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
• Germanton as Corridor City
• Mixed use Town Centers
• Employment Resource
• Surrounded by Residential Communities
• Variety of Housing Types
• Transit Service
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

- Likely Build Out from 1989 MP
- Existing Development
- Alternative 1
- Alternative 2
- Alternative 3

Jobs (per job)
- -26,850 jobs
- +0 jobs
- +9,600 jobs
- +0 jobs
- +8,000 jobs

Housing (per DU)
- +0 DUs
- +4,000 DUs
- +1,700 DUs
- +5,640 DUs
- +0 DUs
Alternative 1

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

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
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
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