

Plan Highlights

This Plan directs the growth of the Germantown Planning Area. (See Figures 1 and 2.) Germantown's remaining vacant and uncommitted land provides a significant resource in meeting several important community and County-wide objectives. These objectives include:

- providing a greater sense of community identity for both current and future residents;
- providing opportunities for employment land uses for a variety of businesses and enterprises;
- increasing the County's total housing stock and concurrently providing an appropriate mix of housing types;
- providing a safe, efficient, and adequate transportation system;
- increasing transit serviceability, particularly in the Employment Corridor;
- providing such public facilities as parks and schools on a timely and adequate basis;
- encouraging the preservation of natural resources;
- encouraging the preservation of historic resources; and
- assuring that increased housing density is provided through the use of Transferable Development Rights (TDR's) to implement the County's Agricultural Preservation Program.

The designation of Germantown as a Corridor City has been firmly established by the *General Plan* and the 1974 *Germantown Master Plan*. Although this new master plan amendment embraces the goals and objectives set forth in its predecessors, it recommends achieving those goals in slightly different ways.

The 1974 *Master Plan* recommended that Germantown be surrounded by a greenbelt of publicly owned parks. Within the greenbelt eight distinct areas were

identified: the Town Center District, an Employment Corridor, and six Villages — Churchill, Gunners Lake, Clopper, Kingsview, Middlebrook and Neelsville.

Since 1974, two villages — Churchill and Gunners Lake — have developed almost fully; two more — Clopper and Middlebrook — are approximately half developed; the remaining two — Kingsview and Neelsville — are mostly undeveloped.

The Town Center has developed only partially and not as contemplated in the previous plan. It currently includes two supermarket shopping centers — Sugarloaf Centre and Germantown Commons — providing a variety of retail and commercial uses, as well as some office uses.

The Employment Corridor is approximately 25 percent complete; Fairchild Industries, Department of Energy, Hughes Network Systems, the Century XXI, and the Bellemead office buildings represent the current major developments.

This new amendment of the 1974 *Master Plan* recommends changes and refinements in each of the following eight areas.

Townscape Design

Objective: To develop a greater sense of community identity and a positive sense of place.

With regard to Townscape Design, the Plan:

- Recommends that community activity be focused in the Village Centers, the Town Center and the potential regional mall.

Implementation: Land Use Plan, Zoning Plan, and Use and Density Provisions of the Zoning Ordinance and Zoning Plan

- Recommends general design guidelines for the Town Center, the Employment Corridor, and Village Centers.

Figure 2



Planning Area Map



**Comprehensive Amendment
to the Master Plan for Germantown**

Montgomery County, Maryland

The Maryland-National Capital Park and Planning Commission

Implementation: *Development Plan Review, Subdivision Regulations, Site Plan Review, Capital Improvements Program, and Private Participation*

- Recommends specific development guidelines for 58 Analysis Areas.

Implementation: *Development Plan Review, Subdivision Regulations, Site Plan Review, Capital Improvements Program, and Private Participation*

- Recommends implementing specific guidelines for landscaping Germantown's roadways, including street trees and landscaped medians along major and arterial roads.

Implementation: *Capital Improvements Program, Site Plan Review, and Private Participation*

- Recommends preparation of a Streetscape Design Study which focuses on the visual quality of the street and its edges.

Implementation: *Montgomery County Planning Department, and Montgomery County Department of Transportation*

- Recommends establishing and completing pedestrian and bicycle connections throughout the community.

Implementation: *Development Plan Review, Subdivision Regulations, Site Plan Review, Capital Improvements Program, and Private Participation*

Land Use

Objective: To provide a wide range of housing and employment opportunities accompanied by a complete range of public facilities, services, and amenities.

With regard to Land Use, the Plan:

- Recommends the Corridor City development pattern as recommended in the *General Plan* and *1974 Master Plan*.

Implementation: *Land Use Plan, Zoning Plan, and Use Provisions of the Zoning Ordinance*

- Recommends an expansion of the Village Center and Town Center hierarchy as expressed in the *1974 Master Plan*.

Implementation: *Land Use Plan, Zoning Plan, and Use Provisions of the Zoning Ordinance*

- Recommends that the Town Center be the principal activity center for Germantown.

Implementation: *Town Center Design and Development Study, Development Plan Review, Project Plan Review, Site Plan*

Review, Capital Improvements Program, and Private Participation

- Recommends a Regional Shopping Mall in Neelsville Village so that a suburban mall can be built to enlarge the variety of retail activities in Germantown as well as to serve Upcounty regional shopping needs.

Implementation: *Land Use Plan, Zoning Plan, and Use Provisions of the Zoning Ordinance*

- Recommends retail uses be located in the following activity areas: (a) the proposed Regional Mall, (b) the Town Center, (c) the Village Centers, and (d) the Urban Villages; and discourages strip commercial development along Germantown roadways.

Implementation: *Land Use Plan, Zoning Plan, and Use Provisions of the Zoning Ordinance*

- Recommends that a single-family detached residential character be established in selected areas to provide a broader mix of housing types so that Germantown can evolve into a full "life cycle" community.

Implementation: *Land Use Plan, Zoning Plan, Use and Density Provisions of the Zoning Ordinance, and Subdivision Regulations*

- Recommends an increase in the total number of housing units by 16 percent, from 32,000 to 37,000 units.

Implementation: *Land Use Plan, Zoning Plan, and Use and Density Provisions of the Zoning Ordinance*

- Recommends an increase in the proportion of single-family detached units, from 18 percent (as recommended in the *1974 Master Plan*) to 29 percent.

Implementation: *Land Use Plan, Zoning Plan, Use and Density Provisions of the Zoning Ordinance, and Subdivision Regulations*

- Recommends a decrease in the proportion of single-family attached units from 54 percent to 31 percent.

Implementation: *Land Use Plan, Zoning Plan, Use and Density Provisions of the Zoning Ordinance, and Subdivision Regulations*

- Recommends that appropriate residential parcels achieve increased density through the use of Transferable Development Rights Receiving Areas with a potential of 2,300 TDR's, thereby implementing the recommendations of the County's *Functional Plan for Preservation of Agriculture and Rural Open Space*.

Implementation: *Land Use Plan, Zoning Plan, TDR Sections of Zoning Ordinance, Subdivision Regulations, and Site Plan Review*

- Recommends the development of a new type of comparison shopping center in the Town Center, as well as a more traditional Mixed-Use Center.

Implementation: *Land Use Plan, Zoning Plan, Development Plan Review, and Site Plan Review*

- Recommends the development of an 1,100-acre Employment Corridor along I-270 as a planned employment center with offices, multi-family residences, and a limited amount of retail development.

Implementation: *Land Use Plan, Zoning Plan, Use and Density Provisions of Zoning Ordinance, Subdivision Regulations, and Site Plan Review*

- Recommends that a full spectrum of employee services, particularly child day-care, be provided at appropriate locations throughout the Employment Corridor.

Implementation: *Zoning Plan, Use Provisions of Zoning Ordinance, County Department of Family Resources, and Private Participation*

Environment

Objective: To protect natural resources while permitting intense Corridor City Development.

With regard to Environmental considerations, the Plan:

- Emphasizes the protection of Little Seneca Creek and of Little Seneca Lake and recommends the establishment of stringent watershed management practices.

Implementation: *Zoning Plan, Use and Density Provisions of the Zoning Ordinance, and Subdivision Regulations*

- Recommends private conservation easements up to 400 feet wide in selected environmentally sensitive areas.

Implementation: *Subdivision Regulations*

- Recommends the expansion of the sewage collection and water service systems into all areas of Germantown.

Implementation: *Water Supply and Sewerage Systems Plan, WSSC, and Capital Improvements Program*

- Recommends the expansion of the sewerage collection system into environmentally

sensitive areas only if stringent mitigation measures are implemented.

Implementation: *WSSC, Capital Improvements Program, Subdivision Regulations, and County Department of Environmental Protection*

- Recommends that protection of existing water quality of receiving streams be a principal objective of the stormwater management facilities to be provided in connection with new development.

Implementation: *Stormwater Law and Regulations, Subdivision Regulations, Capital Improvements Program, Montgomery County Department of Environmental Protection, and Private Participation*

- Provides development guidelines that encourage the preservation of mature trees.

Implementation: *Subdivision Regulations, Revisions to Grading Ordinance, Site Plan Review, and Private Participation*

Transportation

Objective: To provide a roadway and transit system that adequately serve the planned land uses at acceptable levels of service.

With regard to Transportation elements, the Plan:

- Recommends that Germantown be designed as a community with transit-serviceable land uses.

Implementation: *Land Use Plan, Zoning Plan, Setback Provisions of Zoning Ordinance, Subdivision Regulations, and Site Plan Review*

- Recommends the construction of and/or improvements to the roadways as indicated in the Master Plan.

Implementation: *State Consolidated Transportation Program, Capital Improvements Program, and Private Participation*

- Recommends construction of transit service along the Corridor Cities Transit Easement and the construction of transit stations in Germantown with related parking, access facilities, and enhanced feeder bus service to be further defined by the Corridor Cities Transit Easement Study.

Implementation: *Capital Improvements Program and Montgomery County Department of Transportation*

- Recommends revisions to the alignments and classifications of several roadways proposed in the 1974 *Master Plan* and in the 1968 *Clarksburg Master Plan*, such as Midcounty Highway, Observation Drive, and Mateney

Road, as well as modifications to the recommended number of lanes of some roadways.

Implementation: Master Plan of Highways, Roadway Classifications Table, and Subdivision Regulations

- Recommends that Great Seneca Highway, Midcounty Highway, and the southern portion of Clopper Road be designated as "landscaped greenways."

Implementation: Capital Improvements Program
- Recommends the use of a variety of roadway cross-sections at locations that are appropriate to the character of the adjacent land uses.

Implementation: Master Plan of Highways, Roadway Classifications Table, and Subdivision Regulations
- Recommends wider rights-of-way for selected major highways in order to accommodate visual and acoustic buffers, landscaped areas, and stormwater management facilities, as well as enabling environmentally sensitive roadway design and alignment.

Implementation: Master Plan of Highways, Roadway Classifications Table, and Subdivision Regulations
- Recommends the expansion and improvement of the Germantown commuter rail station and the provision of Park-and-Ride facilities to serve carpools, vanpools, and commuter buses.

Implementation: State Consolidated Transportation Program and County Capital Improvements Program
- Recommends the development of sidewalks adjacent to roadways and hiker-biker trails through public open space areas.

Implementation: Subdivision Regulations, Site Plan Review, Capital Improvements Program, and Private Participation
- Recommends the development of equestrian trails throughout Germantown's greenbelt of parks.

Implementation: Capital Improvements Program and Private Participation

Community Facilities

Objective: To provide an adequate number of appropriately located community facilities.

With regard to Community Facilities, the Plan:

- Recommends the acquisition and the construction of 18 new local parks.

Implementation: Subdivision Regulations and Capital Improvements Program

- Recommends the site acquisition and construction of six new elementary schools, two new middle schools, and a new high school, while reducing the number of elementary and secondary school sites recommended in the 1974 Master Plan.

Implementation: Subdivision Regulations and Capital Improvements Program
- Recommends that future elementary school sites contain a minimum of 12 acres.

Implementation: Subdivision Regulations
- Recommends the development of private and public child day-care centers as well as before- and after-school programs.

Implementation: Capital Improvements Program, County Government Operating Budget, and Private Participation
- Recommends alternative uses for excess school sites.

Implementation: Land Use Plan, Zoning Ordinance, Use Provisions of the Zoning Ordinance, and Capital Improvements Program
- Recommends the location of public facilities such as elementary schools, parkland, and swimming pools as part of the Village Centers, whenever possible.

Implementation: Land Use Plan, Zoning Plan, Use and Density Provisions of the Zoning Ordinance, Subdivision Regulations, Site Plan Review, Capital Improvements Program, and Private Participation
- Recommends appropriate locations for elderly housing and child day-care facilities

Implementation: Land Use Plan, Zoning Plan, Use Provisions of the Zoning Ordinance, and Private Participation

Human Services

Objective: To provide an overview of the socio-economic characteristics of the existing and future Germantown community while highlighting the provision of day-care facility needs and housing for the elderly.

With regard to Human Services, the Plan:

- Recommends the provision of child day-care facilities at appropriate locations in Germantown.

Implementation: Capital Improvements Program, County Government Operating Budget, and Private Participation

- Recommends the provision of housing for the elderly at appropriate locations in Germantown.

Implementation: Zoning Plan, Use Provisions of Zoning Ordinance, and Private Participation

Historic Resources

Objective: To protect and preserve Germantown's historic and architectural heritage.

With regard to Historic Resources, the Plan:

- Adds ten historic resources to the Master Plan for Historic Preservation.

Implementation: Approved by County Council

Implementation

Objective: To identify those regulations and procedures necessary to implement the recommendations as expressed in the Master Plan.

With regard to the Implementation strategy, the Plan:

- Recommends periodic status reports to monitor Plan implementation.

Implementation: Montgomery County Planning Department

- Recommends the adoption of a zoning text amendment in order to implement the recommendations of this Plan.

Implementation: Approval by District Council

- Recommends a comprehensive rezoning of the Germantown Planning Area to implement the land use and zoning recommendations.

Implementation: Sectional Map Amendment

- Recommends support of the capital improvements needed to implement this Plan.

Implementation: Capital Improvements Program

- Recommends construction of missing segments of the existing pedestrian/bicycle system.

Implementation: Capital Improvements Program and Montgomery County Department of Transportation

- Recommends that the County fund a Town Center Design and Development Study in order to promote successful implementation of the goals and objectives for the Town Center.

Implementation: Montgomery County Planning Department and Montgomery County Executive

- Recommends establishment of an Urban Maintenance District or other mechanism to assure the upkeep of the amenity features of the Town Center.

Implementation: Development Plan Review, Project Plan Review, Site Plan Review, and Private Participation

- Recommends that consideration be given to expanding the Suburban District to include the Germantown Planning Area.

Implementation: Montgomery County Planning Department