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

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

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

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**

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

- 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

Gunner’s 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

Trips per 25 Dwelling Units

Based upon Local Area Transportation Guidelines, M-NCPPC
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

- 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
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
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

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