

# Germantown Forward

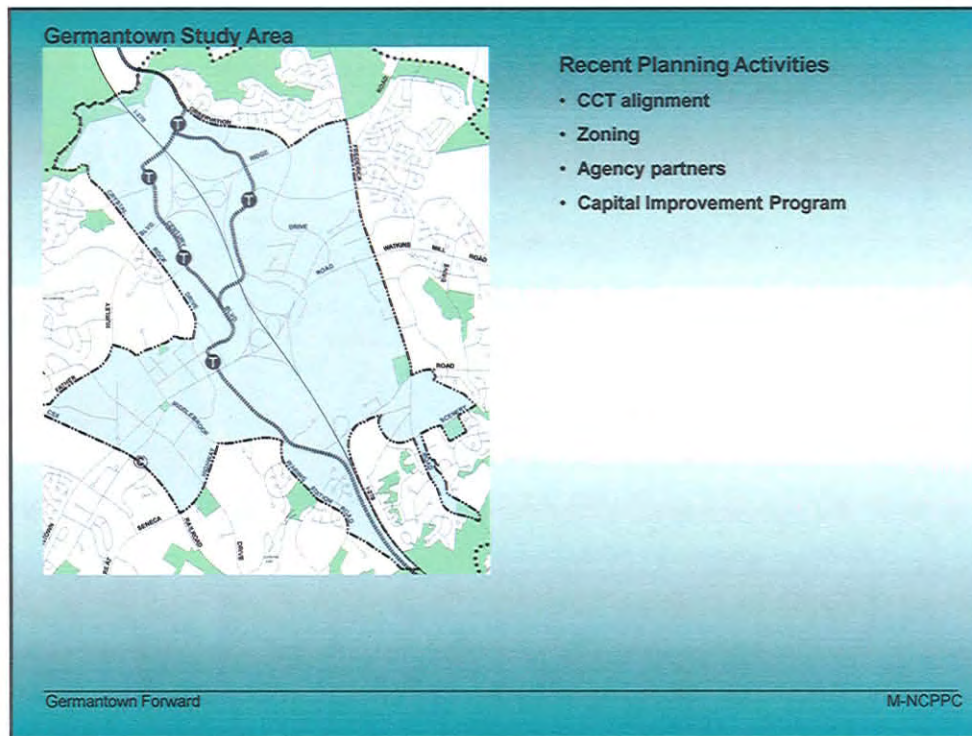
Status Report to Germantown  
Community Advisory Committee

March 11, 2008



Germantown Forward

M-NCPPC



CAC:

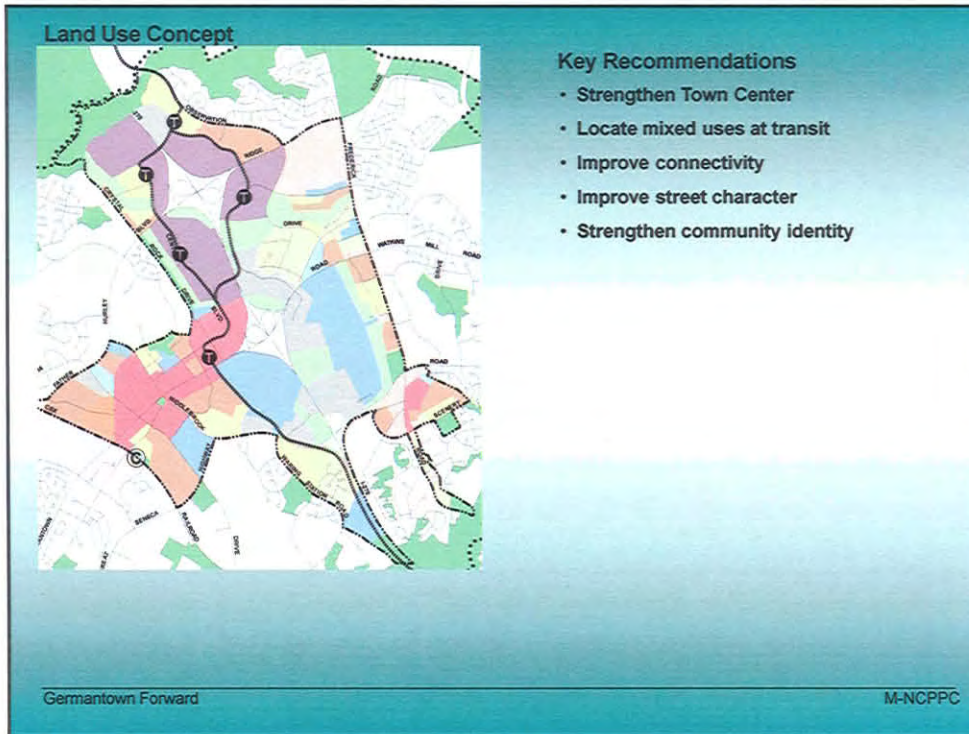
Support the original CCT alignment.

Do we have any updated information about a possible arena?

Council should have improvements in the CIP to address the Growth Policy results for Germantown East.

Developers are asked to build roads, but this results in gaps. Don't allow gaps.

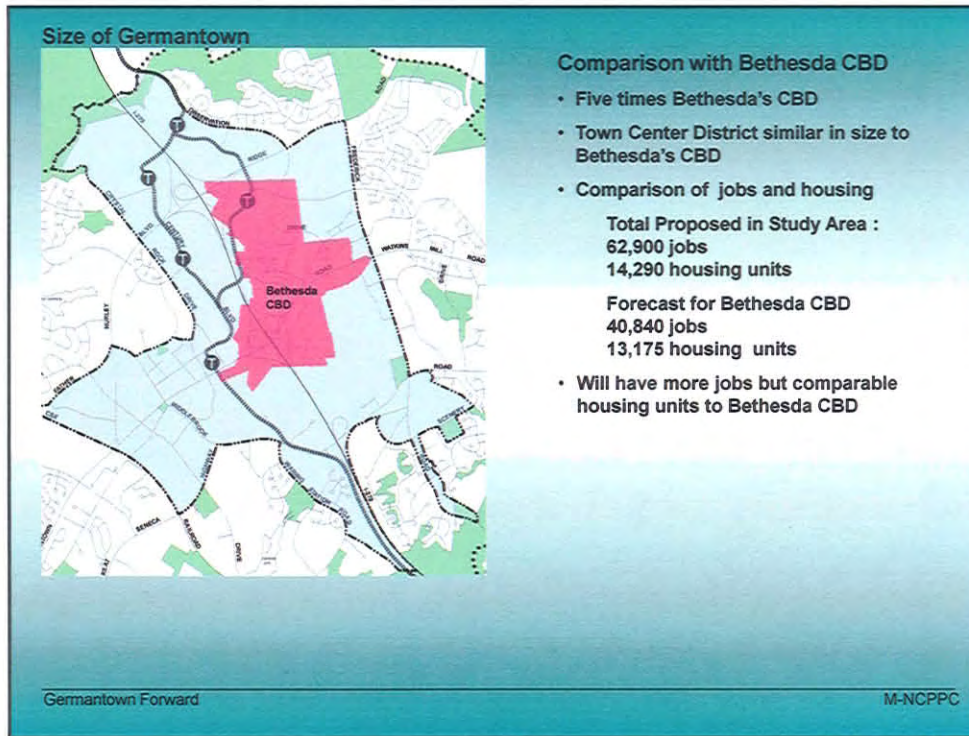
Other attendees:



CAC:

Other attendees:

Overall, the planning is not as comprehensive on the east side as on the west side.  
Need to plan for the next 20-30 years as much on the east side of I-270 as west of I-270.

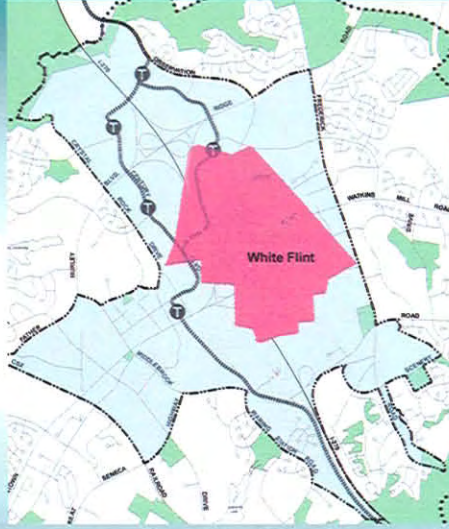


CAC:

Is the last bullet correct? [correction made]

Other attendees:

### Size of Germantown

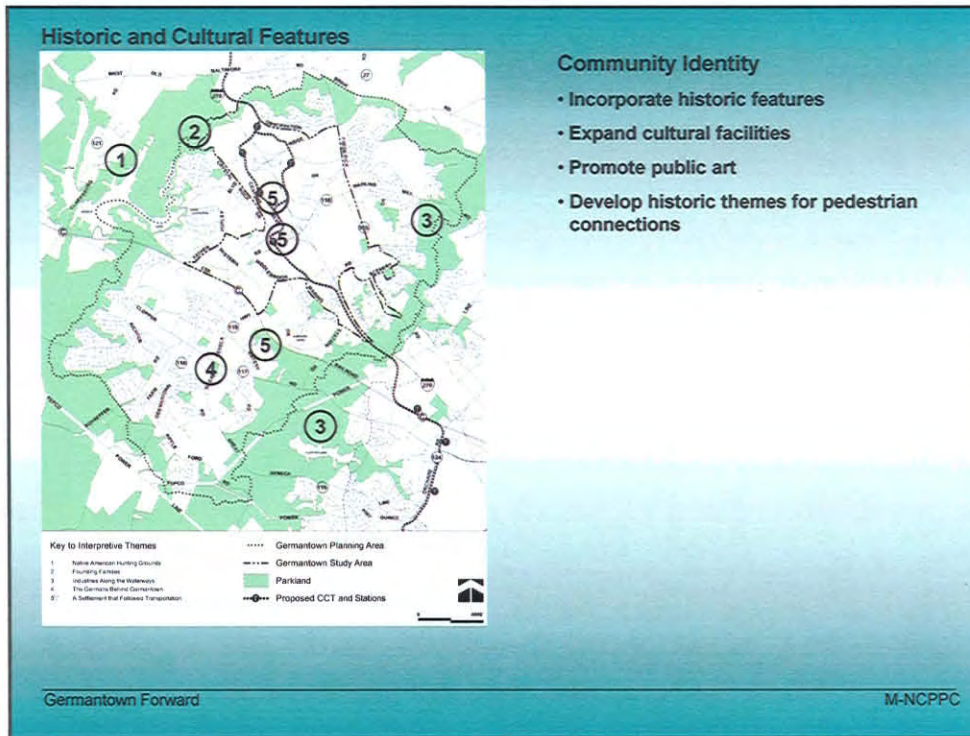


### Comparison with White Flint

- Four times the White Flint Study Area
- Comparison of jobs and housing
  - Total Proposed in Study Area :  
62,900 jobs  
14,290 housing units
  - Current Planning for White Flint  
41,410 jobs  
13,965 housing units
- Will have more jobs but comparable housing units to White Flint

CAC:

Other attendees:

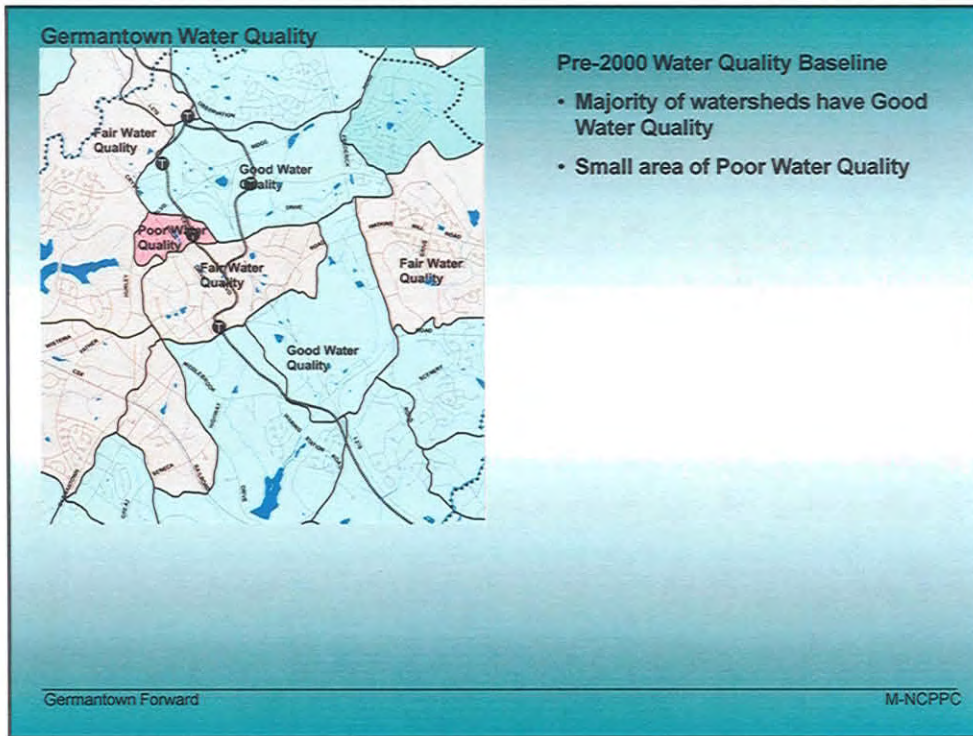


#### Community Identity

- Incorporate historic features
- Expand cultural facilities
- Promote public art
- Develop historic themes for pedestrian connections

CAC:

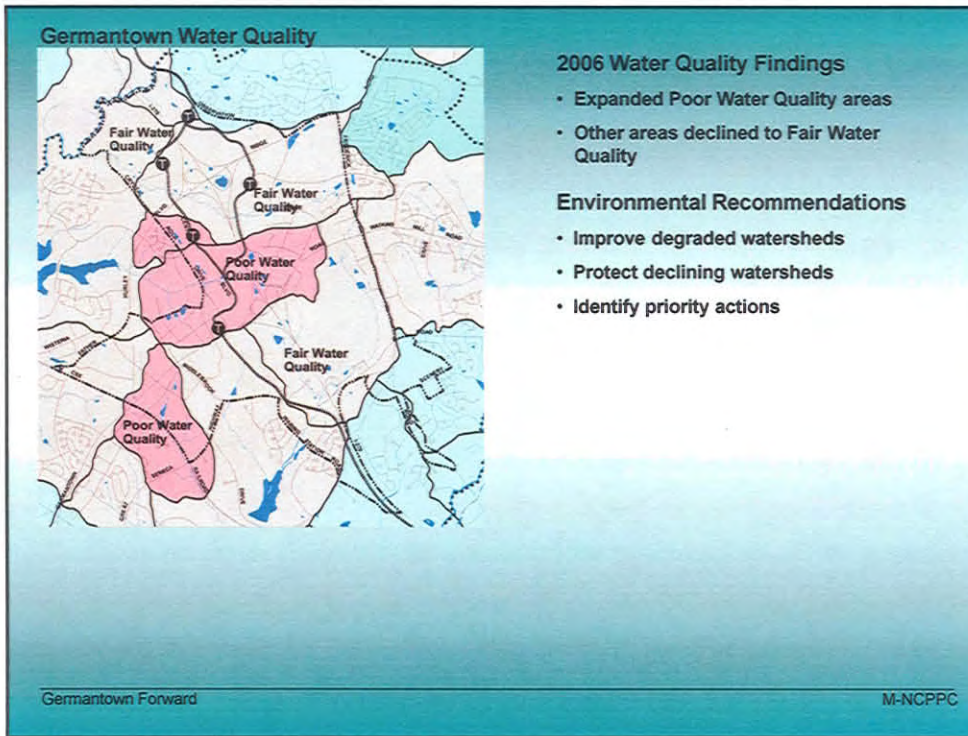
Other attendees:



CAC:

Other attendees:

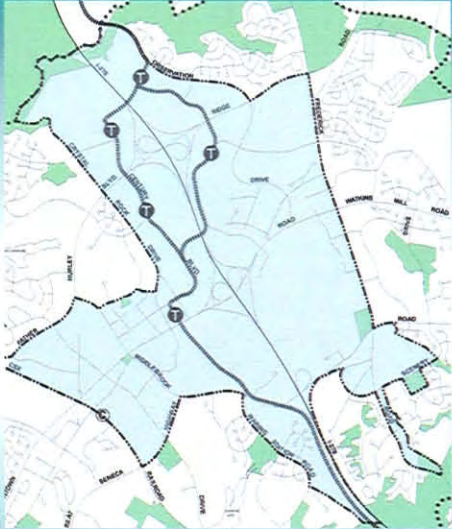
Explain geography. Where do the boundaries between watersheds with Fair Water Quality and Good Water Quality fall?



CAC:

Other attendees:





**Sustainability Principles**

- Achieve compact development
- Create pedestrian and bicycle friendly design within a connected street network
- Reduce impervious surfaces
- Retain high-value natural resources
- Attain LEED Certification
- Encourage energy efficiency
- Achieve extensive plantings and continuous street tree canopies
- Utilize integrated storm water management
- Restore and enhance natural areas
- Promote recycling
- Achieve noise compatible site design

Germantown Forward M-NCPPC

CAC:

Other attendees:

Bullet text should read as reducing impervious surfaces. [typo corrected]

**Germantown Districts**

The map displays several distinct districts in Germantown, each color-coded: North End (light green), Seneca Meadows/Milestone (purple), Cloverleaf (orange), Town Center (red), Gateway (light green), Montgomery College (light blue), and Fox Chapel (light purple). Major roads like I-495 and I-275 are also shown.

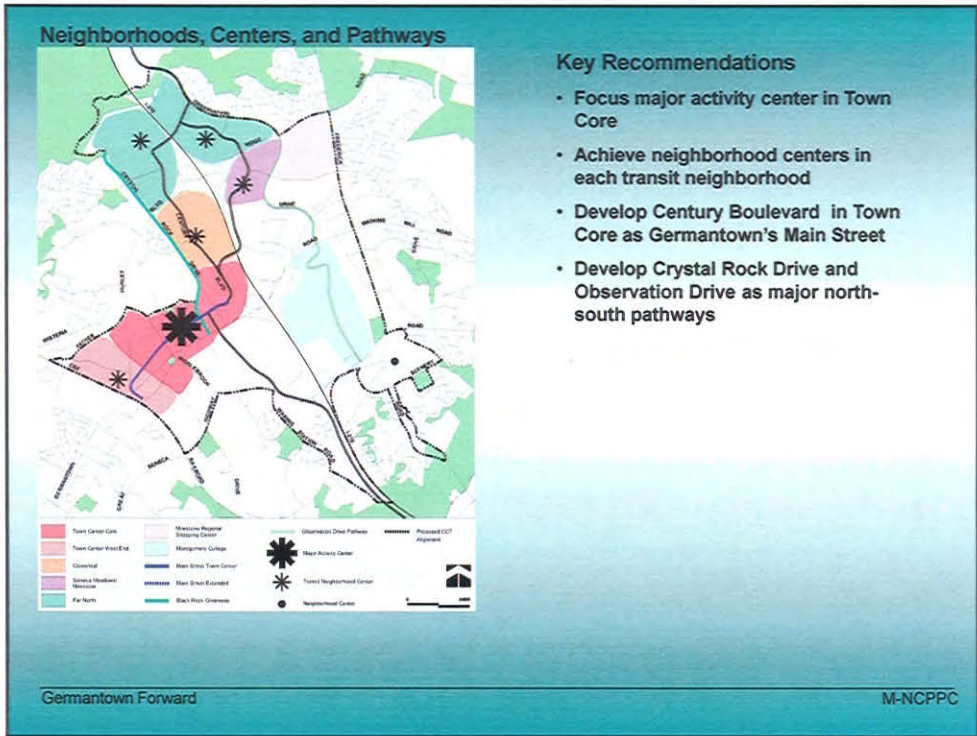
**Districts and Neighborhoods**

- Establish distinct Districts
- Create identity and character with land use and design recommendations

Germantown Forward M-NCPPC

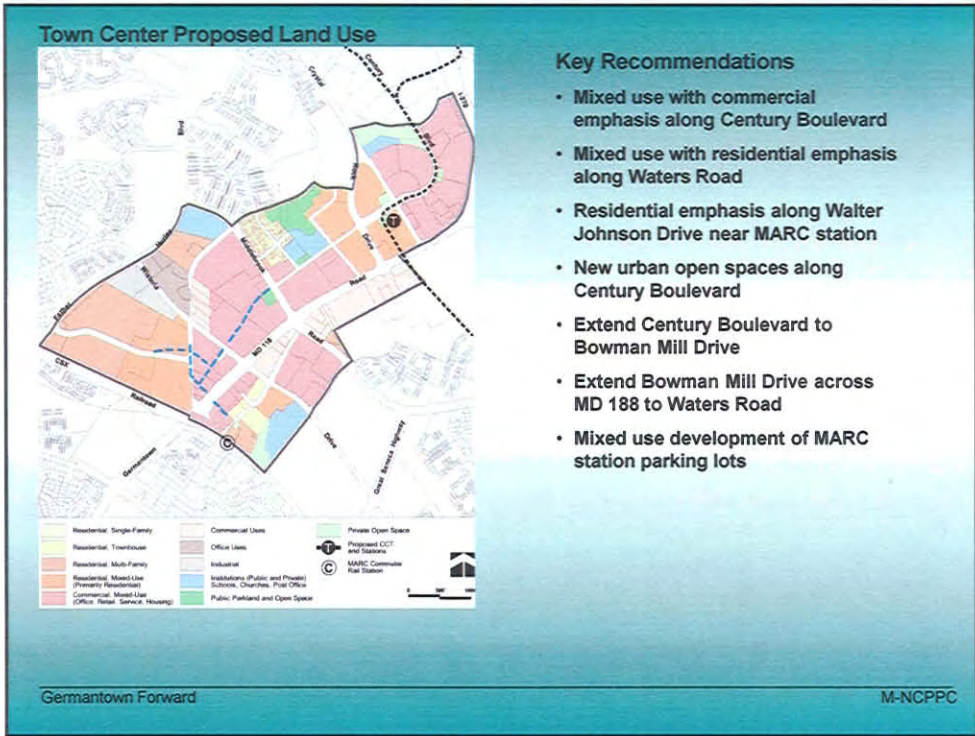
CAC:

Other attendees:



CAC:

Other attendees:



CAC:

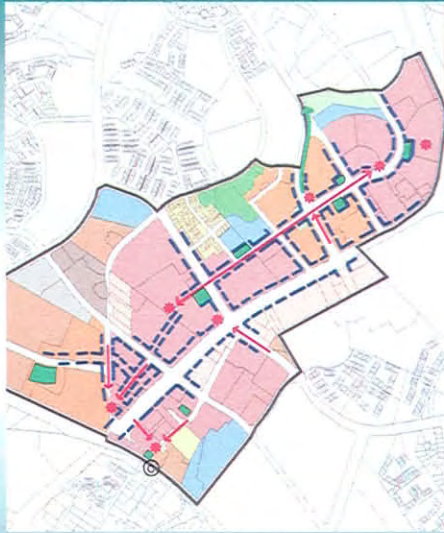
Other attendees:



CAC:

Other attendees:

### Town Center Urban Form



### Design Recommendations

- Create building lines along MD 118 and Century Boulevard
- Expand urban open spaces along Century Boulevard
- Shift Town Square Urban Park to Century Boulevard
- Respond to views
- Allow tallest buildings at transit station (15 stories)
- Achieve a predominately European scale (4-6 stories)



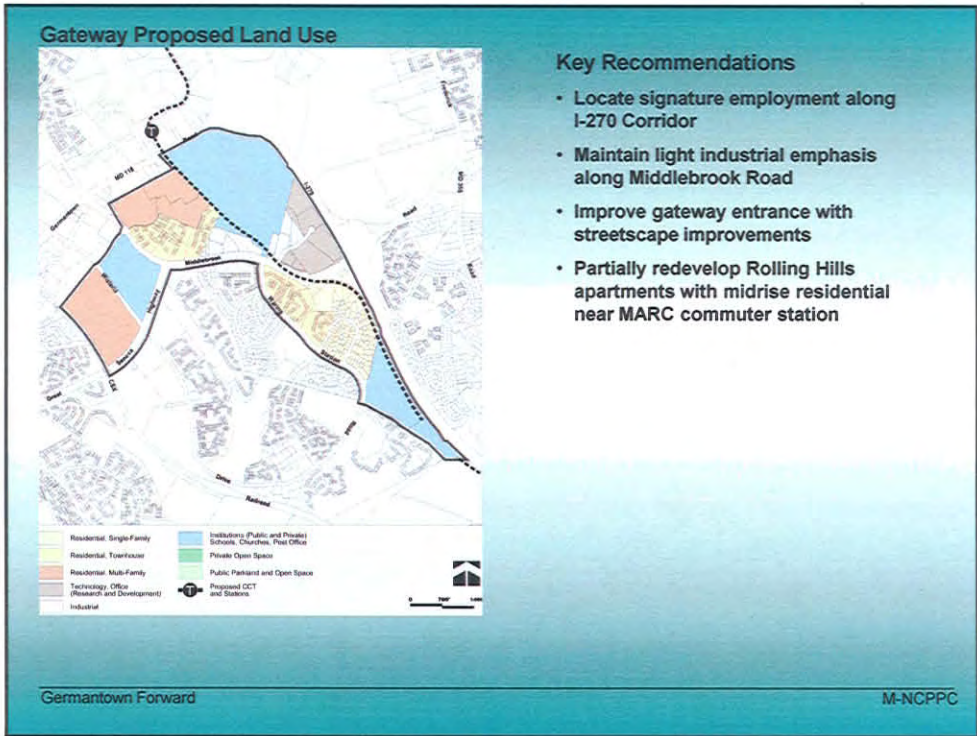
Germantown Forward

M-NCPPC

### CAC:

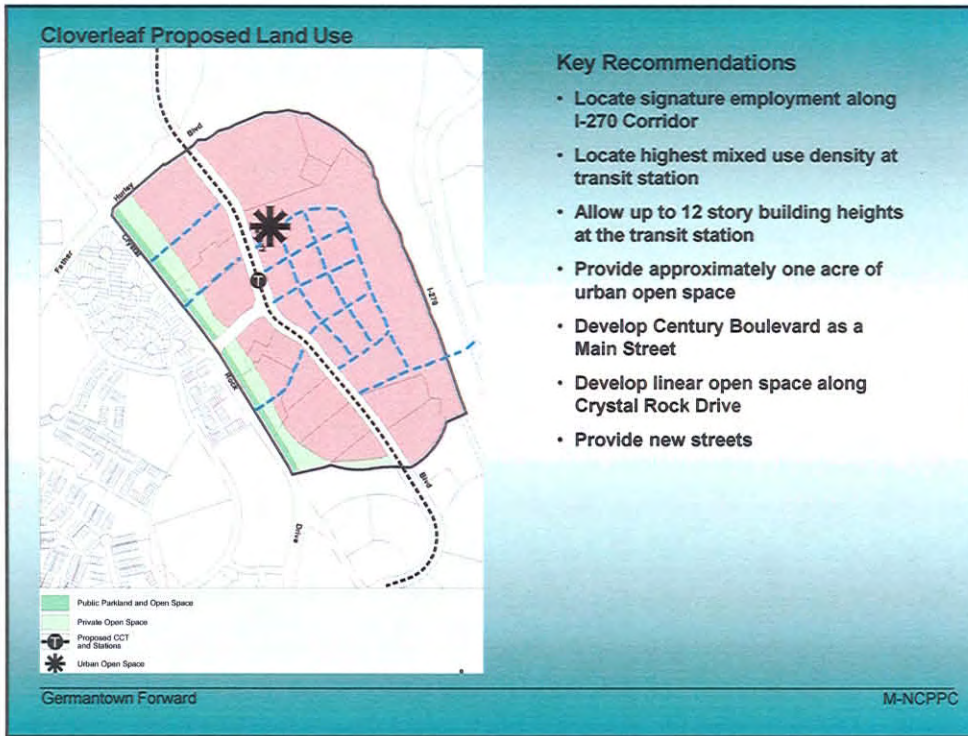
A new architectural focal point is shown adjacent to the theaters. Is this a change from considering the Matan property as the focal point for this area?

### Other attendees:



CAC:

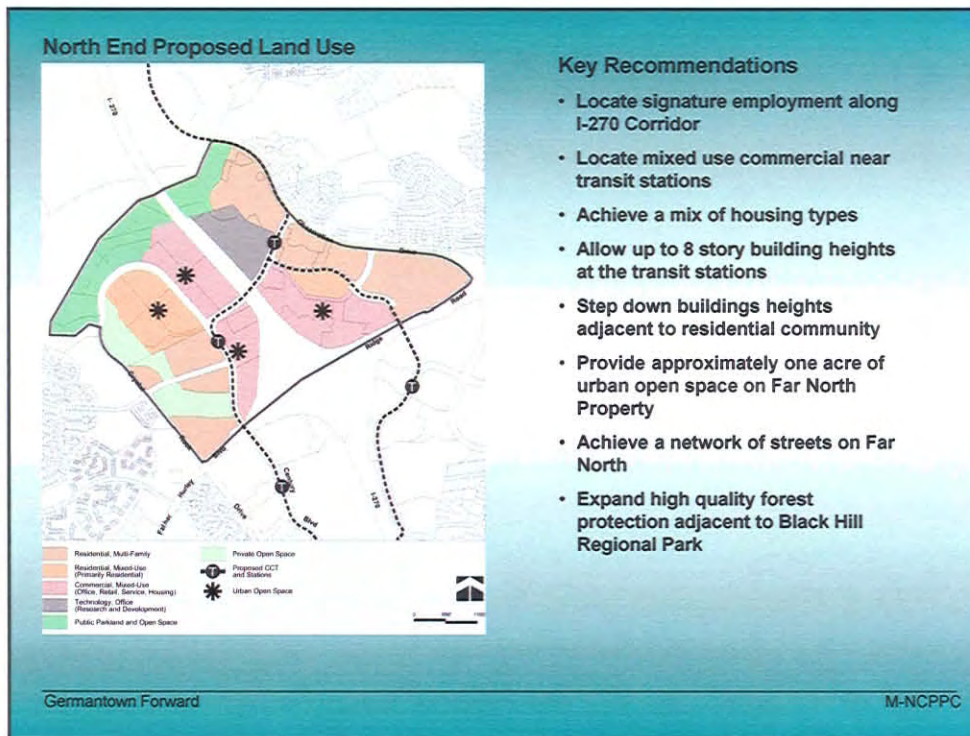
Other attendees:



CAC:

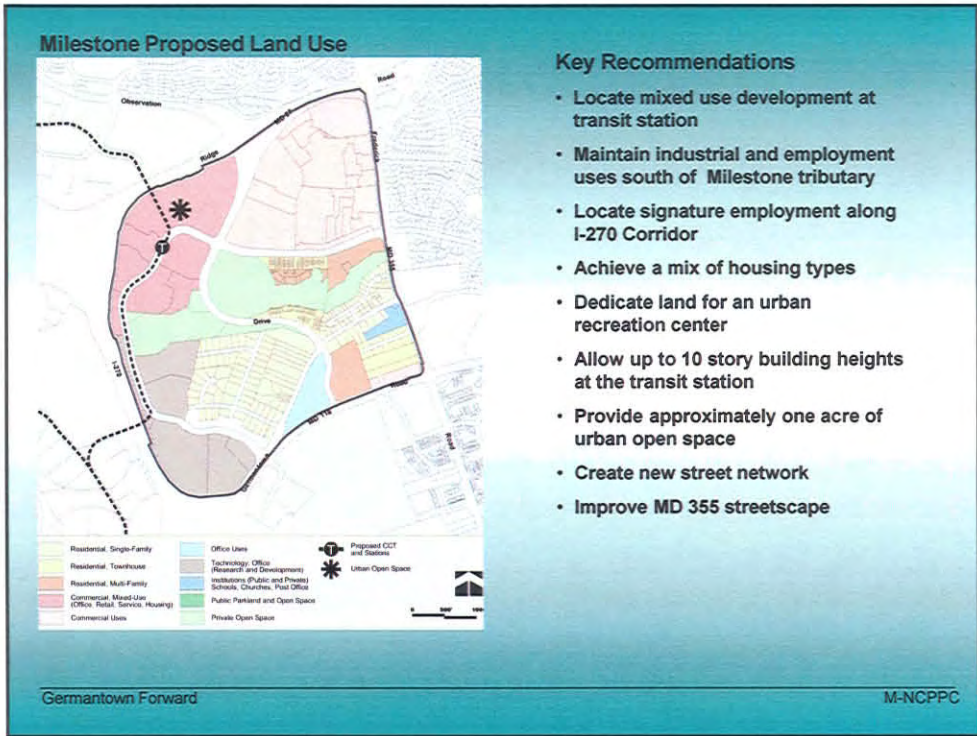
Other attendees:





CAC:

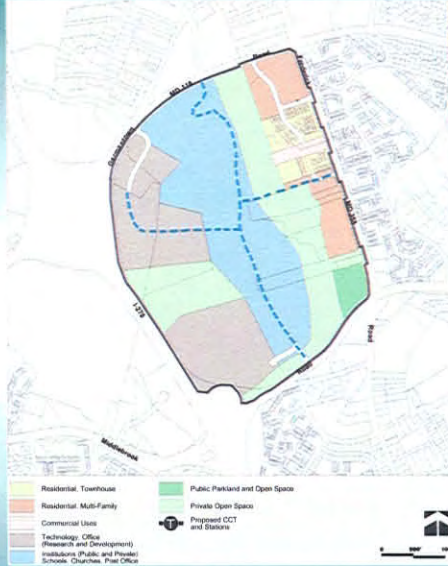
Other attendees:



CAC:

Other attendees:

### Montgomery College Proposed Land Use



### Key Recommendations

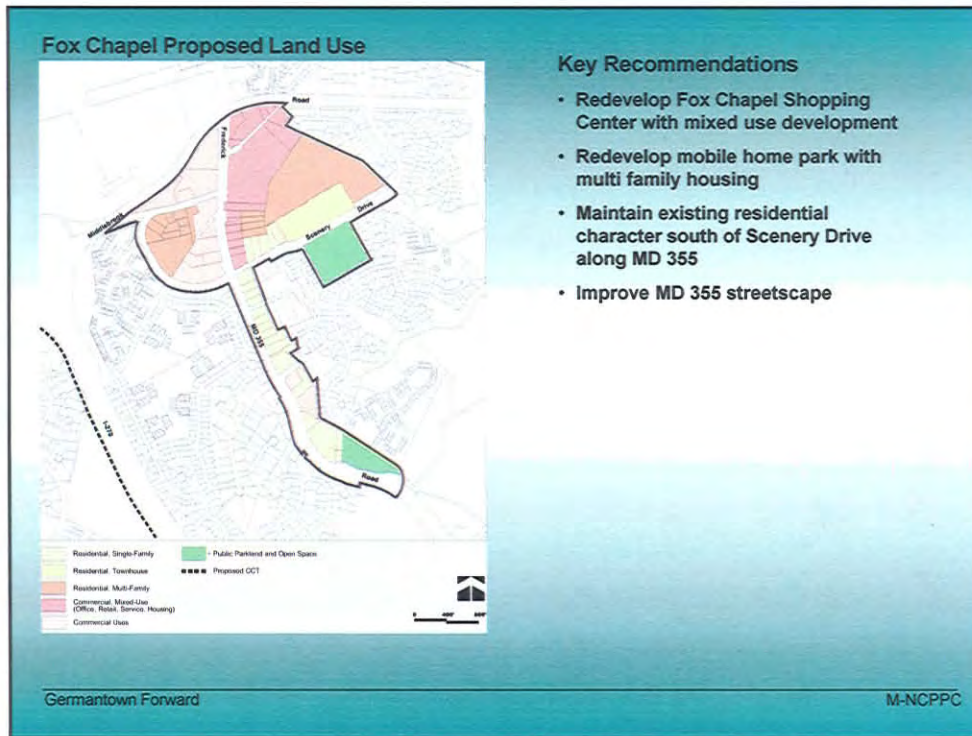
- Locate signature employment along I-270 Corridor
- Accommodate Montgomery College Technology Park
- Expand Montgomery College academic facilities
- Extend Observation Drive from MD 118 to Middlebrook Road
- Retain significant high quality forest along I-270
- Improve MD 355 streetscape

Germantown Forward

M-NCPPC

CAC:

Other attendees:



CAC:

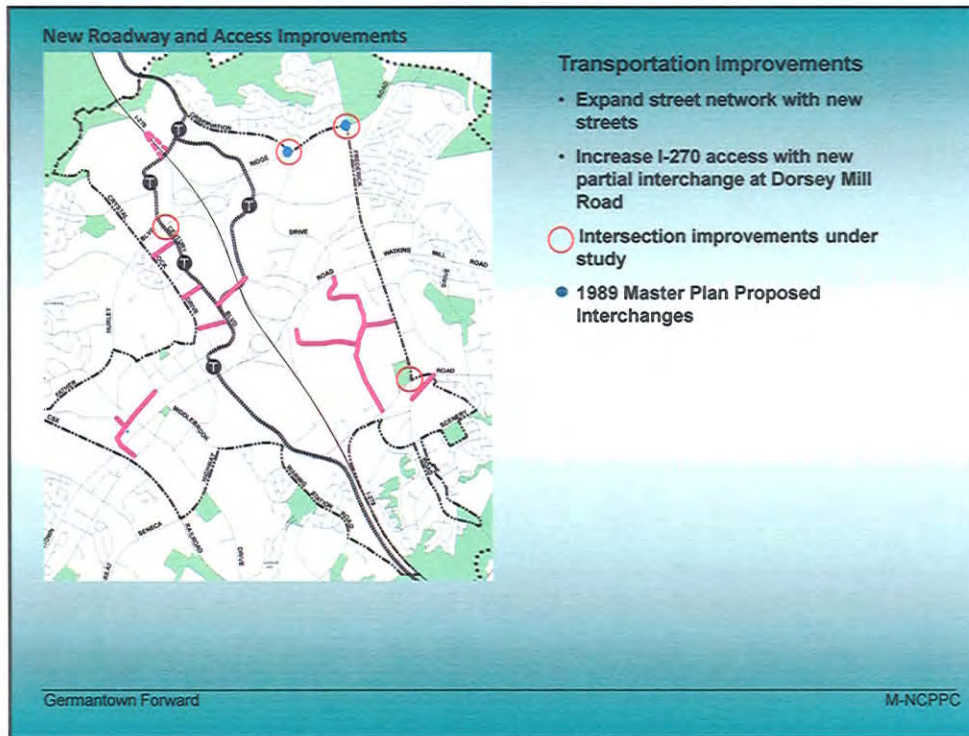
What is the current zoning south of Scenery Drive along MD 355?

Other attendees:

The properties south of Scenery Drive along MD 355 should be rezoned for O-M. This area has too much pollution and noise for residential uses, it would beautify the area, and it would better integrate these properties.

Properties on 355 are too noisy for homes. Combined, there are six acres. They should be O-M to let the owners sell and the buyers rebuild. These properties have been encroached upon.

The residential properties across MD 355 have high fences at their rear yards—these properties cannot have fences because they front on MD 355.



CAC:

Has the Ridge Road/Observation Drive interchange been removed? [it is under review—graphic corrected]

What would the process involve for obtaining a ROW through Montgomery College?

The college has no plans to connect Goldenrod to Observation, and has concerns about public roads on the campus.

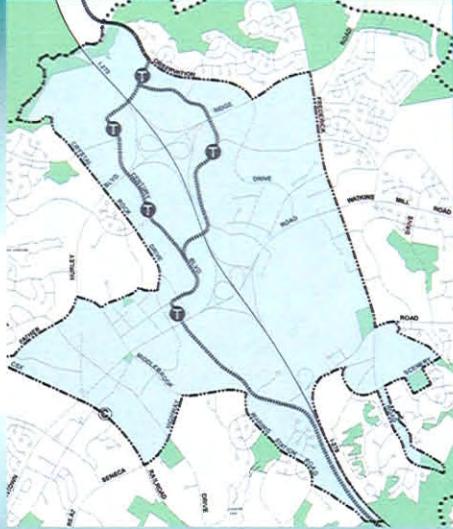
What is the intent of the connection shown on Blunt Road?

Does the improved roadway network on the east side provide relief needed per the Growth Policy?

Other attendees:

Does this show a new connection from Waterford Road to 118? There is a 30" main under Waters Road, so it can't realistically be moved. [graphic corrected]

**Germantown Study Area**




**Implementation**

- Provide zoning recommendations and zoning text
- Identify priority actions in a Staging Plan
- Identify needed infrastructure
- Identify Capital Improvement Program
- Establish an Urban Maintenance District

Germantown Forward M-NCPPC

CAC:

Other attendees:



**Transferable Development Rights**

- 3,400 TDRs available for use
- 1,500 additional TDRs available from RDT zone easements
- 4,900 TDRs potentially available

Germantown Forward M-NCPPC

CAC:

At what level will TDR requirements begin?

Will they be used for commercial density? Maintain the Germantown job density—this is also needed for the CCT.

TDRs are a burden on development and will not result in the kind of upscale development envisioned for Germantown.

Requiring TDRs for properties during redevelopment will create stagnation. Commercial TDRs could be the answer.

Other attendees:

**Continuing Discussion Topics**

- Balance of TDR sending and receiving areas
- TDRs for additional density over currently permitted density
- CCT mode choice
- Fiscal implications
- Modifications to TOMX-1 and TOMX-1/TDR zoning text

Germantown Forward M-NCPPC

CAC:

What time will the Planning Board session hear this item? Will public testimony be taken?

Other attendees:

When will the staff report be available? Will zoning be included?