Germantown Forward
Status Report to the Planning Board

M-NCPPC

Germantown Forward
March 27, 2008
What’s new?

- CCT alignment
- Capital Improvement Program
- Agency partners
- Water quality conditions
- Sustainability
- Design guidance
- Mixed use zones
- TDRs

Germantown Study Area
• Town Sector
• Residential Mixed Use (RMX)
• Transit Oriented Mixed Use (TOMX-1)
• RMX/TDR and TOMX/TDR
- Good/Fair water quality pre-2000
- Fair/Poor water quality in 2006
- Priority watersheds
- Further degradation expected
  - Stormwater upgrades may reduce impact
  - Reduce impervious in redevelopment
Resource Protection

- Forest canopy
- Wetlands and seasonal pools
- Stream buffers
- Special resource areas
Protect green infrastructure
Reduce level of imperviousness
Apply refined stormwater management practices
Green community example
Locate noise compatible land use
Urban design guidelines
Environmental Recommendations

• *Tree canopy goal of 40 percent*
• High value forest
• Stream protection
• Reforest stream buffers
• Green community and building design
Design Goals

- Compact multi-story centers
- Building mass and height
- Views and landmarks
- Urban parks, plazas and open space
- Street character
Design Recommendations

- Develop specific design guidelines
- Height
- Open space
- Street character
- Public and private buildings
Land Use Intensity

- Proposed in Study Area
  62,900 jobs
  14,290 housing units

- Bethesda CBD
  40,840 jobs
  13,175 housing units

- Silver Spring
  35,564 jobs
  14,343 housing units
Land Use Goals

- Thriving Town Center
- Mixed use at transit
- Support Ag Preserve by using TDRs
- Street, path, and open space connections
- Improved street character
- Community identity
Distinct districts

Identity and character

Germantown Districts

M-NCPPC
Town Center Land Use

- Signature employment - I-270 Corridor
- Employment - MD 118
- Retail - Century Boulevard
- Residential - Waters Road, Walter Johnson Drive near MARC station
- Office/retail - MARC parking lots
• Tallest buildings at transit
• Building lines
• Views and landmarks
• Town Square Urban Park
Town Center Recommendations

- FAR 2 at transit station
- FAR 1 adjacent, some with TDRs
- FAR 0.5 remainder of area
- MD 118 improvements
- Design recommendations
Gateway Land Use

- Signature employment—I-270 Corridor
- Highest buildings at I-270
- Light industrial—Middlebrook Road
- Streetscape improvements
- Partially redevelop Rolling Hills apartments
Gateway Recommendations

- Partially redevelop Rolling Hills apartments
- Pedestrian connections to MARC station
- No further zoning changes
• Redevelopment sites
• Signature employment - I-270 Corridor
• Highest mixed use density at transit (12 stories)
• Urban open space
• Linear open space along Crystal Rock Drive
• New connecting streets
Cloverleaf Recommendations

- FAR 1 with TDRs
- Height along I-270 and at transit
- Connecting road over I-270
- Crystal Rock Drive linear open space
- Pedestrian connections
North End Land Use

- Signature employment - I-270 Corridor
- Highest buildings at transit (8 stories)
- Step down building heights towards residential community
- Urban open space
- Protect high quality forest
North End Recommendations

- FAR 0.75 with TDRs
- Height along I-270 and at transit
- New access to I-270
- High value forest
• Signature employment - I-270 Corridor

• Office, retail and housing near transit (10 stories)

• Urban recreation center and open space

• Industrial and employment uses south of Milestone tributary

• MD 355 streetscape improvements
Milestone Recommendations

- FAR 1 with TDRs in certain locations
- Urban recreation center
- MD 355 improvements
- No further zoning changes
Montgomery College Land Use

- Signature employment - I-270 Corridor
- Montgomery College Technology Park and academic facilities
- Retain high quality forest
- Observation Drive Extended
- M-83 option along MD 355
- MD 355 streetscape improvements
Montgomery College Recommendations

- Observation Drive
- Connected streets
- High quality forest
- Zoning recommendations pending
• Redevelop Fox Chapel Shopping Center as mixed use
• Multi family housing at mobile home park
• Residential land uses south of Scenery Drive along MD 355
• M-83 option along MD 355
• MD 355 streetscape improvements
Fox Chapel Recommendations

- FAR 0.3 at retail center
- 387 dwelling units at mobile home park
- Residential uses with special exceptions along MD 355
- New option for M-83
Resolve the Big Stuff

Design guidelines
Tree canopy
TDRs for additional density
TOMX-1 and TOMX-1/TDR modifications
• Exceed 1600 CLV in future
• Pedestrian friendly intersections
• Intersection improvements
• New streets and connections
• Partial interchange at Dorsey Mill Road
- Intersection improvements under study
○ 1989 Master Plan Proposed Interchanges
Options to Reduce Congestion

- Transit access
- Demand management
- Localized congestion
- Turning lanes
- Revise CLV standards
- Revisit land use

Transit-oriented development diagram
• Design guidelines
• Zoning recommendations
• Staging Plan
• Energy and communications infrastructure
• Capital Improvements Program
• Urban Maintenance District
• Streetscape plan
• Funding mechanisms
To Be Resolved

Sustainability through design
Transportation impacts
Fiscal implications
Design guidelines
Montgomery College zoning recommendations