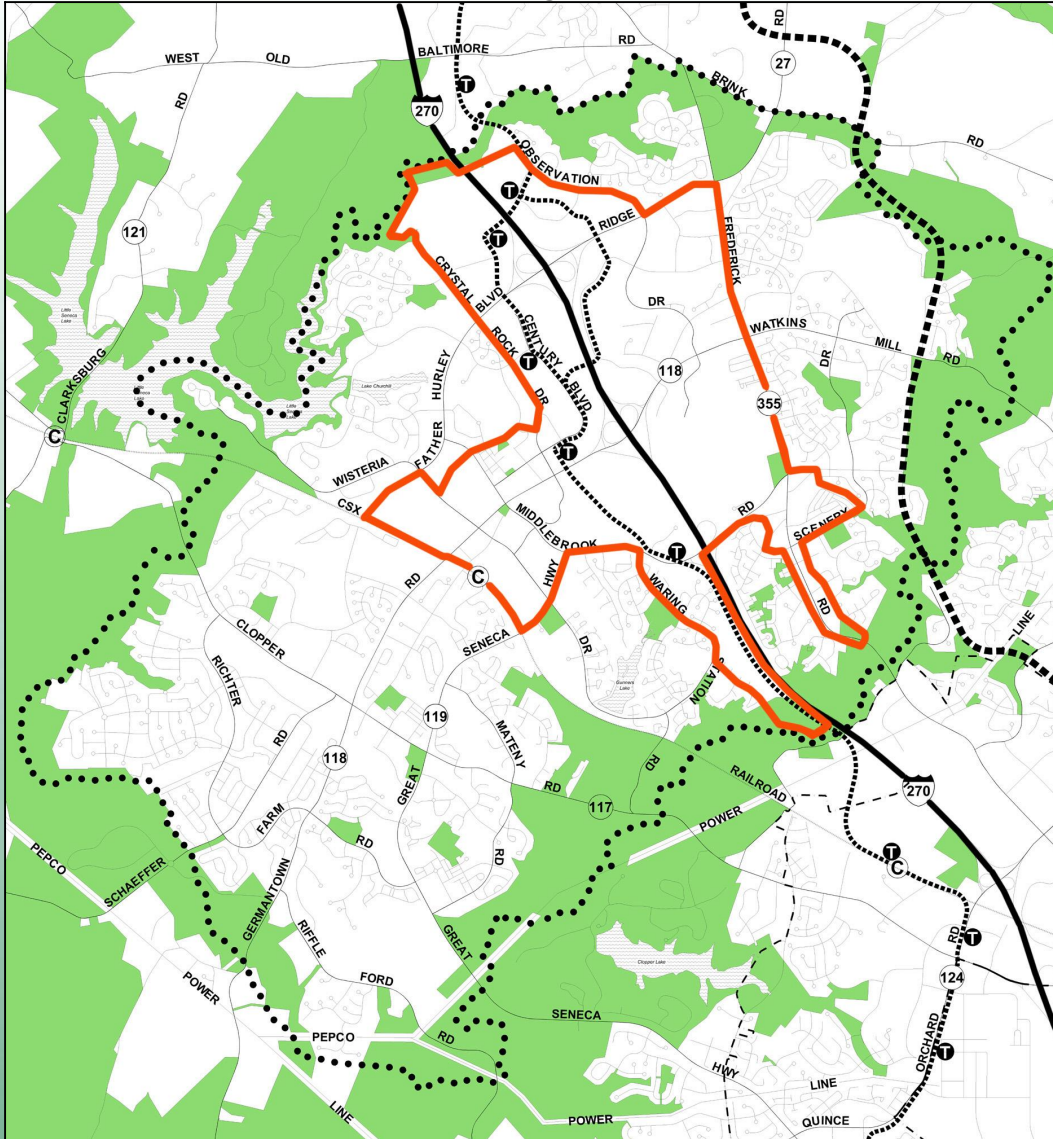


Master Plan Overview



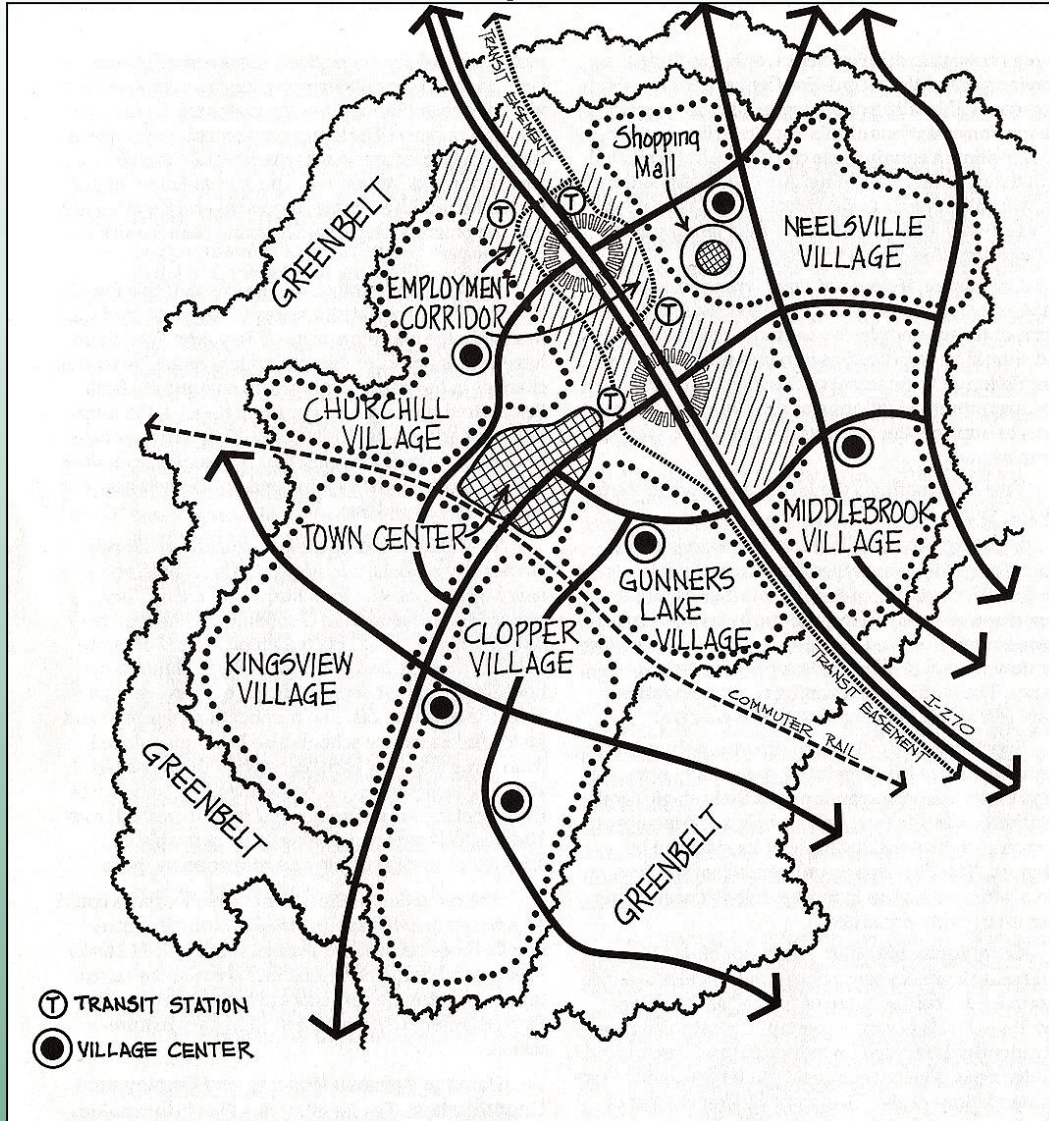
1989 Master Plan Boundary



Study Area

- Transit served areas
- MD 355 Study
- Employment
- Redevelopment potential

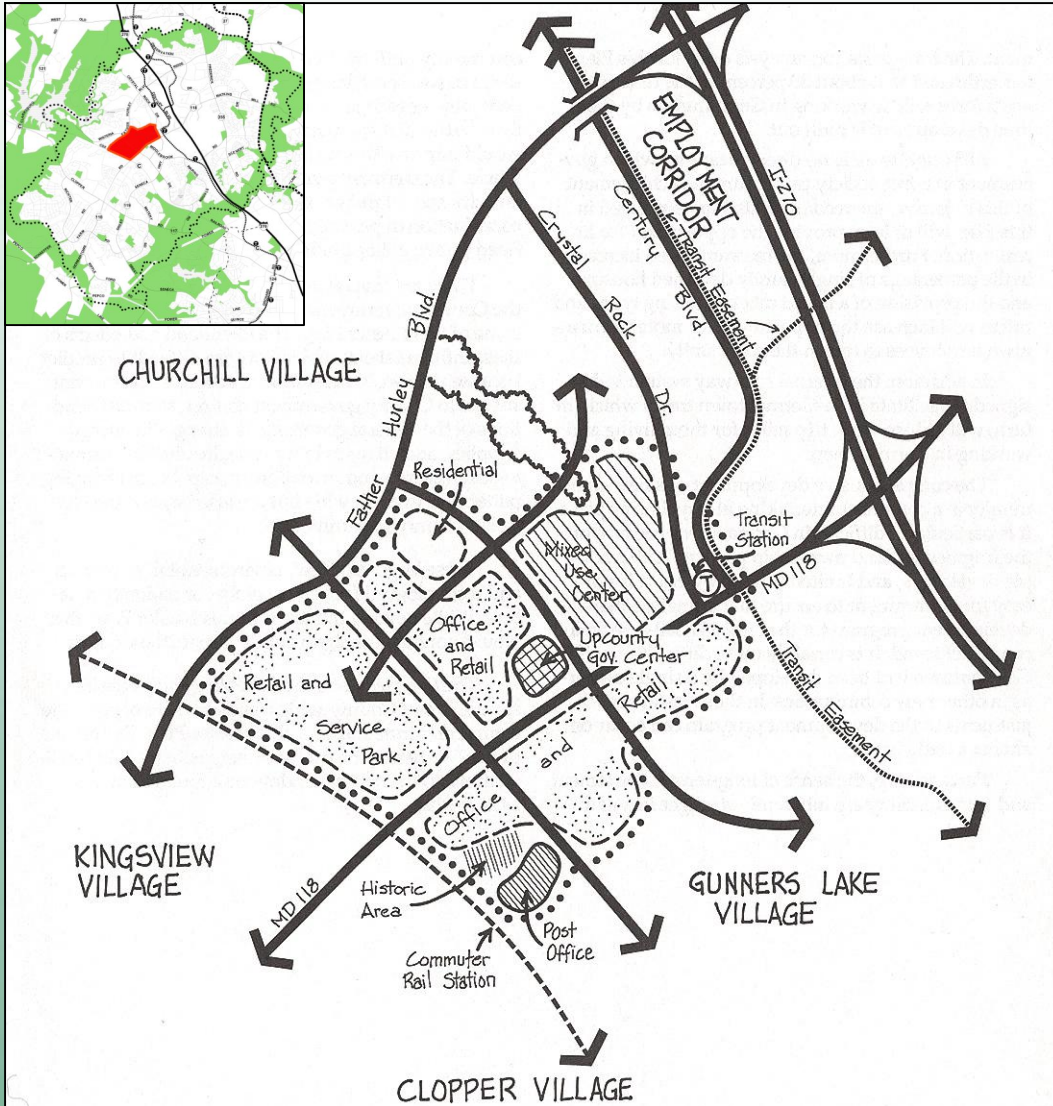
1989 Framework Concept



Characteristics

- Well defined community surrounded by a greenbelt
- Distinct town center and village centers
- Divided by I-270 into a west side and east side
- Balanced land use with transportation and school capacity
- Staged development based on sewer and transportation

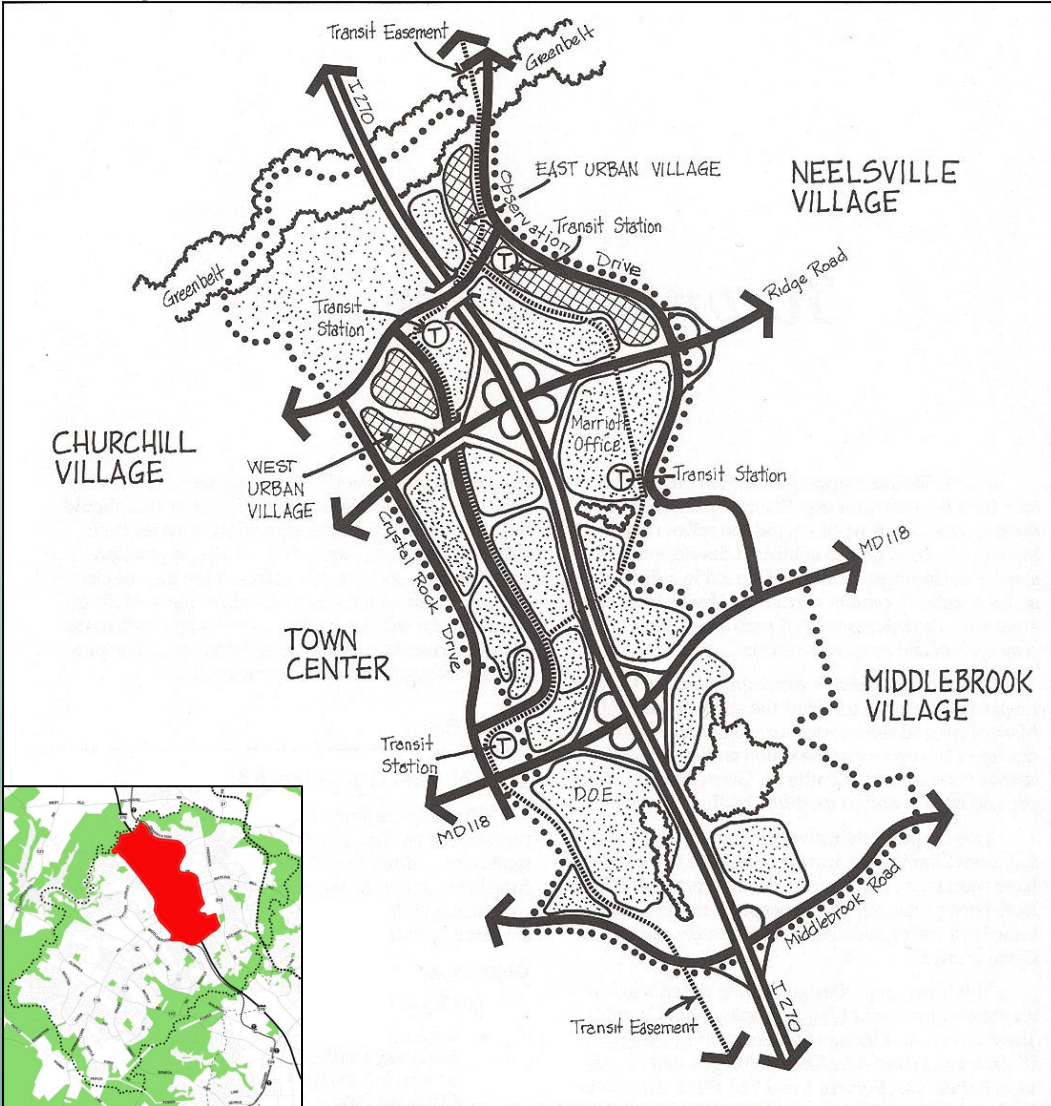
Town Center



Town Center Recommendations

- 58 acres
- Mixed-use center
- Transit Center
- Civic core with cultural arts center
- Higher density residential
- Retail

Employment Corridor

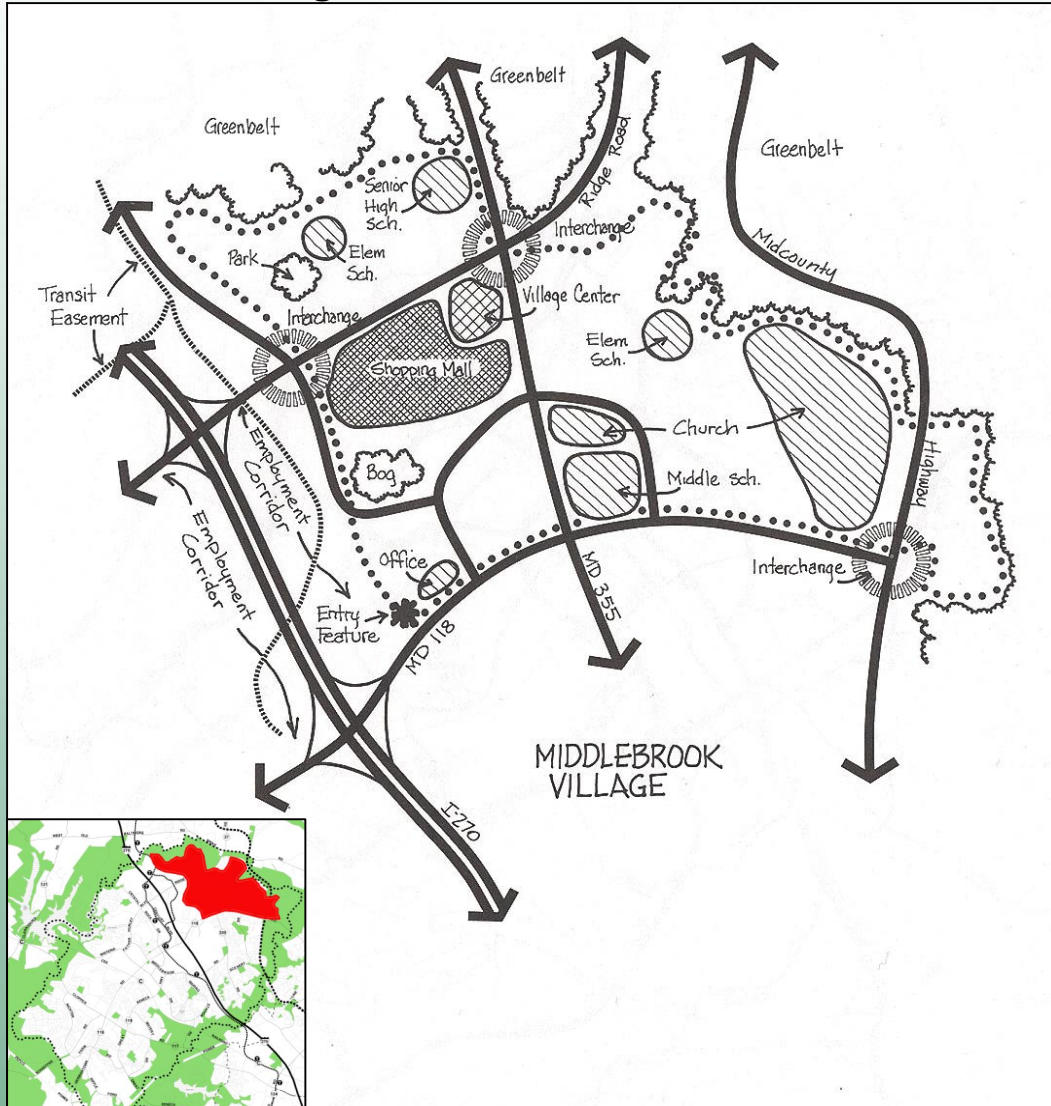


Employment Corridor Recommendations

- 1,100 acres
- Urban Village
- Transit served
- 3,750 dwelling units
- Approx 15.4 s.f commercial
- Estimated 60,000 jobs (1 job = 250 s.f.)



Neelsville Village



Neelsville Village Recommendations

- 734 acres
- Bordered to the north by a greenbelt
- Neelsville Village Center
- Mixed-use development with office, residential, and retail
- Regional retail center (1.2 million s.f)
- Transit alignment leading to Clarksburg

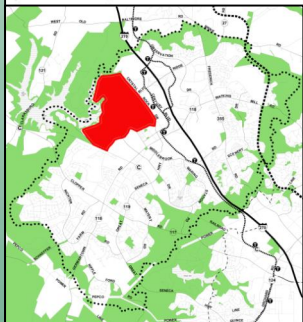
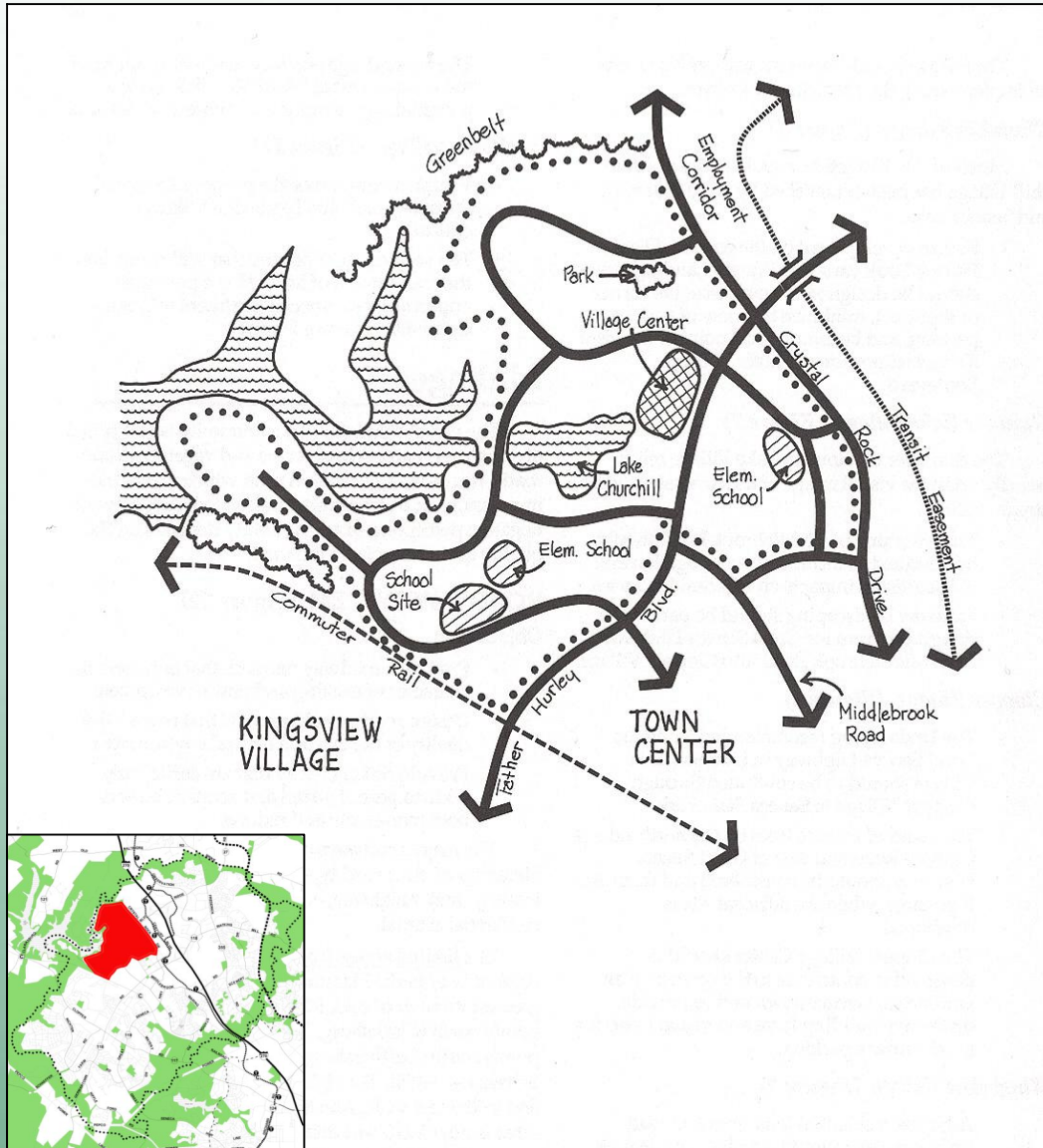
Middlebrook Village



Middlebrook Village Recommendations

- 626 acres
- Greenbelt to the east and south
- Includes Montgomery College
- 5,100 dwellings
- Use of Transferable Development Rights (TDRs)
- Fox Chapel Village Center
- Character of MD 355

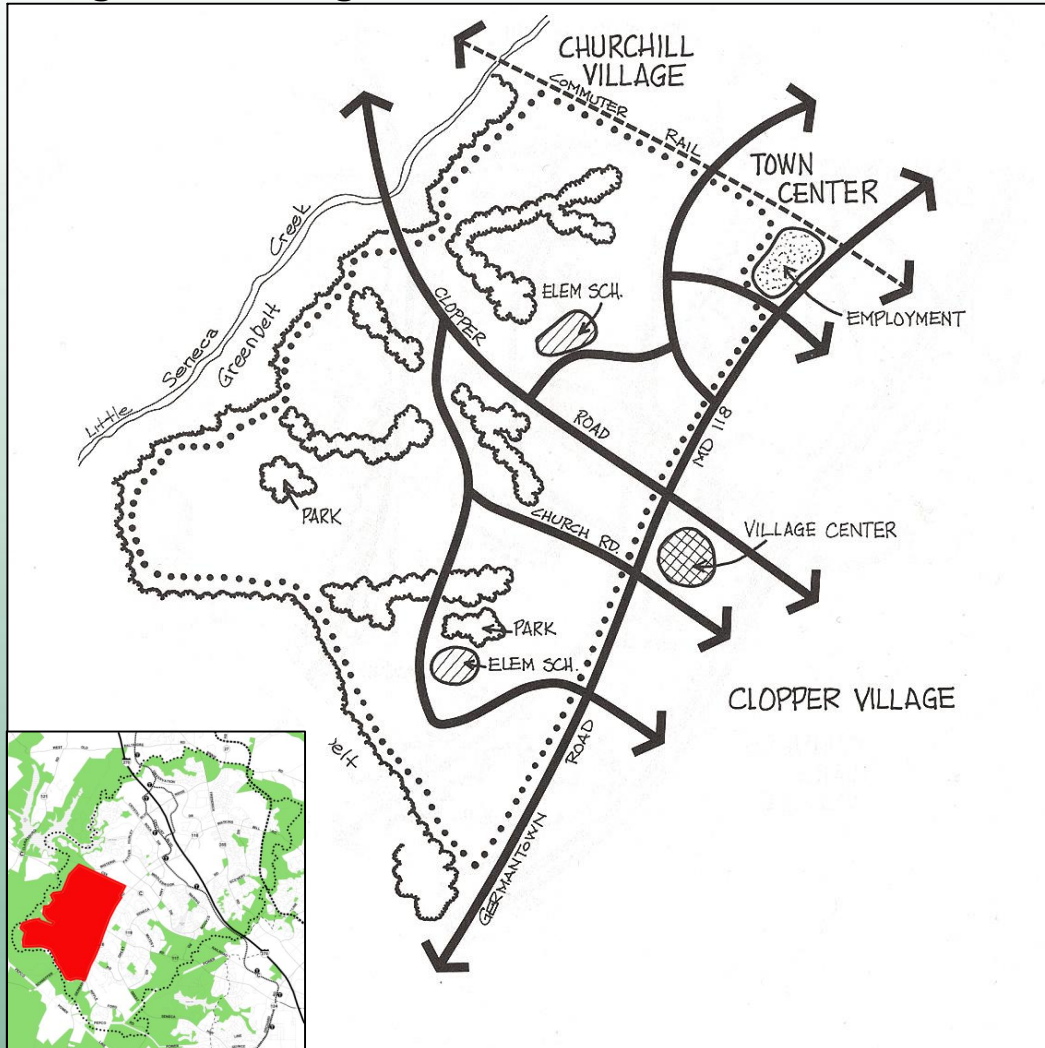
Churchill Village



Churchill Village Recommendations

- 741 acres
- Densely populated at 8.8 persons/acre
- 15,500 dwellings
- Germantown Commons and Sugarloaf Center serve as Village Center
- Lake Seneca and recreation

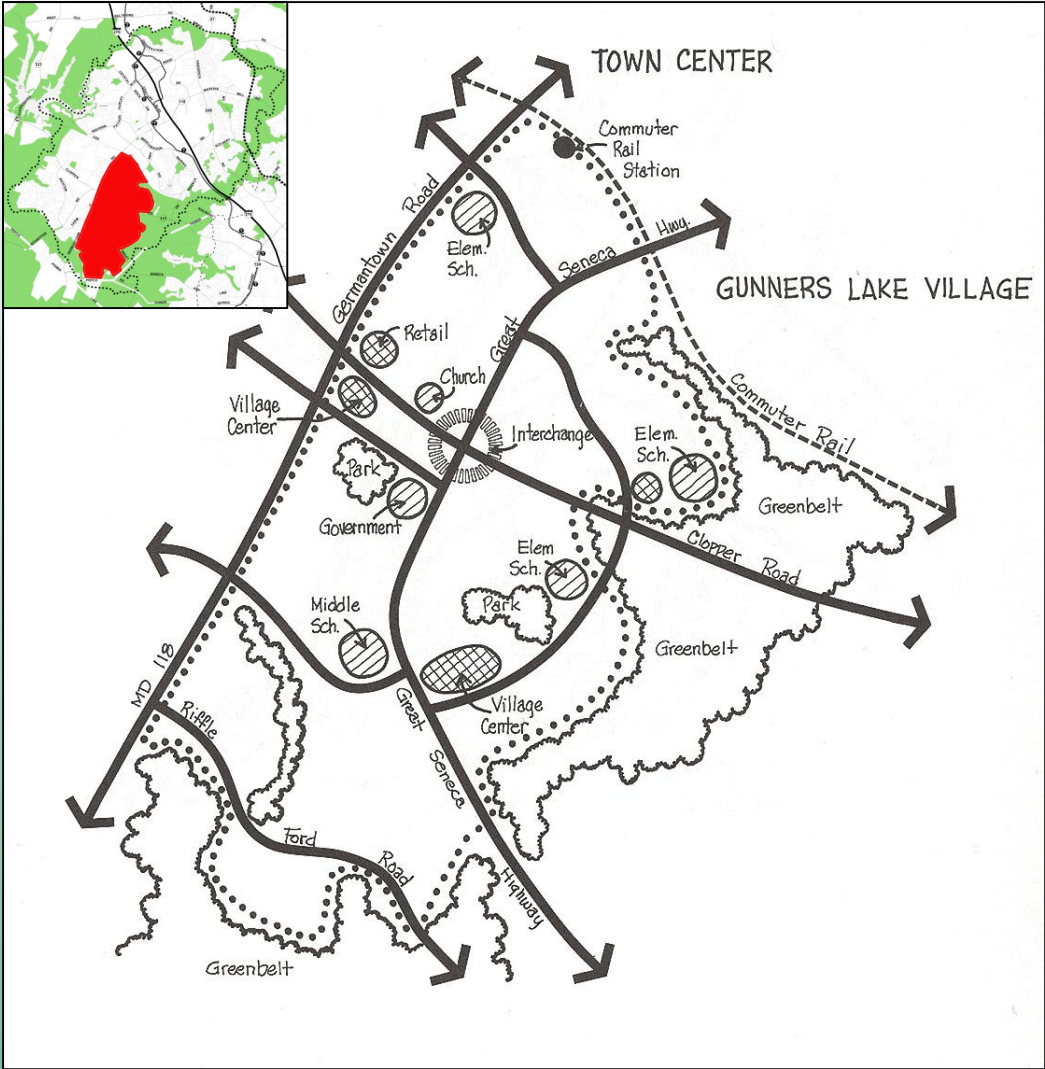
Kingsview Village



Kingsview Village Recommendations

- 1,231 acres
- Kingsview Village Center
- Detached housing type predominant
- 5,155 dwellings
- Water quality protection
- Use of TDRs

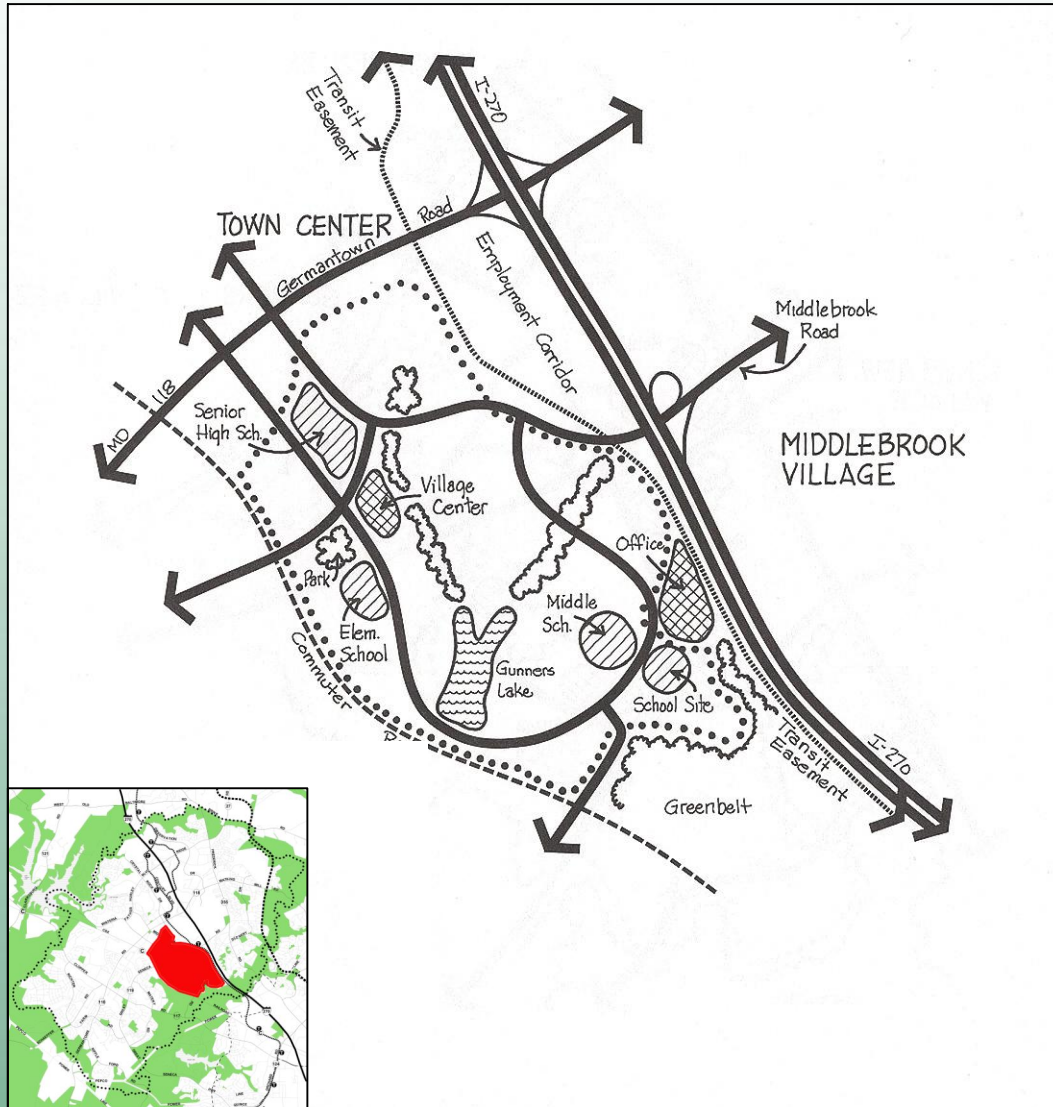
Clopper Village



Clopper Village Recommendations

- 741 acres
- Predominantly attached housing with a total of 7,700 dwellings
- Historic District
- Village Center of 170,000 sf of retail with day care and elderly housing adjacent
- Developed from farmland with existing forest along stream valleys
- Great Seneca Highway
- Northwest High School

Gunner's Lake Village



Gunners Lake Village Recommendations

- 518 acres
- Two major stream valleys and Gunners Lake impoundment
- Residential and recreation in character
- 5,000 dwellings
- Limited office in O-M zone

Housing Types



Master Plan Mix of Housing Types

Detached	29%
Attached	31%
Multi-family	40%
Total Number of Units = 36,783	

Existing and Approved Housing

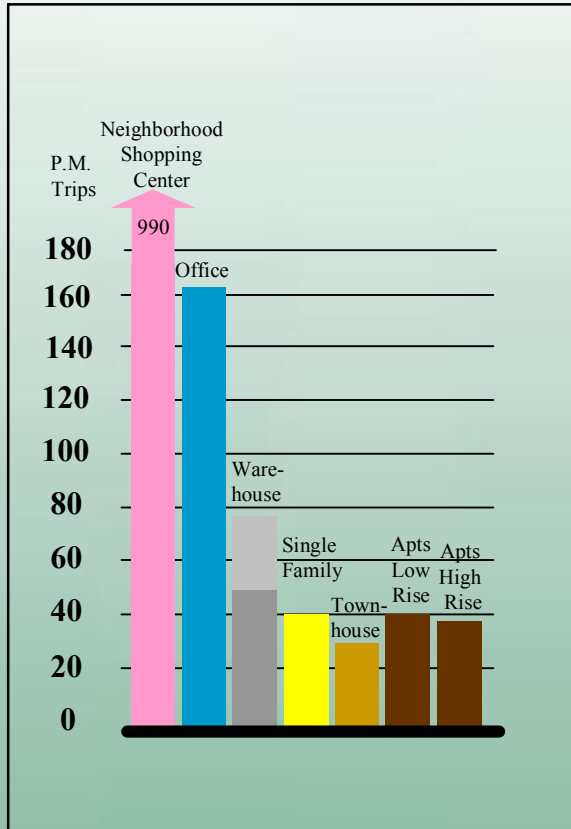
Detached	25%
Attached	43%
Multi-family	32%
Total Number of Units = 31,858	

Remaining units = 4,925



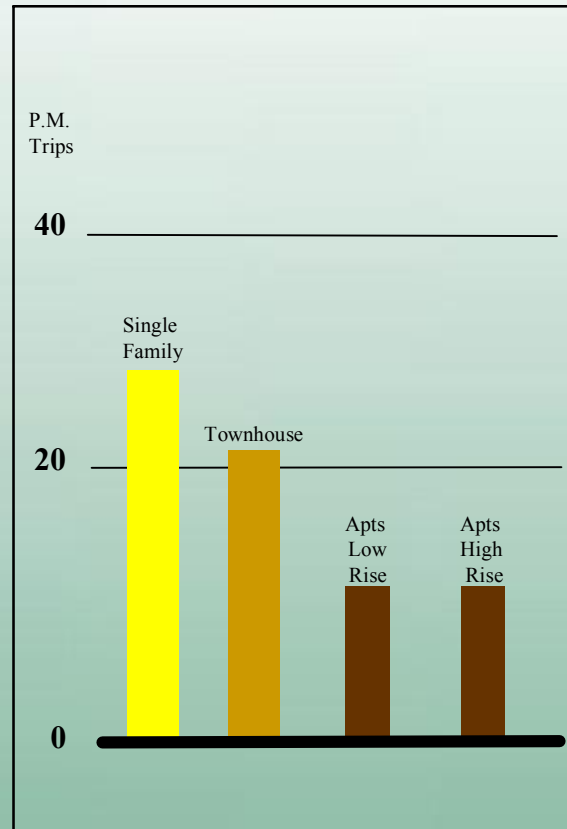
Vehicle Trips by Land Use

Trips per 100,000 Square Feet of Floor Area

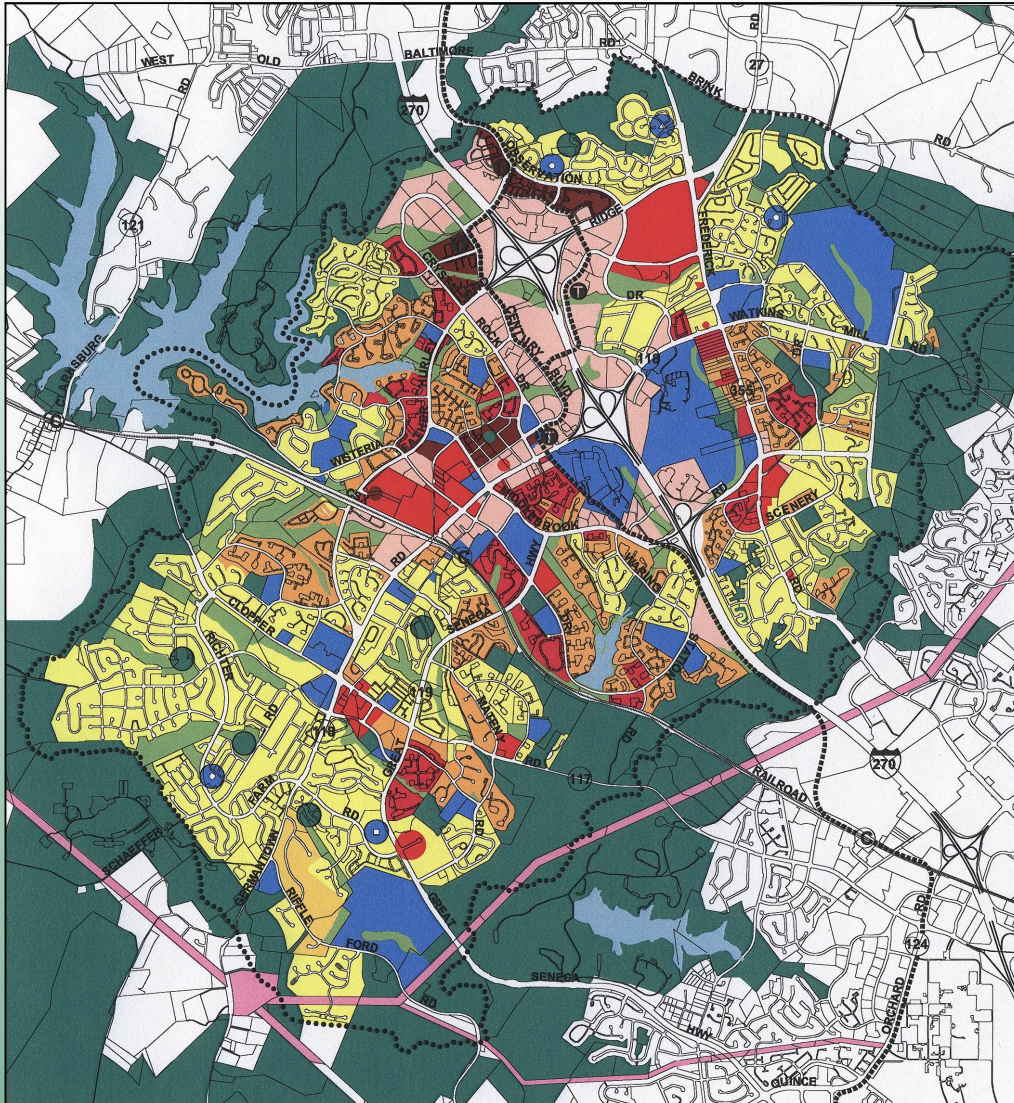


Based upon Local Area Transportation Guidelines, M-NCPPC

Trips per 25 Dwelling Units



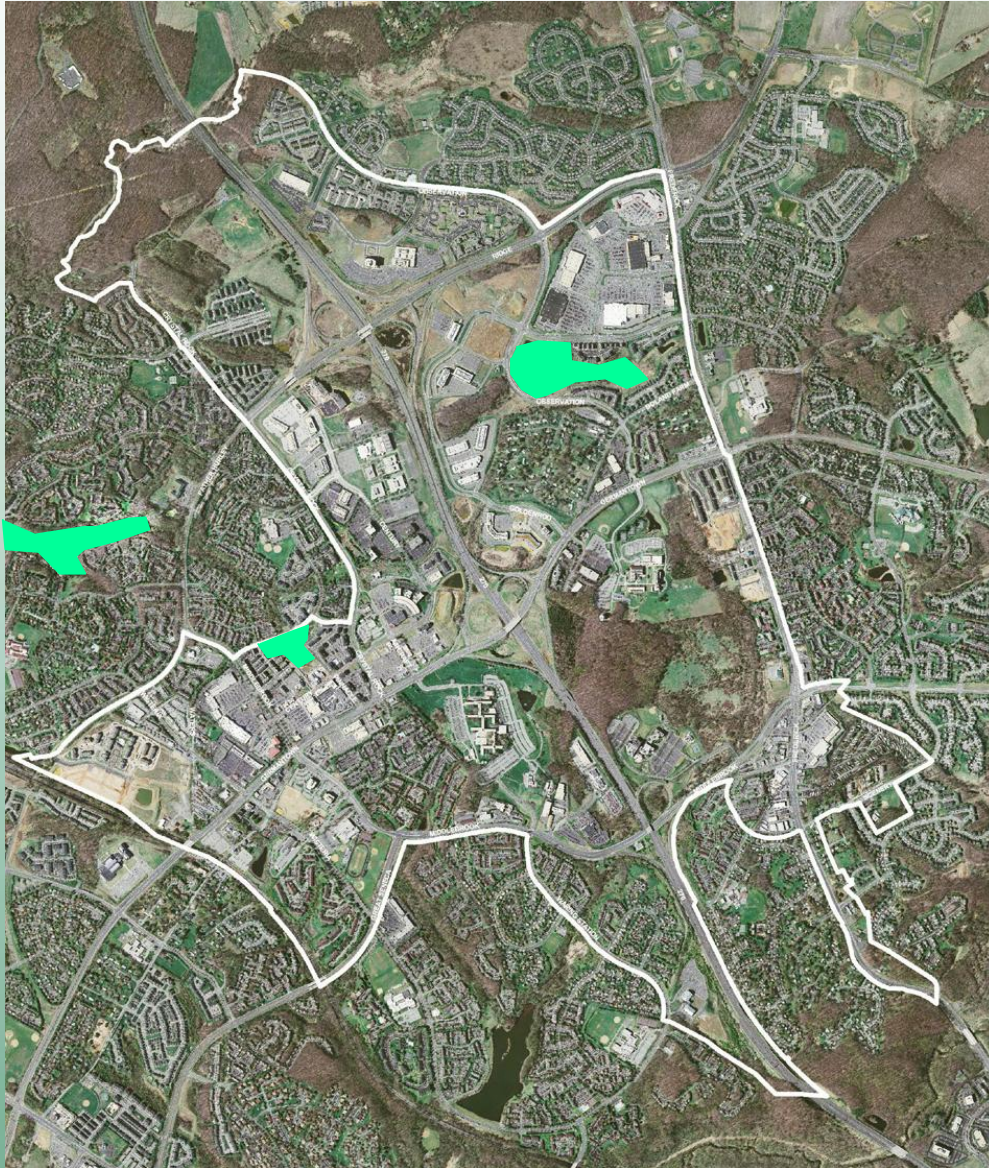
Land Use and Zoning



- Encourage 25% of Germantown residents to live and work in Germantown
- Currently <10% live and work in Germantown
- 73% work in Montgomery County



Environmental Features

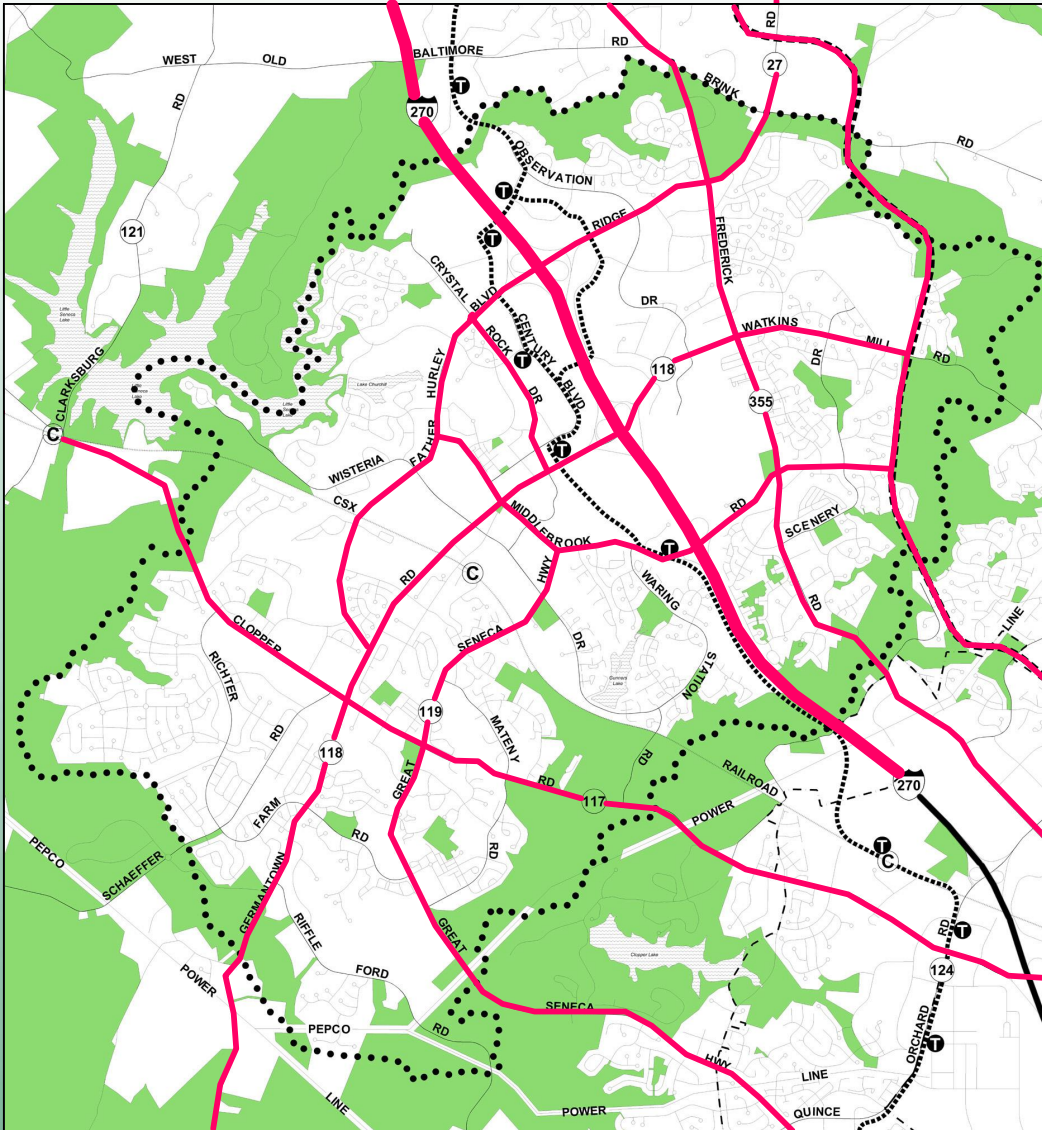


Environmental Concerns

- Two watersheds
- Environmental features such as Milestone Fen and Town Center wetland
- Stormwater management
- Water/sewer extensions
- Railroad and highway noise



Transportation Network

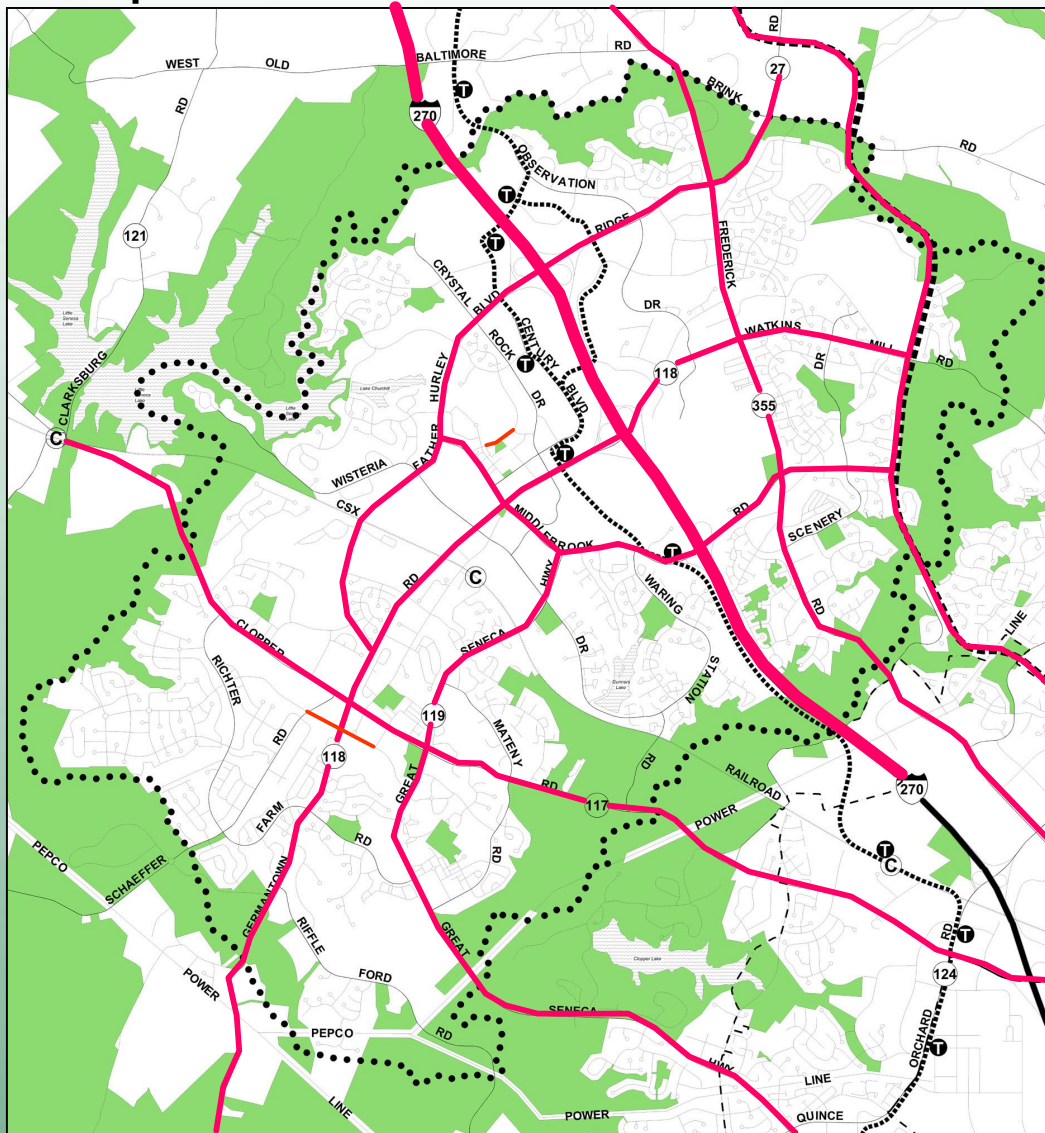


Transportation Recommendations

- I-270 and MD 355
- Great Seneca Highway
- Corridor Cities Transitway
- Roadway character
- Pedestrian and bikeway facilities



Transportation Network



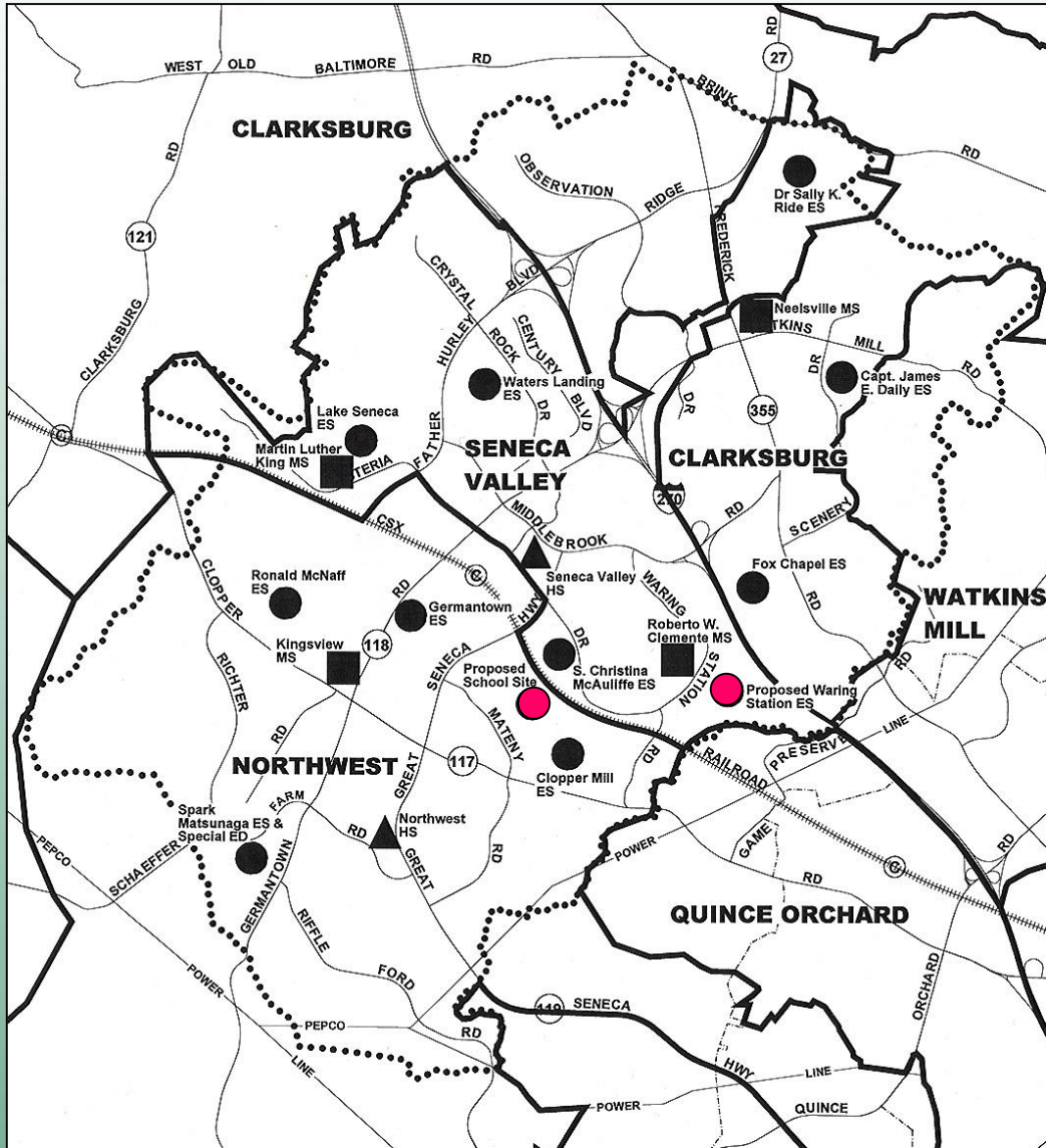
Roadways Completed

- MD 118 (portions)
- Great Seneca Highway
- Middlebrook Rd. (portions)
- Father Hurley Blvd. (portions)

Roadways Uncompleted

- M-83 Mid-County Hwy.
- Locbury Drive (segment)
- Leaman Farm Rd. (segment)
- Clopper Rd. improvements

Existing and Proposed School Sites

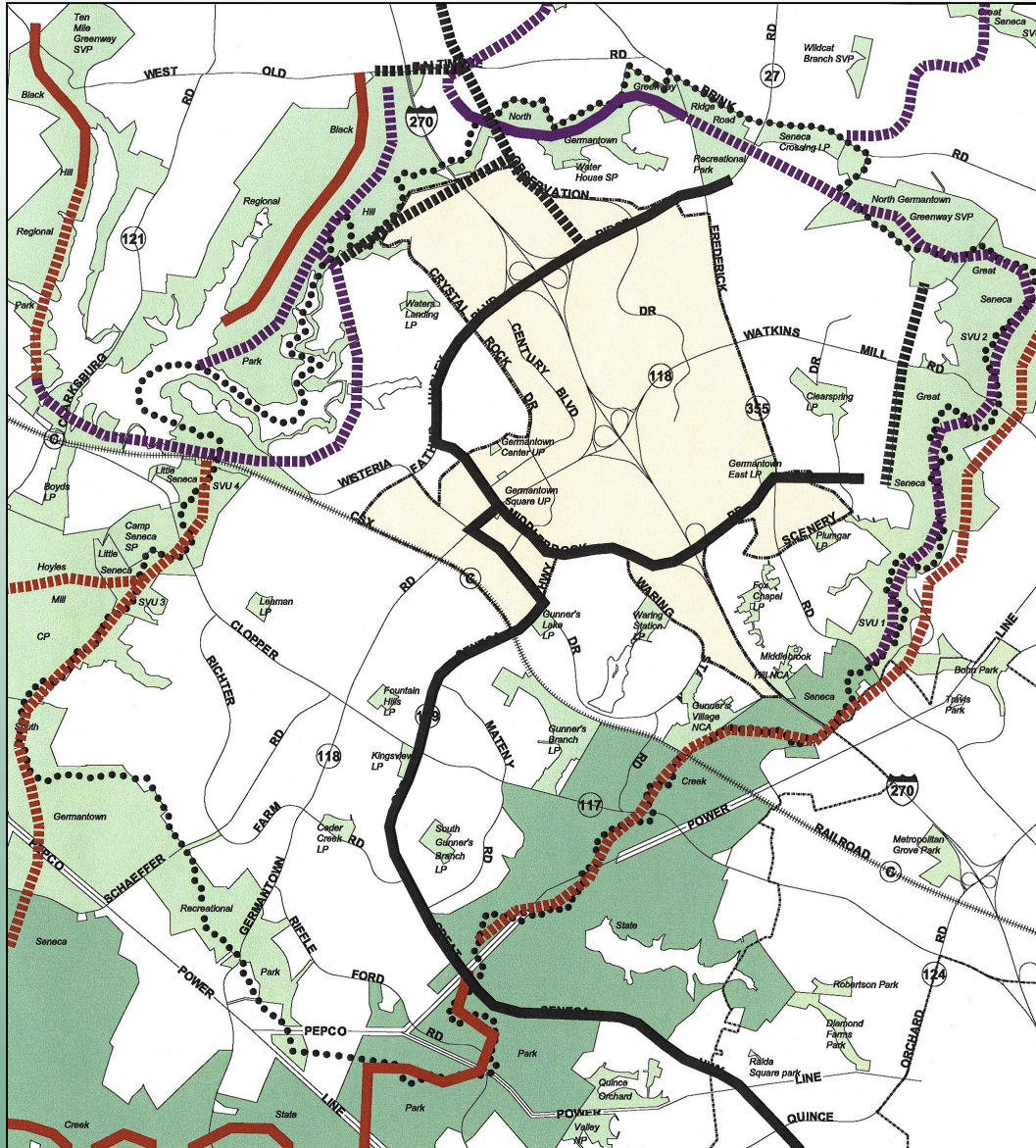


Existing Schools

- Two high schools
- Four middle schools
- 12 elementary schools



Parks and Trails



Community Parks and Recreation

- 2,000 acres parkland
- 300 acres local parks
- Black Hill Regional Park
- Ridge Road and South Germantown Recreation Parks
- Soccerplex
- Ballfields
- Recreation Centers (1 large, 1 small)
- Senior facilities



Human Services and Land Use Issues



Master Plan Based on 1984 Census

- Younger families with younger children
- Less affluent
- Less graduate education
- Higher percentage of two-worker families
- Child care
- Elderly facilities

2005 Census Update

- Average age – 32 years old
- Median household income - \$76,665
- Bachelor/graduate degree- 55%
- Employed females – 75%



Historic Resources



- **Germantown Historic District**
- **Historic Resources**
- **20th Century Historic Sites**



Implementation



Master Plan

- Sectional Map Amendment
- Private Sector Development
- Capital Improvements Program
- Water/sewer extension
- Annual Growth Policy
- Transferable Development Rights

Germantown Forward- Building A Great Community

Sue Edwards 301-495-4518

<http://www.mc-mncppc.org/germantown>

