Germantown Forward

Status Report to Germantown Community Advisory Committee

March 11, 2008
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:
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:
CAC:

Other attendees:

Explain geography. Where do the boundaries between watersheds with Fair Water Quality and Good Water Quality fall?
2006 Water Quality Findings
- Expanded Poor Water Quality areas
- Other areas declined to Fair Water Quality

Environmental Recommendations
- Improve degraded watersheds
- Protect declining watersheds
- Identify priority actions

CAC:

Other attendees:
CAC:

Other attendees:
Bullet text should read as reducing impervious surfaces. [typo corrected]
CAC:

Other attendees:
Neighborhoods, Centers, and Pathways

Key Recommendations
- Focus major activity center in Town Core
- Achieve neighborhood centers in each transit neighborhood
- Develop Century Boulevard in Town Core as Germantown's Main Street
- Develop Crystal Rock Drive and Observation Drive as major north-south pathways

CAC:

Other attendees:
Key Recommendations
- Mixed use with commercial emphasis along Century Boulevard
- Mixed use with residential emphasis along Waters Road
- Residential emphasis along Walter Johnson Drive near MARC station
- New urban open spaces along Century Boulevard
- Extend Century Boulevard to Bowman Mill Drive
- Extend Bowman Mill Drive across MD 188 to Waters Road
- Mixed use development of MARC station parking lots

CAC:

Other attendees:
CAC:

Other attendees:
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:
Key Recommendations

- Locate signature employment along I-270 Corridor
- Maintain light industrial emphasis along Middlebrook Road
- Improve gateway entrance with streetscape improvements
- Partially redevelop Rolling Hills apartments with midrise residential near MARC commuter station

CAC:

Other attendees:
CAC:

Other attendees:
North End Proposed Land Use

Key Recommendations
- Locate signature employment along I-270 Corridor
- Locate mixed use commercial near transit stations
- Achieve a mix of housing types
- Allow up to 8 story building heights at the transit stations
- Step down buildings heights adjacent to residential community
- Provide approximately one acre of urban open space on Far North Property
- Achieve a network of streets on Far North
- Expand high quality forest protection adjacent to Black Hill Regional Park

CAC:

Other attendees:
Milestone Proposed Land Use

Key Recommendations
- Locate mixed use development at transit station
- Maintain industrial and employment uses south of Milestone tributary
- Locate signature employment along I-270 Corridor
- Achieve a mix of housing types
- Dedicate land for an urban recreation center
- Allow up to 10 story building heights at the transit station
- Provide approximately one acre of urban open space
- Create new street network
- Improve MD 355 streetscape

CAC:

Other attendees:
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

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]
CAC:

Other attendees:
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:
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?