Germantown Forward

Land Use Scenarios
September 11, 2007
Themes

- Introduce mixed-use development
- Strengthen a lively Town Center
- Develop healthy communities
- Celebrate Germantown’s historic character
- Plan for transit in land use and design
Why study a smaller area?
Land Use Concept

• Increase housing at employment and transit centers
• Create 21st Century work places
• Create transit-oriented, walkable neighborhoods
• Expand and strengthen the Town Center
• Celebrate the Historic District and historic sites
• Introduce urban parks and improve access to countywide trails
• Promote Germantown as the Cultural Center for the Upcounty area
• Integrate new public facilities into new development
• Protect existing neighborhoods
### Land Use Scenarios

#### Shift to Housing Option
- Maintains 1989 Master Plan level of development
- Shifts some jobs into housing
- Increases housing by 1,700 units
- Provides approximately 20,000 new jobs
- Clusters development around transit stops, stepping down
- Achieves a 3-4 story building scale with surface and garage parking
- Provides public use and recreational space, privately maintained

#### Jobs and Housing Option
- Exceeds 1989 Master Plan level of development
- Maintains jobs and adds housing
- Increases housing by approximately 6,500 units
- Maintains approximately 30,000 new jobs
- Clusters development around transit stops, stepping down
- Achieves a 6-10 story building scale with garage parking
- Provides public urban parks
Environmental Context

- Surrounded by existing greenbelt
- Includes headwater area for Little & Lower Great Seneca Creek
- Contains large tracts of forest in two streams
- Includes high quality wetlands
- Contains good to fair water quality
- Established connection to biodiversity area in park
- Contains some streams with minimal forest buffers
Environmental Concept

- Protect existing resources
- Improve or maintain water quality
- Apply green development principles to new development
- Restore forested stream buffers
- Reduce imperviousness
Community Identity

- Develop as Upcounty Cultural Center
- Strengthen Town Center with lively entertainment and retail uses
- Integrate history into new development
- Develop a Germantown identity logo
- Achieve more attractive streets
- Support Business District to maintain, program and promote
Historic Concept

- Protect designated historic sites
- Evaluate potential historic resources
- Celebrate historic district and individual sites
  - Walking tours and trails
  - Historic markers
  - Special events
Trail Concept

- Links study area to nature, parks, and community destinations
- Connects study area to regional trail systems
Open Space Concept

• Achieves more parks and open space in mixed use areas

• Develops urban open spaces with seating, trees, special lighting and greenery that brings nature into mixed use areas

• Promotes the vitality of the centers by providing outdoor spaces for social gathering
Transportation Plan Considerations

• Roadway Network
  • Arterial grid
  • Local street grid
• Planning Context
  • Road Code
  • Growth Policy
• Study Area Boundaries
Pedestrian and Bikeway Concept

- Make connections to greenbelt
- Link bikeways to Town Center
- Provide bike and pedestrian links to transit stops
Transit Concept

• Schedule of Corridor Cities Transitway
• Retain the Corridor Cities Transitway on both sides of I-270
• Address station access
• Enhance bus circulation

1-3 miles
Bus

¼ - ½ miles
Walk
Transportation

- Support multi-model transportation with an emphasis upon transit
- Retain the Corridor Cities Transitway on both sides of I-270
- Support community identity with transit station designs
- Expand local network of streets and connection across I-270
- Achieve pedestrian friendly and context sensitive street classification
Community Facilities

- Establish need for new recreation center (east side of I-270)
- Determine school needs
- Support Montgomery College’s Technology park and academic expansion with interconnected street network
Next Steps

- Germantown Alliance, October 10, 2007
- Master Plan schedule at Bi-annual Report to the County Council, October 16, 2007
- Planning Board (tentative Oct. 18, 2007)
- Community Advisory Committee future meetings
  - October 9, 2007
  - November 13, 2007