

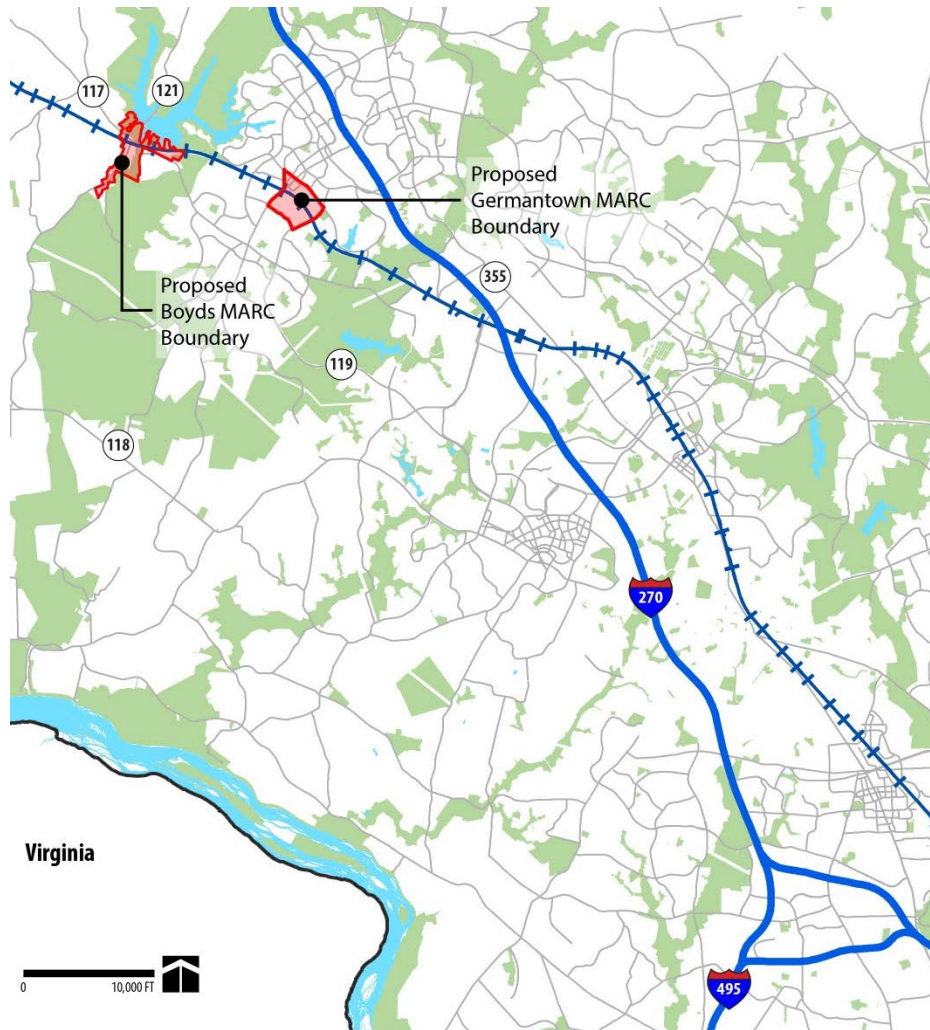


Scope of Work Planning Board Presentation January 28, 2016



MARC Rail Communities Location

- ▶ Upper portion of Montgomery County
- ▶ West of I-270 and approximately 15 miles north of I-495



MARC Rail Communities Plan Purpose

- ▶ Responds to significant upcounty growth.
- ▶ Addresses underutilized resources:
 - ▷ Parking and connections are issues at both MARC stations.
 - ▷ Changes at one station affect the other.
 - ▷ Changes have regional implications.
- ▶ Ties together other studies.
- ▶ Creates opportunities for greater placemaking.



MARC Rail Communities Plan Purpose

- ▶ Protect and enhance valued activities and places.
- ▶ Evaluate land uses and zoning near each station area.
- ▶ Ensure compatibility with each historic district.
- ▶ Provide recommendations to improve pedestrian, bicyclist, public transportation access to each station.
- ▶ Address additional concerns raised during the planning process.



MARC Rail Communities Plan Purpose

Better Connections Enhance Placemaking Opportunities



Not just for cars



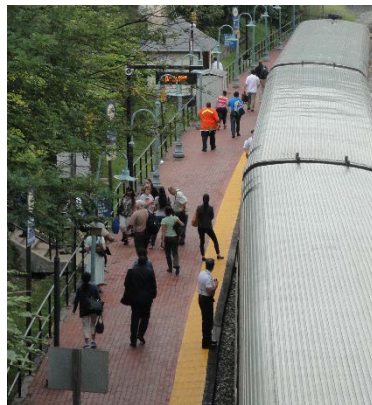
but for people



Germantown Flea Market



bicyclists



commuters



Tour of the Boyds Negro School



Plan Context: Boyds



Commercial area along Barnesville Road



Little Seneca Lake



View looking west from the MARC station



Field along Clopper Road in the undeveloped Boyds Local Park



Plan Context: Germantown



Germantown MARC Station



BlackRock Center for the Arts in the Town Center



Flea market in the parking lot of the MARC station



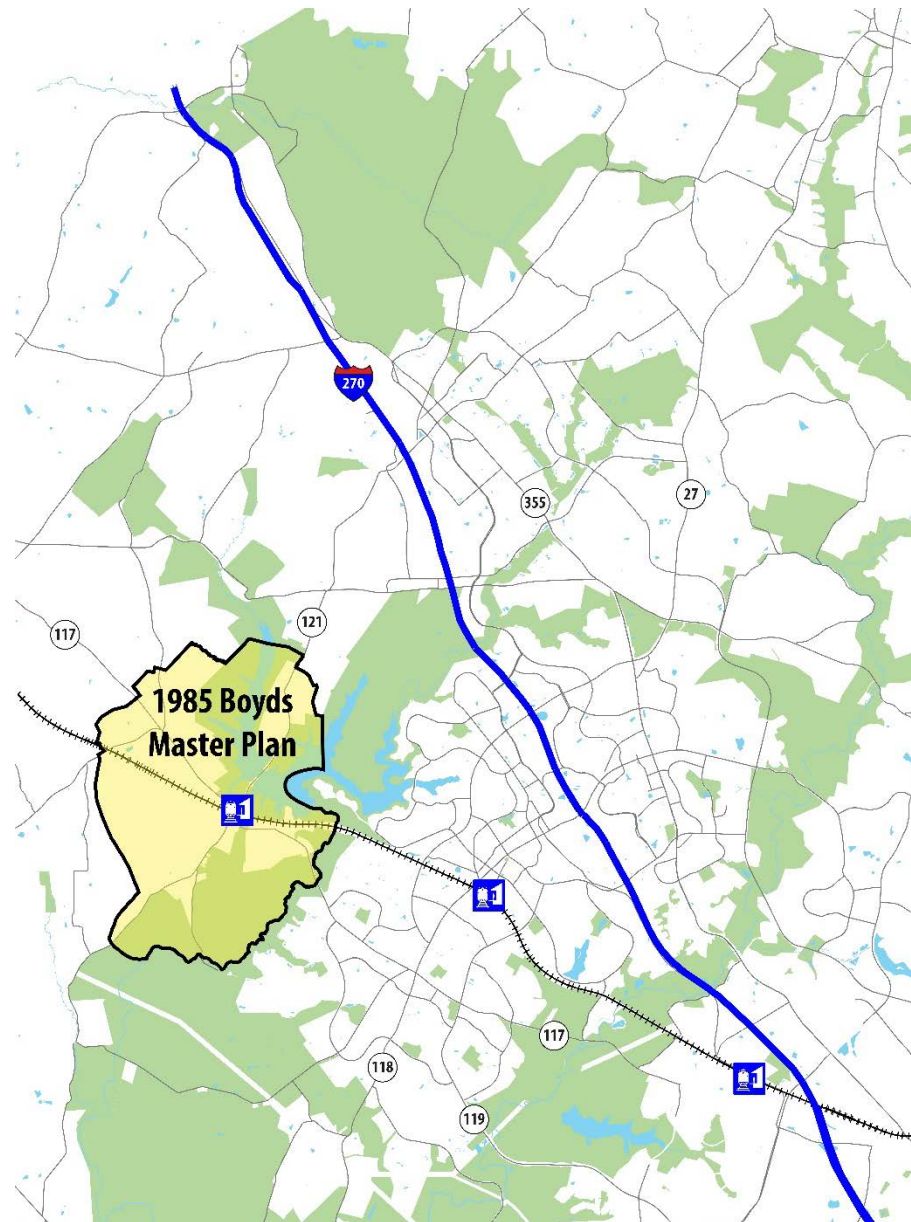
Grand opening of the Germantown Town Center Urban Park



Master Plans Influencing This Project

1985 Boyds Master Plan

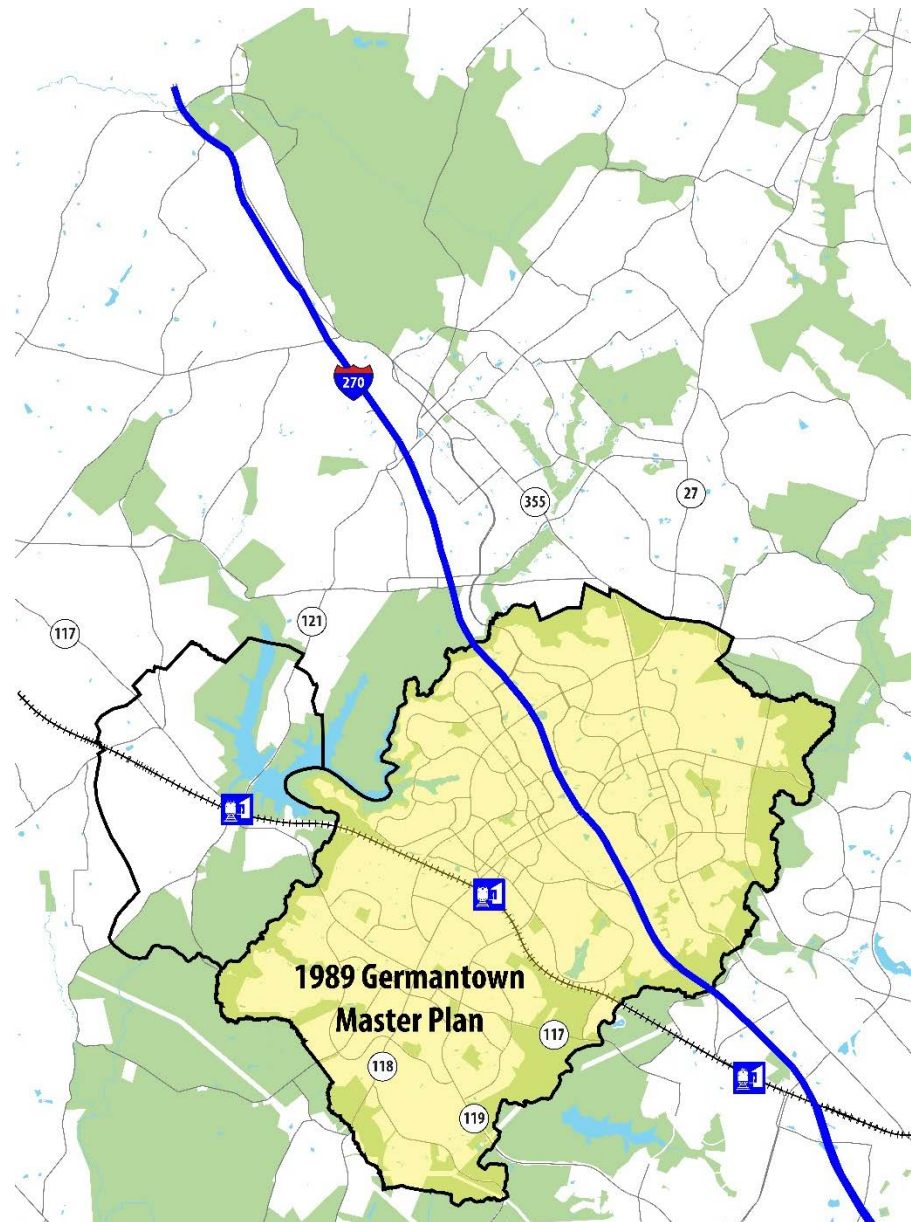
- ▶ Continuation of the existing rural community patterns.
- ▶ Improved road circulation.
- ▶ Development of a local park.
- ▶ Defined the historic district.



Master Plans Influencing This Project

1989 Germantown Master Plan

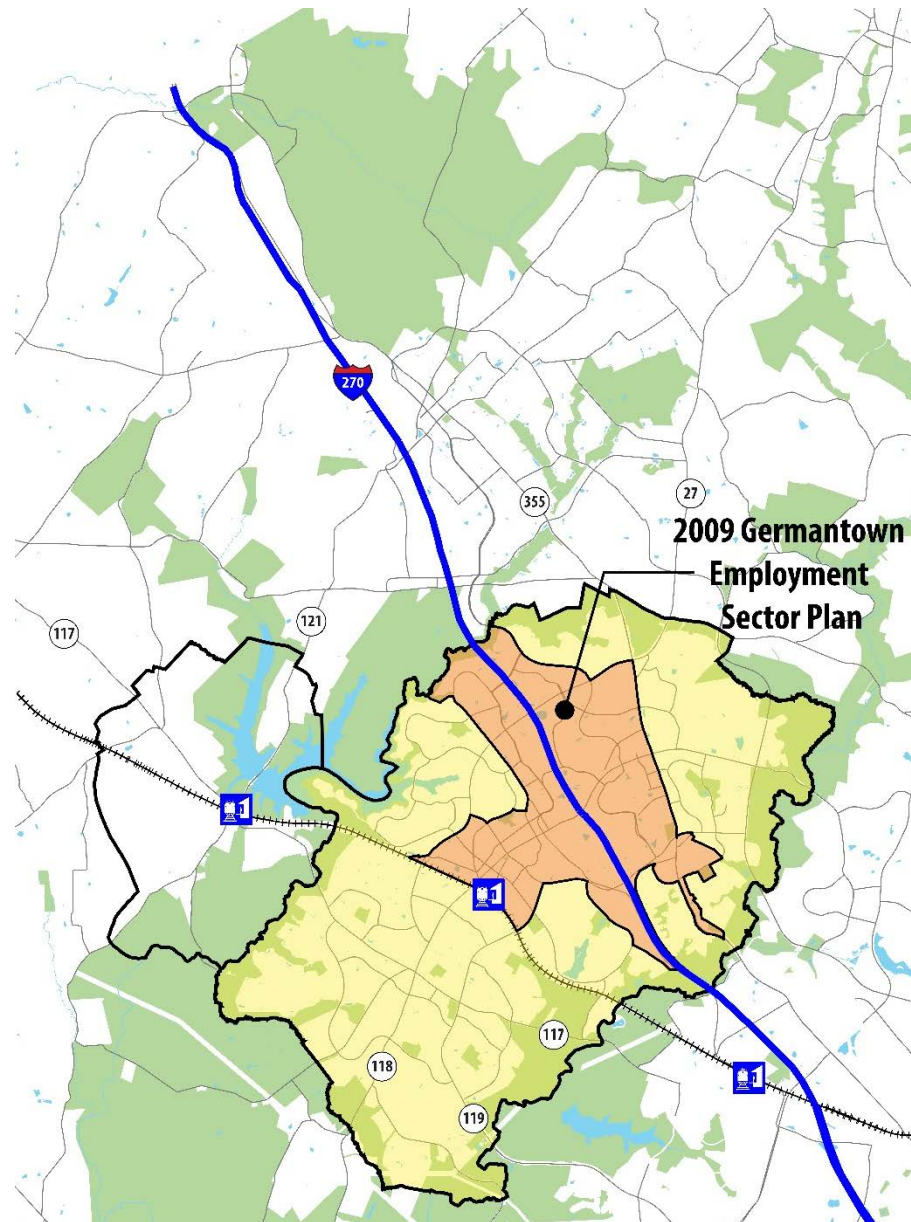
- ▶ Provided opportunities for employment land uses.
- ▶ Increased the County's total housing stock.
- ▶ Provided a safe and adequate transportation system.
- ▶ Encouraged the preservation of historic resources.



Master Plans Influencing This Project

2009 Germantown Employment Sector Plan

- ▶ Focused activity along Century Boulevard and surrounded it with complementary residential and employment uses.
- ▶ Created transit-served, mixed-use neighborhoods.
- ▶ Established Germantown as the upcounty cultural center.



Proposed Boyds MARC Boundary

- ▶ Historic District **in red.**
- ▶ Individual historic resources **in pink.**
- ▶ Publicly owned land along Little Seneca Lake.
- ▶ Industrial land adjacent to the railroad tracks.
- ▶ Boyds Local Park
- ▶ Taylor Science Center



Proposed Germantown MARC Boundary

- ▶ Blocks immediately north and south of the MARC station.
- ▶ Historic District **in red**.
- ▶ Individual Historic Resources **in pink**.
- ▶ Extends up Waters Road.



Community Outreach

Community Request

Expand the proposed Germantown MARC boundary to include Seneca Valley HS to address pedestrian and bicycle connectivity and safety

How the 2009 Germantown Master Plan addresses this request

- ▶ Crosswalks should be marked and should accommodate pedestrians of all ages and abilities safely. ([Area-wide Recommendations, Street Character, page 33](#))
- ▶ Construct street improvements according to the Urban Area. ([Town Center District, Transportation, page 52](#))
- ▶ No further expansion of MD 118 intersections in the Town Center unless needed for safety and access to ensure a pedestrian-friendly street. ([Town Center District, Transportation, page 52](#))
- ▶ Install sidewalks along Walter Johnson Drive to Middlebrook Road to connect the Core Neighborhood to the MARC station. ([The West End District, Transportation, page 55](#))
- ▶ Provide safe pedestrian crossings at Wisteria Drive and Great Seneca Highway and at Crystal Rock Drive and Middlebrook Road. ([The Gateway District, Transportation, page 58](#))



Proposed MARC Rail Communities Schedule



	2015						2016											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Outreach																		
Stakeholder Meetings			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Scope of Work																		
Background Research	■	■	■	■	■	■												
Scope of Work Presentation							■											
Analysis and Draft Plan																		
Analysis/Concept Refinement								■	■	■	■							
Draft Workshop Recommendations								■	■	■								
Staff Draft												■	■					
Community Meetings																		
Open House					■													
Workshop/Public Meetings									■	■	■							
Planning Board Review																		
Public Hearing																		■
Work Sessions																		■
Executive & County Council																		
Transmit to Executive & County Council																		■

Community Outreach
 Staff Work
 Planning Board

Proposed Continued Community Outreach



Proposed MARC Rail Communities Plan Workshop Agenda

Time	Monday, March 7th	Monday, March 14	Tuesday, March 15	Wednesday, March 16
	Agencies	Boyd's	Germantown	Synthesis
9:00 AM	Discussion Topic Existing and Proposed Facilities	Team Meeting Internal Recap of Public Meeting #1	Team Meeting Recap of Drop In #1 and Comm. Vision Germantown	Team Meeting Recap of Drop In #2
10:00 AM	Attendees Historic Preservation Environmental Protection Permitting Services General Services	Team Exercise for Boyd's based on Community Vision Exercise Alternative Concept Development (consider land use and connections)	Team Exercise for Germantown based on Community Vision Exercise Alternative Concept Development (consider land use and connections)	Synthesis
11:00 AM	Public Schools Parks			Stakeholder Feedback Loop (Agency and Community)
12:00 PM	Lunch			
1:00 PM	Discussion Topic Road Network MARC Parking Ride On Road Sections Ped/Bike Facilities	Alternative Concept Dev.	Alternative Concept Dev.	Production
2:00 PM	Attendees County Transportation CSX State Highway Admin.	Stakeholder Feedback Loop (Agency and Community)	Stakeholder Feedback Loop (Agency and Community)	
3:00 PM				
4:00 PM	Setup Public Meeting #1	Preparation for Drop In #1	Preparation for Drop In #2	Setup Public Meeting #2
5:00 PM	Dinner			
6:00 PM	Open House • Intro to new participants • Q&A with agency tables	Community Drop In for Boyd's Alternatives (primarily for public who could not make it during daytime)	Community Drop In for Germantown Alternatives (primarily for public who could not make it during daytime)	Open House • Intro to new participants
7:00 PM	Presentation Recap/ Online and vision summaries			Pin Up Presentation • Vision statements for each community • Alternative Concepts • Diagrams (Land Uses, Connections, Parks, Environment, Historic and Placemaking)
8:00 PM	Vision Exercise • Tables of 8 • B/G 30 minutes each - Vision statement - Cue cards			
9:00 PM	Report out			Questions/Next Steps

Open Sessions

- Discussion/Feedback
- Community Worksessions



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Stay Connected:

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