Planning Board Briefing
July 14, 2016
Presentation Overview

- Introduction
- Outreach
- Design Workshop
- Community Meetings
- Consultant Services
- ULI mTap Presentation
- For Further Evaluation
- Next Steps
Introduction

Vicinity Map
Introduction: Plan Purpose

- Protect and enhance valued activities and places.

- Evaluate land uses and zoning near each station area.

- Ensure compatibility with each historic district.

- Improve pedestrian, bicyclist, public transportation access to each station.
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Outreach

Interactive Map

- GIS Team developed map.

- Launched prior to the Design Workshop.

- Still active to receive comments.
Design Workshop

**Daytime Day 1: Ask the Specialist Sessions**

- 15 presentations by agency representatives.
  - Provided insight into the activities around each station.
  - Enabled the community the opportunity to ask questions.

**Evening Day 1: Visioning Exercise**
Design Workshop

Day 2: Boyds

- Developed a set of goals for the future of the community.

- Developed an initial diagram showing ideas regarding:
  - Better connectivity
  - Additional parking
  - Station location

- Discussed ideas with the Boyds community
Design Workshop

Day 3: Germantown

- Developed a set of goals for the future of the community.
- Developed an initial diagram showing ideas regarding:
  - Better connectivity
  - Places for gathering
  - Additional parking
- Discussed ideas with the Germantown community
Design Workshop

Day 4: Synthesis of Diagrams for Boyds and Germantown
Community Meetings and Outreach

Upcounty Citizen’s Advisory Board
April 18, 2016

- Discussed the Design Workshop and the products created

Boyd’s Civic Association
April 21, 2016

- Discussed the Design Workshop

- Received feedback on some potential parking locations, the idea of moving the station and the idea of a proposed.

Informational Poster at the Upcounty Regional Services Center

Handout provided at community meetings
Consultant Services: Boyds

- Evaluate the feasibility of a proposal by the Boyds Civic Association to realign roadways near the intersections of Clopper, Clarksburg and Barnesville Roads.
  - Developing alternatives for the alignment.
  - Providing general cost for each alternative.
**Consultant Services: Germantown**

- Evaluate a “road diet” for the roads within proximity of Seneca Valley High School.

**Middlebrook Road west of MD 118 (4 lanes/ median)**

**Middlebrook Road and MD 118 with left turn lanes**

**8 lanes of Middlebrook Road at intersection with MD 118**

**Middlebrook Road adjacent to Seneca Valley High School (6 lanes/ narrow sidewalks and median)**

**Bicyclist riding on narrow sidewalk adjacent to Middlebrook Road**
ULI mTap

Team Members
Benjamin Cohen, Davis Construction
Mike Lozier, US Bank Commercial Real Estate
Bob Mill, PN Hoffman
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Arlova Jackson Vonhm, Department of Community Planning, Housing & Development
Robin McElhenny-Smith, Real Estate and Station Planning - Metro

Challenge

- How can the parking situation be improved at the Germantown MARC station?
- What public/private development is possible/appropriate?
- Are there any creative options for financing?
- How can the Germantown MARC station help the County and the region?
- What lessons can be learned to apply elsewhere?
ULI mTap

Pedestrian

- Walk score = 32 (of 100)
  - Based on destinations reached within 10 min. walk.

- Challenges
  - Auto-dominated area with major roadways.
  - Sidewalk gaps.

- Opportunities
  - Increase access to MARC station using existing street network as well as proposed expansion.
  - Private development to help fund infrastructure improvements.
ULI mTap

MARC Parking

- 694 spaces, 99% utilization rate.
- 55% of riders driving to station from < 2 miles away.
- Two parking garage options.
- Both options provide 900 - 1,100 total spaces that would serve mid-term (15-year) growth in ridership.
- Bus Circulation, Bike Rooms & Bus/Rider Shelter
ULI mTap

mTap Recommendations

- Promote “Mode Shift” from auto passengers to public transit and alternative modes.
- Target state and federal grants/partnerships to fund regional planning studies and capital requirements for the garage and associated public transit improvements (HUD Sustainable Communities, TIGER, etc.).
- Add public parking at Boyds MARC station in advance to help manage overflow during construction of Germantown garage.
- Improve access for pedestrians and bicycles, not just cars.
- Transition to paid parking.
For Further Evaluation

- Look at similar regional commuter station areas.
- Address commuter parking via garages or additional surface parking and better transit access.
- Develop solutions that improve the pedestrian and bicyclist experience based on the consultant’s findings.
- Investigate additional connections to the street network in Germantown.
- Determine long-term alternatives for the traffic in Boyds based on consultant’s findings.
- Improve water quality thru additional tree canopy and stormwater quality retrofits.
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Minimal tree panels in the Germantown MARC parking lot area
Next Steps

- Develop Preliminary Recommendations: July - September 2016
- Present Recommendations to Community: September 2016
- Working Draft to Planning Board: October 2016
- Planning Board Public Hearings: November - December 2016
- Transmit to Council: January 2017