

Germantown Forward

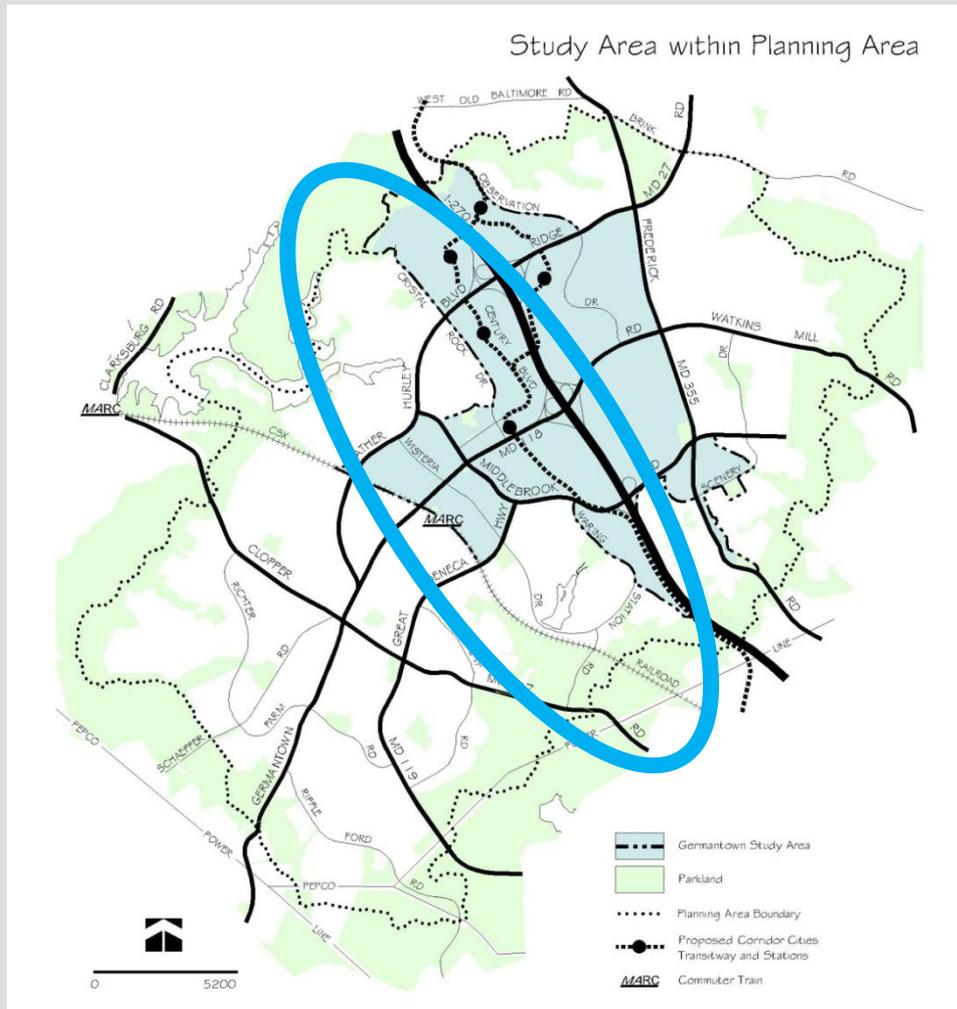
Germantown Master Plan



Germantown Forward

Germantown Master Plan

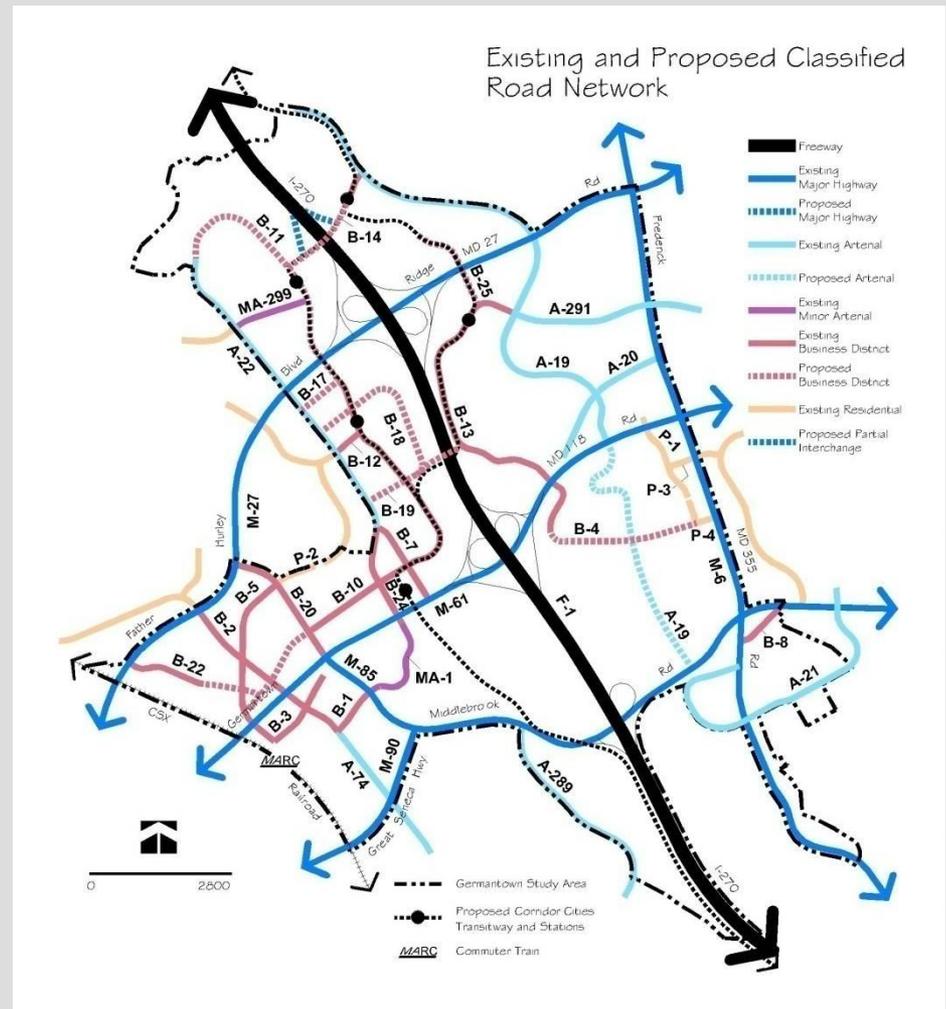
Third Worksession: Properties west of I-270



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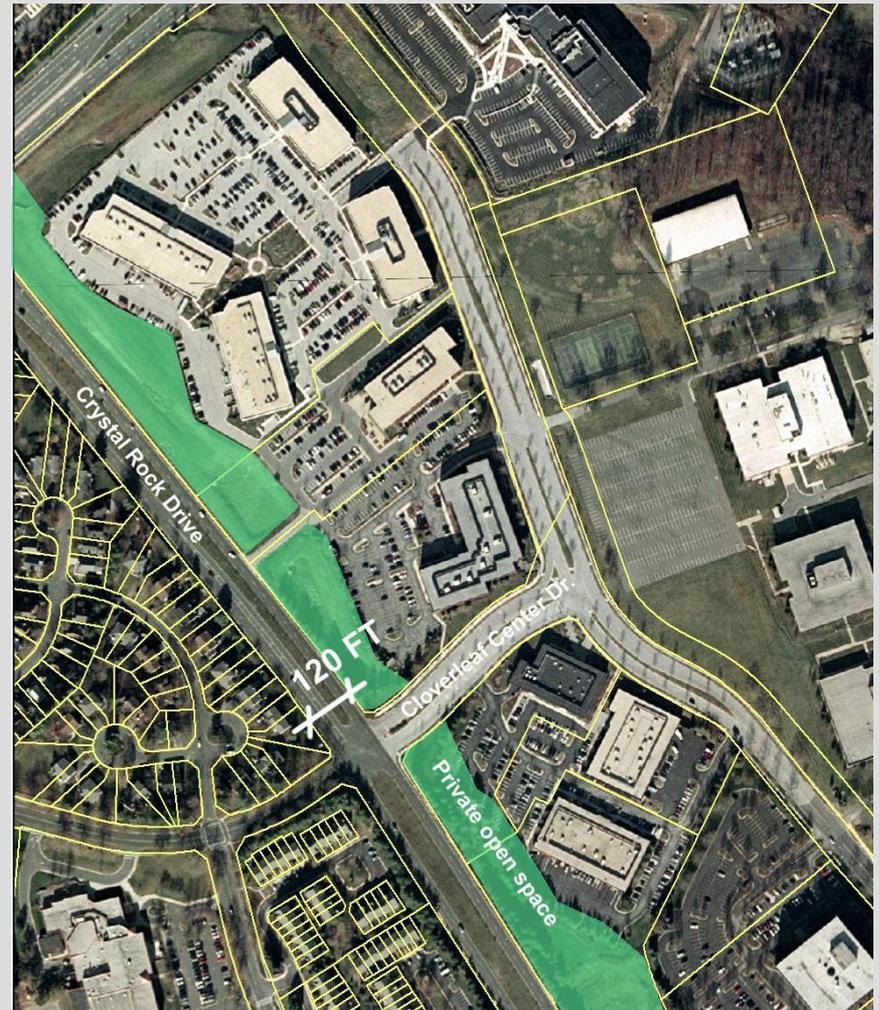
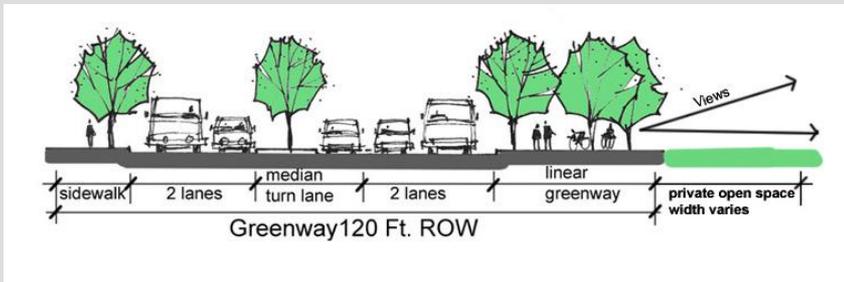
Connections

- MARC station parking
- Crossing I-270
- Crystal Rock greenway



Germantown Forward Greenway

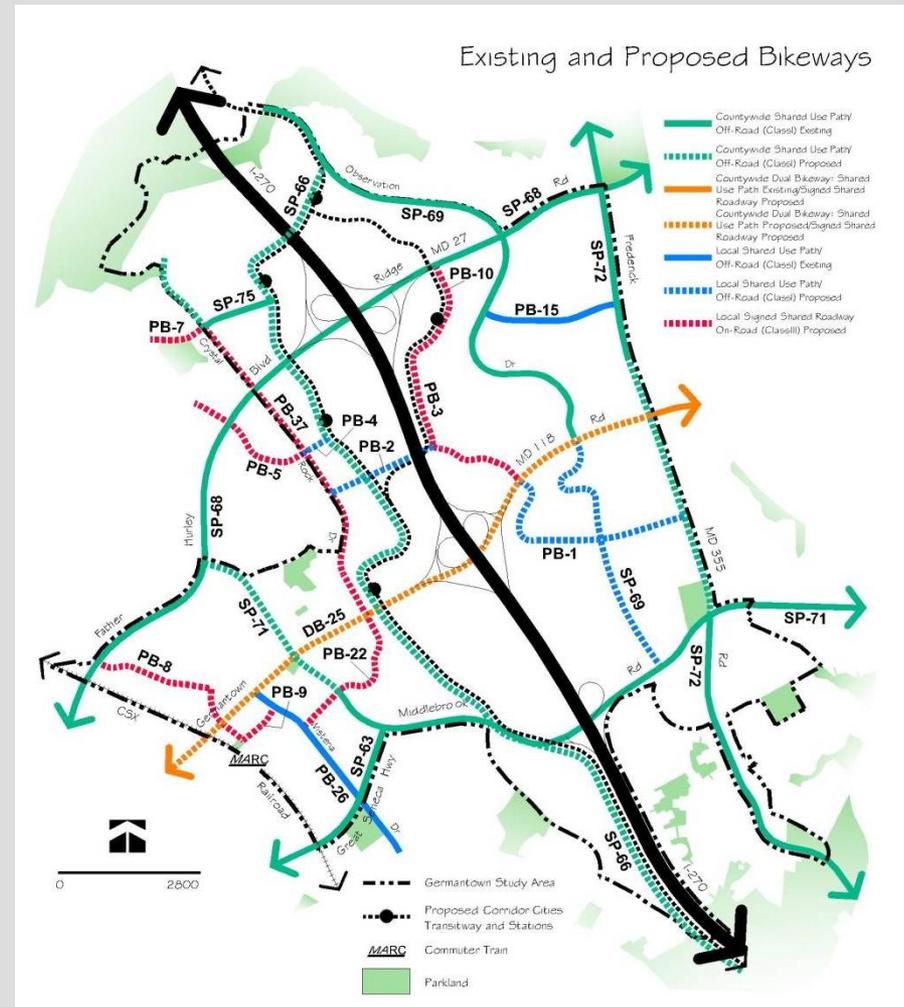
Crystal Rock greenway



Germantown Forward

Connections

- Bikeways
- Pedestrian connections
- Accessibility

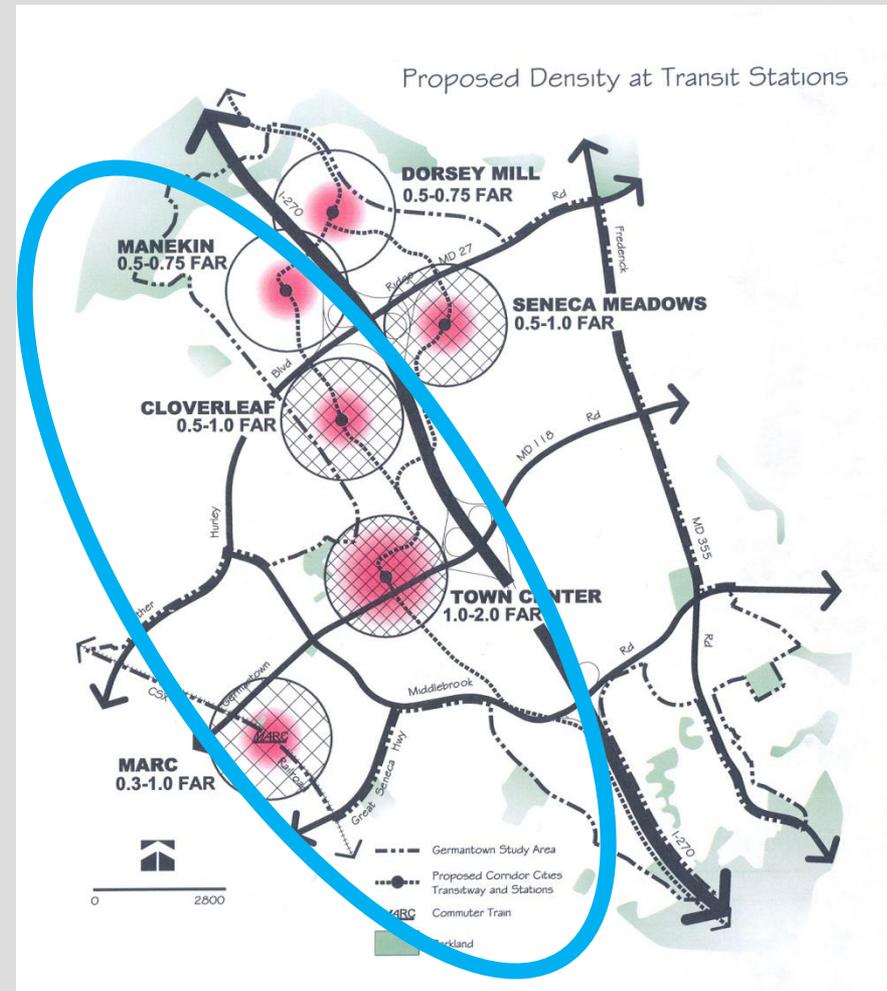


Germantown Forward

Germantown Master Plan

Properties West of I-270

- Town Center station
- MARC station
- Other stations

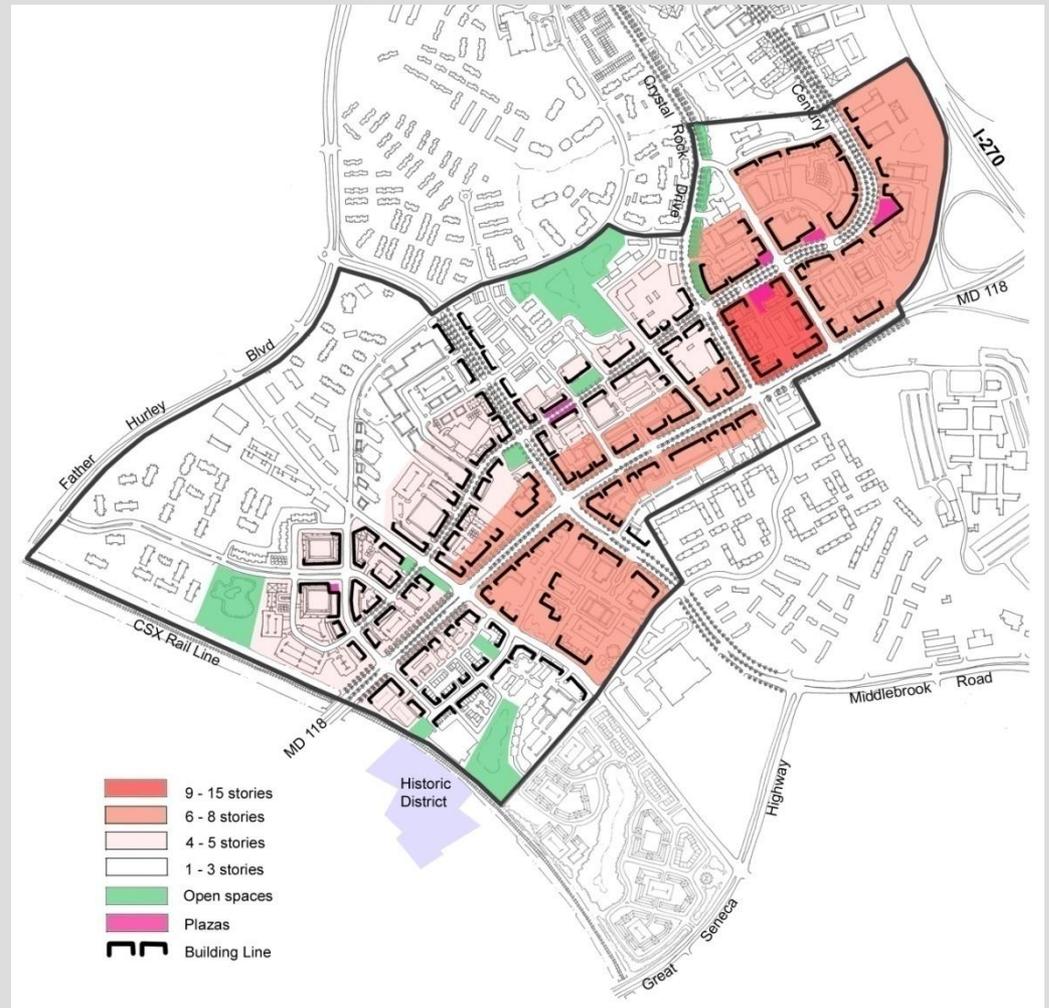


Germantown Forward

Town Center

Urban form

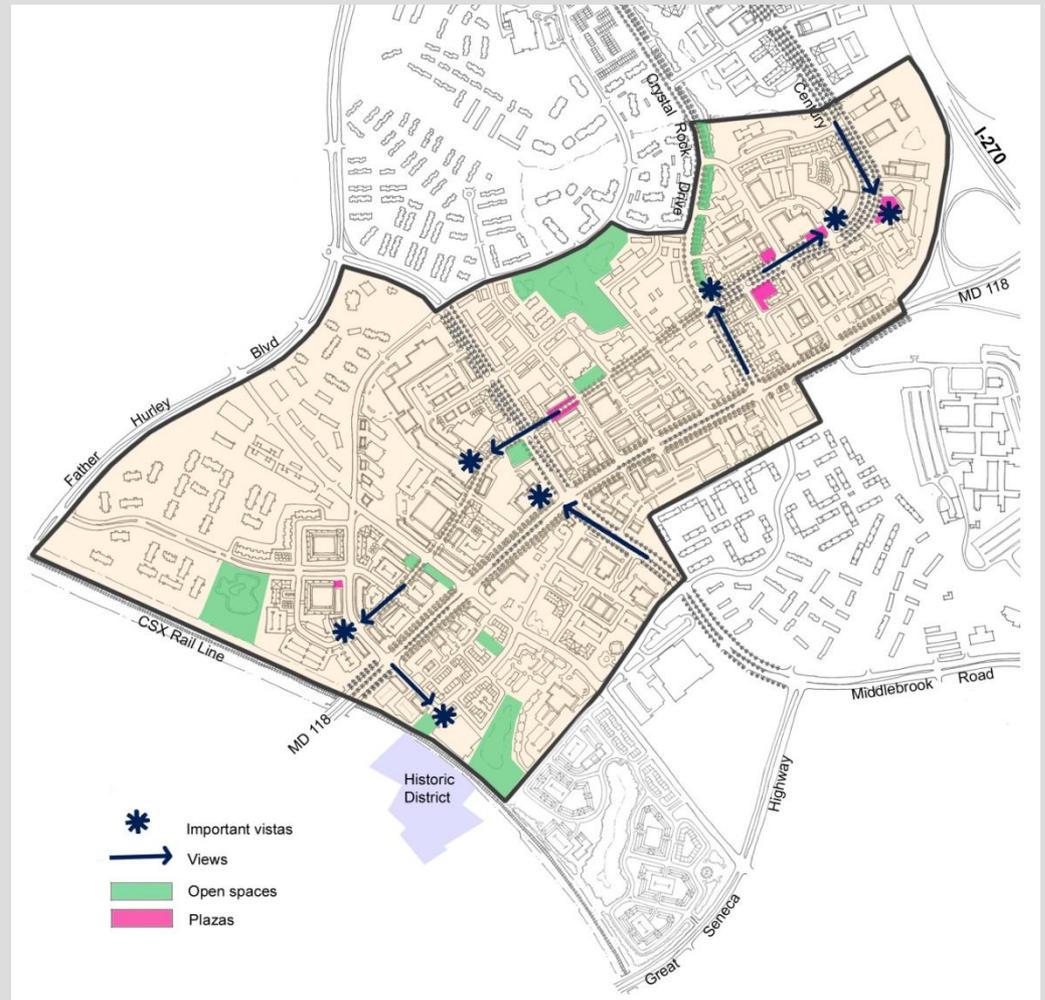
- Height
- Density



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Town Center

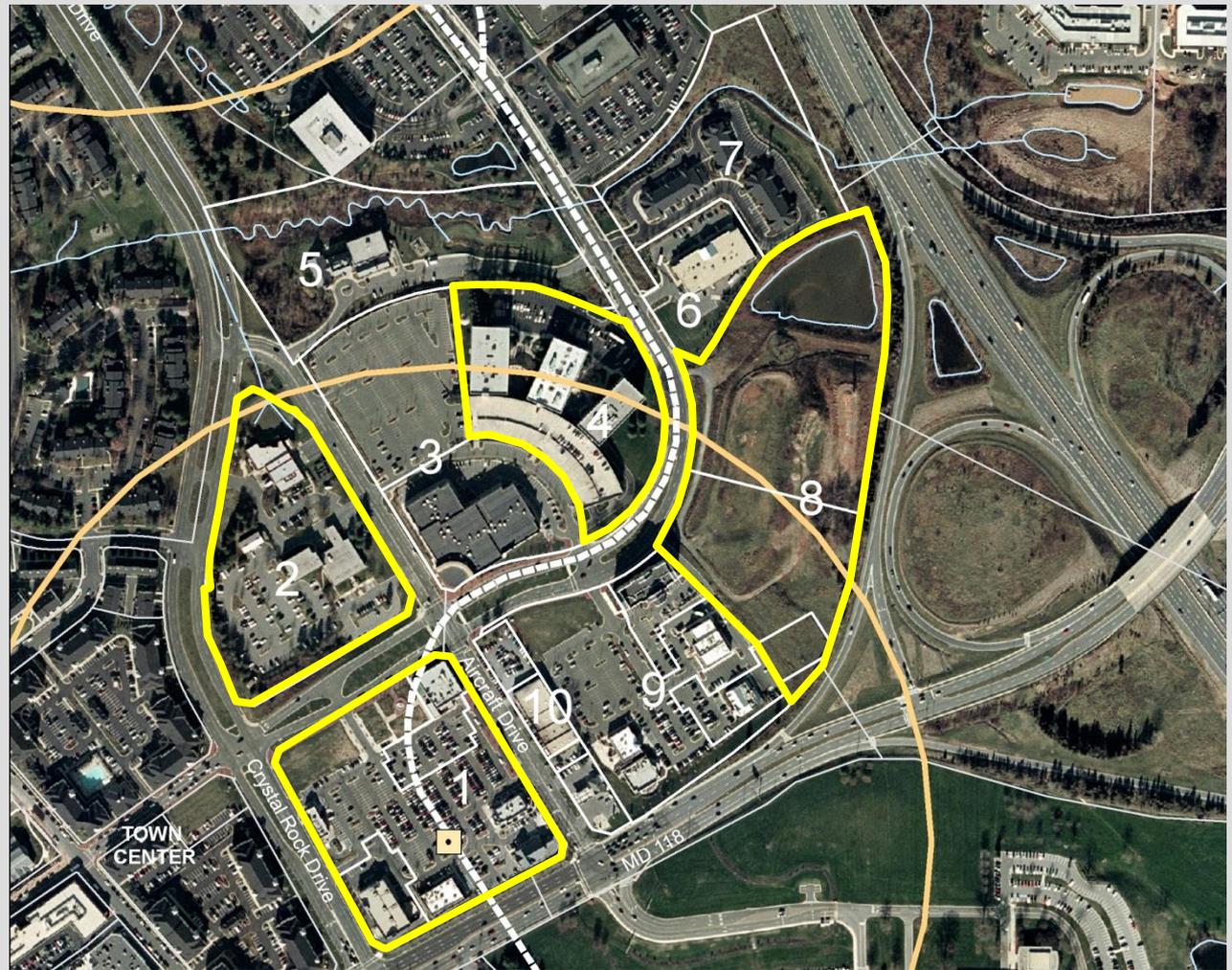
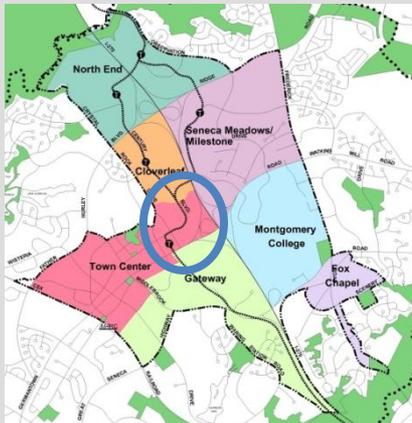
Views, vistas and open spaces



Germantown Forward

Town Center Core

- Transit Center
- Century XXI /Savitar
- Matan
- Police and Fire property



Germantown Forward

Town Center



Germantown Forward

Town Center Core



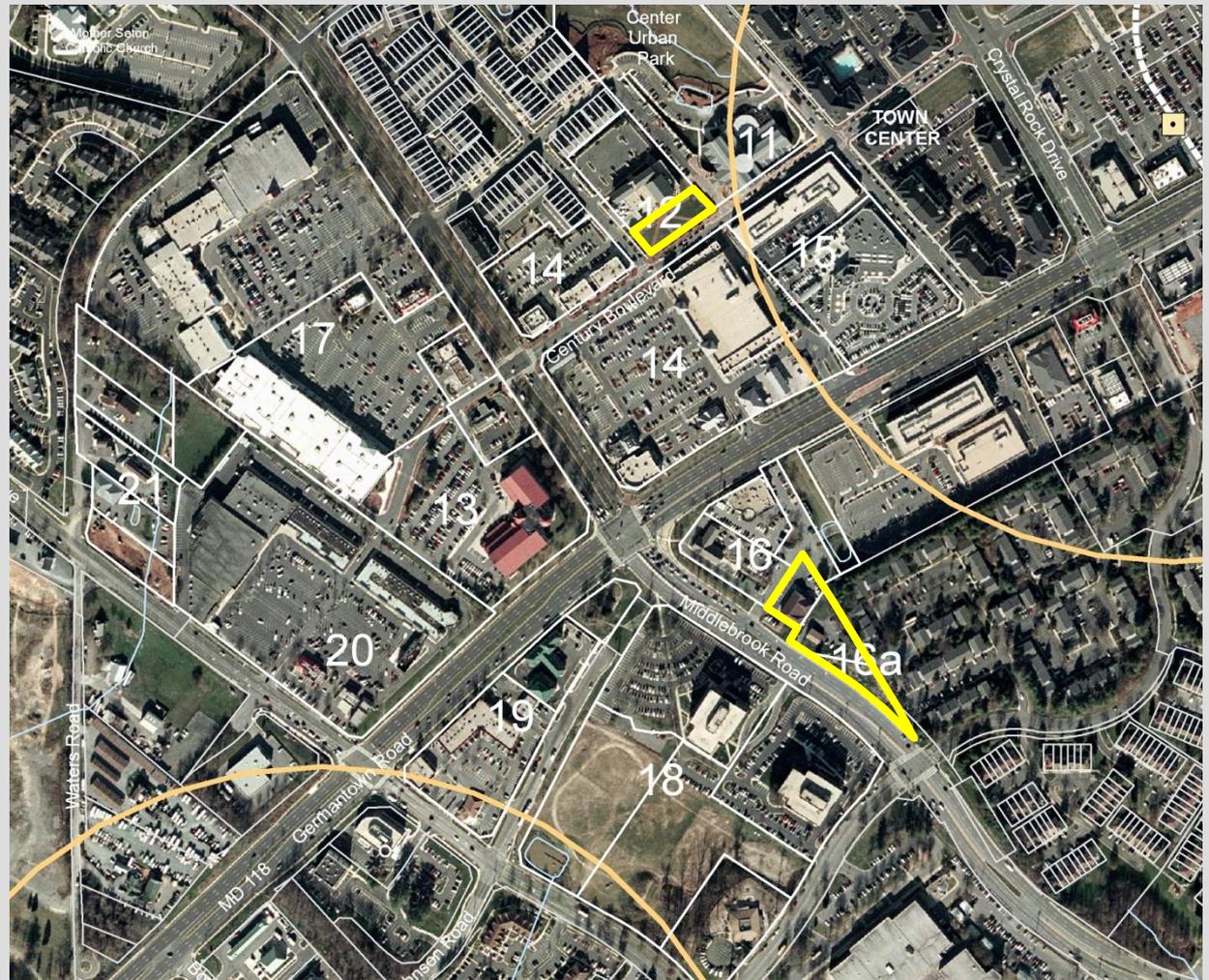
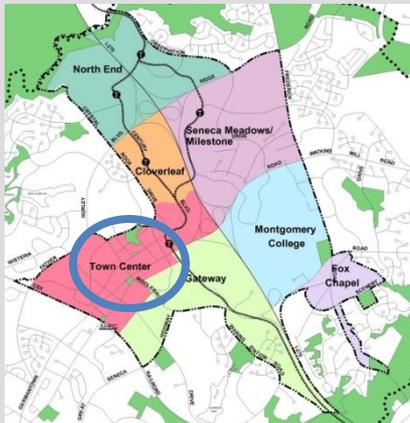
Property	Staff	Public comments
Transit Center	2.0 FAR Transit station interior	No comment
Century XXI/ Savitar	1.0 FAR No residential	2.0 FAR* Residential on top of garage Free-standing retail
Matan	1.0 FAR No residential	1.5 FAR* Pending plan 237,000 sf office
Police and Fire	Expand police station Add workforce housing Open space	No workforce housing* No open space

*Property owner comments

Germantown Forward

Town Center Extended

- Town Commons
- B. Wildman (three properties)



Germantown Forward

Town Center Extended

Town Commons

- Management
- Programming
- Ownership



Germantown Forward

Town Center Extended



Germantown Forward

Town Center Extended

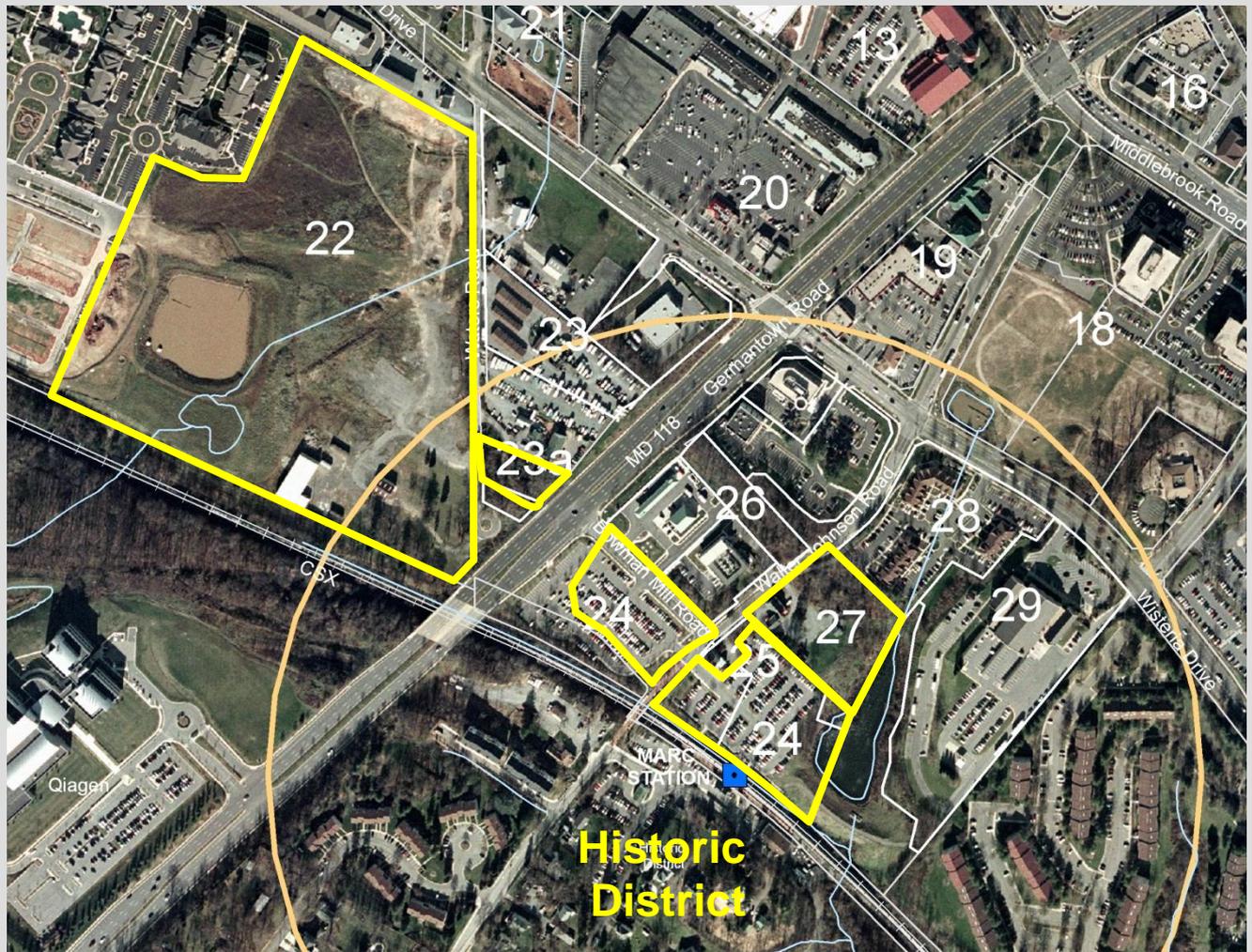
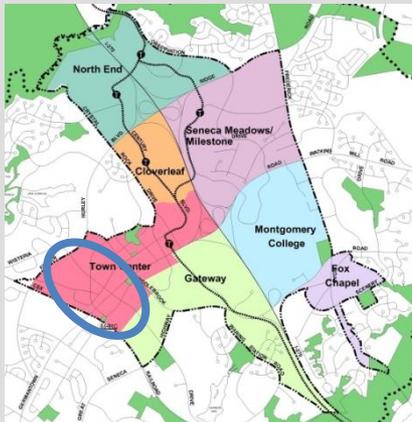
Property	Staff	Public comments
Town Commons	Ownership Maintenance	Parks Department
B. Wildman	1.0 FAR TMX Grandfathering	1.0 FAR* TMX or C-3 Expand grandfathering

*Property owner comments

Germantown Forward

West End

- Historic District
- MARC station
- Perrine
- JBG/Martens
- M. Wildman

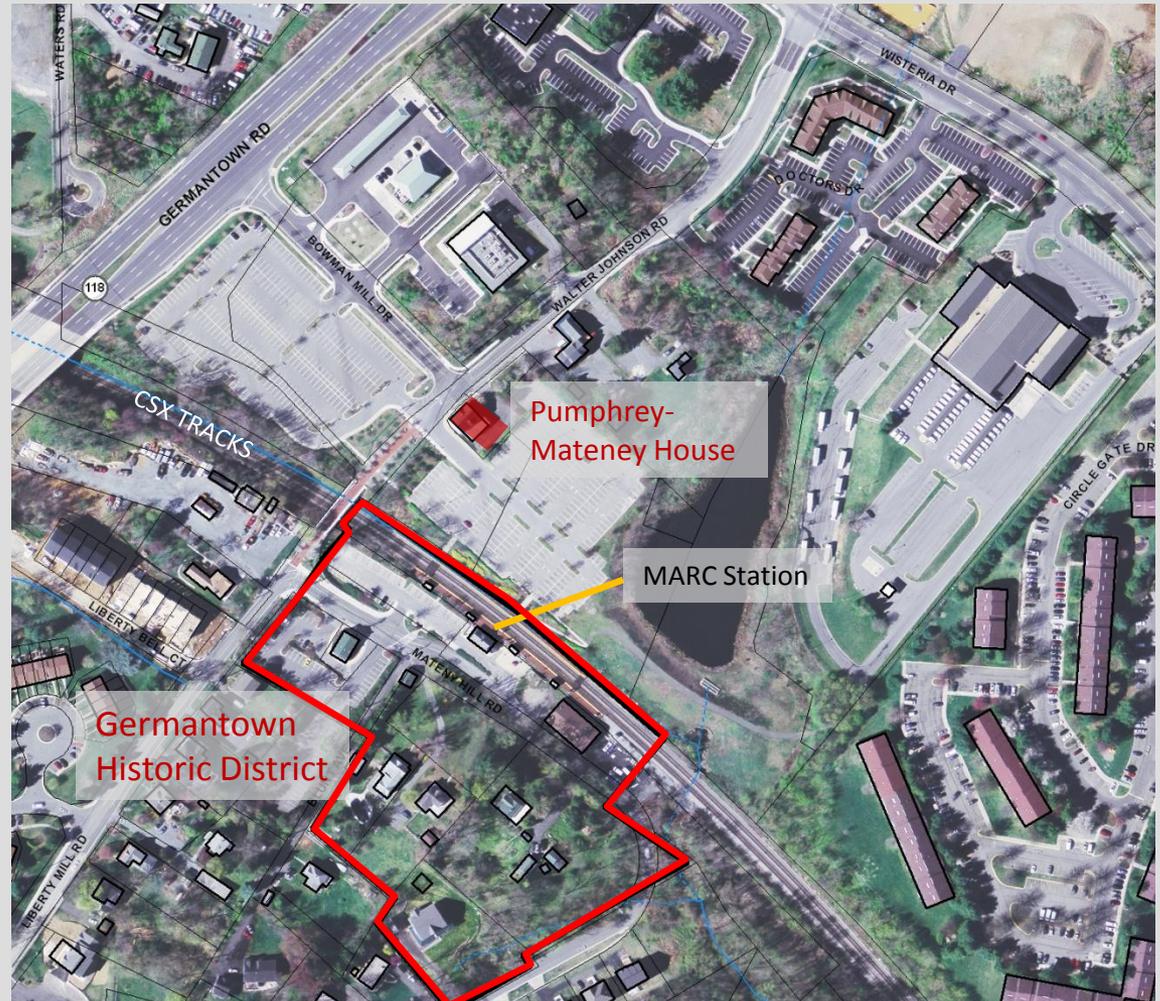
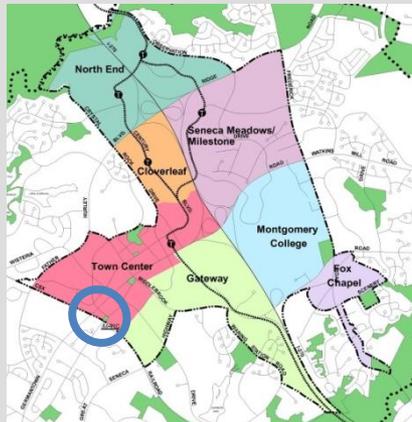


Germantown Forward

West End - Historic District

Compatibility with:

- Germantown Historic District
- Pumphrey-Mateney House



Germanatown Forward

West End - Historic District

Topographical change

- A steep drop from north to south
- New development should not loom over historic district



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West End - Historic District

Green areas:

- “Parklet” flanks pedestrian bridge
- Underutilized stormwater management facility

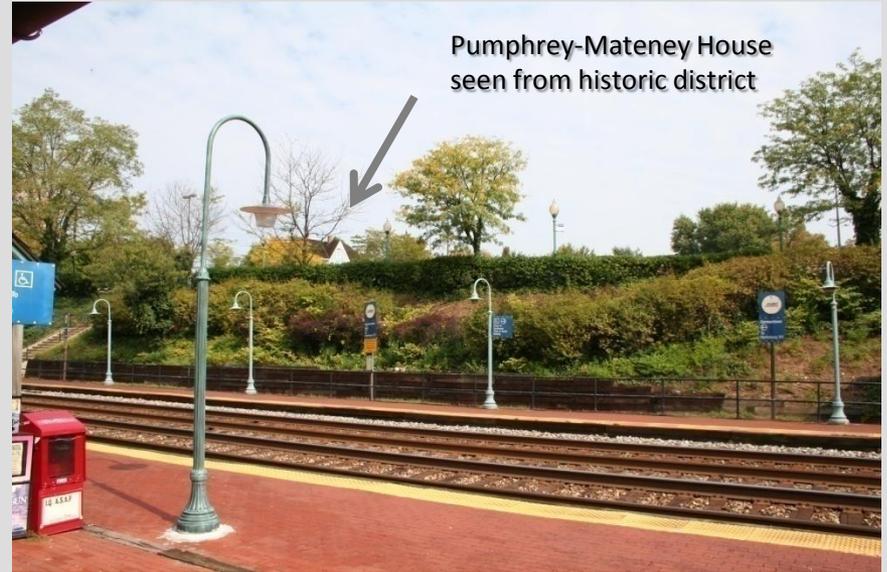


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West End - Historic District

Views from the Historic District:

- Tall buildings appear taller
- Visible Pumphrey-Matney House

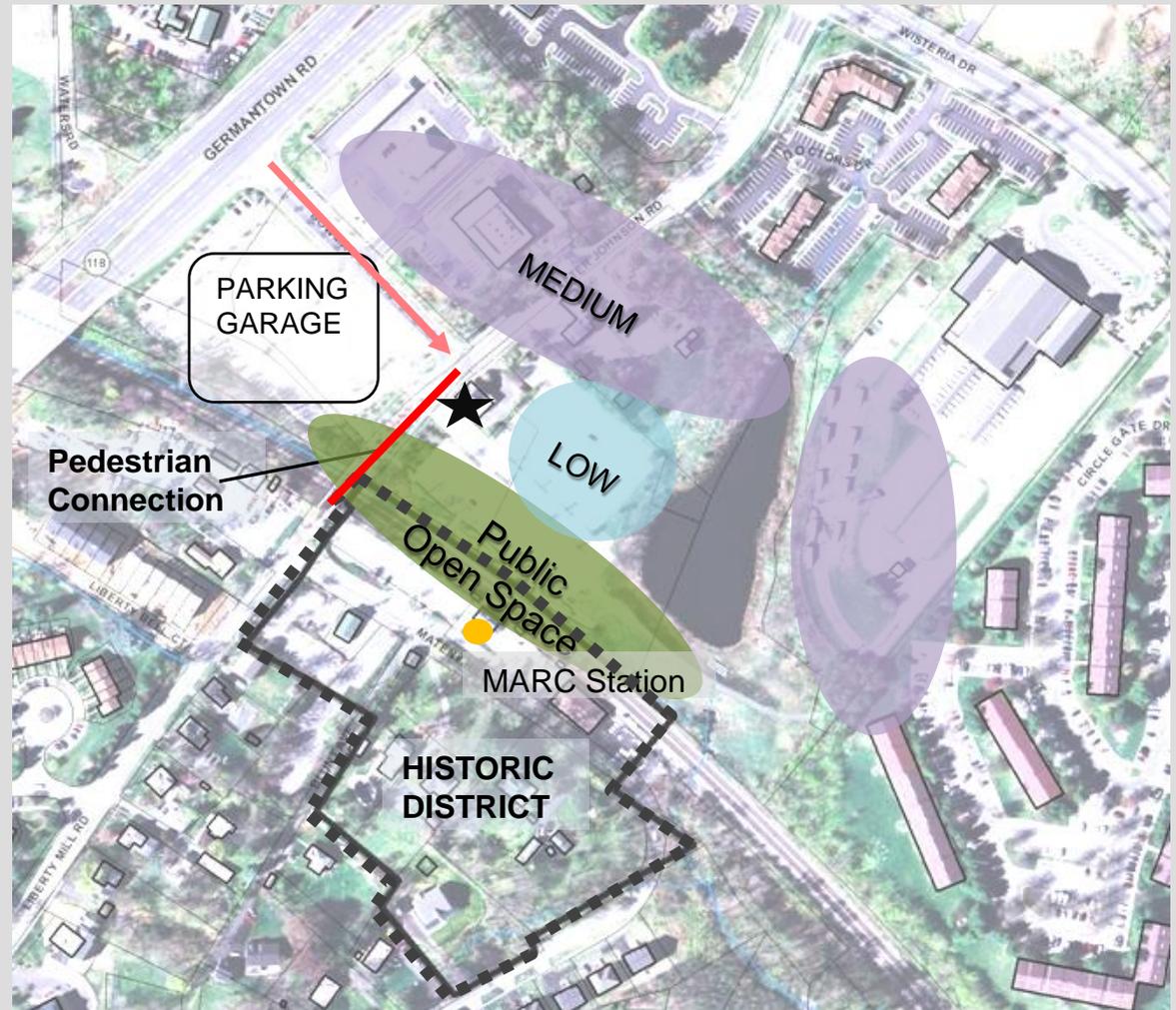


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West End – Historic District

Compatibility
Scale

★ Pumphrey-Mateney House



Germanatown Forward

West End – Historic District

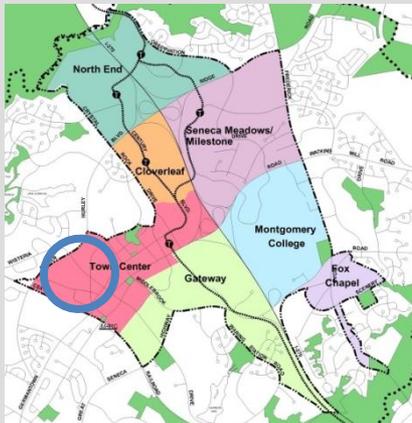


Property	Staff	Public Comments
MARC Station	MARC parking – garage with retail	More parking*
Perrine	TMX at 0.5 FAR Townhouses illustrated (34) TMX height limit	0.5 FAR* 50' building height

*Property owner comments

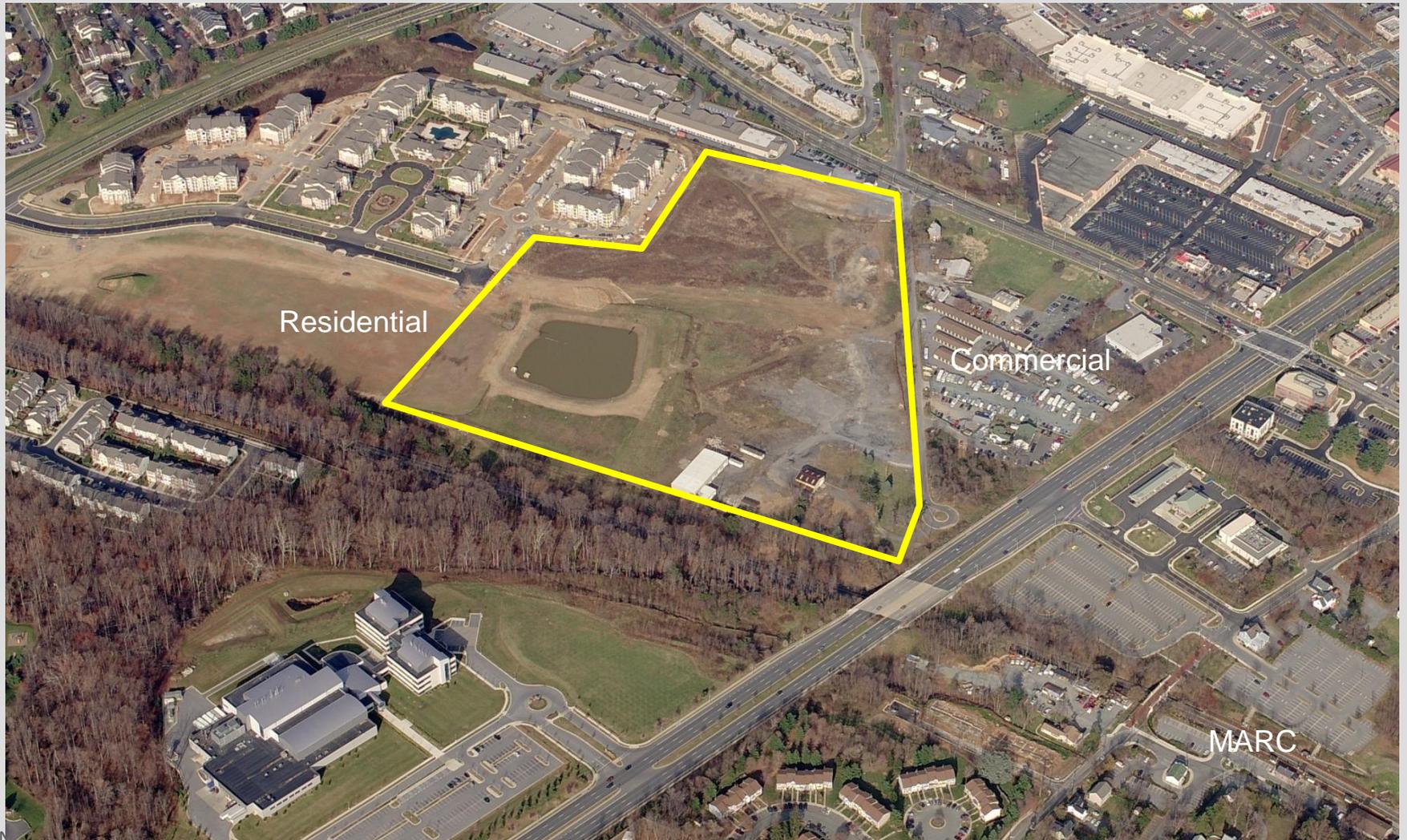
Germantown Forward West End

- JBG/Martens
- M. Wildman



Germantown Forward

JBG/Martens



Germantown Forward

JBG/Martens



Germantown Forward

JBG/Martens

Expired preliminary plan
120020680:

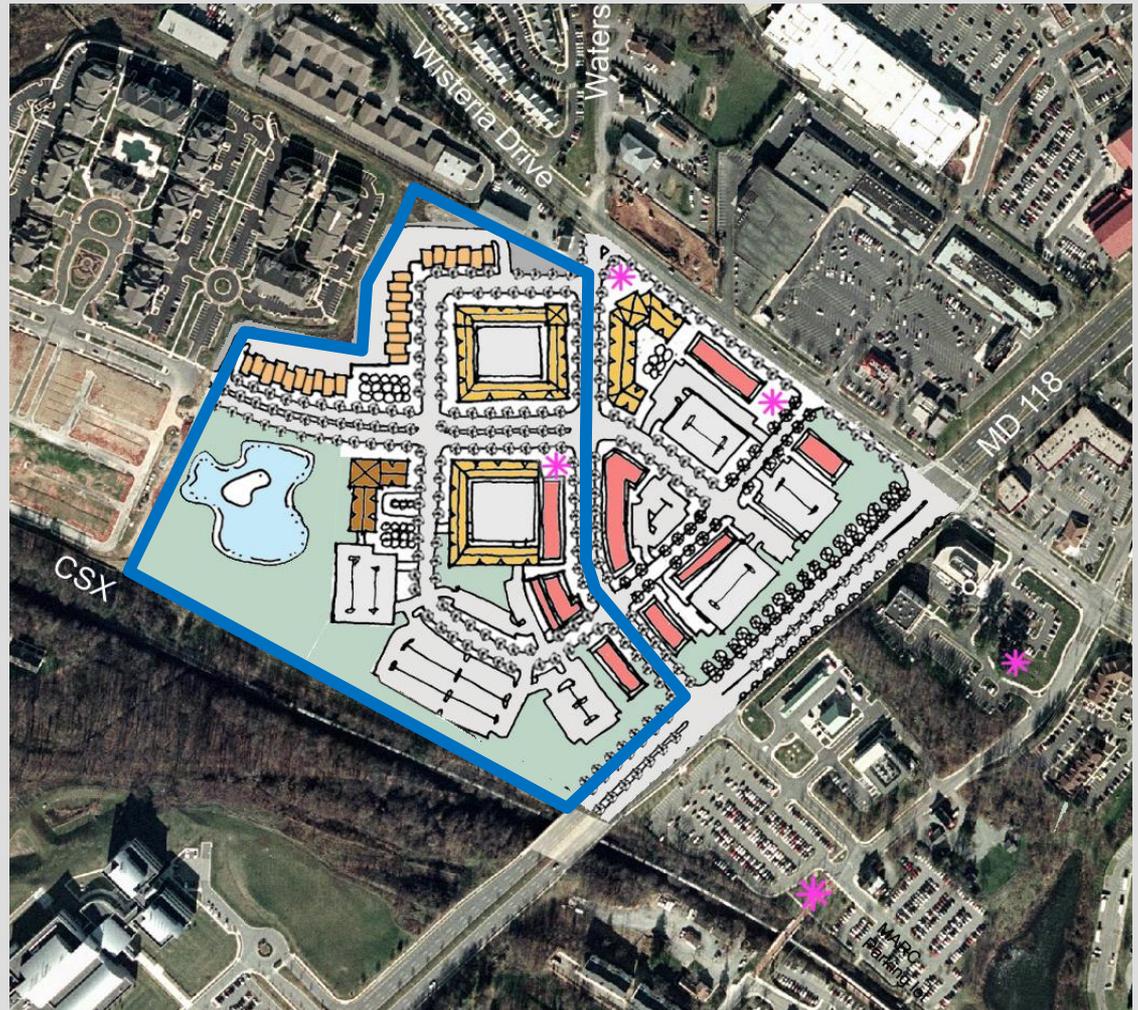
- Residential on west
- Retail and office on east



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JBG/Martens

Staff recommendation

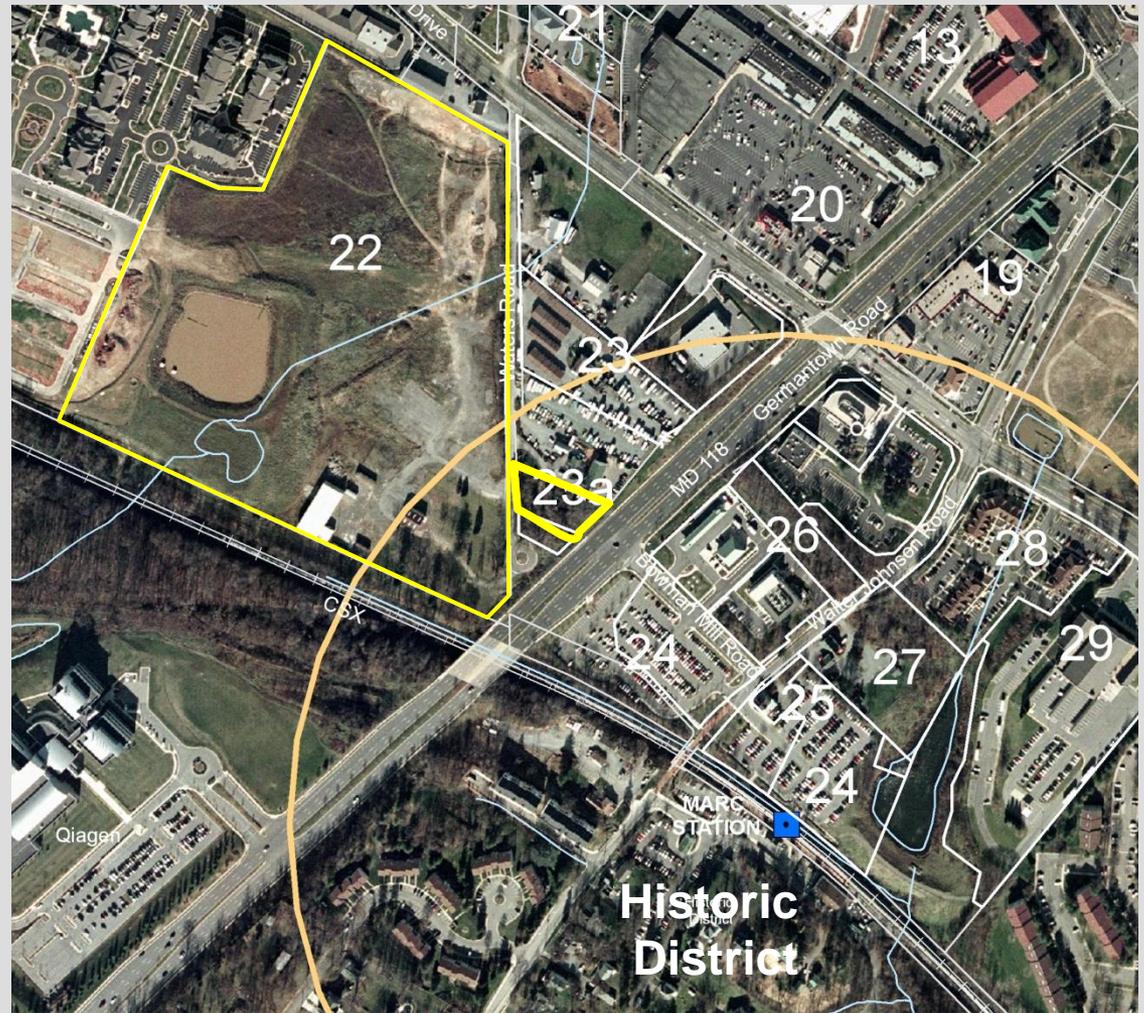
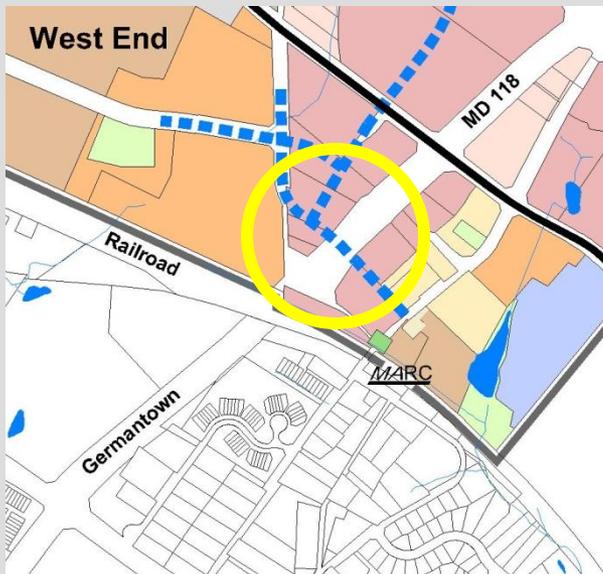


Germantown Forward

West End

M. Wildman

- RMX-2
- Non-conforming use
- Roadway Network



Germantown Forward

West End

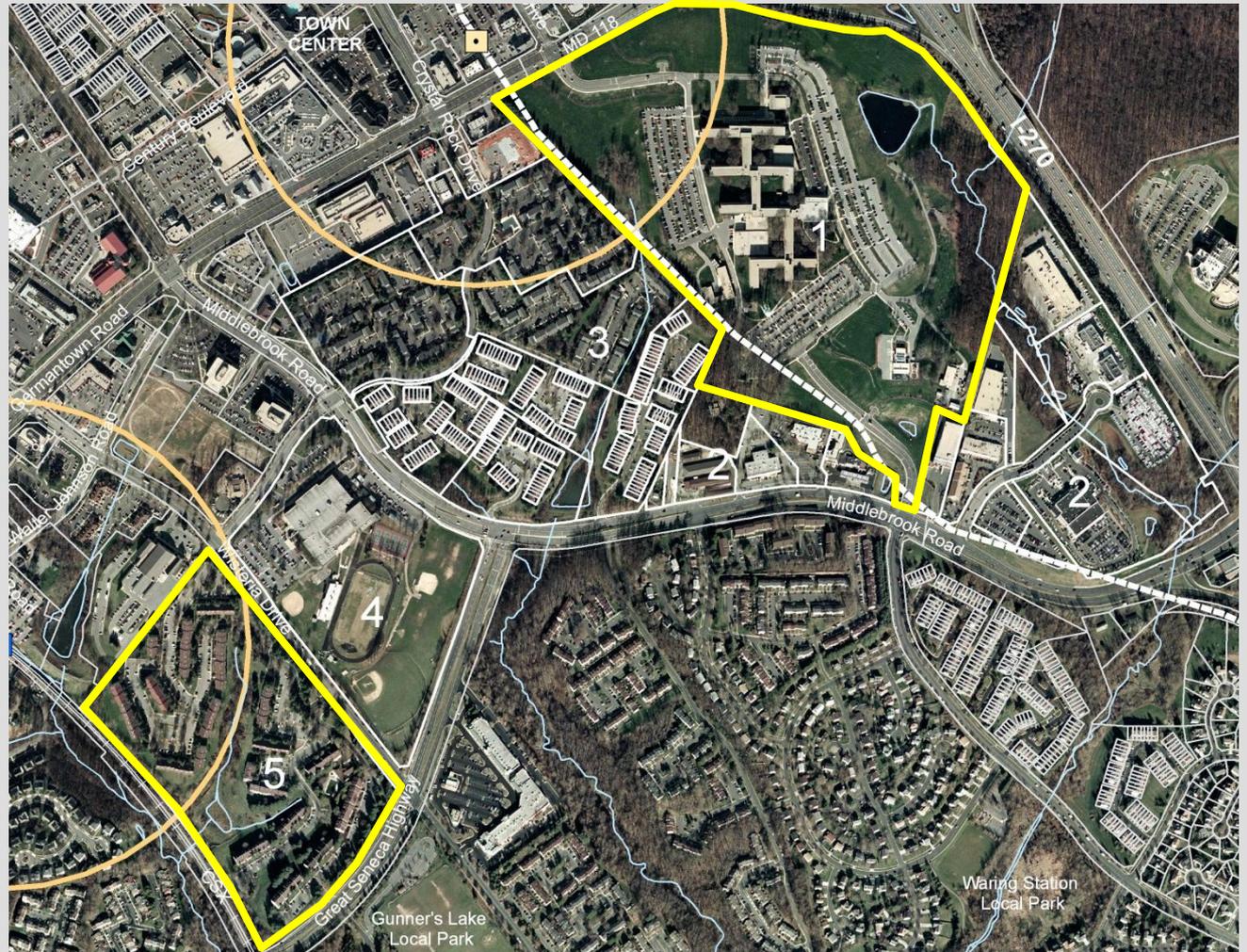
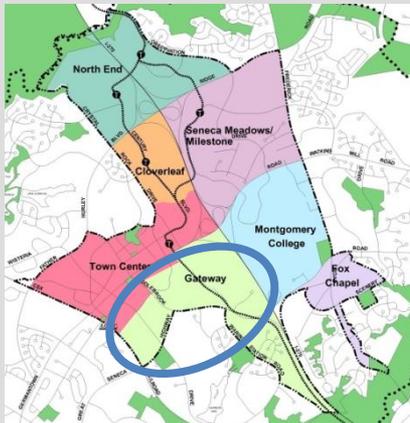
Property	Staff	Public comments
JBG/Martens	Retain zoning (RMX-2) Limited retail; additional residential Increase MARC ridership Structured parking	RMX-2* Large retail Surface parking
M. Wildman	Retain zoning (RMX-2) Connect Waters Road	RMX-2C* Alternate roadway alignment



*Property owner comments

Germantown Gateway District

- Dept of Energy
- Rolling Hills Apartments



Germantown Forward

Department of Energy

National Register of
Historic Preservation
nomination



Germantown Forward

Rolling Hills



Owner's
proposal



Germantown Forward

Rolling Hills

Staff recommendation



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Gateway District

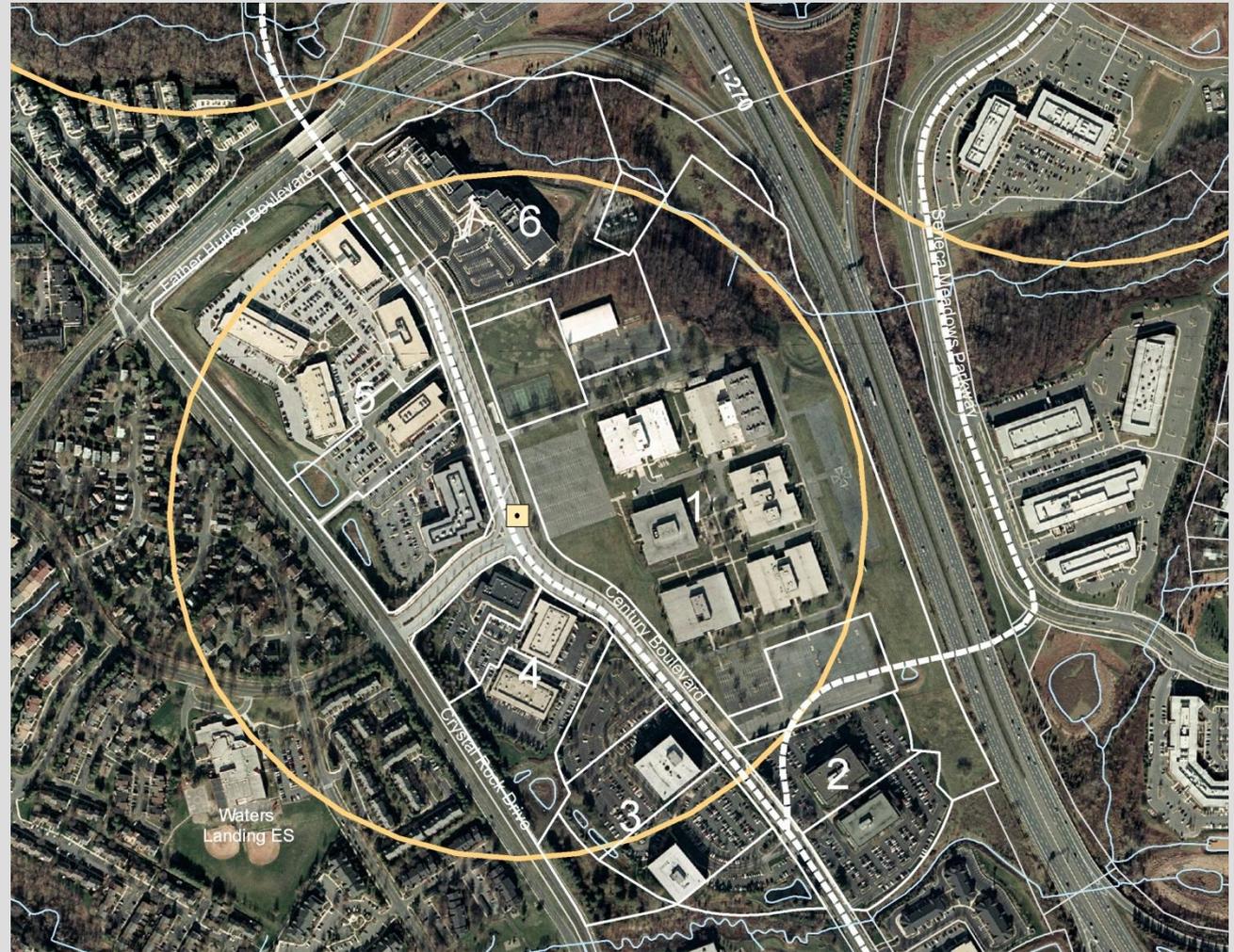
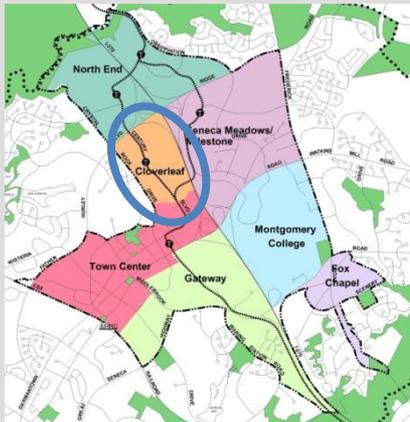
Property	Staff	Public comments
Dept of Energy	Support NR nomination	Will impede expanded use/reuse of site
Rolling Hills	RMX-1 at 20 DU/acre 988 du with bonus incl. 63 townhouse units Maximum 8 stories closest to MARC station	RMX-1 at 35 DU/acre* Proposes workforce housing 1,367 market rate units 333 affordable units Some retail



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Cloverleaf District

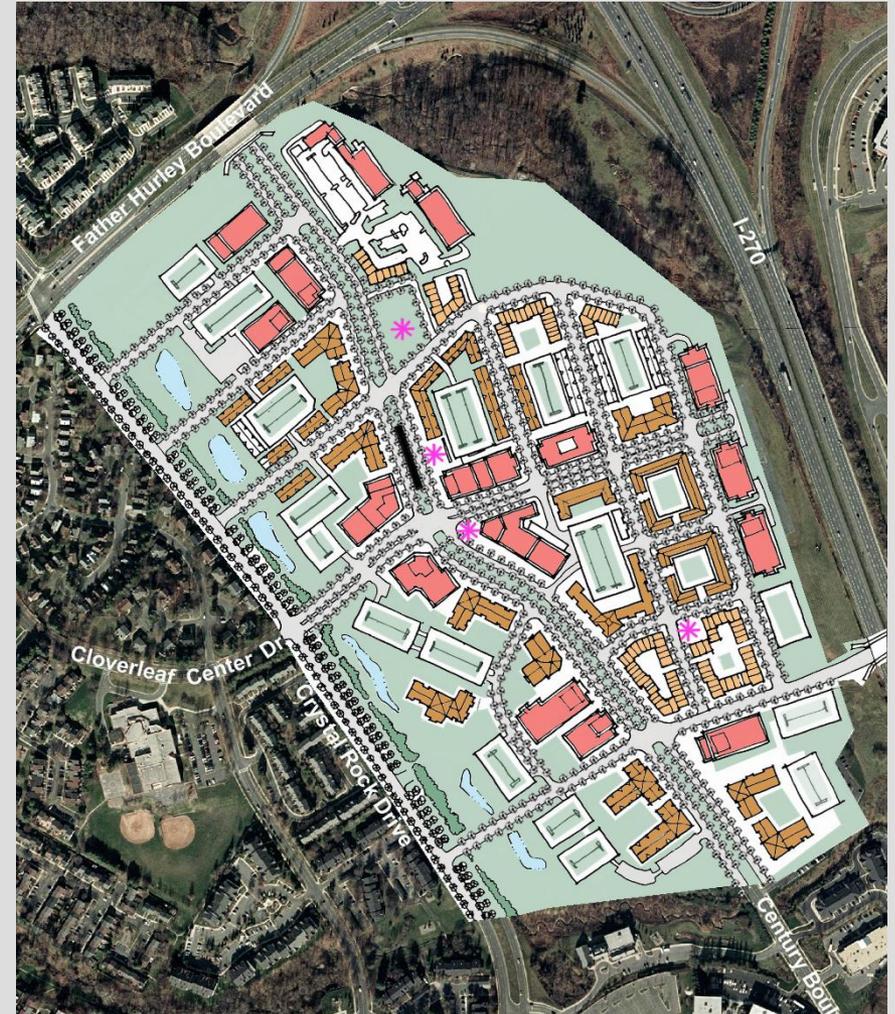
- Century Technology Park



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Cloverleaf District

- Crossing I-270
- Town Commons
- Crystal Rock greenway



Germantown Forward

Cloverleaf District

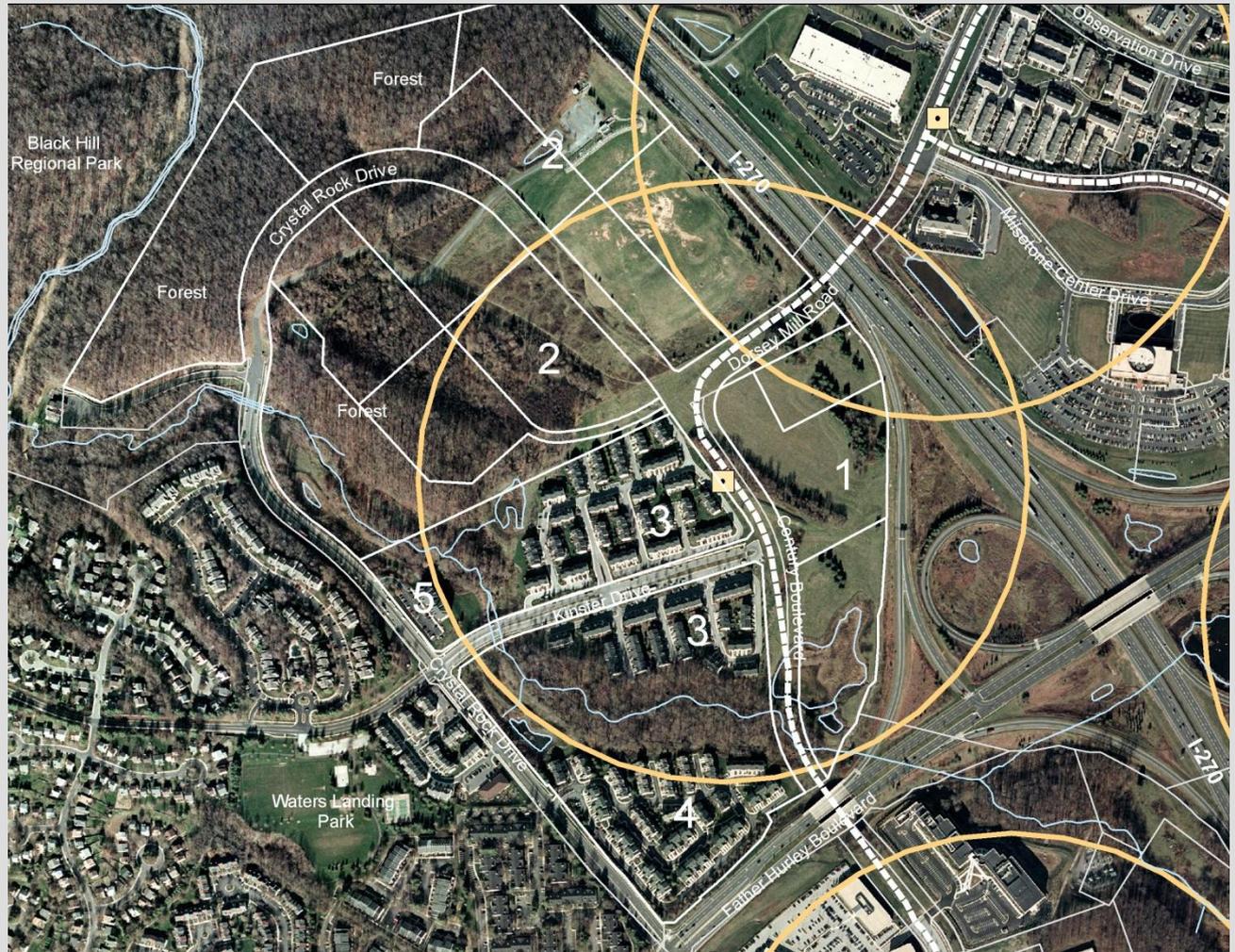
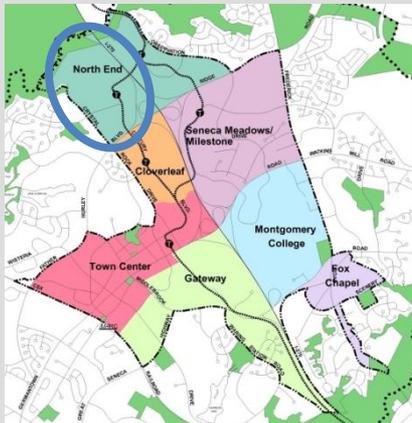
Property	Staff	Public comments
Century Technology Park	TMX 1.0 1.45 m commercial, 975 DU 60% comm./40% residential Heights: 12 stories at transit, 8 stories at I-270 Road crossing I-270	TMX 1.0* 2.45 m commercial including 400,000 sf retail 950 multifamily units, 130 townhouses 40-50% comm./60-50% residential No road crossing

*Property owner comments

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North End District

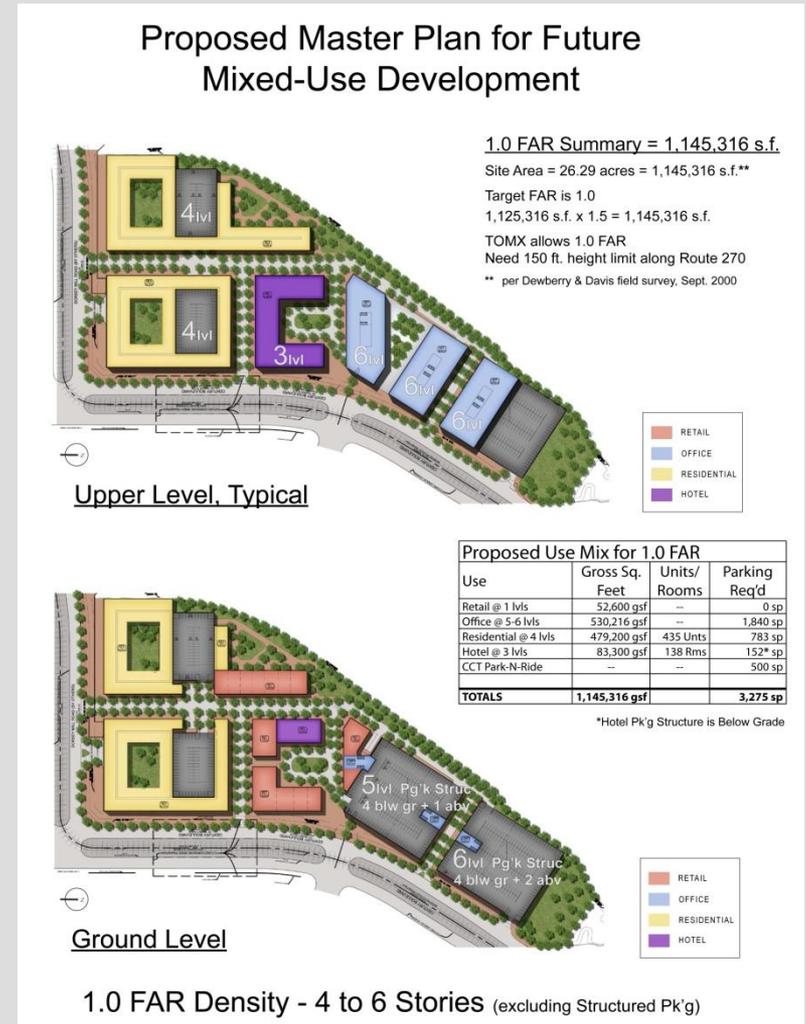
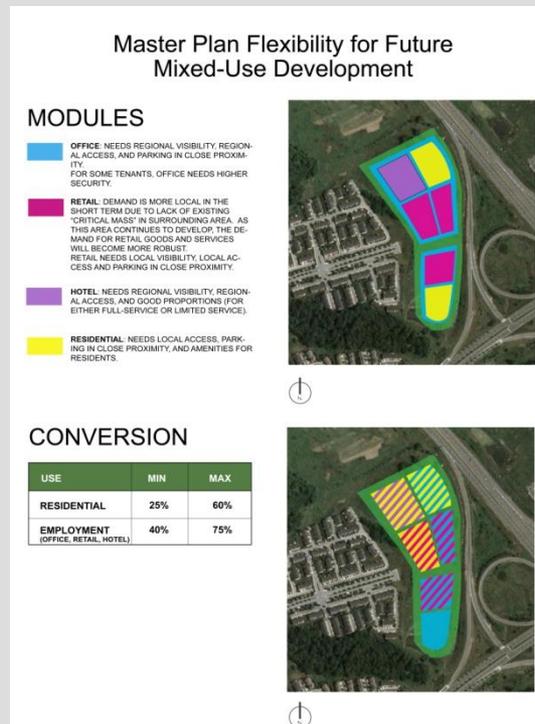
- Totah/Symmetry
- Lerner Enterprises



Germantown Forward

Total/Symmetry Proposal

- I-270 ramps
- Interim development
- 1.0, 1.5 and 1.8 FAR presented (1.0 FAR shown)
- Modules



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Totah/Symmetry Staff Recommendation

- I-270 ramps to Dorsey Mill Road
- TMX zone with 0.75 FAR
- Employment, hotel, residential and limited street-level retail
- Assure compatibility



Germantown Forward

Lerner Enterprises

Property

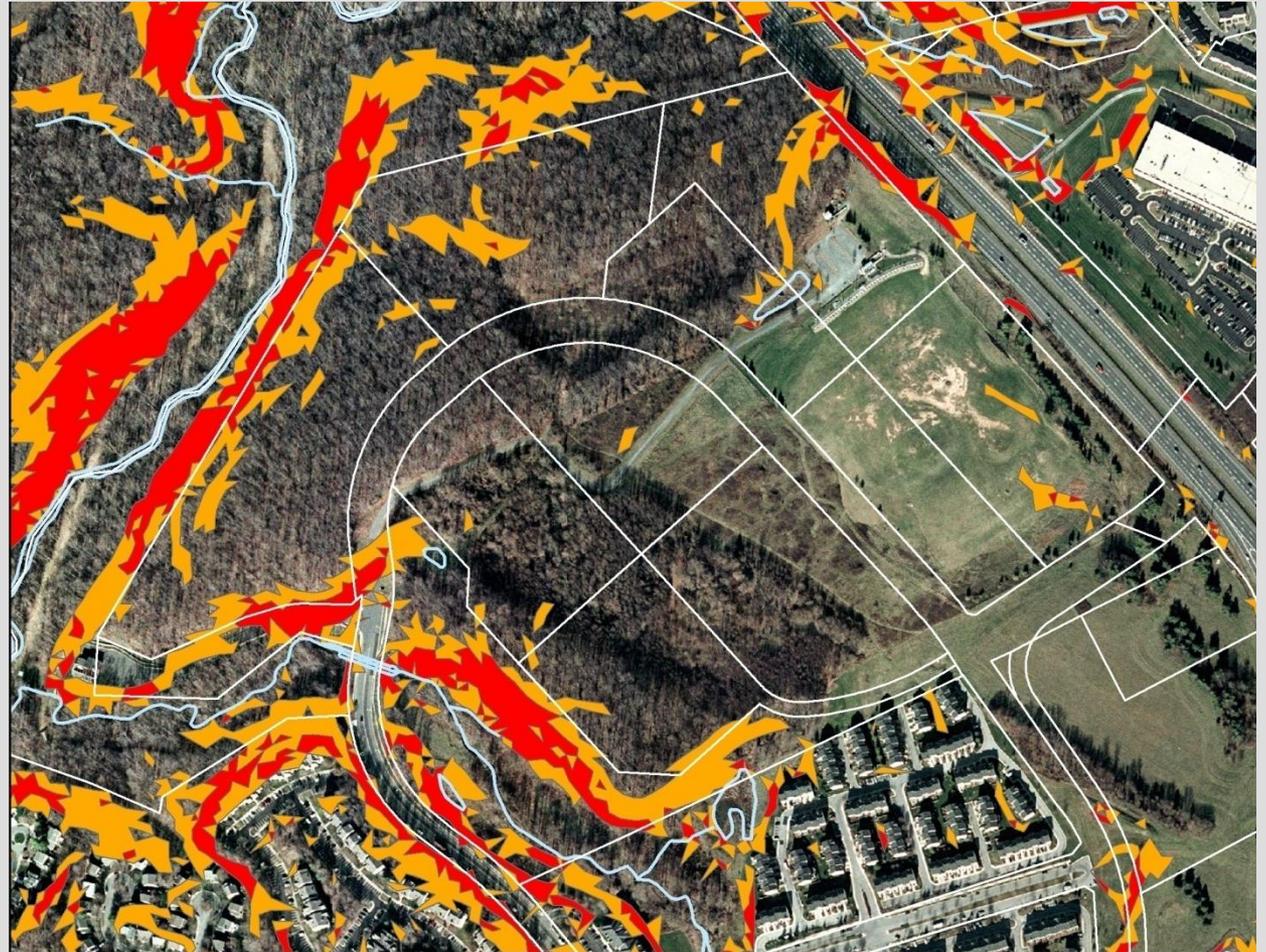


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Lerner Enterprises

Steep slopes:

- 15-25%
- over 25%



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Lerner Enterprises

Stream valley buffer
125'



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Lerner Enterprises

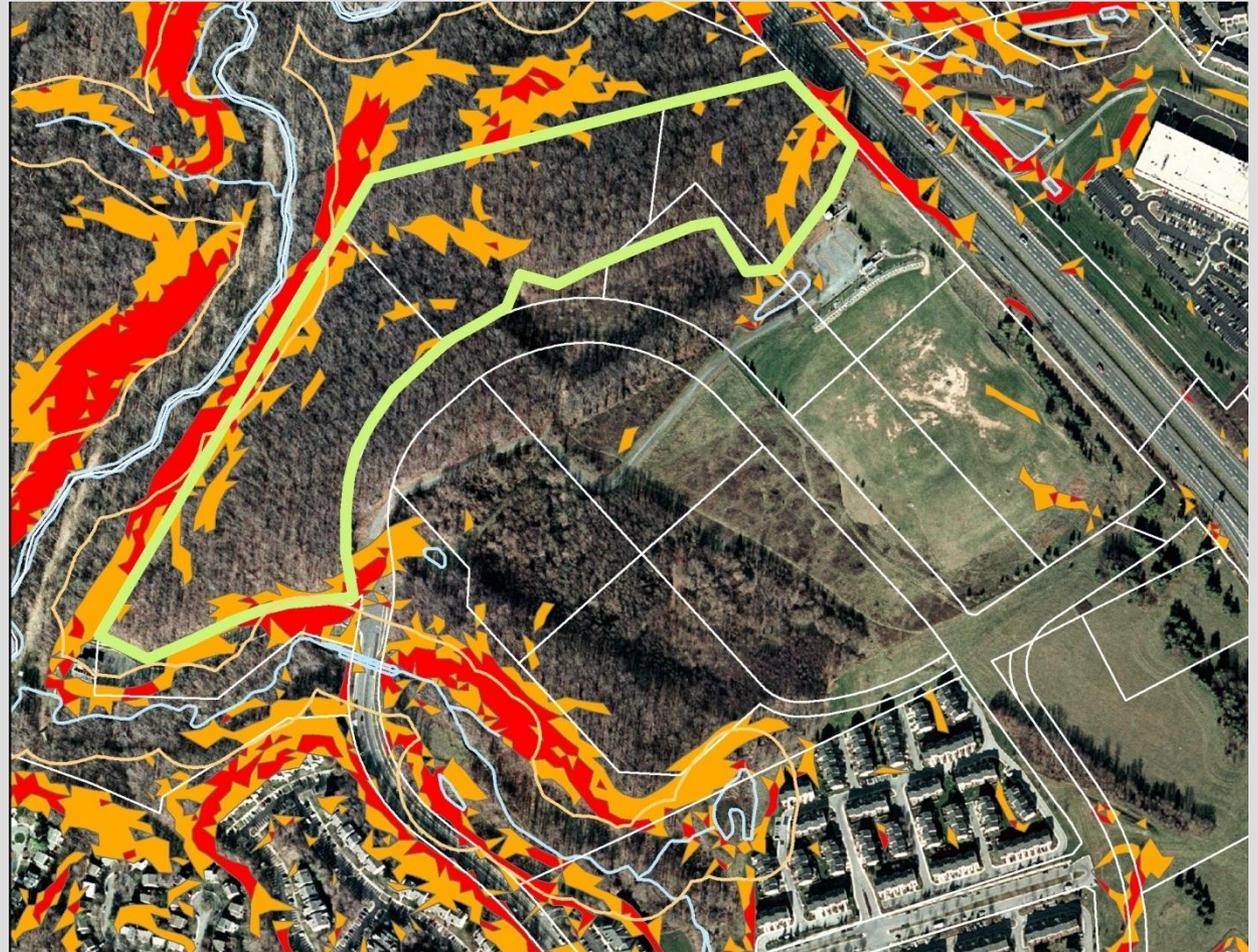
High quality forest



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Lerner Enterprises

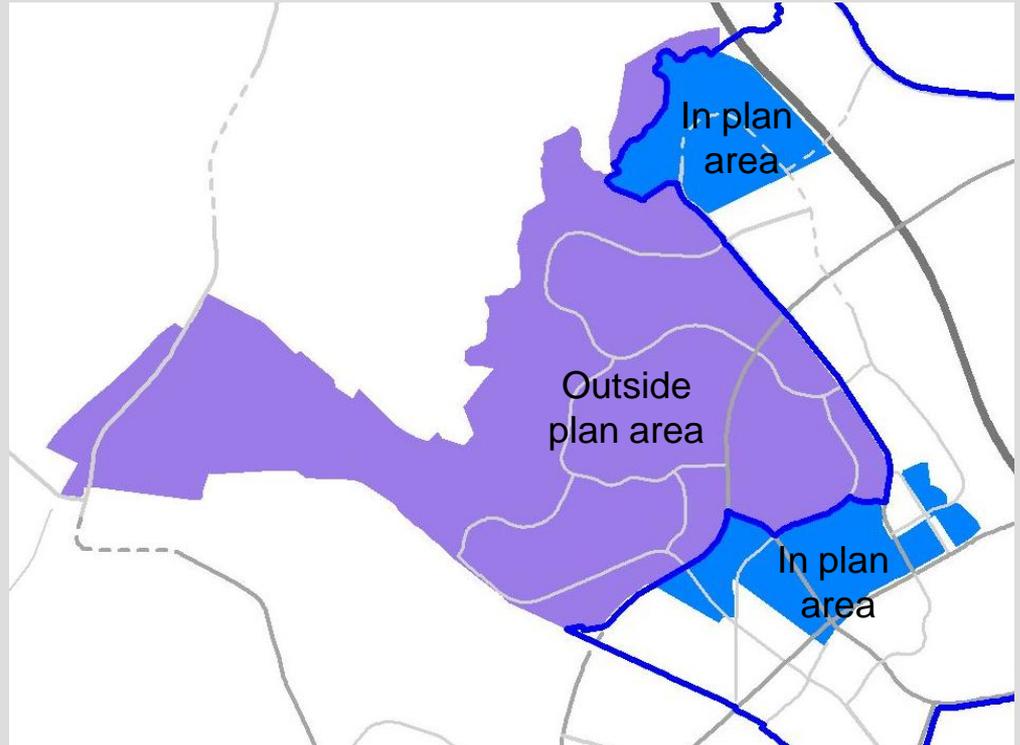
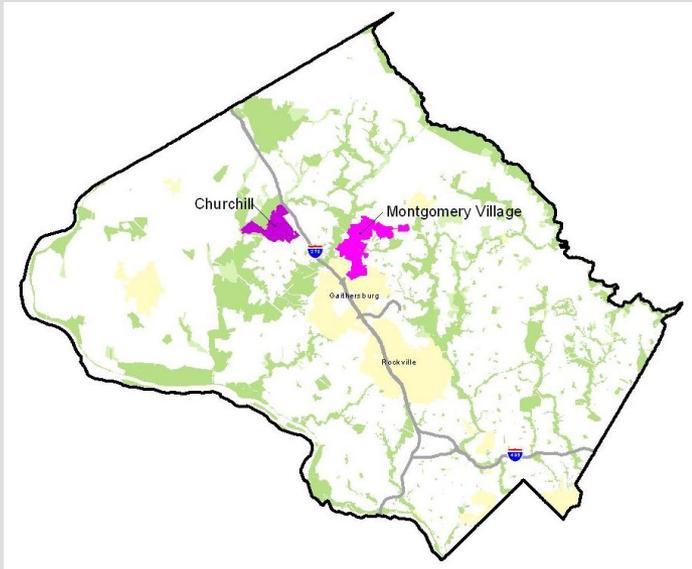
All environmental features



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Town Sector

- Montgomery Village
- Churchill



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Town Sector

Town sector zone minimums and maximums

- Commercial: 10 percent maximum
- Industrial/major employment: 6 percent maximum
- Green area: 10 percent minimum
- Population: 15 people per acre maximum

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Lerner Proposal Concept Plan

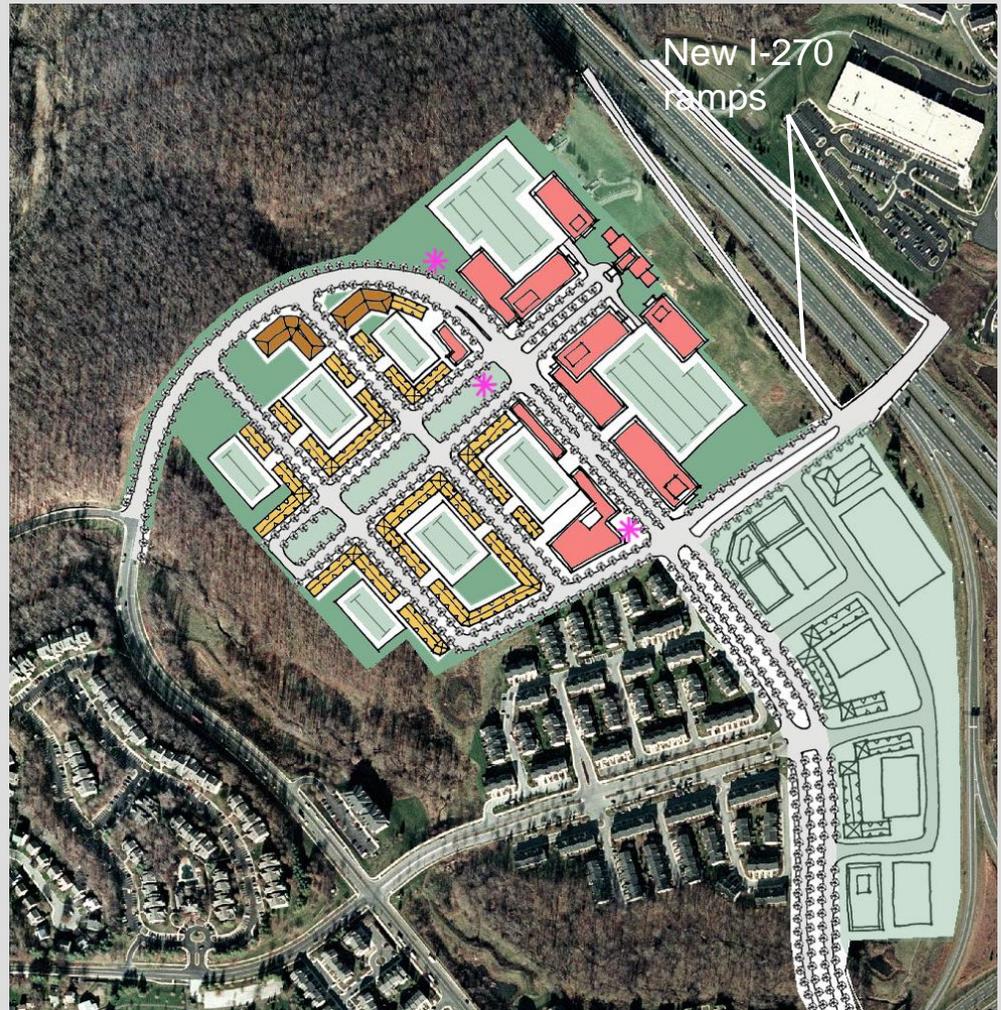
- 1.5 M sf commercial
- Hotel
- Retail
- 1,200 age restricted (45+) dwellings
- 300 unrestricted dwellings



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Staff recommendation

- I-270 ramps
- 1.5 M sf commercial
 - Major employment
 - Hotel
 - Limited retail
- 570 multi-family dwellings



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North End

Property	Staff	Public comments
Totah/Symmetry	TMX 0.75 653,400 sf commercial, 285 DU I-270 ramps Building heights along I-270 at 8 stories	TMX 1.0* No exactions until over 1.0 FAR New I-270 ramps Higher buildings along I-270
Lerner Enterprises	T-S 1.5 m major employment with retail, hotel 570 high-rise and low-rise DUs Forest preservation Building heights along I-270 at 8 stories	Text amendment to T-S zone* 1.3 m commercial and retail, hotel Active adult community: 1,500 DUs Use forested area Higher buildings along I-270

*Property owner comments

Germantown Forward

Schedule

- Oct 20, 2008.....Worksession #4
Montgomery College
- Oct 30, 2008.....Worksession #5
Properties east of I-270, staging
- Mid-Dec 2008.....Transmit Plan to Council and County Executive
- Mid-Feb 2009.....Complete 60 day review by County Executive
- March 2009.....Council Public Hearings
- April-May 2009.....Council Adopts Plan
- Summer 2009.....Sectional Map Amendment

Germantown Forward

Density at transit

