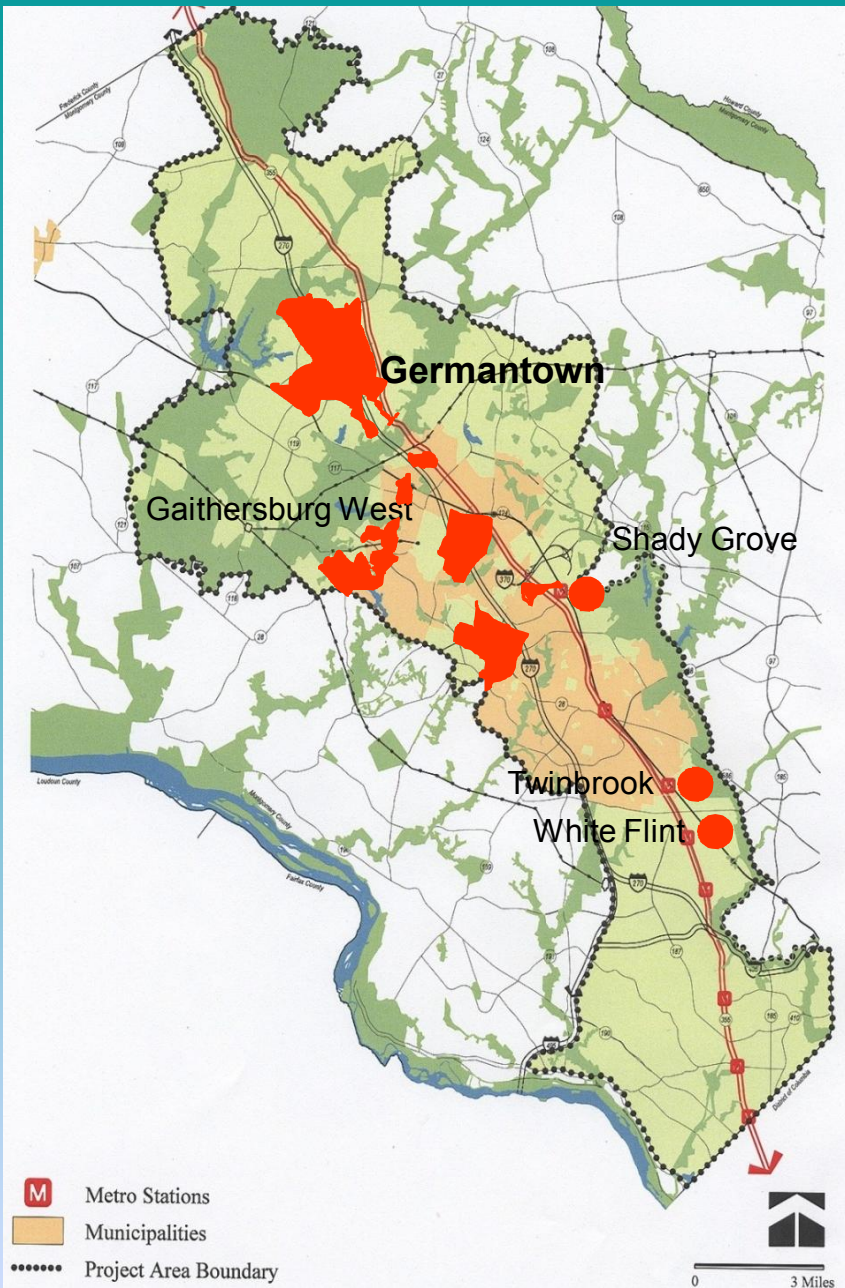


Germantown Forward

Status Report to the Planning Board
October 18, 2007

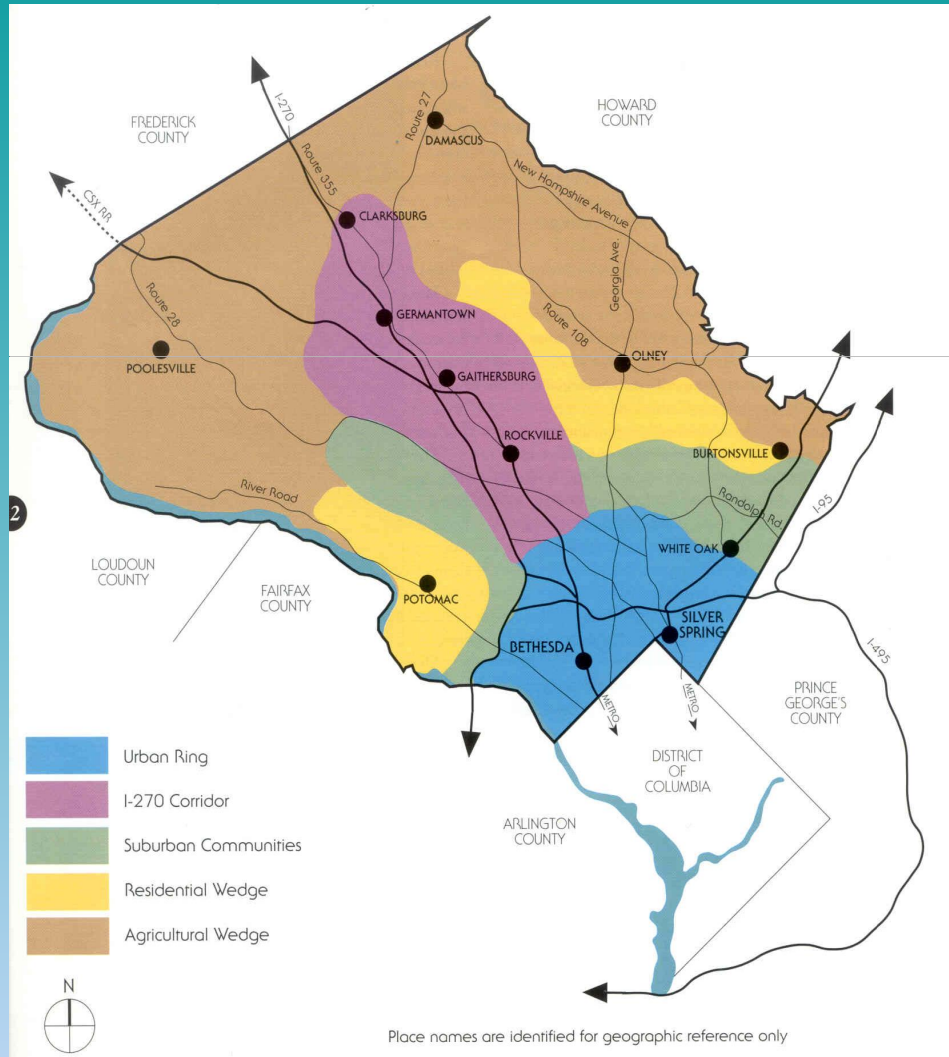




Contents

- Relationship to the I-270/MD 355 Study
- Land Use Alternatives
- Community Outreach

General Plan



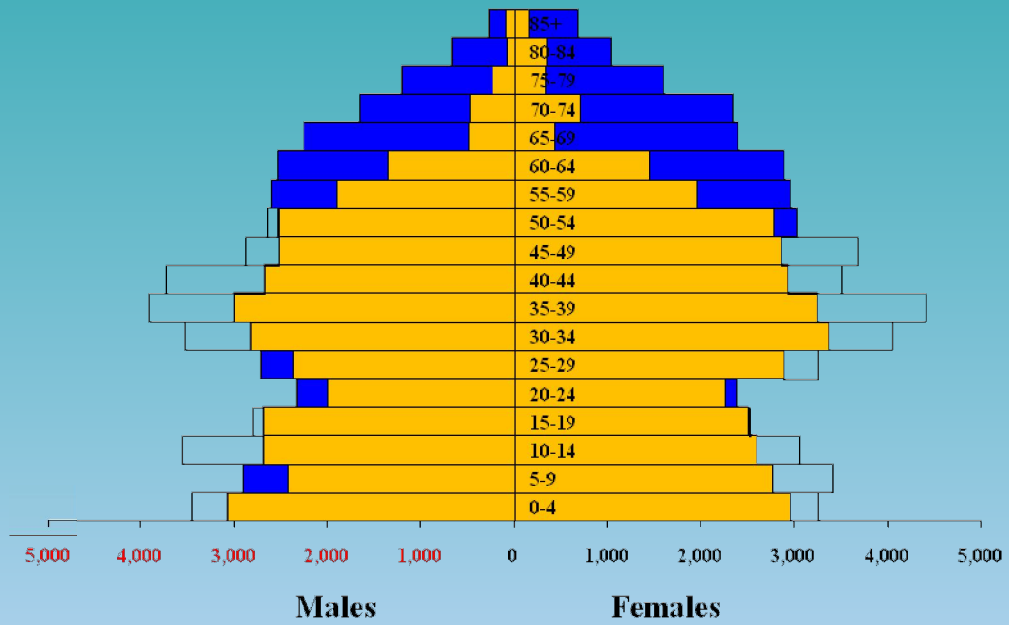
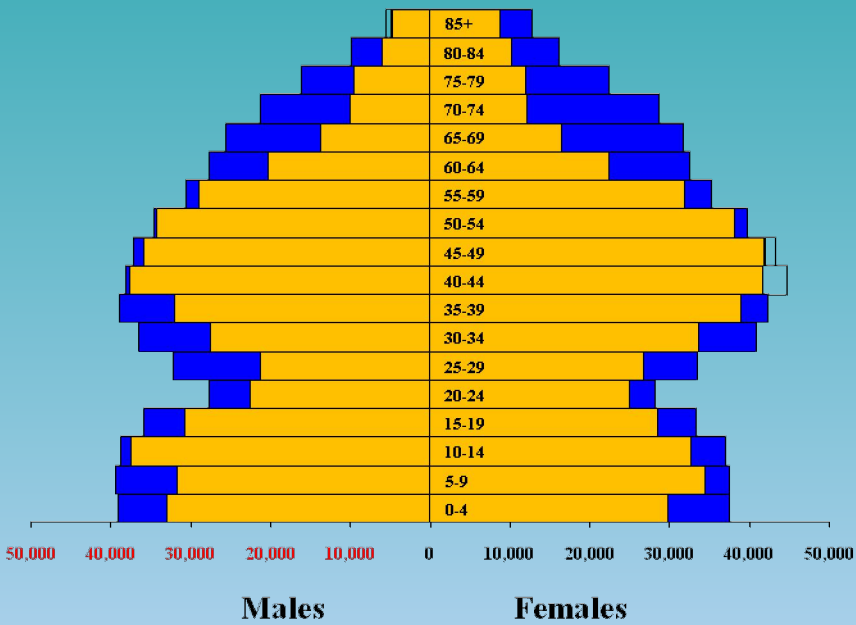
I-270 Corridor

- **Germantown as Corridor City**
- **Mixed use Town Centers**
- **Employment Resource**
- **Surrounded by Residential Communities**
- **Variety of Housing Types**
- **Transit Service**

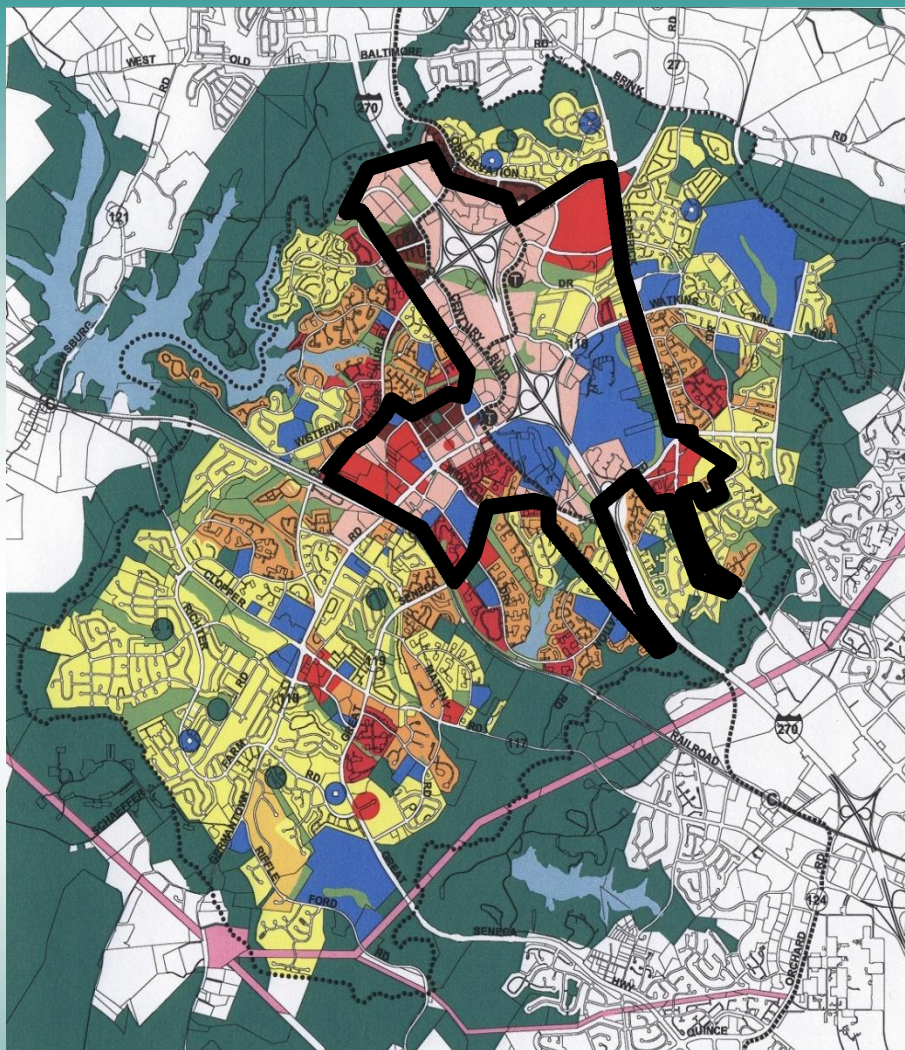
Population 2005-2030

County

Germantown



- 2005 Population
- Gain 2005 to 2030
- Losses, 2005-2030



Germantown Study Area

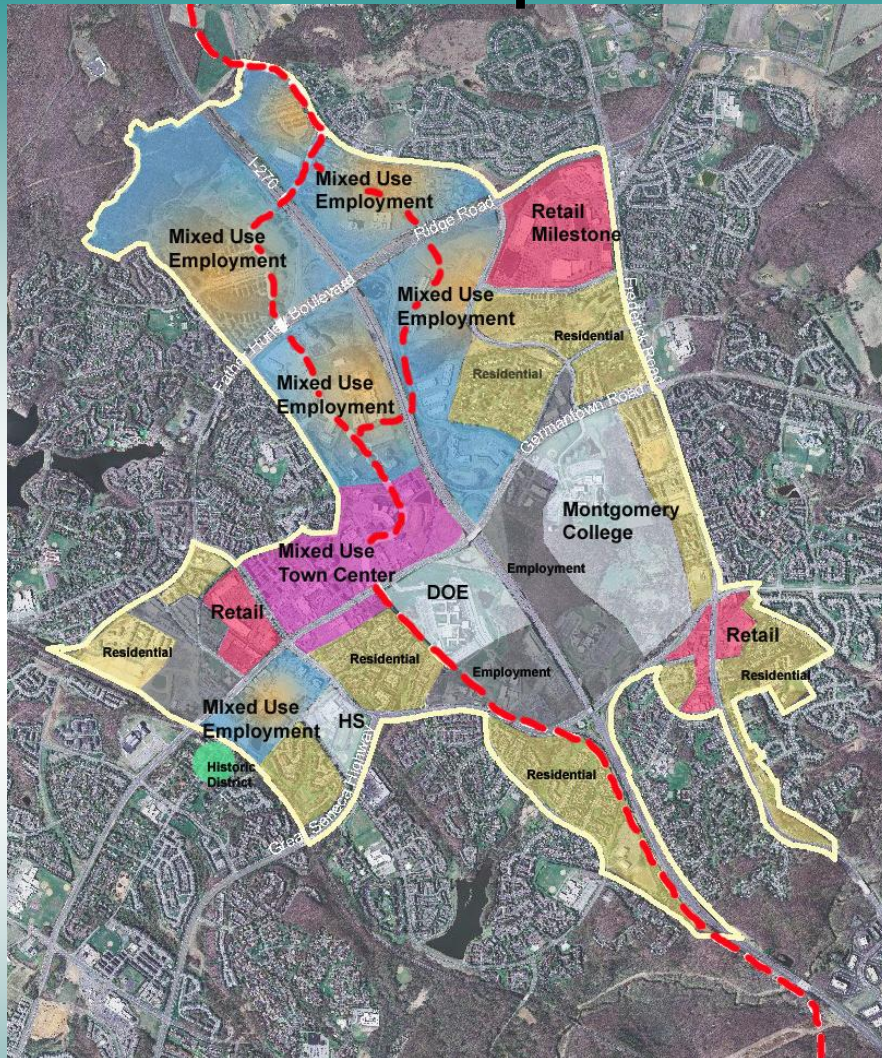
- I-270/MD 355
- Transit service
- Town Center
- Employment reserve
- Stable residential areas
- Urban Land Institute study

Themes

- Introduce mixed-use development
- Strengthen a lively Town Center
- Develop healthy communities
- Celebrate historic character
- Plan for transit land use and design



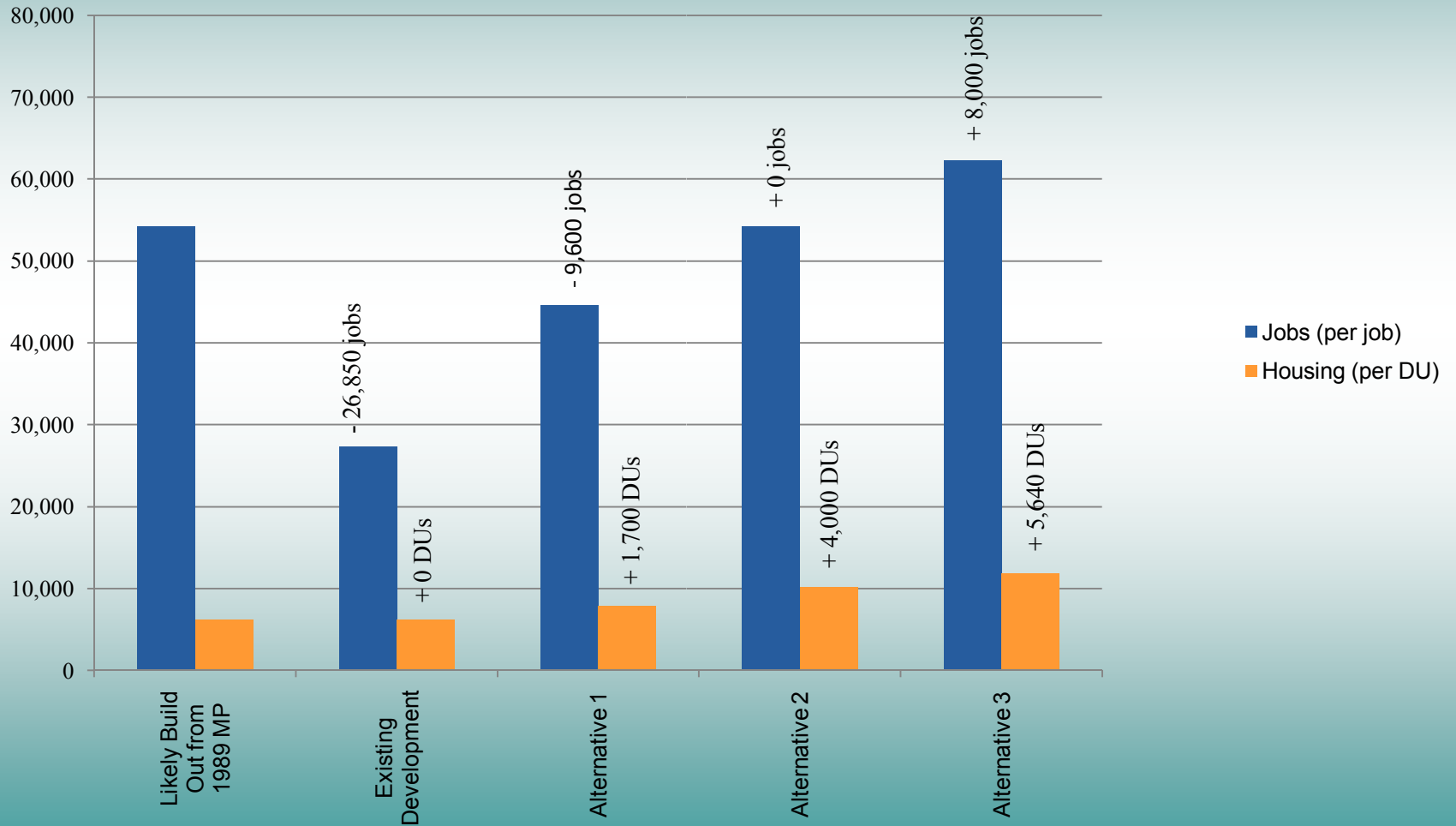
Land Use Concept



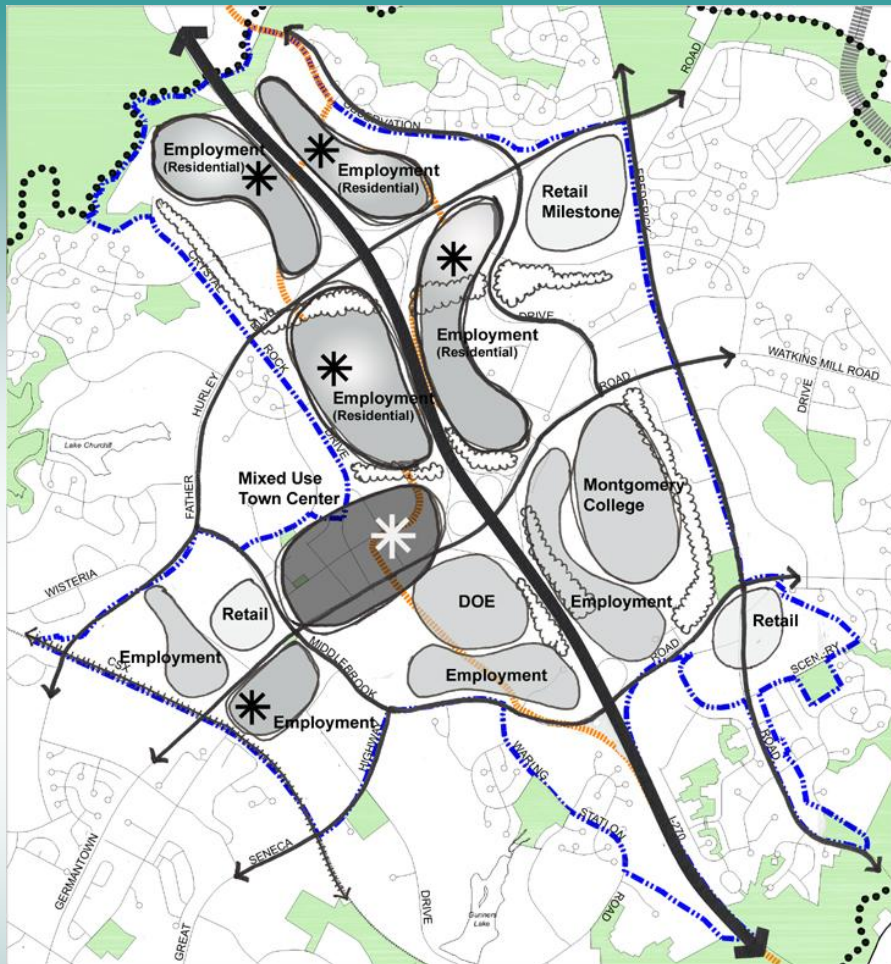
- Increase housing closer to jobs and transit
- Create mixed-use communities
- Create transit oriented, walkable neighborhoods
- Expand and strengthen the Town Center
- Celebrate the Historic District and historic sites
- Introduce urban parks and improve access to countywide trails
- Promote Germantown as the Cultural Center for the UpCounty area
- Integrate new public facilities into new development
- Protect existing neighborhoods

Jobs and Housing Comparison of Alternatives

Likely Build Out, Existing, and Land Use Alternatives In the Germantown Study Area



Alternative 1



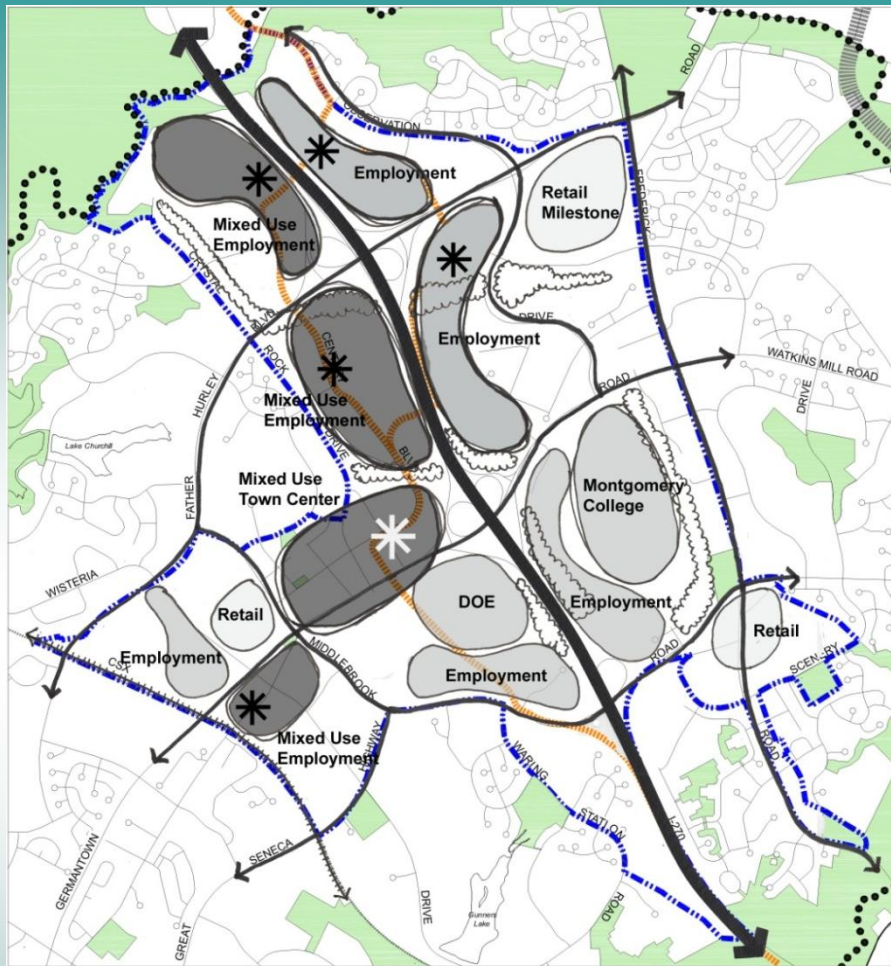
Maintains same development level as Master Plan
Increases housing to 8,400 units (+1,700 units above Master Plan)
Achieves 44,650 jobs (-9,600 jobs less than Master Plan)
Expands Town Center towards I-270
Achieves 4 to 5 stories within Town Center and along I-270
* Transit Stations



Shift to Housing

- Maintains same level of development as Master Plan
- Increases housing
- Reduces level of jobs from Master Plan
- 4-5 story building height

Alternative 2



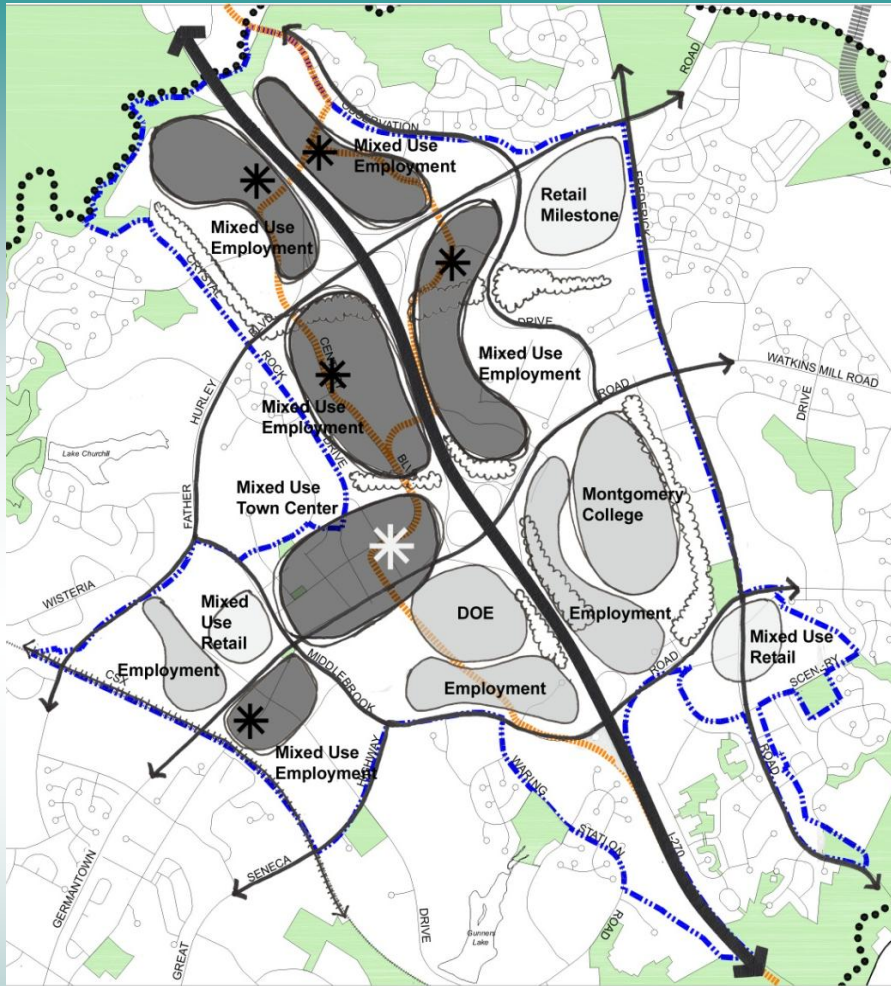
Increases development level along westside of I-270
Increase housing to 10,700 units (+4,000 units above Master Plan)
Achieves 54,250 jobs (same as Master Plan)
Expands Town Center toward I-270
Achieves 4 stories within most of Town Center and 8 to 10 stories along I-270
* Transit Stations



Maintains Jobs with Housing on West Side

- Increases development along west side of I-270
- Increases housing
- Maintains jobs
- Expands Town Center toward I-270
- 4 stories in Town Center, 8-10 stories along I-270

Alternative 3



Increases development level along both sides of I-270
Increases housing to 12,340 (+5,640 units above Master Plan)
Achieves 62,300 jobs (+8,000 jobs above Master Plan)
Expands Town Center
Achieves 4 stories within most of Town Center and 8 to 10 stories along I-270

* Transit Stations



Increases Jobs and Housing

- Increases development levels along both sides of I-270
- Increases housing
- Increases jobs
- 4 stories in Town Center, 8-10 stories along I-270

Community Advisory Committee

- Members
- Affiliations
- Information Night
- Community Charrette



Outreach Posters

- ESOL
- Middle School
- Seniors
- Oktoberfest

Your Favorite Thing In Germantown Is...

Town Center



Parks, Recreation, Trails, Picnic Areas



Houses of Worship



Employment, Jobs, Work Opportunities



Homes - Apartments, Condominiums, Town Houses, Houses



Schools, Education - Elementary, Middle and High Schools, Montgomery College



Germantown Needs More ...

Homes



Employment, jobs, training



Transportation



Entertainment - music, arts, concerts, dance



Places for Children Teenagers



Successes and Challenges

- **Poster for non-traditional outreach**
- **Leadership training via Community Advisory Committee**
- **Experts from within the Community Advisory Committee**
- **High school constituency**
- **Faith-based community**



Next Steps

- **Capacity analysis**
- **Retail Analysis**
- **Housing Needs**
- **Zoning recommendations**
- **CCT alignment**
- **Planning Board status report #2 in December**
- **Staff Draft in February**