeveloped; I-3	Employment and- Multi-Family Resi- dential; I-3/MXPD (39 acres) and R-30/ PD-22 or MXPD (56 acres)	1,250 units (including MPDU's)	—	West Urban Village Suitable for rezoning to MXPD Zone Transit Station location
EC-3	84	Employment; Undeveloped; I-1	Employment; R&D/ I-3 or MXPD (0.25 FAR) (35 acres) and R&D/I-3 or MXPD (49 acres)	—	—	Suitable for rezoning to MXPD Zone in conjunction with Analysis Area EC-2
EC-4	120	Employment; Undeveloped; I-1	Employment; R&D/ I-3 (92 acres) and I-1 (28 acres)	—	—	
EC-5	40	Employment; Undeveloped; I-1	Employment; I-1	—	—	
EC-6	188	Employment; Un- developed; I-1 (44 acres) I-3 (113 acres) and R-200 (31 acres)	Employment; I-3 (113 acres) and R&D/I-3 (75 acres)	—	—	
EC-7	200	Employment; Undeveloped; I-1 (60 acres), I-3 (32 acres) and R-200 (108 acres)	Employment and Multi-Family Resi- dential; R&D/I-3/ MXPD (72 acres) R&D/MXPD (24 acres), and R-30/ PD 35 or MXPD (104 acres)	2,500 units (including MPDU's)	—	East Urban Village Suitable for rezoning to MXPD Zone Transit Station location
EC-8	32	Employment; Hotel and Office Buuildings, Two Undeveloped parcels; I-3	Employment; I-3	—	—	
EC-9	41	Employment; Developed; I-3	Employment; I-3	—	—	
EC-10	11	Employment; Developed and Undeveloped; I-1	Employment; I-1	—	—	

¹ Unless otherwise noted, the number of potential dwelling units indicated are the maximum permissible, without the density increase for providing Moderately Priced Dwelling Units (MPDU's). Any subdivision of 50 or more units must include 12.5 percent MPDU's, in which case a density increase of up to 20 percent and optional development standards and unit types are permitted. Densities do not reflect cluster densities.

² Master Plan Amendment adopted 11/86 changed land use to Employment.

In order to achieve a mix of employment uses, portions of the Employment Corridor are recommended to be developed under the provisions of the R&D Zone. Use of the MXP Zone in the Employment Corridor is recommended in Analysis Areas that include residential development because it provides flexibility in the mix of uses and building locations. In order to assure that excessive traffic is not created, building area limitations have been created for certain analysis areas.

In light of the importance of the Employment Corridor to this Plan, development guidelines have been included in the Townscape Design chapter.

EMPLOYMENT CORRIDOR ANALYSIS AREAS

Analysis Area EC-1

This undeveloped 75-acre area is located just south of Little Seneca Creek and west of I-270. Multi-family residential units are planned across Crystal Rock Drive from this area. It is in the Town Sector Zone and is recommended for employment use on the Development Plan and in the 1974 *Master Plan*, as amended. This Plan continues that recommendation.

An historic resource on the *Locational Atlas and Index of Historic Sites*, the Waters Log House Ruins (*Atlas Site #19/2*), is identified as being in this area. However, it is not recommended for historic designation by the Historic Preservation Commission or this Plan. For more detailed information on this site refer to the Historic Resources Chapter and to Appendix L.

Full development of this parcel should not exceed 0.4 FAR (1,400,000 square feet, 5,200 jobs). The Planning Board recently approved a preliminary plan for 400,000 square feet of development on a portion of this site, conditioned on provision by the developer of certain traffic improvements in order to assure that development does not exceed the capacity of the transportation system in this area. The approval of preliminary subdivision application 1-87012 limits development to 800 employees (400 peak hour trips).

Proposed Century Boulevard (I-2) is recommended to be extended north of Father Hurley Boulevard (M-27) to merge with Crystal Rock Drive to provide needed access. Additional access is provided by proposed road I-4 which crosses I-270 and connects Century Boulevard with Observation Drive (A-19). In order to assure that excessive traffic congestion is not created, development on this property should be limited to 1,400,000 square feet of building area (5,200 employees) at an overall 0.4 FAR.

Extreme care needs to be exercised to minimize the environmental impact of extensive employment development on Little Seneca Creek. Both water quality and stream channel protection measures need to be in-

stituted. A stormwater management pond is proposed along Crystal Rock Drive. In addition, tree preservation, especially along the southwestern edge of the property, is strongly recommended.

The following development guidelines should be considered when reviewing development proposals for this Analysis Area:

- Create a visual node through the height and location of the buildings.
- Locate and orient buildings to maximize views of the open spaces, such as the golf course, parkland, and plazas.
- Strive for significant areas of undisturbed open space and for limited amounts of impervious surfaces.
- Adhere strictly to the MCPB Staff Guidelines for the Protection of Slopes and Stream Valleys.
- Enhance and preserve the floodplain as part of an open space network.
- Provide a visual buffer along Crystal Rock Drive across from residential areas.
- Provide access from both Crystal Rock Drive and from master planned road I-1 (Century Boulevard) extended.
- Accommodate the Corridor Cities Transit Easement right-of-way as part of this development.
- Provide a minimum of 50-foot setbacks for buildings and parking areas from adjacent parkland and residential areas.

Analysis Area EC-2

This area is presently zoned I-3 in conformance with the 1974 *Master Plan* and is located just north of Father Hurley Boulevard (M-27), on the west side of I-270. Waters House, a garden apartment subdivision, is located across Crystal Rock Drive from this undeveloped area. This analysis area, individually or in conjunction with Analysis Area EC-3, south of Father Hurley Boulevard, is suitable for planned development under the MXP Zone.

A tributary of Little Seneca Creek crosses the property diagonally from southeast to northwest. Therefore, water quality, stream channel, floodplain management, and stream valley protection concerns will need to be addressed comprehensively.

The transit easement crosses this property and a station is recommended between employment and residential uses along Century Boulevard.

It is anticipated that 850,000 square feet of building area (3,400 employees) would be developed on the 39 acres of I-3 zoned land in this Analysis Area. The portions of Analysis Areas EC-2 and EC-3 to be zoned I-3 may be combined for density purposes. The remaining 69 acres are recommended as the location of the West Urban Village. Multi-family residential develop-

ment at a density of 22 units per acre is recommended with a maximum of 1,250 units, including MPDU's. The 69 residential acres are recommended to be rezoned to the R-30 Zone and are suitable for rezoning to PD-22 (or MXPB). Century Boulevard will divide the employment and residential uses and actual acreages may vary depending on the final alignment of Century Boulevard.

The Highway Plan indicates the extension of Century Boulevard north of Father Hurley Boulevard (M-27) through the property to proposed road I-4 in Analysis Area EC-1. Due to the proximity of the ramps of the M-27 interchange, Century Boulevard will not intersect with Father Hurley Boulevard but cross underneath. Waters Landing Drive also extends through this Analysis Area between Crystal Rock Drive and Century Boulevard.

The following development guidelines should be considered when reviewing development proposals for this Analysis Area:

- Create a visual node in this area through the height and location of the buildings.
- Respond to the topography and the stream valley in development plans for this area.
- Retain significant amounts of undisturbed open space and allow limited amounts of impervious surface.
- Provide gateway landscaping and signing along M-27 and at its crossing of Century Boulevard.
- Provide a significant landscaped buffer as part of the office/industrial development to provide compatibility with adjacent residential development.
- If feasible, maintain the golf course as part of the open space network.
- Provide a transit station location and accommodate the proposed transit easement right-of-way; include pedestrian and bike path connections to adjacent residences and employment areas.
- Limit residential development to 1,250 multi-family residential units, including MPDU's.

Analysis Area EC-3

Analysis Area EC-3 is an undeveloped area of 84 acres located south of Father Hurley Boulevard (M-27) between I-270 and Crystal Rock Drive. Existing duplex and single-family detached residences are across Crystal Rock Drive from this area. Closer to I-270, this Analysis Area adjoins the Fairchild Industries property. This property is zoned I-1 in conformance with the 1974 *Master Plan* and is suitable, in conjunction with the property north of M-27, (Analysis Area EC-2), for planned development under the MXPB Zone.

The Analysis Area should be classified in the R&D Zone as the base zone, since the setbacks and green area requirements of the I-1 Zone are inadequate adjacent to residential uses. The eastern 31 acres and the southern 18 acres of this Analysis Area are appropriate for development in the I-3 Zone at 0.5 FAR. The western 35 acres are appropriate for the I-3 Zone, but development should be limited to 0.25 FAR in order to assure that excessive traffic congestion is not created. With the concurrence of the owner, the I-3 Zone could be granted through the Sectional Map Amendment.

The northeastern corner of this area is crossed by a tributary of Little Seneca Creek. Therefore, water quality, stream channel, stream valley protection, and floodplain management concerns will have to be addressed comprehensively.

The development in this Analysis Area could result in 1,480,000 square feet (5,900 employees) based on the recommended development intensity. Development on the southern 18 acres may be limited due to its shape and environmental constraints. Development capacity from this Analysis Area may be shifted to other portions of Analysis Area EC-3.

Development guidelines for EC-2 should also be applied to development proposals for this Analysis Area, with two exceptions. There will not be a transit station in EC-3 and, if feasible, streams, as well as ponds, should be preserved.

Analysis Area EC-4

This Analysis Area is composed of several recorded lots. The area is zoned I-1, in accordance with the 1974 *Master Plan*. It is located on both sides of Century Boulevard, north of MD 118. The existing Century XXI office buildings, the Bellemead office buildings, and the Fairchild buildings are part of this Analysis Area.

This Master Plan recommends rezoning the undeveloped lots and the Fairchild property to the R&D Zone as the base zone, since the setbacks and green area requirements in the I-1 Zone are inadequate for such a visible location. These lots are appropriate for development under the I-3 Zone. This zone may be granted, with the owner's consent, through the Sectional Map Amendment. Lots with existing development, Bellemead and Century XXI, are recommended to retain the I-1 zoning classification.

In order to assure that excessive traffic congestion is not created, there should be no additional development on these lots retained in the I-1 Zone. In particular, the building area on four lots — "K," "L," "M," and "N," on the west side of Century Boulevard opposite Fairchild Industries — should be limited to 253,000 square feet. This building area is that approved on Site Plan 8-88076. In addition, development on parcel N332 (0.51 acres), located on the east side of Aircraft Drive at

MD 118, should be limited to its existing use, a gaso-line station. The anticipated development in this Analy-sis Area may total up to 2,700,000 square feet of building area (10,800 employees). This amount in-cludes approximately 400,000 square feet of existing development on those lots recommended to retain the I-1 zoning classification.

The following development guidelines should be considered when reviewing development proposals for this Analysis Area:

- Locate and orient buildings to maximize views of the open spaces, such as the golf course and plazas.
- Provide gateway landscaping and signing at the intersection of Century Boulevard and Crystal Rock Drive.
- Enhance and preserve the golf course and floodplain as part of an open space network.
- Provide a visual buffer along Crystal Rock Drive across from existing and planned residential areas.
- Limit development to the current building area on those lots recommended to retain the I-1 Zone.
- Provide for the proposed transit easement right-of-way.

Analysis Area EC-5

Analysis Area EC-5 is located at the northwest quadrant of Middlebrook Road and I-270. It contains 40 acres and is zoned I-1 in accordance with the recom-mendations of the 1974 *Master Plan*. This area is located south of the existing Department of Energy facility and across Middlebrook Road from a single-family de-tached subdivision. A stream valley crosses the prop-erty parallel to I-270 and another crosses the southeast corner. This Analysis Area is highly visible from I-270 and extreme care needs to be taken in its development.

This Analysis Area includes five recorded lots and an approved preliminary plan of subdivision in the I-1 Zone. Because of these development approvals this Master Plan recommends retaining the I-1 zoning clas-sification.

In order to assure that excessive traffic congestion is not created, development in this Area should be lim-ited to a total of 700,000 square feet of building area, in-cluding existing and future construction, (2,800 employees) at an overall floor area ratio of 0.4.

These figures include anticipated building areas for the undeveloped property and also reflect the build-ing area limitation placed on the record plats for the eastern portion of the Analysis Area.

The following development guidelines should be considered when reviewing development proposals for this Analysis Area:

- Restrict development from the stream valley.
- Install significant landscaping along Middlebrook Road at this important gateway location.
- Limit development to a total of 700,000 square feet of building area (2,800 employees) at an overall floor area ratio of 0.4.

Analysis Area EC-6

Analysis Area EC-6 is located on the eastern side of I-270 and extends from MD 118, north to M-27. It is classified in both the I-1 and I-3 Zones in conformance with the recommendations of the 1974 *Master Plan*. Observation Drive (A-19) and an existing single-family residential area form the eastern edge.

Two tributaries of Little Seneca Creek cross this area. Water quality and stream channel protection measures need to be implemented in these areas. The eastern edge of this Analysis Area has been modified in response to the realignment of Observation Drive (A-19) in the northern portion of this area. This realign-ment, in part, is in response to a significant wetland area in Analysis Area NE-3.

This Master Plan recommends rezoning the I-1 portion of this area to the R&D Zone as the base zone, since the setbacks and green area requirements in the I-1 Zone are inadequate for such a visible location and not supportive of transit serviceability. Development under the I-3 Zone is appropriate for the entire area. Rezoning to the I-3 Zone can be achieved, given the owner's consent, through the Sectional Map Amend-ment. Development in this Analysis Area may result in up to 4,100,000 square feet of building area (16,400 employees) at an overall density of 0.5 FAR.

This Analysis Area provides the appropriate loca-tion for a transit station including parking and bus access. The Corridor Cities Transit Easement Study rec-ommends that the eastern transit easement cross I-270 into this Analysis Area and then generally paral-lel I-270 as it extends north into Analysis Area EC-7. The specific alignment of the Transit Easement be-tween I-270 and M-27 will be determined at the time of preliminary subdivision plan approval.

The following development guidelines should be considered when reviewing development proposals for this Analysis Area.

- Create visual nodes through the height and location of the buildings.
- Achieve significant areas of undisturbed open space and limited amounts of impervious surface.
- Provide protection for the streams crossing the subject property.
- Provide gateway landscaping and signing along Ridge Road (M-27) at the western side of its interchange with Observation Drive (A-19),

and along MD 118 at the northern side of its intersection with Goldenrod Lane (I-3).

- Provide a station transit location and accommodate the proposed transit easement right-of-way; include pedestrian connections to adjacent employment areas.
- Orient and locate buildings to take advantage of the transit station.

Analysis Area EC-7

Analysis Area EC-7 is bounded by I-270, the Germantown Planning Area Boundary, Observation Drive (A-19) and Ridge Road (M-27). It is classified in both the I-1 and I-3 Zones in conformance with the 1974 *Master Plan*. Observation Drive (A-19) separates this area from a single-family detached residential area to the east.

The eastern and western alignments of the Corridor Cities Transit Easement meet in this area, making it an ideal location for a transit station. Automobile access is provided by Observation Drive (A-19) extending north from Ridge Road (M-27).

This Analysis Area is recommended for both employment and high-density residential uses. The western portion, which fronts on I-270, is recommended for employment use, while the eastern portion further from I-270 is recommended for residential use. That portion of the employment area north of Proposed Road I-4 (43 acres) is recommended for the R&D Zone at 0.5 FAR and the 81 acres south of Proposed Road I-4 are recommended for the I-3 Zone. With the owner's consent, the I-3 Zone can be granted through the Sectional Map Amendment. The residential area contains 104 acres and is recommended for rezoning to the R-30 Zone and is suitable for the PD-35 Zone. This Analysis Area is also suitable for the MXPD Zone.

Two alternative alignments of Proposed Road A-19 are included in this Plan. The alignment selected will affect the amount of land appropriate for multi-family development. Should an eastern alignment be selected for A-19, the residential portions of this area that are west of the alignment are appropriate for rezoning to the PD-35 Zone, but only if an environmental review indicates that constraints can be mitigated. No change in zoning should be permitted prior to this review. The selection of the western alignment would increase the area of the East Urban Village from 104 acres to 117 acres.

The size of these areas are based on the current alignments of Observation Drive, Proposed Road I-4, and the proposed Transit Easement and may change depending on the final alignments.

Based on the above recommendations, approximately 926,000 square feet of building area could be developed in the northern employment area (1,700 employees) and 1,600,000 square feet of building area

(6,300 employees) in the southern employment area. The number of residential units should be limited to 2,500 units, including MPDU's. Residential and employment development should be clustered off the portion of the Greenbelt Park at the north of this Analysis Area.

The following development guidelines should be considered when reviewing development proposals for this Analysis Area.

- Create a visual node through the height and location of the buildings.
- Retain significant areas of undisturbed open space and allow limited amounts of impervious surface.
- Provide a transit station location and accommodate the Transit Easement right-of-way; include pedestrian and bicycle connections to adjacent residential and employment areas.
- Provide a significant landscaped edge along Observation Drive (A-19).
- Provide gateway landscaping and signing west of the interchange of Observation Drive (A-19) and Ridge Road (M-27) and at Observation Drive and the Planning Area boundary.
- Provide up to 2,500 multi-family residential units, including MPDUs.

Analysis Area EC-8

This 32-acre area is zoned I-3 in conformance with the 1974 *Master Plan*. It is located along Goldenrod Lane southeast of the MD 118/I-270 Interchange. There are two office buildings and a hotel within this area, as well as two vacant parcels.

At 0.5 FAR, development in this Area may yield up to 575,000 square feet of building area (2,300 employees).

The following development guidelines should be considered when reviewing development proposals for this Analysis Area:

- Preserve existing, mature trees.
- Provide a landscaped buffer along the developed areas of Montgomery College.

Analysis Area EC-9

This 41-acre property is a recorded lot which is the location of Hughes Network Systems. It is zoned I-3 in conformance with the 1974 *Master Plan*.

At 0.5 FAR, development on this property may yield up to 900,000 square feet of building area (3,600 employees). This limitation reflects the approved development on this lot.

The following development guidelines should be considered when reviewing development proposals for this Area:

- Preserve existing, mature trees.
- Provide a landscaped buffer along developed areas of Montgomery College.

Analysis Area EC-10

This 11-acre Analysis Area is located between Middlebrook Road and the Department of Energy property. It is zoned I-1 in conformance with the 1974 *Master Plan*. A group of three 2-story buildings is being completed and a mini-storage facility is in operation. A communications tower is also located in this Analysis Area.

An historic resource on the *Locational Atlas and Index of Historic Sites*, the Log Cabin/Middlebrook Road (Atlas Site #19/12), is identified as being in this area. However, it is not recommended for historic designation by the Historic Preservation Commission or this Plan. For more information on this site, refer to the Historic Resources Chapter and to Appendix L.

In order to assure that excessive traffic congestion is not created, total development (including existing and future construction) in this Area should be limited to 200,000 square feet of building area (800 employees) at an overall floor area ratio of 0.4.

The following development guidelines should be considered when reviewing development proposals for this Analysis Area:

- Preserve existing, mature trees.
- Provide a landscaped buffer adjacent to residential areas.
- Limit development to 200,000 square feet of building area (800 employees) at an overall floor area ratio of 0.4.

Churchill Village

CHURCHILL VILLAGE OVERVIEW (Figure 6 and Table 5)

Churchill Village is located west of I-270, north of MD 118, east of the Baltimore and Ohio Railroad, and south of the greenbelt. This Village is bounded for a long distance on the west by Little Seneca Creek and Lake Seneca in Black Hill Regional Park. Lake Churchill, built on a tributary of Little Seneca Creek, is located within this Village. These lakes and the remaining mature trees provide much of the visual character.

Churchill Village will be one of the most densely populated villages (8.8 D.U./acre). This residential density establishes Churchill's more urban character, particularly along its southern edge where it borders the Town Center. Although single-family attached units, townhouses, and garden apartments are predominant, a limited number of custom single-family detached homes along Lake Seneca are now available.

The Village is classified in the Town Sector Zone and is being developed in accord with the approved Development Plan. The Development Plan is in accord with the 1974 Land Use Plan, although some areas are developed at lower densities. Serving an end-state population of approximately 12,700 persons, the Village is almost completely developed; only 132 acres of the total 741 acres remain to be built out. The development of that land will increase the number of households from about 3,500 to over 5,500.

Churchill Village will not be served by a Village Center with a retail component, since two major shopping centers (Sugarloaf Centre and Germantown Commons) are already located in close proximity in the Town Center. This Plan recommends that the general area designated for a Village Center, located at the intersection of Father Hurley Boulevard and Waters Landing Drive, serve as a community oriented activity area including a health club, a community building with meeting rooms and adjoining swimming pool and tennis courts, and a church with housing for the elderly.

Some issues of Churchill Village have been considered in the Townscape Design Chapter. These issues include land use relationships as well as functional and visual design concerns.

CHURCHILL VILLAGE ANALYSIS AREAS (Figure 18 and Table 6)

Analysis Area CH-1

This 10-acre undeveloped property is zoned Town Sector and designated as the location of a future elementary school on the Churchill Town Sector Development Plan and in the 1974 *Master Plan*. This property is surrounded by residential uses and a community recreation facility. The Montgomery County Public School staff has now determined, however, that this site will not be needed for school use. The Plan recommends that the property should be dedicated to the Montgomery County Parks Department for development as a local park unless the Waters Landing Homeowners Association wants to develop, maintain, and control the use of the property. Ballfields should be constructed to meet the recreational needs of the community and to provide those which would have been built in conjunction with the elementary school. This Plan does not recommend approval of a Development Plan amendment, which would not provide for the recreational facilities intended for this property. It may be acceptable to modify the location of the recreational facilities through a development plan amendment.

Analysis Area CH-2

Analysis Area CH-2 is a 17-acre undeveloped area zoned Town Sector, owned by Montgomery County Public Schools. It is located adjacent to Lake Seneca Ele-

TABLE 5
CHURCHILL VILLAGE: RESIDENTIAL DEVELOPMENT

Mix of Housing Types	Total	SFD	SFA	MF
Existing + Approved Dwelling Units (January 1, 1987)	4,436	820 18%	2,122 48%	1,494 34%
1974 Master Plan + Existing + Approved Dwelling Units	5,418	820 15%	2,213 41%	2,385 44%
1989 Master Plan + Existing + Approved Dwelling Units	5,358	820 15%	2,202 41%	2,336 44%
Change from Existing Plus Approved	922	0	80	842
Change from 1974 Plan	(60)	0	(11)	(49)
Residential Land Area (Acres)	Total	Committed	Uncommitted	
	741	609	132	

Acreeage does not include dedicated rights-of-way or existing parks and schools.

SFD: *Single-Family Detached.*
SFA: *Single-Family Attached*
MF: *Multi-Family.*

[Percentages may not total to 100% due to rounding.]

Source: *Community Planning North Division, Montgomery County Planning Department.*

mentary School in a community of single-family detached homes. It is recommended as a Junior High School site both by the Development Plan and the 1974 *Master Plan*. Although this area has not been declared surplus, it is possible that it will not be needed for a public school facility in the future. Should this occur, ownership of the property is recommended to be transferred to the Montgomery County Parks Department for development of a variety of recreational uses with a portion of the site being available for a child day-care center. Regardless of how this site is developed, this Plan recommends that ballfields and courts be constructed to meet the recreational needs of the community.

Analysis Area CH-3

This 7-acre Analysis Area, located at the western quadrant of the intersection of Father Hurley Boule-

vard and Waters Landing Drive, is zoned Town Sector. It is an undeveloped, wooded area adjacent to townhouses and garden apartments. A previous amendment to the 1974 *Master Plan* changed the designation of this area from a Village Center to Community Center. The difference between a Village Center and a Community Center is that a Community Center is not required to provide a supermarket-based retail center. This change was made because the proximity of the two convenience shopping centers in the Town Center significantly reduced the ability to attract suitable tenants to the Village Center. A market analysis³ confirms the low probability of achieving a retail center with a grocery store as a major tenant at this location. Development should reflect the importance of its highly visible location along Father Hurley Boulevard in order to strengthen the visual image for Churchill Village.

This Analysis Area is appropriate for a church and/or elderly housing.

3 In 1987, a market analysis was prepared in 1987 by the Research Division of the Montgomery County Planning Department for comparison and convenience retail uses in Germantown.

Figure 18



Churchill Village: Analysis Areas

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Montgomery County, Maryland


 The Maryland-National Capital Park and Planning Commission

TABLE 6

CHURCHILL VILLAGE: LAND USE AND ZONING RECOMMENDATIONS

ANALYSIS AREA NO.	ACREAGE	1974 RECOMMENDED LAND USE; EXISTING DEVELOPMENT; & EXISTING ZONING	MASTER PLAN RECOMMENDED LAND USE & RECOMMENDED ZONING BASE / OPTIONAL	POTENTIAL UNITS BASED ON RECOMMENDED ZONING BASE / OPTIONAL ¹	NET TDR'S OVER BASE	COMMENTS
CH-1	10	Elementary School; Undeveloped; Town Sector	Local Park; Town Sector	—	—	Local Park by Montgomery County Parks Department
CH-2	17	Elementary School; Undeveloped; Town Sector	Park/Recreational Area; Town Sector	—	—	Recommend ballfields and other recreational facilities by Mont- gomery County Parks Department
CH-3	7	Village Center Commercial; Undeveloped; Town Sector	Church and/or elderly housing; Town Sector	100 units	—	Establish visual image for village

¹ Unless otherwise noted, the number of potential dwelling units indicated are the maximum permissible, without the density increase for providing Moderately Priced Dwelling Units (MPDU's). Any subdivision of 50 or more units must include 12.5 percent MPDU's, in which case a density increase of up to 20 percent and optional development standards and unit types are permitted. Densities do not reflect cluster densities.

Gunners Lake Village

GUNNERS LAKE VILLAGE OVERVIEW (Figure 7 and Table 7)

Gunners Lake Village is located south of MD 118, east of the B&O Railroad, west of I-270, and north of the greenbelt.

Natural features provide a significant visual statement for this Village. Two major stream valleys, Gunners Branch and one of its tributaries, pass through the Village. A lake has been developed on Gunners Branch at its intersection with a tributary, and a large natural area has been preserved along the tributary. A small stormwater management pond has been built at the upper end of the tributary. Achieving a sense of identity in the northern portion of this Village will be a challenge, since it is fragmented by major roads and the 30-acre site of Seneca Valley High School. Wisteria

Drive/Waring Station Road provides a major roadway link that helps unify the southern portion of the village.

The development of the 864-acre Gunners Lake Village is virtually complete. Developed primarily in the Planned Development Zones, residential density is relatively high (approximately 9.1 D.U./acre) and the character is dense, particularly along the B&O Railroad where the greatest concentration of garden apartments in Germantown occurs. The predominant housing types are garden apartments and townhouses. Development is in accord with approved Development Plans and with the recommendations of the 1974 *Master Plan*.

The projected end-state population, based on this Plan of approximately 11,400 persons, will be served by a Village Center located at Wisteria Drive and Great Seneca Highway.

A new middle school, one of two needed to serve Germantown, is proposed to be located on the 20-acre

TABLE 7
GUNNERS LAKE VILLAGE: RESIDENTIAL DEVELOPMENT

Mix of Housing Types	Total	SFD	SFA	MF
Existing + Approved Dwelling Units (January 1, 1987)	4,948	355 7%	2,321 47%	2,272 46%
1974 Master Plan + Existing + Approved Dwelling Units	5,062	355 7%	2,435 48%	2,272 45%
1989 Master Plan + Existing + Approved Dwelling Units	4,948	355 7%	2,321 47%	2,272 46%
Change from Existing Plus Approved	0	0	0	225
Change from 1974 Plan	(114)	0	(114)	0
Residential Land Area (Acres)	Total	Committed	Uncommitted	
	518	481	37	

Acreeage does not include dedicated rights-of-way or existing parks and schools.

SFD: Single-Family Detached.
SFA: Single-Family Attached.
MF: Multi-Family.

[Percentages may not total to 100% due to rounding.]

Source: Community Planning North Division, Montgomery County Planning Department.

school-owned site abutting the Waring Station subdivision.

Some issues related to Gunners Lake Village have been considered in the Townscape Design chapter. These issues include land use relationships as well as functional and visual design concerns.

GUNNERS LAKE VILLAGE ANALYSIS AREAS (Figure 19 and Table 8)

Analysis Area GL-1

This Analysis Area has been deleted from the Plan since a site plan for Village Center retail development has been approved and is now under construction.

Analysis Area GL-2

This undeveloped Analysis Area contains 37 acres located along Waring Station Road adjacent to two single-family communities. It is also adjacent to I-270 and the Corridor Cities Transit Easement. Its R-150 zoning is in conformance with the recommendations of the 1974 *Master Plan*.

This property is at a prominent, gateway location as it is the first area in Germantown visible on the west side of I-270 when traveling north. Any development on this property will be highly visible from I-270.

The development area is severely constrained due to the amount of land required for the alignment of the Corridor Cities Transit Easement and due to noise impact from I-270 and the transit easement. Further, a significant portion of the parcel is undevelopable due to the steep slopes of a stream valley. Approximately eight acres appear developable. The remaining land adjacent to I-270 would be an appropriate location for an entry feature for Germantown.

The property might well be appropriate for office use under the O-M (Office, Moderate Intensity) Zone but there are significant issues of compatibility which must be addressed. These issues include:

- Visual buffers need to be provided on the edges adjoining existing residences.
- Views of parking should be effectively buffered from adjoining residences and I-270.
- Lighting impacts on adjoining residences should be minimized.
- Fully adequate parking should be provided on-site so that employees and visitors will not park in the adjoining residential communities.
- Best management practices (BMPs) should be employed in order to protect the stream valley.

One avenue to address these issues would be the filing of an rezoning application for the O-M Zone using the optional method of application and the use of a schematic development plan.

The office building should be of an appropriate scale and design to fit the site's prominent landmark lo-

cation. A cafeteria within the building is encouraged in order to reduce lunch-hour traffic.

An alternative use of the property could be low-density, single-family detached units set well back from I-270. Townhouse development is not recommended due to the area's high visibility and noise impacts. Low-density, single-family detached units would be compatible with the adjoining residential communities. Given the topography of the site and the relative elevation of I-270, a landscaped berm to buffer the noise and visual impacts from the vehicles on the transit easement and I-270 may not be feasible. Such a small percentage of the site remains suitable for development that it could not accommodate the maximum number of single-family units permitted under the existing R-150 Zone or under the less dense R-200 Zone, unless all of the units were single-family attached. Therefore, this Master Plan recommends that the property be reclassified to the RE-1 Zone, in order to assure that only a limited number of single-family detached units are built in this area, and that the cluster option be permitted. Since this area is under 50 acres, a waiver will be needed to allow for the cluster option.

As noted in the Transportation Chapter, this Analysis Area will be studied as a potential station along the Transit Easement. If this area is designated as a transit station, a master plan amendment should be considered to determine if multi-family residential development would be appropriate.

Analysis Area GL-3

Analysis Area GL-3 is an undeveloped 20-acre parcel. It is zoned R-200 and was recommended as a junior high school site by the 1974 *Master Plan*. Its location is next to the Waring Station subdivision and across Waring Station Road from the Woodlake subdivision.

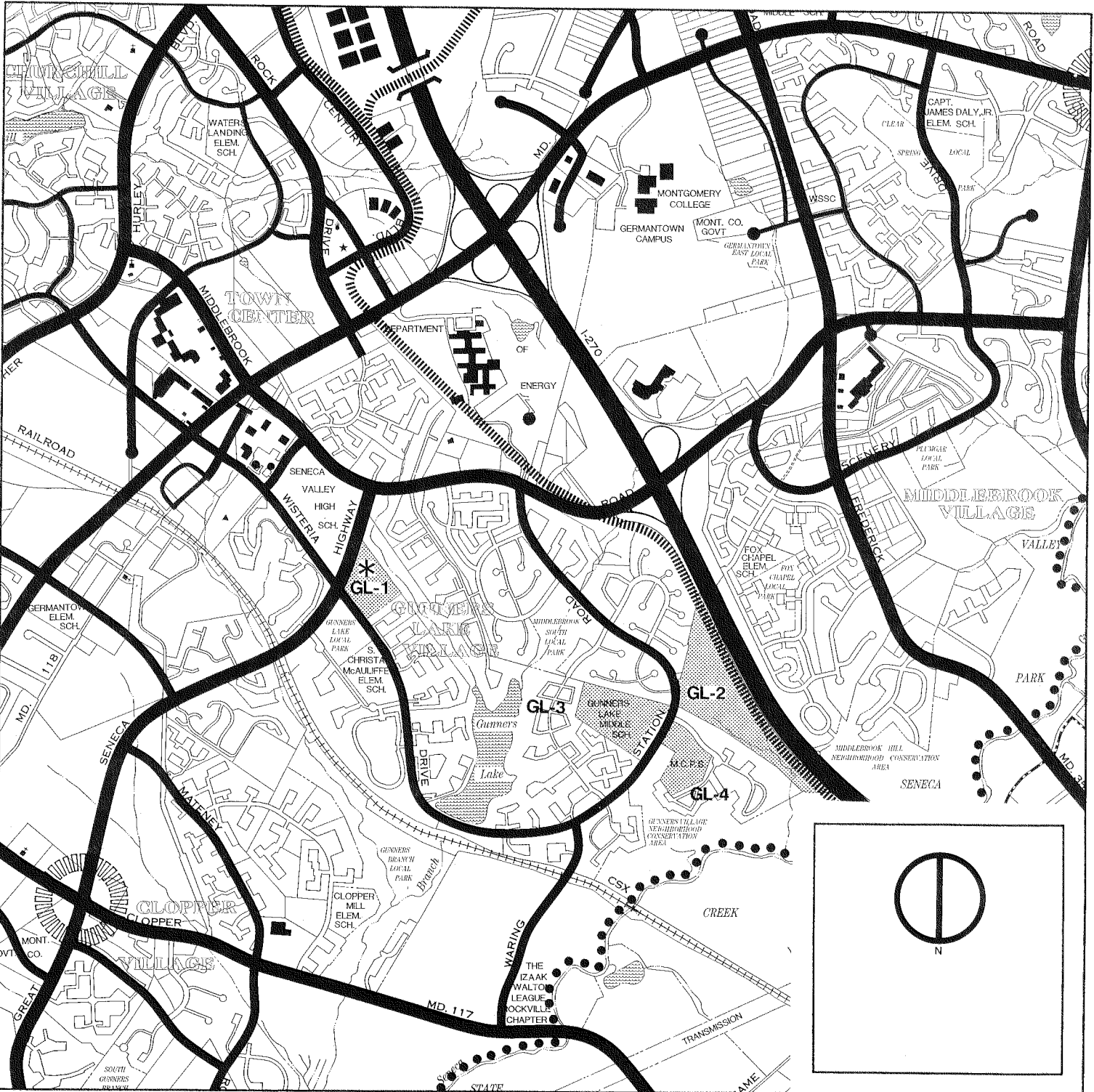
MCPS will use this site for one of three middle schools projected to be needed in Germantown. This Master Plan recommends that a portion of the parcel be developed with ballfields, regardless of whether it is necessary to build a school on this site.

Analysis Area GL-4

Analysis Area GL-4 is zoned R-200 and located on Waring Station Road within the Woodlake subdivision. This partially wooded area was recommended as an elementary school site by the 1974 *Master Plan*. Should Montgomery County Public Schools surplus this 10-acre elementary school site, this Plan recommends that ownership of the property be transferred to the Montgomery County Parks Department and that it be developed as a local park.

Regardless of how this site is developed, this Master Plan recommends that ballfields and courts be constructed to meet community recreational needs.

Figure 19



Gunners Lake Village: Analysis Areas

* Analysis Area GL-1 has been deleted from this Plan.

 **Comprehensive Amendment
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Montgomery County, Maryland


 The Maryland-National Capital Park and Planning Commission

TABLE 8

GUNNERS LAKE VILLAGE: LAND USE AND ZONING RECOMMENDATIONS

ANALYSIS AREA NO.	ACREAGE	1974 RECOMMENDED LAND USE; EXISTING DEVELOPMENT; & EXISTING ZONING	MASTER PLAN RECOMMENDED LAND USE & RECOMMENDED ZONING BASE / OPTIONAL	POTENTIAL UNITS BASED ON RECOMMENDED ZONING BASE / OPTIONAL ¹	NET TDR'S OVER BASE	COMMENTS
GL-1		Since a aite plan has been approved for this Analysis Area, it is deleted from further consideration				
GL-2	37	Residential (4 units per acre); Undeveloped; R-150	Office; RE-1	—	—	Recommend moder- ate intensity office building or major institutional building Suitable for office use under the O-M Zone if issues of com- patibility can be met
GL-3	20	Junior High School; Undeveloped; R-200	Middle School Site; R-200	—	—	
GL-4	10	Elementary School; Undeveloped; R-200	Potential School Site; R-200	—	—	

¹ Unless otherwise noted, the number of potential dwelling units indicated are the maximum permissible, without the density increase for providing Moderately Priced Dwelling Units (MPDU's). Any subdivision of 50 or more units must include 12.5 percent MPDU's, in which case a density increase of up to 20 percent and optional developmen; standards and unit types are permitted. The number of dwelling units also does not reflect cluster densities.

Clopper Village

CLOPPER VILLAGE OVERVIEW (Figure 8 and Table 9)

Clopper Village is bounded on the east by the Baltimore and Ohio Railroad, on the north by Relocated MD 118, and on the west and south by the greenbelt. Great Seneca Highway enters this Village on the southeast and bears north, roughly parallel to MD 118, until it terminates at its intersection with Middlebrook Road in Gunners Lake Village. Since most of Clopper Village was gently rolling farmland, trees exist only on the steeply sloped edges of the stream valleys and adjacent to stream channels which were not farmed. Two streams flow through the area, one on each side of Clopper Road. The visual character of the area is derived primarily from views along the roadways.

Several subdivisions have been built in Clopper Village. The predominant housing type is single-family attached dwelling units (2,283) followed by garden

apartments (1,033). Existing development is in accordance with the 1974 *Master Plan*.

The remaining undeveloped areas of Clopper Village offer an opportunity to broaden the mix of housing types and to provide a full-service Village Center with up to 170,000 square feet of a commercial retail stores and professional offices; most of this area (approximately 90%) should be developed as retail uses. In addition, the Village Center should also include a middle school, an elementary school, a local park, and such uses as child or elderly day-care centers, churches, and private and/or community recreation facilities.

A second Village Center, serving predominantly residents of Kingsview Village, is recommended to be located at the southern corner of the intersection of MD 118 and Clopper Road.

In keeping with the Corridor City concept, this Master Plan recommends lower densities at the edges of the planning area with higher density units adjacent to village centers and locations of high accessibility.

TABLE 9
CLOPPER VILLAGE: RESIDENTIAL DEVELOPMENT

Mix of Housing Types	Total	SFD	SFA	MF
Existing + Approved Dwelling Units (January 1, 1987)	3,549	233 7%	2,283 64%	1,033 29%
1974 Master Plan + Existing + Approved Dwelling Units	6,165	483 8%	4,204 68%	1,478 24%
1989 Master Plan + Existing + Approved Dwelling Units	7,742	2,960 38%	2,889 37%	1,893 25%
Change from Existing Plus Approved	4,193	2,727	606	860
Change from 1974 Plan	1,577	2,477	(1,315)	415
Residential Land Area (Acres)	Total	Committed	Uncommitted	
	924	681	243	

Acreage does not include dedicated rights-of-way or existing parks and schools.

SFD: Single-Family Detached.

SFA: Single-Family Attached.

MF: Multi-Family.

[Percentages may not total to 100% due to rounding.]

Source: Community Planning North Division, Montgomery County Planning Department.

This Master Plan provides zoning for an additional 5,000 housing units in Clopper Village. When Clopper Village is fully developed, 20,900 people are projected to live there.

Some issues related to Clopper Village have been considered in the Townscape Design chapter. These issues include land use relationships as well as functional and visual design concerns.

CLOPPER VILLAGE ANALYSIS AREAS (Figure 20 and Table 10)

Analysis Area CL-1

This 39-acre Analysis Area, which includes the western portion of the proposed Germantown Historic District (*Atlas Site #19/13*), is located on both sides of MD 118, west of the B&O Railroad tracks to Proposed Road A-254 (Mateney Road). Current development includes several single-family detached residences, the Germantown commuter rail station, a church, and a medical clinic in a converted residence. A townhouse subdivision is currently under construction adjacent to this Area. The majority of the area is zoned R-200 (Low Density Residential) but portions are zoned C-1 (Local Commercial), I-1 (Light Industrial), and C-O (Commercial Office); all of these zones are in accordance with the recommendations of the 1974 *Master Plan*, as amended.

This Master Plan recommends changing the non-residential zoning classifications to the R-200 Zone in order to retain the existing residential visual character of this historic area. Four properties, however, are suitable for either higher intensity residential use or low-intensity office use:

(1) The property along the railroad tracks, between existing and relocated MD 118, is appropriate for transition uses under the C-T (Commercial Transition) Zone, but the following issues of compatibility need to be addressed at the time of subdivision and site plan review:

- Maintenance of overall compatibility with residential land uses planned for other parts of this Analysis Area.
- Preservation of the existing single-family detached residential character and setbacks.
- Provision of visual buffering of parking areas.
- Retention of existing trees.
- Limitation of building height to two stories.
- Provision of building setback equal to that of adjacent building.

(2) The area between the above property and the existing RT-6 Townhouse subdivision is suitable for the RT-6 (Residential Townhouse — six units per acre) Zone, but the following issues of compatibility need to be addressed:

- Provision of building and parking setback similar to existing residences.
- Provision of visual and acoustic buffer along relocated MD 118.
- Visual screening of parking areas.
- Retention of existing trees.

One way to address these compatibility issues would be through a rezoning application for the RT-6 Zone, using the optional method of application and the use of a schematic development plan.

(3) The property at 19320 Mateney Road, the historic commercial building adjacent to the commuter rail station, and a portion of parcel P209 west of Mateney Road, a total of approximately 6,100 square feet, should be rezoned to the C-T (Commercial Transition) Zone. This property is suitable for special exception uses such as a newsstand and/or delicatessen in order to meet the needs of the commuters. The uses are intended to be provided in the historic building. Adequate off-street parking should be provided on this property. Existing mature trees should be retained.

(4) The property at 19323 Germantown Road and the adjoining vacant lot are suitable for low-intensity office uses and should be rezoned to the C-T (Commercial Transition) Zone, but the following issues of compatibility need to be addressed at the time of subdivision and/or site plan review:

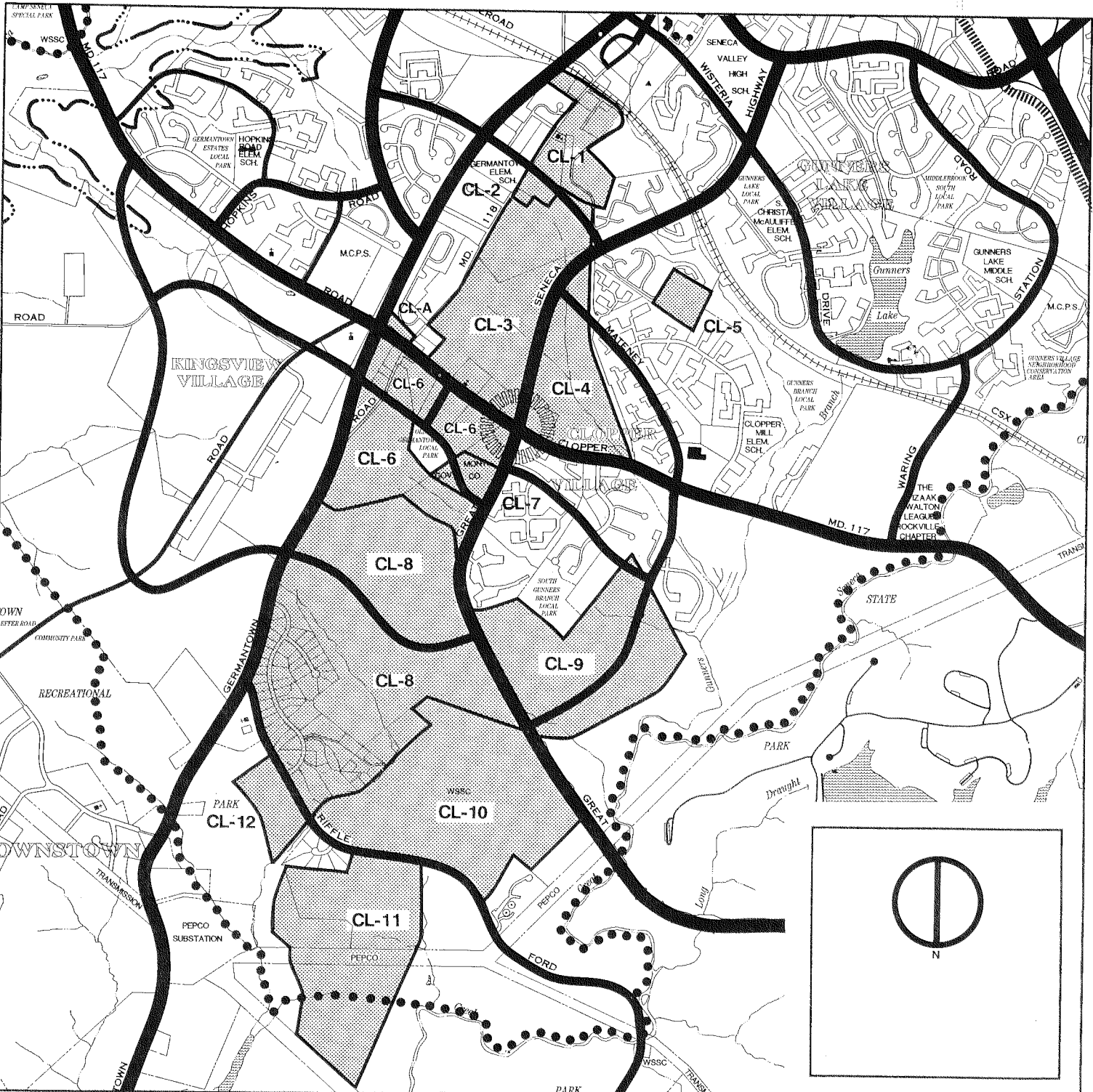
- Preservation of the existing single-family detached residential character and setbacks.
- Visual screening of parking areas.
- Retention of existing trees.

Further, the area adjoining the railroad station is suitable for special exception uses. Special exception uses that conflict with the intent to maintain the single-family detached residential character of the area are not appropriate. Any special exceptions considered for this area should be of a scale compatible with the existing single-family detached residences.

This Master Plan recommends that a streetscape be designed and implemented along existing MD 118, from Proposed Road A-254 to Wisteria Drive, to complement the streetscape proposed for Analysis Area TC-6. (See Townscape Design Chapter.) In order to provide an inviting and pleasant area, this streetscape should include landscaping, lighting, pedestrian areas, and seating areas. The existing bridge over the B&O Railroad tracks will be retained as a pedestrian connection or replaced by a new pedestrian bridge.

The Germantown Historic District, which is identified on the *Locational Atlas and Index of Historic Sites* (*Atlas Site #19/13*), is recommended for inclusion in the *Master Plan for Historic Preservation* by the Historic Preservation Commission and this Plan. The District includes properties on the south side of existing MD 118,

Figure 20



Clopper Village: Analysis Areas

TABLE 10

CLOPPER VILLAGE: LAND USE AND ZONING RECOMMENDATIONS

ANALYSIS AREA NO.	ACREAGE	1974 RECOMMENDED LAND USE; EXISTING DEVELOPMENT; & EXISTING ZONING	MASTER PLAN RECOMMENDED LAND USE & RECOMMENDED ZONING BASE / OPTIONAL	POTENTIAL UNITS BASED ON RECOMMENDED ZONING BASE / OPTIONAL ¹	NET TDR'S OVER BASE	COMMENTS
CL-1	39	Residential (2 units per acre), Commuter Rail Station, Local Commercial; Single-family Residential; R-200, C-1, C-0, and I-1	Residential; R-200 (36 acres); C-T (1 acre); and R-200/RT-6 (2 acres)	78 units	—	Historic Resources: Germantown Historic District, Upton Bowman House, and Wallich/Heimer House Portions suitable for office uses and for townhouses if issues of compatibility can be met Pedestrian promenade along existing MD 118
CL-2	7	Public use and residential (5 units per acre); Post Office and Single-family Home; R-200	Residential; R-200	13 units	—	Suitable location for child day-care center by special exception
CL-3	104	Residential (5, 11, and 28 units per acre), Junior High School, Local Park; Undeveloped Except for Existing Church and two Residences; R-200.	Residential; R-200/TDR	208/667 units (including MPDUs)	358	Historic Resource: Grusendorf Log House Density limited to six units per acre Dwelling unit mix 250 SFD/50 SFA./300 MF on 93-acre property
CL-4	54	Residential (9 and 15 units per acre); Undeveloped Except for a Horticultural Nursery, R-200 (7 acres), R-90 (17 acres), R-60 (12 acres) and RT-12.5 (18 acres)	Residential; R-60 (14 acres); R-90 (38 acres); and R-200 (2 acres)	211 units	—	
CL-5	10	Elementary School; Undeveloped; R-200	Conservation Area; R-200	—	—	Recommend to be Bellefields Neighborhood Conservation Area owned by Montgomery Country Department of Parks
CL-6	105	Residential (7, 11, 15, 28 and 44 units per acre), Village Center Retail, Local Commercial; Undeveloped Except for Gas Station; R-200 (90 acres), R-30 (13 acres, and C-1 (2 acres)	Residential; R-200/TDR (63 acres) and R-200/PD-11 (42 acres)	210/840 units	252	Density limited to six units per acre on the portion zoned R-200/TDR Two acres suitable for rezoning to C-3 if issues of compatibility can be met
CL-7	10	Elementary School Undeveloped; R-200	Public; R-200	—	—	Appropriate public use to be determined in the future

TABLE 10 (Cont'd.)

ANALYSIS AREA NO.	ACREAGE	1974 RECOMMENDED LAND USE; EXISTING DEVELOPMENT; & EXISTING ZONING	MASTER PLAN RECOMMENDED LAND USE & RECOMMENDED ZONING BASE / OPTIONAL	POTENTIAL UNITS BASED ON RECOMMENDED ZONING BASE / OPTIONAL ¹	NET TDR'S OVER BASE	COMMENTS
CL-8	195	Scenic Easement; Undeveloped; RE-2	Residential; R-200/TDR (195 acres)	390/1170 units	780	Density limited to six per acre Multi-family limited to 300 units for CL-8 and CL-9
CL-9	122	Scenic Easement; Undeveloped; RE-2	Village Center, Residential; R-200/PD-4	244/488 units	—	Village Center: Village Center retail, elementary school, local park, child day-care center, place of worship. 3Multi-family limited to 300 units for CL-8 and CL-9
CL-10	160	Residential (4 units per acre), Park-School; Undeveloped; PD-4	Public (WSSC); R-200	—	—	Future location of expanded wastewater treatment plant
CL-11	127	Residential (2 units per acre) (50 acres), and Greenbelt Park (35 acres), Pepco R.O.W (11 acres), and Outside of Planning Area (31 acres); Undeveloped; R-200 (96 acres) and Rural (31 acres)	Residential; R-200 (85 acres) and RDT (31 acres) plus 11 acres of Pepco right-of-way	171 units	—	
CL-12	19	Greenbelt Park and Residential; Undeveloped; R-200	Residential; R-200	38 units	—	
CL-A	1	R-200; Undeveloped; R-200	Employment; R-200	—	—	Suitable for rezoning for office uses if issues of compatibility can be met

¹ Unless otherwise noted, the number of potential dwelling units indicated are the maximum permissible, without the density increase for providing Moderately Priced Dwelling Units (MPDU's). Any subdivision of 50 or more units must include 12.5 percent MPDU's, in which case a density increase of up to 20 percent and optional development standards and unit types are permitted. The number of dwelling units also does not reflect cluster densities.

and the commuter rail station and parking area. This Plan recommends that special consideration be given to buffering the district so that there is a smooth, logical design progression between this historic enclave and the surrounding non-historic buildings and more intense uses. It is strongly recommended that any subdivision or site plan in the areas bordering on and adjacent to the historic district be given careful consideration in terms of its impact on the historic district.

For more detailed information on, and analysis of, this historic district, refer to the Historic Resources chapter and to Appendix L.

Analysis Area CL-2

The 7-acre Analysis Area CL-2 is located across existing MD 118 from Germantown Elementary School and adjacent to proposed roadway Mateney Road (A-254). It is zoned R-200 in conformance with the recommendation for residential development at 2 units per acre in the 1974 *Master Plan*. Currently it is occupied by the Germantown Post Office and a single-family detached residence. The United States Postal Service leases the post office site and is in the process of purchasing another site for an enlarged postal facility. This *Master Plan* recommends that this area retain its R-200 zoning.

Because of its location in a residential area and adjacent to an arterial road it would be suitable for a child or elderly day-care center, religious facility or other similar use. The existing post office site and building might well be able to be converted into a child day-care center.

The property is not suitable for special exception uses that are not compatible with the existing single-family detached character of this area. Retail or similar uses should be located at other, more appropriate locations.

Analysis Area CL-3

This undeveloped 118-acre Analysis Area is zoned R-200. It is located across existing MD 118 from existing single-family detached residences. Its western edge is adjacent to single-family attached and detached residences. Great Seneca Highway forms its southern boundary with Analysis Area CL-4, which is recommended for residential development at three units per acre. Clopper Road is the western edge of this area. Two streams cross the area which significantly reduces its developable area.

This area was recommended for development in Stage Three under the 1974 *Master Plan* since the programmed public facilities were not adequate to begin development. It, therefore, has not been rezoned into conformance with the 1974 Land Use recommendations.

This Analysis Area represents a significant resource for single-family detached and multi-family residences. The *Master Plan*, therefore, recommends residential uses under the R-200/TDR Zone at a density limit of six (6) units per acre for most of this Analysis Area. Parcel P359 (6 acres), at the intersection of Clopper Road and Great Seneca Highway, is appropriate for 100 percent multi-family units under TDR development at a density limit of 11 units per acre. On the 93 acres owned in the Analysis Area by NVLand, the number and mix of units should be 250 single-family detached, 50 single-family attached, and 300 multi-family units. This density of development and resultant mix of unit types is recommended because it is:

- compatible with existing and recommended land uses in the surrounding area; and
- consistent both with the intent of maintaining the water quality of the streams which flow through the area while also allowing residential development in recognition of the Analysis Area's accessibility.

This Plan recommends a 10-acre local park for this area. A community building and day-care center would be appropriate uses to serve the community in this subdivision. Ideally, these facilities should be centrally located on the property, adjacent to the local park.

The Grusendorf Log House (*Master Plan Site #19/19*), an historic resource designated on the *Master Plan for Historic Resources*, is located in the southern corner of this Analysis Area. When Clopper Road is widened, the resultant grading may well affect this historic property. As one of the last vestiges of Old Germantown, the Grusendorf Log House should be preserved and kept in its original location as a visual reminder of the small crossroads community from which Germantown has grown. If it is necessary, however, to move this historic resource as a result of roadway construction, it should be relocated in the immediate vicinity. For more detailed information on and analysis of this site, refer to the Historic Resources Chapter and to Appendix L.

Analysis Area CL-4

This undeveloped, 54-acre Analysis Area is in multiple ownerships, and zoned a combination of RT-12.5 (Residential Townhouse), R-60 (Medium Density Residential), R-90 (Residential, One-family Detached), and R-200 (Low-Density Residential). This zoning is in conformance with the recommendations of the 1974 *Master Plan*. It is a triangular area, located south of Great Seneca Highway and bounded by Clopper Road on the west and Old Mateney Road on the east. A portion of this area is subject to pending zoning case G-562, which requests rezoning to PD-7.

Adjoining this area are existing single-family attached units to the east, existing multi-family and

single-family attached units to the west, and Analysis Area CL-3 to the north, which is recommended for residential development at an average density of six units per acre.

The two streams in Analysis Area CL-3 join in Analysis Area CL-4. This confluence creates an appropriate location for a regional stormwater management facility, subject to further investigation by the Montgomery County Department of Environmental Protection (MCDEP) and the M-NCPPC. Most of the site is wooded along the steep slopes of the stream valleys. Given the reduced development area and the concern for maintaining the water quality of this tributary of Gunners Branch, careful design will be necessary, particularly on the northern portion of the site.

As a result, this Master Plan recommends this Analysis Area for residential development at three to four units per acre plus MPDU's. This overall density is compatible with the area to the north; the single-family attached units, constructed on the developable area, are compatible with adjoining development to the east and west. The 14.26-acre parcel at the intersection of Clopper Road and Great Seneca Highway is recommended for residential development at five units per acre under the R-60 Zone. The remaining portion of the Analysis Area should be zoned R-90 or PD-4 in order to achieve the objectives of this Plan. The use of the cluster option is encouraged.

A small parcel (4.69 acres) at the southeastern corner of this Analysis Area is recommended for R-90 Zoning, and the assemblage of this property with adjoining properties is strongly recommended. Should the property owner decide to develop this property individually, the number of units should be significantly reduced from the 19 units that would otherwise be allowed, due to the extent of environmentally sensitive areas on this parcel. This parcel is recommended for cluster development and may be fully developed with single-family attached units.

Preserving trees and restricting development from the edges of the stream valley are especially important in this area and must be considered at the time of development plan, subdivision, and site plan review. The portion of Clopper Road adjacent to this Analysis Area is part of the landscaped greenway. Further, given the curves of Clopper Road, this area is highly visible for travelers in both directions. Therefore, the view of this site and the landscaping along the edge are important. During site plan review, the Planning Board should consider the need to provide a significant buffer of existing trees (probably 100-200 feet) beyond the grading required for the widening of Clopper Road in order to achieve a visual buffer. Dwelling units may need to be set back further than 200 feet to provide noise mitigation. Berms are not recommended as they would cause

further tree removal and because they would not be effective for noise attenuation as the land slopes down from Clopper Road.

Due to the extent of environmental constraints, development of all townhouses may be permitted in this Analysis Area. Townhouses and single-family attached units, however, should not be readily visible from the major roads. Further, backyards also should not be visible from those roads.

Analysis Area CL-5

Analysis Area CL-5 is an undeveloped 10-acre school site which has been declared surplus by the Board of Education. It is zoned R-200 in conformance with the 1974 *Master Plan*. Two single-family attached communities (Cinnamon Woods and Seneca Forest) border the area on all sides except for where it adjoins the stream valley park. It is totally covered with mature hardwood trees. Access to the area is provided by an easement to Cinnamon Drive. This Plan recommends that the County transfer ownership of this Analysis Area to the Montgomery County Parks Department to supplement the adjoining stream valley park and preserve the existing mature trees.

Analysis Area CL-6

This 105-acre Analysis Area is in the northwestern portion of Clopper Village. It adjoins existing and planned single-family detached areas to the west (across Clopper Road), and north (across MD 118). The area to the east and south is planned for low-density, single-family detached residential development. All of this area is zoned R-200 (Residential One-family, Detached) except for a 13-acre section zoned R-30 (Multi-family, Low-Density).

The Analysis Area was recommended for development in Stage Three under the 1974 *Master Plan* and, thus, except for the R-30 zoned parcel, zoning has not been brought into conformance with the land use recommendations of the 1974 *Master Plan*. (Refer to Implementation chapter.)

There are two major portions of this Analysis Area. They are separated by a stream valley and publicly-owned land. The western portion adjoins other areas recommended for a combination of single-family and multi-family residential development. The eastern portion is located adjacent to Clopper Road (M-26) and extends from Great Seneca Highway to existing MD 118.

The 42-acre eastern portion of the Analysis Area is recommended to include a Village Center to serve Kingsview Village at the southern quadrant of the intersection of MD 118 and Clopper Road. Due to existing and planned development and significant environmental constraints, no appropriate site for a Village Center could be located in Kingsview Village and it

was necessary, therefore, to identify a site in Clopper Village that is accessible to Kingsview Village residents. The proposed Village Center should include up to 170,000 square feet of retail development and professional office space with most of the area (approximately 90%) devoted to retail uses. The entire eastern portion of the Analysis Area is recommended for rezoning to the PD-11 Zone. The portion of the eastern section of the Analysis Area not developed as the Village Center is recommended for garden apartments at a density of 11 units per acre. In addition, a park-and-ride facility should be developed in the eastern portion of the Analysis Area.

The 63-acre western portion of the Analysis Area is recommended for a combination of single-family and multi-family residential development under the R-200/TDR Zone. This area is suitable for a density up to six units per acre exclusive of MPDU bonus density. Unless the Planning Board finds otherwise for environmental reasons, no more than 20 percent of the total number of single-family residential units should be attached. Multi-family units are appropriate adjacent to the retail portion of the Village Center.

This area is located at the headwaters of one of the tributaries of Great Seneca Creek. Off-site regional stormwater management facilities are recommended to serve this Analysis Area. Safe conveyance of runoff, together with the requirement of additional water quality best management practices (BMPs), will also have to be comprehensively addressed by MCDEP and the M-NCPPC at the time of subdivision review.

The wooded area immediately upstream from Great Seneca Highway is a possible location of a stormwater management facility (This is the portion of this Analysis Area that is currently zoned R-30.) Except for narrow areas along the eastern and western edges, this parcel is not appropriate for development since the remainder is stream valley and the adjacent steep valley walls. Further investigation is needed by MCDEP to determine if the existing road embankment of Great Seneca Highway can be used as the dam for a stormwater management facility.

A site at the west quadrant of Clopper Road and existing MD 118 is appropriate for the relocation of an existing gas station across MD 118. This gas station will be displaced by the widening of Clopper Road. The issue of compatibility with adjacent planned development needs to be addressed. One means of addressing this issue would be through a rezoning application for the C-3 Zone using the optional method of application with a limitation on uses and a schematic development plan.

Analysis Area CL-7

Analysis Area CL-7 is a 10-acre surplus school site which is located at the intersection of Great Seneca

Highway and the proposed Hoyles Mill Road extension. It is zoned R-200 in conformance with the recommendations of the 1974 *Master Plan*. It adjoins the site of the proposed Old Germantown Local Park. Three acres of the northern portion of the Analysis Area should supplement the active recreation area to be developed in the proposed park. To this end, Montgomery County Parks Department has already indicated its interest in the property. No public use has, as yet, been identified for the remainder of the property. If such a use is not identified, the remainder of this property should also become part of the local park.

Analysis Area CL-8

This 195-acre Analysis Area extends from MD 118 to Great Seneca Highway; it is zoned RE-2 because the 1974 *Master Plan* recommended it as a scenic easement. The Scenic Easement designation was requested by the former owner since he intended to maintain the farming activities. The easement was never granted and the property has changed hands. This Master Plan recognizes that this Analysis Area and Analysis Area CL-9 are appropriate for residential and Village Center development. Due to the current ownership of most of CL-8 and CL-9 by one property owner and the Council's desire to maintain some flexibility in the development of these two Analysis Areas, certain development limitations described below apply to both areas combined. It would be highly desirable to have a joint subdivision plan for both areas. If this is not feasible for timing or other reasons, the Planning Board, when reviewing the subdivision plan for one Analysis Area, should consider the impact on the other Analysis Area.

This Plan recommends this Analysis Area for the R-200/TDR Zone at a density up to six units per acre. The overall density of CL-8 and CL-9 should not exceed five units per acre and the total number of multi-family units for both CL-8 and CL-9 should not exceed 300. The preferable location for the multi-family units is near the Village Center.

Unless the Planning Board finds otherwise for environmental reasons, no more than 20 percent of the total number of residential units should be single-family attached. The attached units should be located in the central portion of the area where their visibility will be reduced by the intervening dwelling units and vegetation.

This Master Plan recommends that an intermediate school be located in this area. Its 20-acre site should be identified at the time of subdivision approval. The timing of MCPS's construction of the school will relate to pupil enrollment in the attendance area.

A 10-acre local park is needed to meet the recreational needs of this portion of Germantown. It should be developed concurrent with the residential construction in this Analysis Area. A community building and

child day-care center are appropriate uses to be constructed by the developer of this Analysis Area. They should be located adjacent to the local park.

A regional stormwater management facility could be located in this Analysis Area. (See Figure 39.) It should be constructed in a non-wooded area on an unnamed tributary of Great Seneca Creek in the western portion of the area. A stormwater management facility at this location would not require either extensive grading or tree loss and could provide stormwater management protection for approximately one-half of this Analysis Area, plus additional portions of the watershed.

Analysis Area CL-9

This 129-acre Analysis Area is located south of Great Seneca Highway roughly between Riffle Ford Road and Clopper Road. It is zoned RE-2 in conformance with the Scenic Easement recommendation of the 1974 *Master Plan*. (See Analysis Area CL-8.) Except for some agricultural buildings, the area is undeveloped. One of these buildings, the William Cromwell House (*Atlas Site #19/23*), is identified as an Historic Resource in the *Locational Atlas and Index of Historic Sites*. It is not recommended for inclusion in the *Master Plan for Historic Preservation* by either the Historic Preservation Commission or this Plan. For more information on this site, refer to the Historic Resources chapter and to Appendix L.

This Analysis Area is recommended as the location of the Clopper Village Center. Development of this Village Center is recommended to be in the PD-4 zone with an R-200 base zone. The 1974 *Master Plan* recommended a property near the intersection of Clopper Road and Great Seneca Highway as the location of Clopper Village Center. This Plan recommends relocating Kingsview Village Center to the southern quadrant intersection of Clopper Road and relocated MD 118 (see Analysis Area CL-6). Therefore, this Plan recommends relocating Clopper Village Center away from the Kingsview Village Center at Clopper Road to this strategic location on Great Seneca Highway.

The retail component of the Clopper Village Center will be located along the eastern side of Great Seneca Highway at its intersection with Mateney Road. The Village Center should provide easy access to the homebound traffic generated by commuting residents of the village and by other commuters. Evening commuters returning to Germantown will be able to enter the village center easily by making a right-hand turn off Great Seneca Highway onto Mateney Road, and to continue on their way home by making a right-hand turn back onto Great Seneca Highway. This Village Center will meet the convenience needs of the residents of Clopper Village, other residents of German-

town, and commuter traffic moving through Germantown.

This Analysis Area is located at an important gateway to Germantown along Great Seneca Highway. The design of this Village Center should establish a meaningful visual event at this location. The orientation of buildings within the Clopper Village Center should enhance the image and character of the roads that lead to it. Since Great Seneca Highway is recommended to be a landscaped greenway, the Clopper Village Center should contribute to the landscape design along the road edge to maintain a strong visual connection to the parkway design recommended for Great Seneca Highway.

A mix of uses is proposed at Clopper Village Center. The Village Center should be limited to 170,000 square feet of convenience retail and medical and community related offices, with most of the space (approximately 90%) devoted to retail uses. In addition, such uses as a local park, child day-care centers, places of worship and community recreation facilities are appropriate.

The following development guidelines should be considered when reviewing development proposals for this Analysis Area:

- Creation of pedestrian and bicycle connections between the Village Center and the adjoining uses.
- Creation of buffers between the adjacent residential areas and the commercial uses of the center using public spaces or low-intensity offices, landscaped areas or recreation areas as transitions.
- Achievement of a landscape design along the edge of the Village Center that complements the parkway design of Great Seneca Highway and the natural landscape of South Gunners Branch Local Park.
- Screening of the backyards of residential units from Mateney Road.

The residential area immediately adjacent to the retail component of the Village Center would be appropriate for higher density residential development such as garden apartments or single-family attached units and the Plan recommend that most, if not all, of the 300 multi-family units allowed in CL-8 and CL-9 be located in this area. Further, the residential development in this Analysis Area is an appropriate location for a retirement community. A child or elderly day-care center and a community building should be constructed by the developer as part of the community facilities for this subdivision.

Analysis Area CL-10

Analysis Area CL-10 is zoned PD-4 in conformance with the recommendations of the 1974 *Master*

Plan. It is located north of Seneca State Park between Great Seneca Highway and Riffle Ford Road. This area was recently acquired by the Washington Suburban Sanitary Commission (WSSC) to expand the existing Seneca Wastewater Treatment Plant located at the southeastern edge of the area. This Plan recommends that this Analysis Area be rezoned to the R-200 Zone. This recommendation is consistent with adjacent zoning recommendations and in conformance with the intent of reducing residential densities toward the edge of the planning area.

Stormwater management and erosion control measures for the eastern portion of the property must be carefully planned and implemented to insure protection of existing off-site wetland areas. In addition, a minimum 500-foot-wide buffer, including landscaped berms, should be established along the edges of the property.

Analysis Area CL-11

Analysis Area CL-11 is an undeveloped, 127-acre area that lies on the southwest side of Riffle Ford Road. It is located on a stream that enters Great Seneca Creek below the Seneca Sewage Treatment Plant. A portion of the property lies outside the Germantown Planning Area and is in the Rural Zone; the majority of the area is zoned R-200.

A significant portion of this area (35 acres) was recommended to be part of the South Germantown Greenbelt Park in the 1974 *Master Plan*. The proposed park boundaries were subsequently amended to exclude this area.

The 31-acre portion in the Rural Zone should have been rezoned to the RDT Zone by Sectional Map Amendment (SMA) G-266, which implemented the Agricultural Preservation Plan. It is part of a 73-acre area that was inadvertently omitted from the SMA. Therefore, this area immediately adjoining the Germantown Planning Area, is recommended to be rezoned to the RDT Zone by the SMA following the adoption of this Plan.

The remaining 85 acres should remain R-200 zoning. Should the Seneca Wastewater Treatment Plant be expanded, consideration should be given to plant buffer needs, which could influence house siting on this parcel. PD-2 rezoning would provide the flexibility of design needed, but the number of single-family detached units should be maximized through the use of a waiver on the number of single-family attached units required.

Analysis Area CL-12

Analysis Area CL-12 is a 19-acre area containing an historic resource identified on the *Locational Atlas and Index of Historic Sites*, the C.T. Leaman House (*Atlas Site #19/26*). This resource is not recommended for in-

clusion in the *Master Plan for Historic Preservation* by either the Historic Preservation Commission or this Plan. For more information on the Leaman House, refer to the Historic Resources chapter and to Appendix L.

This Area is located west of Riffle Ford Road adjoining part of the South Germantown Greenbelt Park. The stream next to the property enters Great Seneca Creek downstream from the Seneca Sewage Treatment Plant.

This Analysis Area was recommended to be part of the South Germantown Greenbelt Park in the 1974 *Master Plan*. The proposed park boundaries were subsequently amended to exclude this area. This Master Plan recommends retaining the existing R-200 zoning of this Analysis Area.

Analysis Area CL-A

The Analysis Area is north of Clopper Road between Existing MD 118 and Realigned MD 118. The property is currently zoned R-200. It is surrounded on three sides by highways and has existing and proposed commercial uses to its south and east and townhouses to its north. Analysis Area CL-A was identified as the result of testimony received by the County Council from the property owner.

This one-acre area is appropriate for transitional uses under the C-T (Commercial Transition) Zone, but the issue of compatibility with the adjacent single-family residences needs to be properly addressed.

One avenue to address these compatibility issues would be a rezoning application for the C-T Zone, using the optional method of application and a schematic development plan.

Kingsview Village

KINGSVIEW VILLAGE OVERVIEW (Figure 9 and Table 11)

Kingsview Village is bounded on the east by the Baltimore and Ohio Railroad, on the south by relocated MD 118, and on the north and west by the greenbelt. The Village drains into Little Seneca Creek, which flows through the greenbelt. Major transportation access to Kingsview Village is provided by relocated MD 118, Clopper Road, and the proposed extension of Father Hurley Boulevard (M-27). At present, 889 acres (72 percent) are uncommitted.

Recent residential development has occurred in the eastern portion of the Village. Currently, there are 378 units in Kingsview, but an additional 1,400 units could be built on recorded lots east of Clopper Road. If these housing units were constructed, the resulting housing mix would be predominantly single-family attached.

**TABLE 11
KINGSVIEW VILLAGE: RESIDENTIAL DEVELOPMENT**

Mix of Housing Types	Total	SFD	SFA	MF
Existing + Approved Dwelling Units (January 1, 1987)	1,701	379 22%	1,322 78%	0 0%
1974 Master Plan + Existing + Approved Dwelling Units	5,251	1,879 36%	2,897 55%	475 9%
1989 Master Plan + Existing + Approved Dwelling Units	5,155	3,053 59%	1,497 29%	605 12%
Change from Existing Plus Approved	3,454	2,674	175	605
Change from 1974 Plan	(96)	1,174	(1,400)	130
Residential Land Area (Acres)	Total	Committed	Uncommitted	
	1,231	342	889	

Acreeage does not include dedicated rights-of-way or existing parks and schools.

SFD: Single-Family Detached.

SFA: Single-Family Attached.

MF: Multi-Family.

[Percentages may not total to 100% due to rounding.]

Source: Community Planning North Division, Montgomery County Planning Department.

This Master Plan proposes to increase the opportunity for additional detached units west of Clopper Road. The western portion of the Village is particularly appropriate for single-family detached units to reflect the Corridor City concept of development, environmental concerns, and the need to increase the number of single-family detached units.

When the residential development of Kingsview Village is complete, 15,200 people are projected to reside there. Most of the development on the 889 acres of uncommitted land should be single-family detached homes.

This Master Plan also recommends that a community recreation center be developed on the 30 acre County-owned site on Clopper Road. This center should be designed so that a school can also be accommodated, should an additional school be required in the future. Present projections indicate that such a school will not be needed. This excellent site is large enough to accommodate a full community recreation center, complementary community uses, and a school sharing some recreation facilities, if needed.

Some issues related to Kingsview Village have been considered in the Townscape Design chapter. These issues include land use relationships as well as functional and visual design concerns.

KINGSVIEW VILLAGE ANALYSIS AREAS (Figure 21 and Table 12)

Analysis Area KI-1

This Analysis Area is located in the northeastern portion of Kingsview Village and adjoins Little Seneca Creek and the railroad tracks. The western edge borders the future portion of the Germantown Estates subdivision, which will have a mixture of single-family detached units, duplexes and townhouses. This undeveloped 171-acre property is zoned R-200 in conformance with the 1974 Master Plan. It has extensive environmental constraints due to the presence of a stream valley with steep slopes covering much of the land area, and to noise impacts from the railroad. The area is also traversed by Father Hurley Boulevard (M-27) with its additional impacts. Only about half of the total area can realistically be developed.

The northern portion of the property is recommended for single-family detached residential development and to retain its R-200 zoning. The southern portion of the property (35 acres) is recommended for garden apartment development under the R-200/TDR Zone. It is recommended for a density level of 11 in order to permit all of the units to be multi-family.

This analysis area is in service categories W-4 and S-4 (service between three to six years) of the *Comprehensive 10-Year Water Supply and Sewerage System Plan*. These categories are recommended to be changed to W-3 and S-3 (service within two years) since the property should be developed concurrently with the adjacent portions of Manchester Farms Subdivision (formerly Germantown Estates). This area is tributary to the sewage pumping station which will serve Manchester Farm.

Analysis Area KI-2

Analysis Area KI-2 is a large area (771 acres) bounded by Clopper Road, Schaeffer Road, and the greenbelt park. Under the 1974 *Master Plan* this Area has been in Stage Four of the Germantown Staging Plan. (Refer to Implementation Chapter.) Therefore, it has not been rezoned in conformance with the Land Use recommendations of the 1974 *Master Plan* and remains zoned R-200. All of the area is in agricultural use. Three tributaries of Little Seneca Creek drain the area.

The entire Analysis Area is recommended to retain its R-200 zoning classification and is appropriate for rezoning to the PD-2 Zone with a density limit of approximately 1.74 units per acre, excluding MPDU's. The purpose of the PD-2 Zone is to enable garden apartments to be used to meet the MPDU requirement instead of townhouses. For example, the dwelling unit mix on the 417 acre King's Crossing area is recommended to be 725 single-family detached units and 110 garden apartments. The use of garden apartments will produce less impervious surface than townhouses on a per-unit basis, which would be beneficial in this environmentally sensitive area. The use of garden apartments instead of townhouses will also improve the mix of housing types in Germantown.

This area drains to a section of Little Seneca Creek, a Class IV (Recreational Trout Waters) stream as defined by the State's Water Use Classification system. (See Appendix C.) The existing water quality in this section is considered to be very high as indicated by its potential for supporting a naturally reproducing trout population. Development in this Analysis Area will be subject to special environmental protection measures. (See Appendix D.)

The *Locational Atlas and Index of Historic Sites* identifies five historic resources in this Area: The Richter/King Farmhouse (*Atlas Site #19/15*), the Richter/

King Farm (*Atlas Site #19/16*), and the Snyder/King Barn #2 (*Atlas Site #19/24*) are not recommended for inclusion in the *Master Plan for Historic Preservation* by the Historic Preservation Commission or this Plan.

The Leaman Farmhouse (*Atlas Site #19/17-1*) was recommended for placement on the *Master Plan for Historic Preservation* by the Historic Preservation Commission and the Planning Board, but this decision was not confirmed by the Council.

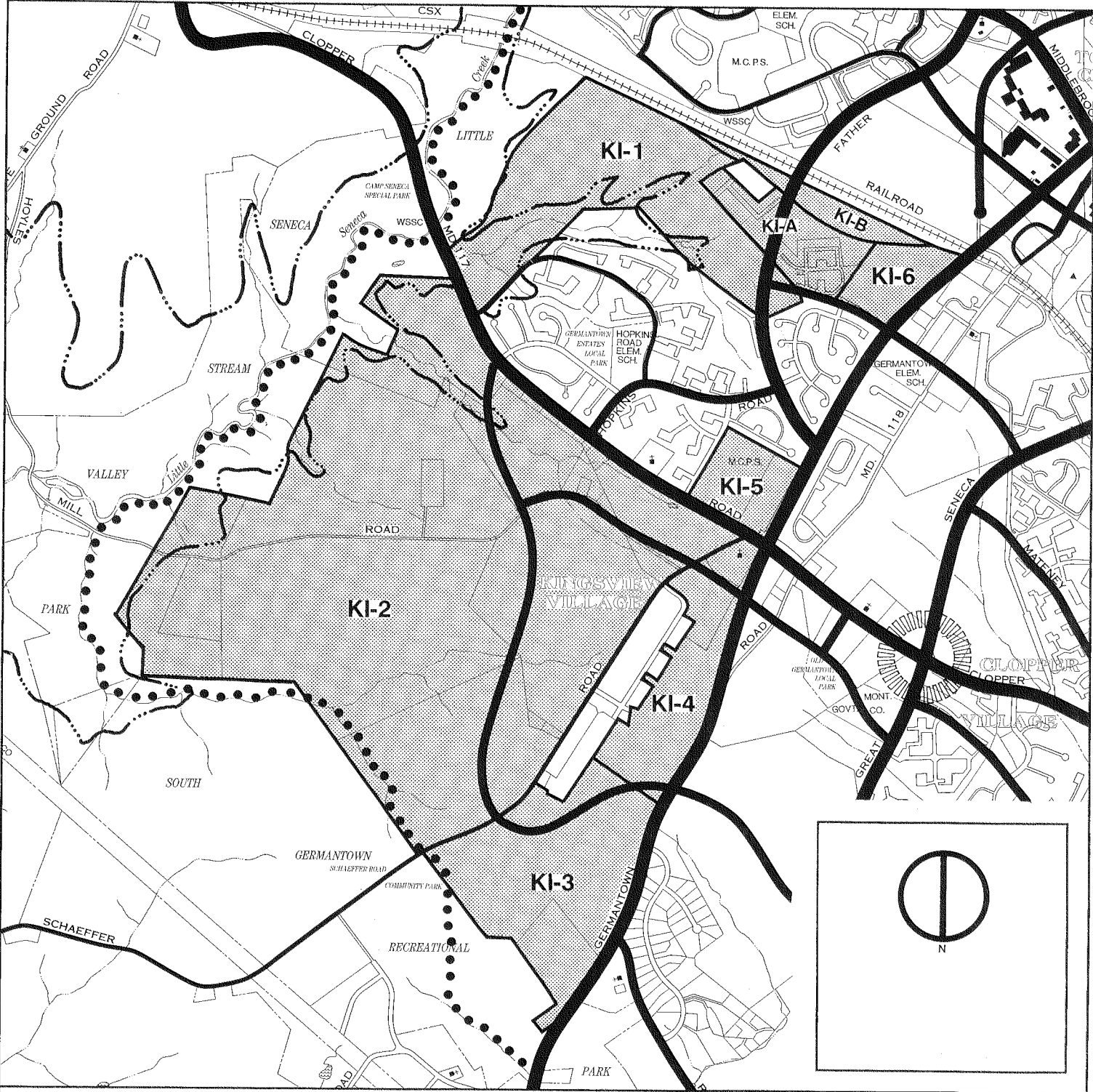
The Henry Musser Farm (*Atlas Site #19/14*) was recommended by the Historic Preservation Commission for historic designation, but the Planning Board did not concur with this evaluation and does not recommend it for *Master Plan* inclusion. The Council concurred with the Planning Board's recommendation.

For more detailed information on, and analysis of these sites, refer to the Historic Resources chapter of this Plan and to Appendix L.

The development of Proposed Road A-297 from Schaeffer Road to Clopper Road and the widening of Hoyles Mill Road create significant environmental issues. The principal impacts of extending arterial roads into the Little Seneca Basin include: additional increase in stormwater runoff; generation of large quantities of pollutants, particularly toxic metals; and the generation of large quantities of sediment. The negative impacts can be diminished if the following mitigation measures are incorporated in the planning, design, construction, and maintenance of the roadway:

- If at all possible, the direct discharge of concentrated roadway runoff to the receiving streams, especially via long pipes or concrete conduits, or over non-vegetated surfaces is to be avoided. For both water quantity and quality reasons, it is recommended that runoff should be conveyed through grass swales 200 feet or more in length leading to a safe outfall. Curb and gutter drainage should be completely avoided to reduce the volume of concentrated pollutant-laden runoff.
- Because of the negative water quality impacts associated with "first flush" runoff, water quality measures such as stone-filled infiltration trenches should be incorporated into roadway design.
- All runoff from the road should be safely conveyed and outfalled. Outfall structures should be designed to dissipate runoff to non-erosive levels. Where appropriate, velocity reduction-dissipating devices such as "plunge pools" and level spreaders should be incorporated into drainage system design.
- All clearing and grading activities shall strictly adhere to the U.S. Soil Conservation Services (SCS) guidelines pertaining to erosion and sediment control. Phased clearing and grading is strongly recommended. Furthermore, all

Figure 21



Kingsview Village: Analysis Areas

 Comprehensive Amendment
to the Master Plan for Germantown

Montgomery County, Maryland


 The Maryland-National Capital Park and Planning Commission

TABLE 12

KINGSVIEW VILLAGE: LAND USE AND ZONING RECOMMENDATIONS

ANALYSIS AREA NO.	ACREAGE	1974 RECOMMENDED LAND USE; EXISTING DEVELOPMENT; & EXISTING ZONING	MASTER PLAN RECOMMENDED LAND USE & RECOMMENDED ZONING BASE/OPTIONAL	POTENTIAL UNITS BASED ON RECOMMENDED ZONING BASE /OPTIONAL ¹	NET TDR'S OVER BASE	COMMENTS
KI-1	171	Residential (2 units per acre); Undeveloped R-200	Residential; R-200 (136 acres) and R-200/TDR (35 acres)	342/657 units	315	Density limited to 11 units per acres on R-200/ TDR portion
KI-2	771	Residential (2, 3, 4, 5, 15, and 28 units per acre) and Village Center; Scattered Single-Family Residential, Otherwise Undeveloped; R-200	Residential; R-200 or PD-2	1,342 units	—	Development subject to stringent environmental mitigation measures (See Appendix D)
KI-3	132	Residential (2 and 3 units per acre); Undeveloped; R-200	Residential; R-200/TDR	264/465 units including MPDU's	132	Dwelling units limited to 465 units including MPDU's
KI-4	73	Residential (2 and 11 units per acre); Undeveloped; R-200	Residential; R-200/TDR	146/292 units	146	Density limited to four units per acre
KI-5	30	Senior High School; Undeveloped; R-200	Recreation and/or school	—	—	Village Center; public recreation, village center commercial, and multi-family residential
KI-6	24	Employment; Undeveloped; I-1	Employment; I-1 (11 acres) and R-200 (13 acres)	—	—	Area recommended for R-200 is suitable for office use and buffer if issues of compatibility can be met
KI-A	38	Residential; Undeveloped; R-90 (23 acres) and RT-6 (15 acres)	Residential; R-90 (23 acres) and RT-6 (15 acres)/PD-15 (38 acres)	230 units including MPDU's	—	Area currently has 230 recorded townhouse lots
KI-B	21	Railroad Right-of-way; R-200	Employment; I-3 (0.25 FAR)	—	—	

¹ Unless otherwise noted, the number of potential dwelling units indicated are the maximum permissible, without the density increase for providing Moderately Priced Dwelling Units (MPDU's). Any subdivision of 50 or more units must include 12.5 percent MPDU's, in which case a density increase of up to 20 percent and optional development standards and unit types are permitted. The number of dwelling units also does not reflect cluster densities.

sediment traps should be designed to maximize trapping efficiency. The use of so-called "super traps," sediment traps which have storage capacities far exceeding those required by the SCS, is strongly recommended. The use of sediment basins, which are more costly but have a much higher trapping efficiency than sediment traps or "super traps," should be seriously considered. All erosion and sediment control measures are to be properly and expeditiously employed and maintained. Disturbed areas which will be left exposed to erosive forces for more than 30 days should be seeded and mulched in accordance with SCS guidelines.

- If possible, the use of fine sands and road salts during winter operations should be minimized, as these materials significantly increase the suspended and dissolved solids loads on receiving waters.
- All storm drainage and erosion/sediment control plans are to be reviewed and approved by the Planning Board's Environmental Planning Division as well as by the Parks Department.

The adherence to these measures may add additional cost to the construction and maintenance of the roadway.

Special guidelines for development in this Analysis Area are provided in the Environmental chapter and Appendix D.

Subdivision plan review should assure that roadways connecting to Proposed Road A-297 in this area are aligned along the ridges and that new stream channel crossings do not occur. An elementary school and a local park are recommended to be located in this Area near the intersection of Proposed Road A-297 and Schaeffer Road.

Analysis Area KI-3

Analysis Area KI-3 contains 132 undeveloped acres at the southwest corner of Kingsview Village. It is bordered by Schaeffer Road to the north, MD 118 to the south, and South Germantown Regional Park on the west. Areas recommended for future residential development lie to the east and across both adjacent roads.

This Analysis Area is appropriate for single-family detached residential development. It is recommended to be rezoned to R-200/TDR at a density level of three units per acre. In response to environmental and compatibility issues the total number of units, including MPDU's should be limited to 465. Unless the Planning Board finds otherwise for environmental reasons, no more than 20 percent of the units should be single-family attached.

Stormwater management outfalls should enter the Great Seneca Creek Basin.

Analysis Area KI-4

Analysis Area KI-4 is an undeveloped 73-acre area zoned R-200 in conformance with the recommendations of the 1974 *Master Plan*. This area is located west of Clopper Road between Schaeffer Road and MD 118 and adjoins the Kingsview Knolls single-family detached subdivision. It lies in an area near existing and future single-family residential units.

This Master Plan recommends this area for primarily single-family detached residences. This Analysis Area is recommended for the R-200/TDR Zone at a density level of four units per acre. Unless the Planning Board finds otherwise for environmental reasons, no more than 20 percent of the units constructed on this property should be single-family attached.

This Analysis Area is located in the Great Seneca Creek Watershed. The sewage flows and stormwater flows from this Analysis Area should all be directed into that watershed.

Analysis Area KI-5

This 30-acre Analysis Area is located at the northern corner of the intersection of Clopper Road and relocated MD 118. Existing townhouses and single-family detached homes border the area to the east and recorded lots for quadraplex residential units are across Kingsview Road to the north. It is zoned R-200 in conformance with the 1974 *Master Plan*. It was acquired in the early 1970's by Montgomery County Public Schools for a senior high school; MCPS is not certain at this point in time whether this site will be needed for a school site.

This excellent, highly visible site should remain in County ownership and developed as a community recreation center to serve west Germantown. The design should ensure that, if a school is needed in this area in the future, it can also be built on this site and certain recreation facilities shared.

Analysis Area KI-6

This undeveloped 24-acre analysis area is zoned I-1 for light industrial use, in conformance with the recommendations of the 1974 *Master Plan*. It is located north of relocated MD 118 between the railroad tracks and proposed Road A-254 (Mateney Road).

This property is the only industrially zoned area on the west side of the railroad. It is bordered on one side by existing single-family detached homes and townhouses. On another side are recorded townhouse lots. The uses permitted in the I-1 Zone are not compatible with a residential community.

Given the proximity of existing and approved single-family residential uses, this Plan recommends that compatibility with the adjacent residential areas be achieved in the following manner:

- Provision of a 50-foot undisturbed easement along the perimeter of the property on all sides except the railroad property boundary.
- Provision of on the sides, along MD 118 and A-254, a 200-foot deep area (including the easement) of moderate intensity offices.
- Limiting building heights to three stories along A-254 and for 600 feet along MD 118 northeast from A-254, with the tallest structure adjacent to the railroad.

The interior of the property is recommended to retain its existing I-1 zoning classification. The easement and office area are suitable for moderate intensity office development in the O-M Zone if the following compatibility issues can be addressed.

- Provision of an undisturbed easement 50 feet deep along the three edges of the property adjacent to residential areas.
- Preservation of mature trees to the maximum extent possible.
- Limiting building heights to three stories along A-254 and for 600 feet along MD 118 northeast from A-254.

Analysis Area KI-A

This Analysis Area includes two portions of the Germantown Estates subdivision. There is a total of 230 recorded lots in these two areas. In order to encourage additional multi-family residential development, this Analysis Area is recommended for rezoning for 100 percent garden apartment development under the PD-15 Zone. The number of units, however, should be limited to 230.

Analysis Area KI-B

This 21-acre Analysis Area is located directly south of the CSX Railroad right-of-way and west of relocated MD 118; it is currently owned by CSX Railroad. The property is surrounded by existing and proposed uses in the R-MX, PD-15, I-1 and R-200 Zones. This Analysis Area was identified as a result of testimony received by the County Council from the property owner.

This Plan recommends that the property be zoned I-3 with a 0.25 FAR. The base zone should be R&D; however, this area is not suitable for the optional method of development due to issues of compatibility with surrounding residential uses.

Middlebrook Village

MIDDLEBROOK VILLAGE OVERVIEW (Figure 10 and Table 13)

Middlebrook Village is bounded by I-270 on the west, relocated MD 118 on the north, and the greenbelt on the east and south. The Village is crossed by MD 355 and Middlebrook Road and the future extension of

Midcounty Highway (M-83) is planned to be built along the eastern edge of the village.

Much of Middlebrook Village has been developed. Approximately 45 percent of the area remains for future residential development. These parcels extend along the eastern edge of the Village and on the western side of MD 355, north of Middlebrook Road. The predominant housing type is single-family attached, followed by garden apartments. In keeping with the Corridor City concept, the properties next to the greenbelt should be built with lower density residences. When Middlebrook Village is complete, approximately 13,000 people are expected to live there.

The Village Center is a large retail area which is located on both sides of MD 355 between Middlebrook Road and Gunners Branch Road/Scenery Drive. This area is in a combination of C-1 and C-3 zoning. Approximately 75 percent of the area is either developed or under construction. The uses in the Village Center will be predominantly convenience retail with some auto-related uses.

Some issues have been considered in the Townscape Design chapter. These issues include land use relationships as well as functional and visual design concerns.

MIDDLEBROOK VILLAGE ANALYSIS AREAS (Figure 22 and Table 14)

Analysis Area MI-1

This Analysis Area contains four acres and has recently been rezoned O-M (Office Building, Moderate Intensity) with a schematic development plan. It is located at the northeast corner of the intersection of MD 355 and relocated Middlebrook Road. It is bordered on the other two sides by existing townhouses.

The review of the site plan should address the following areas of compatibility:

- The buildings should be of the same character and scale as the adjoining residences.
- Adequate buffering should be provided between the proposed uses and the adjoining residences.

Analysis Area MI-2

Analysis Area MI-2 is a 43-acre area located north of the Quail Ridge townhouse subdivision between Blunt Road and the alignment of Midcounty Highway (M-83). It is zoned R-90 in conformance with the recommendations of the 1974 *Master Plan*.

This Analysis Area is an appropriate location for the development of a mixture of single-family detached and attached units in the R-200 Zone because it is located at the edge of the planning area and provides a transition between single-family attached units to the south and a stream valley and single-family detached

TABLE 13
MIDDLEBROOK VILLAGE: RESIDENTIAL DEVELOPMENT

Mix of Housing Types	Total	SFD	SEA	MF
Existing + Approved Dwelling Units (January 1, 1987)	3,688	901 24%	1,775 48%	1,012 27%
1974 Master Plan + Existing + Approved Dwelling Units	7,736	1,301 17%	4,475 58%	1,960 25%
1989 Master Plan + Existing + Approved Dwelling Units	5,180	1,291 25%	2,201 42%	1,688 33%
Change from Existing Plus Approved	1,492	390	426	676
Change from 1974 Plan	(2,556)	(10)	(2,274)	(272)
Residential Land Area (Acres)	Total	Committed	Uncommitted	
	626	340	286	

Acreeage does not include dedicated rights-of-way or existing parks and schools.

SFD: Single-Family Detached.

SEA: Single-Family Attached.

MF: Multi-Family.

[Percentages may not total to 100% due to rounding.]

Source: Community Planning North Division, Montgomery County Planning Department.

units to the north. Approximately one-half of the area is affected by environmental constraints including floodplains and steep slopes. Most of the property is wooded. Because of the extent of environmental constraints, the percentage of single-family attached units may exceed 20 percent of the total. The single-family attached units, however, should not be readily visible from Midcounty Highway (M-83).

Stormwater management quantity controls located on this property do not generally appear feasible due to the severe topography. Water quality controls, however, along with stream channel protection measures provided in this Analysis Area, should be investigated by Montgomery County Department of Environmental Protection.

The floodplain and steep slope areas should be placed in scenic easements. This Plan recommends that this valley remain relatively undisturbed.

Analysis Areas MI-3

This undeveloped 113-acre Analysis Area is divided into several parts by proposed major and arterial roadways. The portion of the property north of the alignment of the Middlebrook Road extended (M-85) is

zoned R-60 and the part south is R-200. This zoning is in conformance with the recommendations of the 1974 *Master Plan*.

Adjoining this Analysis Area are recommended and existing residential areas: garden apartments in Brandermill (west), townhouses in Quail Ridge (north) and future single-family houses in the proposed Seneca Park North Subdivision (south). Great Seneca Park Extension borders the property to the east.

This Analysis Area is the subject of an approved preliminary subdivision plan. The review of the site plan should take into account the recommendations of the Townscape Design chapter.

Analysis Area MI-4

This Analysis Area is zoned R-60 in conformance with the recommendations of the 1974 *Master Plan*. It is a 2-acre parcel, located on Blunt Road, adjacent to one edge of the Fox Chapel Shopping Center. It is currently occupied by a non-conforming commercial use. Given its proximity to the shopping center, it is an appropriate location for a transition use such as a child day-care center or low-intensity medical offices through the special exception process.

This Analysis Area is also suitable for low-intensity office uses under the O-M Zone; but compatibility with adjacent residential uses need to be addressed. One avenue to address this issue would be a rezoning application for the O-M Zone, using the optional method of application and a schematic development plan.

Analysis Area MI-5

This 108-acre property is zoned R-90, RT-12.5, and C-1 in conformance with the recommendations of the 1974 *Master Plan*. It is located on Scenery Drive and is bordered by two tributaries of Great Seneca Creek, the greenbelt park, Seneca Park townhouse subdivision and MD 355. Current development includes Plumgar Local Park on Scenery Drive, a restaurant (nonconforming use) and two single-family detached residences.

This Master Plan recommends the residential portion of this area for low-intensity residential development under the R-90 Zone. This density is recommended in order to achieve the following objectives:

- Residential densities should decrease toward the edge of the planning area.
- The water quality of streams and their tributaries should be better protected through the use of lower residential densities adjacent to them.
- A variety of lot sizes should be established at appropriate locations to provide greater diversity of housing types in Germantown.

Unless the Planning Board finds otherwise for environmental reasons, no more than 20 percent of the total number of units constructed in this analysis area should be single-family attached. These units should be located in the western portions of the area as a transition to the adjacent areas of higher density. A developer-built community building and day-care center as part of the community facilities of this subdivision would be appropriate.

The amount of commercial zoning should be reduced to assure compatibility with the adjacent residential areas. The depth of the commercial property should be reduced by 80 feet and rezoned to R-90. This portion of the property will accommodate the difference in elevation from the proposed gas station to the rear property line. Once rezoned, the residential density is recommended to be clustered onto the adjoining residential property. The vertical and horizontal distances thus provided will create an appropriate separation between the commercial and residential uses. In order not to create an increased setback requirement on the proposed remodeled gas station and car wash,

the extent of rezoning leaves approximately ten feet of C-1 zoned land adjacent to the proposed lot.

Access to the commercial uses should only be from MD 355, not from Plummer Drive.

Analysis Area MI-6

This 51-acre Analysis Area is zoned R-60 in conformance with the recommendations of the 1974 *Master Plan*. It is bordered by Montgomery College to the west, Realigned MD 118 to the north, MD 355 to the east, and Oak Mill Apartments to the south. It is developed primarily with mobile homes and trailer parks. Also located in the Area is the Cider Barrel, the Germantown Inn and Pizza King restaurants, and offices of construction contracting firms; these are nonconforming uses.

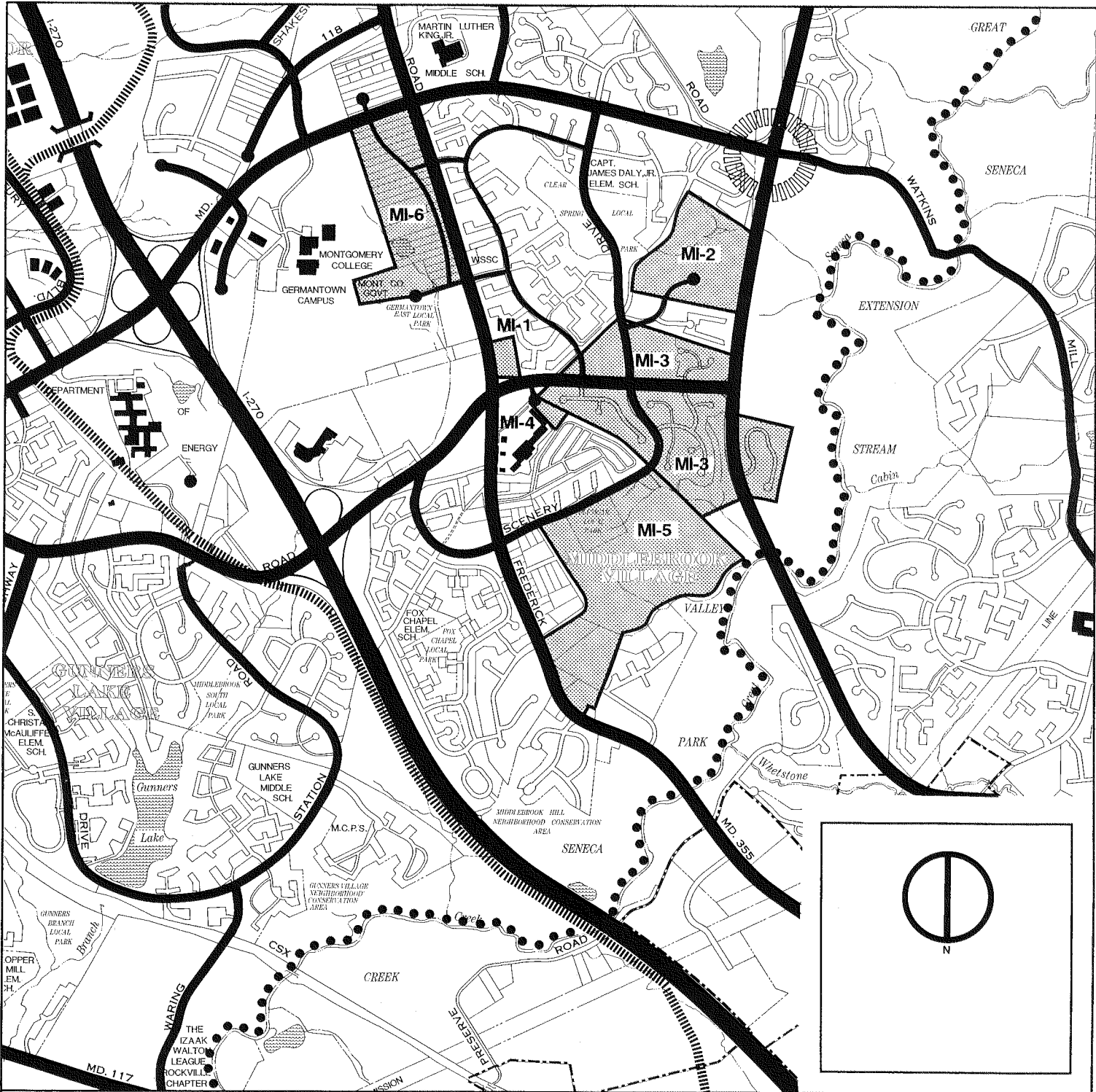
The Cider Barrel (*Atlas Site #19/33*) is an historic resource identified in the *Locational Atlas and Index of Historic Sites*. It is recommended for inclusion in the *Master Plan for Historic Preservation* by this Plan. The environmental setting suggested for this resource is the land under the Cider Barrel, the sign, and the adjacent fruit stand. The widening of MD 355 will bring the road very close to the Cider Barrel. Care should be given to not disturbing the structure or impeding its use as a retail operation. For more detailed information, and analysis of the historical aspects of this site, refer to the Historic Resources Chapter and to Appendix L.

This Plan strongly opposes strip retail development along MD 355. The two exceptions are the Germantown Inn property, a portion of which is recommended for the C-4 (Limited Commercial) Zone, and the Cider Barrel, fruit stand, and parking area, which are also recommended for C-4 zoning.

The remaining portion of the Analysis Area is appropriate for single-family attached and multi-family residential uses and is recommended for R-60/TDR at a density of 12 units per acre, except the Cider Barrel Mobile Home Park area (approximately 17 acres), which is recommended for the R-60/TDR Zone at a density of 15 units per acre.

The current pattern of development has created several access points on the western side of MD 355. The Master Plan recommends that a service drive be developed generally parallel to MD 355 in order to consolidate the traffic into two access points with MD 355. (See Zoning and Highway Plan.) This service drive should ultimately extend to MD 118. This service drive will provide the ability to construct off-street parking and enable the Cider Barrel to continue its historic retail operations.

Figure 22



Middlebrook Village: Analysis Areas



Comprehensive Amendment
to the Master Plan for Germantown

Montgomery County, Maryland

The Maryland-National Capital Park and Planning Commission

TABLE 14

MIDDLEBROOK VILLAGE: LAND USE AND ZONING RECOMMENDATIONS

ANALYSIS AREA	ACREAGE	1974 RECOMMENDED LAND USE; EXISTING DEVELOPMENT & EXISTING ZONING	MASTER PLAN RECOMMENDED BASED ON RECOMMENDED ZONING BASE / OPTIONAL	POTENTIAL UNITS NET RECOMMENDED ZONING BASE / OPTIONAL ¹	NET TDR'S OVER BASE	COMMENTS
MI-1	4	Portion of Junior High School Site; Undeveloped; O-M	Office; O-M	—	—	Rezoned to O-M Zone by Local Map Amendment G-546
MI-2	43	Residential (3 and 5 units per acre); Undeveloped Except for a Single-Family Detached Home; R-90	Residential; R-200	86	—	
MI-3	113	Residential (2 and 5 units per acre); Undeveloped Except for Group of Farm Buildings; R-200 (78 acres) and R-60 (40 acres)	Residential; R-200 (78 acres) and R-60 (40 acres)	424	—	Number of units reflects approved Site Plan 8-88014
MI-4	2	Residential (9 units per acre); Non-conforming Automotive Repair and Residence; R-60	Office; R-60	—	—	Suitable for special exception uses or for low intensity office use under O-M Zone if issues of compatibility can be met
MI-5	108	Residential (5 units per acre) and Park-School; Undeveloped; R-90 (83 acres), RT 12.5 (23 acres) and C-1 (2 acres)	Residential and ; retail; R-90 (106 acres) and C-1 (2 acres)	385	—	
MI-6	51	Residential and Elementary School; Developed and Undeveloped; R-60 (46 acres) and R-200 (5 acres)	Residential and restaurant; R-60/TDR (47 acres) and C-4 (4 acres)	235/615	380	Density limited to 12 units per acre except for approximately 17 acres which are limited to 15 units per acre Historic Resource: Cider Barrel

¹ Unless otherwise noted, the number of potential dwelling units indicated are the maximum permissible, without the density increase for providing Moderately Priced Dwelling Units (MPDU's). Any subdivision of 50 or more units must include 12.5 percent MPDU's, in which case a density increase of up to 20 percent and optional development standards and unit types are permitted. The number of dwelling units does not reflect cluster densities.

Neelsville Village

NEELSVILLE VILLAGE OVERVIEW (Figure 11 and Table 15)

This village is bounded on the west by the Employment Corridor, on the south by relocated MD 118 and on the north and east by the greenbelt. Neelsville Village is crossed by MD 355 (north-south) and proposed road M-27 (east-west). Midcounty Highway (M-83) is planned to extend along the eastern edge of the village.

Only three portions of the village have been developed: existing single-family homes in the southwest corner of the village, an on-going single-family detached subdivision just east of MD 355, and a R-200 subdivision at the eastern edge of the village. These represent a total of 608 homes.

A 1,200,000-square foot Regional Shopping Mall is recommended for a 100-acre site in the center of the Vil-

lage. This site is bordered by Ridge Road (M-27), MD 355, Shakespeare Drive (A-270), and Observation Drive (A-19). A convenience retail center of 150,000 square feet is also recommended at the northeast corner of the site.

The remaining land (475 acres) offers the potential to develop a village with a mix of housing types and densities. The concept for this community includes a variety of single-family detached homes with some garden apartments near the proposed Regional Shopping Mall.

The objectives considered in establishing the density and zoning recommendations of this village are to:

- Protect the water quality in the streams and wetlands.
- Provide opportunities for a variety of residential lot sizes at appropriate locations to provide greater diversity of housing types.

TABLE 15

NEELSVILLE VILLAGE: RESIDENTIAL DEVELOPMENT

Mix of Housing Types	Total	SFD	SFA	MF
Existing + Approved Dwelling Units (January 1, 1987)	607	587 97%	20 3%	0 0%
1974 Master Plan + Existing + Approved Dwelling Units	2,861	937 33%	970 34%	954 33%
1989 Master Plan + Existing + Approved Dwelling Units	2,722	2,256 83%	148 5%	318 12%
Change from Existing Plus Approved	2,115	1,669	128	318
Change from 1974 Plan	(139)	1,319	(822)	(636)
Residential Land Area (Acres)	Total	Committed	Uncommitted	
	734	259	475	

Acreage does not include dedicated rights-of-way or existing parks and schools.

SFD: Single-Family Detached.

SFA: Single-Family Attached.

MF: Multi-Family.

[Percentages may not total to 100% due to rounding.]

Source: Community Planning North Division, Montgomery County Planning Department.

- Reduce residential densities toward the edge of the community.
- Provide transitions between areas of differing densities and types of land use.

In order to achieve these objectives, the land use recommendations have been reduced in selected areas. The result of these recommendations will be a lower density residential community with a variety of lot sizes and dwelling unit types.

The projected population for Neelsville Village is approximately 8,400 people. This community will be served by a convenience retail center, which is planned to contain 150,000 square feet of commercial area, professional offices, two elementary schools, a senior high school, a local park, park-and-ride lot, and such additional uses as child or elderly day-care centers, churches, and private and/or community recreation facilities.

Some issues related to Neelsville Village have been considered in the Townscape Design chapter. These issues include land use relationships as well as functional and visual design concerns.

NEELSVILLE VILLAGE ANALYSIS AREAS (Figure 23 and Table 16)

Analysis Area NE-1

This is an undeveloped 378-acre area located north of Germantown Drive (M-27) in the Little Seneca Creek Basin. It is bordered on the north by North Germantown Greenbelt Park. It is zoned R-200 in conformance with the recommendations of the 1974 *Master Plan*. Since this Analysis Area was recommended for development in Stage Four, it has not been rezoned in conformance with the 1974 Land Use Plan. (Refer to the Implementation chapter.)

This Plan recommends this area for residential development in the R-200 Zone. The northern portion of this Analysis Area includes the proposed North Greenbelt Park. Density from this dedicated parkland is anticipated to be clustered onto the southern portion of the Analysis Area. No more than 20 percent of the total number of residential units should be single-family attached. The attached units should be located in the central portion of the area where their visibility will be reduced by the intervening dwelling units and vegetation.

Two alternative alignments of Proposed Road A-19 are included in this Plan. The alignment selected will affect the amount of land appropriate for single-family development. Should an eastern alignment be selected for A-19, the residential portions of this area that are west of the alignment are appropriate for rezoning to the PD-35 Zone, but only if an environmental review indicates that constraints can be mitigated. No change in zoning should be permitted prior to this re-

view. The selection of the eastern alignment would reduce the area of this Analysis Area from 378 acre to 365 acres.

In this Analysis Area, the Germantown Planning Area is recommended to be enlarged to the north. This shift also amends the Clarksburg Master Plan by reducing its area and changing the land use recommendations from residential to greenbelt park for the undeveloped land south of West Old Baltimore Road.

An elementary school and local park are recommended to be located in this Analysis Area. A community building and child day-care center are appropriate uses to be constructed by the developer of this Analysis Area. They should be located adjacent to the local park. Furthermore, this Plan recommends an additional senior high school be located in this area; its 30-acre site or a suitable alternative should be identified at the time of subdivision approval.

This Analysis Area drains to Little Seneca Creek upstream from Lake Seneca. Little Seneca Creek is designated as a Class IV stream by the Maryland Water Resources Administration because of its high water quality. Therefore, specific environmental criteria have been established for development in this Area. (See the Environmental Chapter and Appendix D.)

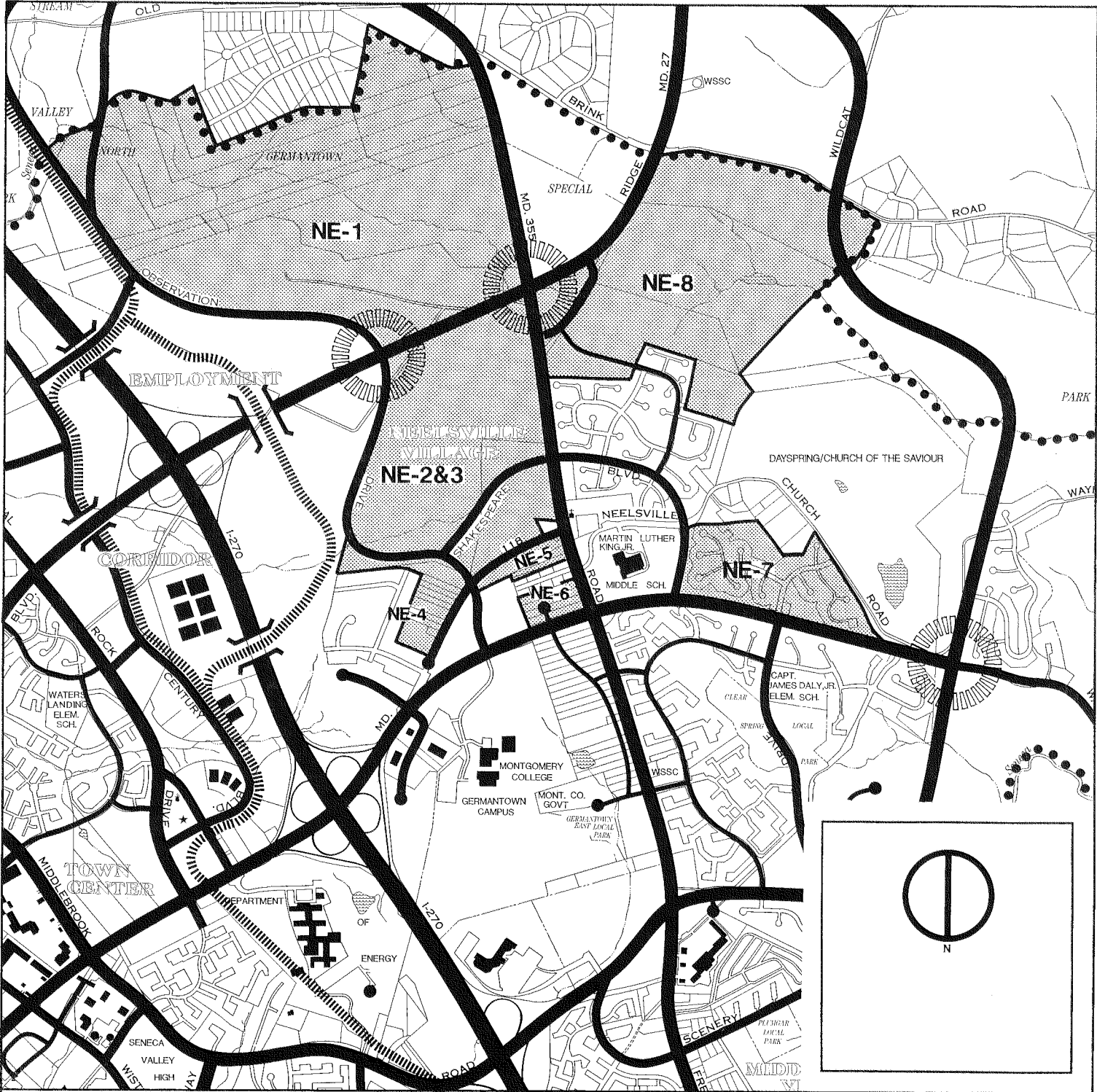
The Dr. William A. Waters House (*Master Plan Site #19/1*) is an historic resource located in this area. This resource is designated on the *Master Plan for Historic Preservation* and is significant to the County both architecturally and historically. Appropriate efforts should be made to encourage its preservation and sensitive adaptive reuse. The house might well be reused as a restaurant and/or community arts center. The environmental setting of this site is the entire parcel, but this setting can be reduced at the time of subdivision plan approval. For more detailed information on and analysis of this site, refer to the Historic Resources chapter and to Appendix L.

Analysis Areas NE-2 and NE-3

Because the proposed location of a regional mall encompasses both Analysis Areas, they should be considered jointly. The combined area of 201 acres is generally bordered by Ridge Road (M-27), MD 355, existing MD 118, and Observation Drive. (See Diagram.) It is zoned R-200 in conformance with the 1974 *Master Plan*. Except for an older house, Londonderry, the area is undeveloped.

A unique wetland, termed a bog, has been identified in the southwestern portion of Analysis Area NE-3. It covers seven acres and has a large cover of sphagnum moss. Canadian Burnet (*Sarguisorba Canadensis*), a rare plant species in this physiographic region of Maryland, occurs there. A water source of the wetland is acidic and appears to be from springs and seeps. The Maryland Department of Natural Resources

Figure 23



Neelsville Village: Analysis Areas



Comprehensive Amendment
to the Master Plan for Germantown

Montgomery County, Maryland

The Maryland-National Capital Park and Planning Commission

TABLE 16

NEELSVILLE VILLAGE: LAND USE AND ZONING RECOMMENDATIONS

ANALYSIS AREA NO.	ACREAGE	1974 RECOMMENDED LAND USE; EXISTING DEVELOPMENT; & EXISTING ZONING	MASTER PLAN RECOMMENDED BASED ON RECOMMENDED ZONING BASE / OPTIONAL	POTENTIAL UNITS NET RECOMMENDED ZONING OPTIONAL / BASE ¹	NET TDR'S OVER BASE	COMMENTS
NE-1	378	Residential (4 and 7) units per acre) and Park-School; Undeveloped Except for Single-Family House; R-200	Residential; R-200	756 units	—	Historic resource: Dr. William A. Waters House
NE-2 and NE-3	201	Residential (7, 11, 22, and 28 units per acre) 2-Park-Schools, Elementary School and Village Center; Undeveloped; R-200	Regional Shopping Mall, Village Center Retail, Office and Residential; R-MX (165 acres) and R-200/TDR (36 acres)	175 units including MPDU's (This number does not include residential units on R-MX zoned area)	68	Park-and-Ride Facility Limited to 100 multi-family and 75 single-family units, including MPDUs
NE-4	16	Residential (2 units per acre); Medical offices in Residential Buildings, Medical Clinic, Residences and Undeveloped Lot; R-200	Residential; R-200	32 units	—	Additional special exception uses are strongly discouraged Recommended for Sewer and Water Service Category 3
NE-5	9	Residential (11 units per acre); Medical Clinic and 2 Residences; R-200	Residential; R-200	18 units	—	
NE-6	10	Residential (3 units per acre) Gas Station, Non-conforming Offices; Residences; R-200 and C-1	Gas Station and Residential; R-200/TDR (8 acres); and C-3 (2 acres)	16/64 units	60	Density limited to 8 units per acre Suitable for special exception uses
NE-7	65	Residential (5 units per acre); Undeveloped; R-60	Residential; R-60	200 units	—	Number of units currently shown on approved Preliminary Subdivision Plan I-87060
NE-8	241	Residential (5 units per acre), Park-School, and Junior High School; Undeveloped; R-200 (34 acres) R-200/TDR (64 acres), and RE-2 (127 acres)	Residential; R-200/TDR (95 acres); RE-2/TDR (140 acres); and C-3 (6 acres)	260/530 units including MPDUs	187	All units, including MPDUs, should be detached. Uses on C-3 zoned property are limited - see text.

¹ Unless otherwise noted, the number of potential dwelling units indicated are the maximum permissible, without the density increase for providing Moderately Priced Dwelling Units (MPDU's). Any subdivision of 50 or more units must include 12.5 percent MPDU's, in which case a density increase of up to 20 percent and optional development standards and unit types are permitted. The number of dwelling units also does not reflect cluster densities.

is conducting an analysis to define more specifically the hydrology of the bog.

Given the rarity of this wetland, it should be available as an opportunity for public education. An interpretive center should be developed so that the public can learn about and from this bog.

To protect this unique natural feature, this Master Plan recommends the use of stringent BMPs to control the quantity and quality of stormwater runoff from surrounding development that will drain to the bog area. Stringent practices during construction activities, such as phased clearing and grading and the use of sediment basins and over-sized sediment traps, are strongly recommended. Measures to promote the infiltration of surface water runoff and replenishment of any groundwater sources for the bog are needed. The specific BMP measures that should be employed will depend, to a certain extent, on the finding of Maryland Department of Natural Resources with respect to the hydrology of the bog area. The development review process for any development within the drainage area of the bog should include the review and approval by Maryland Department of Natural Resource's Natural Heritage Program staff, as well as Montgomery County Planning Department staff.

This Plan further recommends the creation of a vegetated buffer around the bog (approximately 200 feet; to be explicitly defined at the time of subdivision approval based on further environmental study) to promote the infiltration of surface water runoff and to provide an additional measure of filtering pollutants from stormwater runoff. Because the bog and other adjacent wetland areas are currently surrounded by crop fields and pasture, re-vegetating the recommended buffer area with appropriate trees, shrubs, and herbaceous plant material will be required of all new development that drains to the bog area.

All building structures, roads and other impervious surfaces must remain outside the recommended buffer area. This will also require the bridging of proposed A-19 over the western edge of the bog.

A Regional Shopping Mall is proposed for the northwestern portion of the combined area. At this location, it will be bordered by MD 355 and MD 27 (Ridge Road) which has direct access to both I-270 and Midcounty Highway. Thus, it will have excellent accessibility from all population centers north of Gaithersburg. The Regional Shopping Mall is recommended to contain up to 1,200,000 square feet of retail area. Also located on the 100-acre site should be a separate 150,000 square foot convenience retail center near the intersection of MD 355 and Ridge Road (M-27). In addition, there should be a 5-acre park-and-ride facility adjacent to Ridge Road. Residential development is also encouraged as part of the mixed-use project. The resi-

dential units should be located near the Transit Easement.

The proposed R-MX Zone is recommended for NE-2 and NE-3 with the exception of 36 acres in the southeastern corner. The Regional Shopping Mall and convenience retail center are recommended to be developed under the mixed-use optional provisions of the R-MX Zone.

The following development guidelines should be considered when reviewing development proposals for this Analysis Area:

- Providing well-identified entrances.
- Providing visual buffering along all edges of the mall area.
- Providing clear and safe pedestrian and bicycle connections.
- Providing access to mall entrances for bus transit service and a bus transfer area.
- Developing all commercial uses within NE-2 and NE-3 as integral parts of the planned retail centers.

The development of a Regional Shopping Mall at this location creates a need to strengthen the level of activity in the Town Center. It is important that the regional shopping mall not reduce the significance of the Town Center and, in particular, its mixed-use center as a community focal point. This Plan, therefore, strongly recommends that a Cultural Arts Center (or a similar public amenity) be provided in the Mixed-Use Center as the public facility and amenity related to the project plan approval of the regional shopping mall and convenience retail center. Further, movie theaters, other entertainment uses, and eating and drinking uses should be limited so that the Town Center (and, in particular, its Mixed-Use Center) can become established as a major community focal point. The limitation should be as follows:

Until five years after the issuance of use and occupancy permits for the Cultural Arts Center and 100,000 square feet of retail space in TC-1 or until 2005, whichever comes first, the following use limitations should apply:

- No movie theaters or other entertainment-related buildings or facilities (e.g., theaters, concert halls, etc.).
- No eating and drinking establishments in excess of 30,000 square feet, with 25,000 square feet to be located one or two identifiable food courts and the remaining 5,000 square feet at individual locations.
- No free-standing restaurants in Analysis Area NE-2 and NE-3.

The 39-acre area in the southeastern corner is in a different ownership than the rest of Analysis Area NE-

2 and NE-3. It is divided into two portions by Shakespeare Boulevard.

The maximum yield may not be achieved due to detailed design limitations and the need to provide internal open space and community recreation facilities.

If, for some reason, the Regional Shopping Mall is not developed, 60 acres in the northeastern portion of the combined area would be suitable for development of a Village Center. This Village Center should include a 150,000 square foot convenience retail area, garden apartment and/or single-family attached residences, professional offices, community recreation, a local park, and a 5-acre park-and-ride lot. Other compatible uses include religious facilities and child and/or elderly day care centers. The Village Center could be developed as a mixed-use center under the R-MX Zone or through rezoning to the PD-4 Zone.

The remaining area would then be recommended for residential development under the TDR option of the R-MX Zone at a density of six units per acre. Multi-family units should be located near the transit easement and/or near the retail component of the Village Center.

The 9-acre portion located north of Shakespeare Boulevard is recommended for the R-MX Zone so that it could be combined with the larger property and developed as part of the planned mixed-use center. If it is not acquired it would be appropriate for rezoning to the C-T Zone.

The portion south of Shakespeare Boulevard is recommended for the R-200/TDR Zone at a density level of 11 units per acre.

The maximum number of units in this 36-acre portion including MPDU's, should be 100 garden apartments in the northern part and 75 single-family detached units in the southern part. The MPDU requirement for both areas should be met in the northern part.

An historic resource identified on the *Locational Atlas and Index of Historic Sites*, Londonderry (Atlas Site #19/4), is located adjacent to MD 355. This resource is not recommended for inclusion in the *Master Plan for Historic Preservation* by either the Historic Preservation Commission or this Plan. Although Londonderry does not warrant historic designation, it should be adaptively reused as part of the development of this area.

Analysis Area NE-4

Analysis Area NE-4 is located on the north side of existing MD 118 between Goldenrod Lane and Observation Drive. It is zoned R-200 in conformance with the recommendations of the 1974 *Master Plan*. It contains 16 acres and the current development consists of a group of lots with single-family detached residences, a vacant parcel, and a medical clinic. Several of the resi-

dences have been converted to medical offices and facilities for charitable organizations. To the north of this Analysis Area is Meadowbrook Estates, a single-family detached subdivision. To the south across existing MD 118 is a property in the O-M (Office Building-Moderate Intensity) Zone. With the realignment of MD 118, the traffic will diminish and this area should then return to a single-family detached community.

There is a significant concentration of medical practitioners in the immediate area as special exception uses and resident practitioners. Therefore, additional special exception uses are strongly discouraged unless they are consistent with the low-density residential character of this area.

This Plan further recommends that the water and sewer service categories be changed so that the entire Analysis Area is in categories 1, 2, or 3.

Analysis Area NE-5

This Analysis Area is located on the southern side of existing MD 118 and it extends from MD 355 to Observation Drive. It is zoned R-200 and was recommended for the RT-10 zoning classification by the 1974 *Master Plan*, as amended. Current development consists of a medical clinic in a converted single-family detached structure and two single-family detached residences. To the south of the site is an undeveloped, R-200 zoned property and existing single-family detached residences in the R-200 Zone. The area to the north, Analysis Area NE-2, is recommended for single-family residential development under the R-200/TDR Zone. The Analysis Area fronts on existing MD 118; the traffic on this road will decrease significantly with the opening of relocated MD 118. Thus, the impact of traffic noise will diminish, increasing the appropriateness of this area as a single-family detached residential area. Therefore, this Master Plan continues to recommend this area for residential development at two units per acre under the R-200 Zone. Clustering into single-family attached units is not recommended.

Any special exceptions considered for this area should be of a compatible scale to the existing single-family detached residences. Special exception uses that conflict with the intent to maintain the single-family detached residential character of the area are not appropriate.

Analysis Area NE-6

Analysis Area NE-6 is a 10-acre area in multiple ownership situated along the western edge of MD 355 just north of the alignment of relocated MD 118. There are existing single-family detached residential units on Collins Drive which back onto this Analysis Area. There is an existing gas station on the southeast corner on an area of C-1 zoning. The remainder of the area is zoned R-200. The residential zoning is in conformance with the zoning recommendations of the 1974 *Master*

Plan. But the C-1 zoning is not reflected on the Land Use Plan or the Zoning Plan.

As shown on the Zoning and Highway Plan, an arterial road is proposed to provide access to this area from relocated MD 118.

The relocation of MD 118 adjacent to the site and the widening of MD 355 in the immediate area will significantly reduce the amount of C-1 zoned land for the gas station below that on which it can operate. Additional commercial zoning is needed in order to enable this existing use to remain. Although scattered commercial development is discouraged, it is not the intent of this Plan to put existing commercial uses out of business. Therefore, in this instance, this Plan does not oppose the continuation of this individual commercial use.

The southeastern corner of this Analysis Area could be appropriate for the C-3 (Highway Commercial) Zone in order to retain the existing gas station but the C-3 Zone permits several uses that would not be compatible at this location. Further, the issue of the compatibility of such a retail use relative to existing and proposed adjacent residential uses must be addressed. The extent of the area suitable for the C-3 Zone is that portion of the southern two parcels between MD 355 and the proposed arterial road; this area includes approximately 2.4 acres.

Development of the area appropriate for the C-3 Zone should respond to the following guidelines:

- Building and parking should be set back from the adjacent R-200/TDR zoned property at a distance equal to the minimum setbacks required for the adjacent R-200/TDR Zone.
- Adjacent residential uses should be protected from noise and visual intrusion by use of fences, walls, berms, landscaping or a combination thereof.
- If, at the time of site plan review, the Planning Board determines that a three-story building would not be compatible with adjacent development, the height of the building may be reduced to two stories.

The remaining portion of the area is recommended for the R-200/TDR Zone at a density of eight (8) units per acre. This area is also suitable for special exception uses as transitions between the potential gas station and adjoining residential uses. Consideration of requests for special exception uses should take the following compatibility into account:

- An adequate buffer should be provided between guidelines proposed uses and adjacent residences.
- All special exception use buildings should be of a single-family residential character.

- Parking areas should be visually buffered from adjacent roads and residential areas.
- Lighting should not create negative impacts on adjacent residential areas.

Analysis Area NE-7

This 65-acre area is located just north of relocated MD 118 (M-61) and east of Martin Luther King, Jr. Middle School; it is zoned R-60 in conformance with the recommendations of the 1974 *Master Plan*. This Analysis Area contains the headwaters of an unnamed tributary of Great Seneca Creek.

In order to achieve the following objectives, this Plan recommends that a site plan for this area should reflect the following guidelines:

- Given the extent of frontage along relocated MD 118 (M-61), it is important that adequate setbacks be provided from the edge of right-of-way for noise separation and landscaping.
- The backyards of units should not be visible to travelers on MD 118.

Analysis Area NE-8

This undeveloped, 225-acre Analysis Area is located north of the Stratford Knolls subdivision and south of Brink Road, including the proposed greenbelt park at the north edge of the planning area. The entire Analysis Area is zoned for residential development with 127 acres of RE-2 zoning, 34 acres of R-200 zoning, and 64 acres of R-200/TDR zoning. The area zoned R-200/TDR is recommended for a density of five units per acre. These zoning classifications are in conformance with the recommendations of the 1974 *Master Plan*, as amended.

The boundary of the Germantown Planning Area is recommended to be extended north to Brink Road. This change also amends the 1980 *Functional Master Plan for the Preservation of Agriculture and Rural Open Space*. The effect of the change is to place more residential land within Germantown by shifting the greenbelt park north to Brink Road. By doing so, the residential development can be clustered off the land to be dedicated for greenbelt park and still achieve a compatible density on the land to be developed.

The right-of-way of the current alignment of Ridge Road (MD 27), which crosses this area, is recommended to remain open as an arterial roadway. The triangular property between MD 355, existing MD 27 and proposed M-27 is recommended for limited retail use under the C-3 Zone. The uses appropriate at this location are limited to a convenience food and beverage store, a gas station, a car wash, and a bank. The development of this property should recognize its gateway location through the placement of the buildings, landscaping and berming, and building design. The building materials, roof line, and landscaping should be

consistent with those of the convenience retail center across MD 355. Further, the development of this property should be compatible with the proposed residential development across MD 27 and particular care should be taken in the design, height, and location of exterior lighting fixtures.

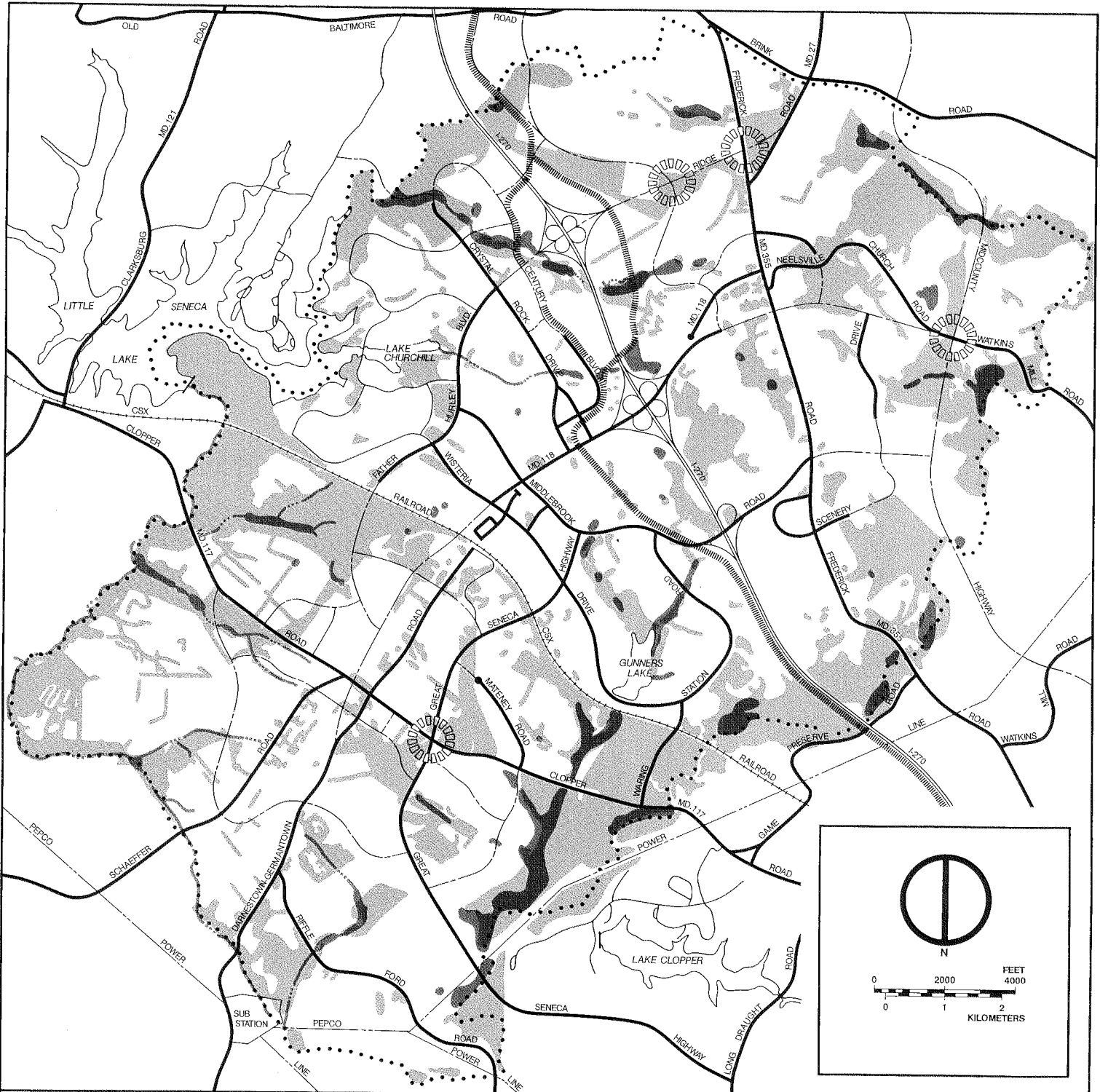
This Master Plan recommends rezoning the remaining R-200 area to R-200/TDR and rezoning the RE-2 area to RE-2/TDR. An isolated two-acre area of RE-2 zoned land near M-27 is recommended to be rezoned to R-200/TDR. For purposes of development standards, the RE-2/TDR area is recommended for four units per acre and the R-200/TDR area is recommended for five units per acre. For compatibility and environmental reasons, however, the units from the RE-2/TDR area are recommended to be limited to 125, including MPDU's, and the R-200/TDR area to 375 units, including MPDU's. These dwelling unit limits have been established in response to compatibility and

environmental issues, but the maximum yield may not be possible due to detailed design limitations and the need to provide internal open space and community recreation facilities. The residential development is recommended to be clustered in the southern portion of the area away from the proposed greenbelt park and the elementary school site.




All of the units built in this Analysis Area should be single-family detached, including MPDUs.

A ten-acre portion of this Analysis Area is zoned R-200/TDR and is recommended for development at three units per acre. This area was recommended as the location of an elementary school in the 1974 *Master Plan*. If the elementary school is not located on this property it should develop at three units per acre under the R-200/TDR Zone.

Figure 24



Environmentally Sensitive and Wooded Areas

- 1 Approximate location of Nontidal Wetland Areas, subject to field verification. 
- 2 Wooded Areas 
- 3 Class IV Streams 

 **Comprehensive Amendment to the Master Plan for Germantown**
 Montgomery County, Maryland
 The Maryland-National Capital Park and Planning Commission

Source:
 1. US Fish & Wildlife Service National Nontidal Wetlands Inventory Maps
 2. Maryland Water Resources Administration
 3. Montgomery County Topographic Survey, M-NCPPC, April 1985