



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB  
Item # 5A + 5B  
02/05/09

January 29, 2009

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** Glenn Kreger, Acting Chief *GK*  
Vision Division

**FROM:** Sue Edwards, Team Leader, North Central Transit Corridor *SE*  
Vision Division (301-495-4518)

**SUBJECT:** Germantown Employment Corridor Sector Plan: An Amendment to the 1989  
Germantown Master Plan

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**STAFF RECOMMENDATION:** Transmit the Planning Board Draft of the Germantown  
Employment Corridor Sector Plan and the Draft Design  
Guidelines to the County Executive and County Council.

This staff report transmits the Planning Board Draft of the Germantown Employment Corridor  
Sector Plan and the Draft Design Guidelines for Planning Board review. Staff also plans to  
discuss the following topics at the February 5, 2009 Planning Board meeting:

1. Changing the Plan name to the Germantown Employment Corridor Sector Plan
2. Relationship of the Technical Appendices to the Sector Plan including the Amenity Fund  
projects proposed for the Germantown Employment Corridor area
3. Relationship of the design guidelines to the Sector Plan
4. Transportation effects of Planning Board recommended land use
5. Use of TDRs and BLTs in the Sector Plan
6. Proposed Capital Improvement Projects

**1. CHANGING THE PLAN NAME TO THE GERMANTOWN EMPLOYMENT  
CORRIDOR SECTOR PLAN**

To convey the focus of this Plan and differentiate the area covered in this Plan (2,640  
acres) from the area covered in the 1989 Germantown Master Plan, staff suggests  
modifying the Plan name to the Germantown Employment Corridor Sector Plan. The title  
of the Plan will elaborate that this Sector Plan amends the adopted and approved 1989  
Germantown Master Plan.

**Staff Recommendation:** Modify the Plan name to be the Germantown Employment Corridor  
Sector Plan, an amendment to the 1989 Germantown Master Plan.

## **2. RELATIONSHIP OF THE TECHNICAL APPENDICES TO THE SECTOR PLAN**

The Germantown Employment Corridor Sector Plan has two parts: (1) a vision-oriented plan that communicates aspirations for the area as well as land use, zoning, urban design, transportation, and community facility recommendations for the Employment Corridor; and (2) a Technical Appendices document containing background material and detailed technical information in support of key recommendations.

The vision-oriented plan is to be approved by the Montgomery County Council and adopted by the Maryland-National Capital Park and Planning Commission. The Technical Appendices will accompany the Planning Board Draft Sector Plan but will not be subject to approval by the Montgomery County Council with the exception of the Appendices prescribing the projects prioritized for use of the future Amenity Fund.

The TMX Zone, in addition to public use space, requires optional method projects to provide public facilities and amenities on-site, or contribute to an equivalent off-site amenity project. Candidate projects recommended in the relevant master or sector plan are prioritized for use of the Amenity Fund.

Other amenities can also be funded if the Planning Board adopts a list of such spaces and notifies the County Council of that list as if the list is a regulation adopted under method 3 of section 2A-15. However, funds received in lieu of on-site facilities are to be applied first to facilities and amenities recommended in the master plan.

The Sector Plan adopts by reference the Technical Appendices listing the following Amenity Fund projects:

### **Area Wide Amenities**

1. Provide improvements to public streets with streetscaping in accordance with the Germantown Streetscape Plan and incorporate artwork such as special seating, paving and lighting, where appropriate.
2. Create special artwork integrated into all transit shelters similar to the artwork provided at the bus transfer station along Aircraft Drive.
3. Create a brochure for a walking tour of historic sites.
4. Create and install public art at urban parks and transit stops. Partner with the Arts and Humanities Council of Montgomery County to find local artists.
5. Provide extensive landscaping along the I-270 Corridor to create an attractive view of signature office sites on both sides of the highway.

### **District Amenities**

#### **Town Center**

1. Dedicate, design and build the new Urban Park after land exchange based on the Department of Parks' Concept and Facility Planning protocol.
2. Create a vibrant interactive art/play feature for the Town Center to be located in the new Urban Park. Consider using patterns or symbols in paving or structures that reflect any of the identified historic themes relating to Germantown's past. Consider incorporating interactive play equipment, musical chimes or other interactive facilities.

3. Renovate the Town Commons in front of BlackRock Center for the Arts to create a more useable and attractive gathering place. Include sculpture making use of existing “black rock” that is in storage and provide more interactive artwork.
4. Provide special streetscaping along the promenade. Include artwork in the paving, special banners, and potted seasonal plantings to create a distinct place.
5. Add a statue of baseball great Walter Johnson along Century Boulevard, exact location to be determined.
6. Design, build or fund the Crystal Rock Greenway as a linear recreational facility. Include a cultural walk with a signed or brochure-guided interpretive experience highlighting themes of Germantown’s history.

### **West End**

1. Design transit station park improvements such as seating, special paving and lighting, landscaping and transit-themed artwork. Such art work could feature historic photographs of the B&O Railroad or the train crossing the viaduct.
2. Employ then and now photographs around the MARC train station to show the historic character of that area. Use 3-D stereoptics side by side (where you look through telescopes) to see an image of what the area used to look like versus today.
3. Restore the scale at Liberty Mill.
4. Designate the farmers’ market near the historic district.
5. Provide urban open space for the mixed-use community near the end of Century Boulevard and Waters Road. Include seating, lighting, landscaping and special features such as artwork, fountains, and other elements.

### **Gateway**

1. Interpret Germantown’s historic and cultural themes via a trail system and signage that begins in this neighborhood and links to the Seneca Creek Trail signage.

### **Cloverleaf**

1. Provide an open space for the mixed-use community along Century Boulevard. Include seating, lighting, landscaping and special features such as artwork, fountains, and other elements.
2. Provide a green common and include artwork as an integral part of the design.
3. Design, build or fund the Crystal Rock Greenway as a linear recreational facility. Include a cultural walk with a signed or brochure-guided interpretive experience highlighting themes of Germantown’s history.

### **North End**

1. Interpret the role of Native Americans in the history and formation of Germantown by working with the American Indian Heritage Education Association to design and construct a public art project.
2. Improve the trailhead at the Waters House Special Park with a kiosk, an interpretive exhibit on the Waters Family, and potentially restrooms in the retrofitted carriage house.
3. Design, build or fund the Crystal Rock Greenway as a linear recreational facility. Include a cultural walk with a signed or brochure-guided interpretive experience highlighting themes of Germantown’s history.

### **Seneca Meadows/Milestone**

1. Provide artwork in the provision of the Recreation Center to achieve a place-specific center that reflects Germantown's history and culture.
2. Provide an open space for the mixed-use community and recreation center. Include seating, lighting, landscaping and special features such as artwork, fountains, and other elements.

### **Montgomery College District**

1. Provide for the adaptive reuse of the Cider Barrel. New uses could include a local wine retailers' consortium, farmers' market concession, or local crafts and foods stand.

### **Fox Chapel**

1. Provide seating, special paving, landscaping and pedestrian scaled lighting incorporated into the design of the shopping center.
2. Provide an urban open space serving the residential and commercial development. Include seating, lighting, landscaping and special features such as artwork, fountains, and other elements.

## **3. RELATIONSHIP OF THE DESIGN GUIDELINES TO THE SECTOR PLAN**

Urban design is an essential aspect to implementing the Germantown Employment Corridor Sector Plan recommendations. The design guidelines are one of four components that will produce design excellence in Germantown:

- Vision—established in the Germantown Employment Corridor Sector Plan
- Development Standards—established in the zones used to implement the Sector Plan recommendations
- Design Guidelines—provides design guidance for streets, open spaces and building arrangements implementing the master plan and clarifies expectations for regulatory review of public and private development
- Review Process—coordinating elements and compliance with zoning requirements.

The Urban Design Guidelines for Germantown included in this packet will be coordinated among residents, property owners, developers, and agencies and finalized prior to adoption of the Sector Plan.

The draft design guidelines will be available to the County Executive during his review and to the County Council in their review and approval of the Sector Plan. The guidelines will be reviewed and approved by the Planning Board after the Sector Plan is finalized by the County Council.

## **4. TRANSPORTATION EFFECTS OF PLANNING BOARD RECOMMENDED LAND USE**

The Planning Board recommended changes to increase development densities on certain sites as described elsewhere in this memorandum. The draft Transportation Appendix incorporates these changes in the reported results for 2030 planned conditions. The changes can be summarized as follows:

- The total amount of locally-generated traffic increases by about 11 percent over the amount of development proposed in the Public Hearing Draft Plan.
- The Plan still passes Policy Area Mobility Review for both the Germantown West and Germantown East Policy Areas.
- Several intersections have a slight increase in congestion, with the highest V/C ratio for a location not master planned for a grade separated interchange forecast at 1.12 (compared to 1.08 for the Public Hearing Draft Plan land use).

These differences are notable, but do not adversely affect the overall balance between land use and transportation. The difference in intersection V/C ratios will require further study and review during the lifespan of the Plan (particularly in the out years as development approaches the zoning capacity) to continue to promote trip-reduction and pedestrian-oriented improvements.

Staff Recommendation: Transmit the Germantown Employment Corridor Sector Plan to the County Executive and County Council. Also transmit the Technical Appendices document which includes transportation analysis for the Planning Board recommended land use.

## 5. USE OF TDRs AND BLTs IN THE SECTOR PLAN

This Plan will be the first to use both Transferable Development Rights (TDR) receiving areas and require the purchase of Building Lot Termination (BLT) credits. The following table estimates the number of TDRs that might result from use in the RMX-2, and RMX-2C zones. Base density is calculated on the standard method density (R-200 for RMX-2 and R-30 for RMX-2C).

### Estimated Use of TDRs in Germantown Employment Corridor Sector Plan

Property	Acres	Zone	Base Density	Proposed Density	Number of TDRs (Rounded) <sup>1</sup>
Town Center District					
Post Office	7.39	RMX-2/TDR	2	18	60
Fox Chapel District					
Fox Chapel retail	12.08	RMX-2C/TDR	14.5	22	46
MD 355 properties	4.99	RMX-2C/TDR	14.5	22	19
Middlebrook Mobile Home Park	24.75	RMX-2C/TDR	14.5	22	93
<b>TOTAL</b>	<b>49.21</b>				<b>218</b>

<sup>1</sup> Residential units must be based on a ratio of two multifamily dwelling units per TDR.

The number of BLTs is calculated from the amount of commercial and residential development in the TMX zone that exceeds 0.5 FAR. The pipeline of approved development under the I-3 zone is not subject to the Building Lot Termination program.

**Estimated Use of BLTs in the Germantown Employment Corridor Sector Plan**

District	Zone	Acreage	# BLTs
Town Center	TMX	108	112
Cloverleaf	TMX	135	142
North End	TMX	71	48
Seneca Meadows	TMX	51	33
TOTAL		365	362

**6. PROPOSED CAPITAL IMPROVEMENT PROJECTS**

The land use and staging recommendations contained in the Planning Board Draft of the Germantown Employment Corridor Sector Plan will require the following capital improvement projects:

Phase*	Project Name	Project Limit	Category	Road Number	Lead Agency	Coordinating Agency/Group
<b>Controlled Major Highway</b>						
1	Father Hurley Blvd	CSX	Wisteria	Transp	CM-27	MSHA MCDOT
<b>Major Highways</b>						
2	Great Seneca Highway	CSX	Middlebrook Rd	Transp	M-90	MSHA MCDOT
2	MD 118	Millennium Dr	MD 355	Transp	M-61	MSHA MCDOT
<b>Arterials</b>						
2	Observation Dr	Little Seneca Creek	Dorsey Mill Rd	Transp	A-19	MCDOT Private Sector
2	Observation Dr	Germantown Rd	1000' S of Germantown Rd	Transp	A-19	Private Sector MCDOT
2	Observation Dr	1000' S of Germantown Rd	Middlebrook Rd	Transp	A-19	Private Sector MCDOT
2	Waring Station Rd	Clopper Rd	Wisteria Dr	Transp	A-289	MCDOT Private Sector
2	Wisteria Dr	Crystal Rock Dr	Great Seneca Highway	Transp	A-74	MCDOT Private Sector
<b>Minor Arterials</b>						
2	Cider Press Pl	Observation Dr Extension	End of Existing Road	Transp	MA-4	Private Sector
2	Cider Press Pl	End of Existing Road	MD 355	Transp	MA-4	Private Sector
<b>Business Streets</b>						
2	Blunt Road	cul-de-sac	Middlebrook Rd	Transp	B-8	Private Sector MCDOT
1	Bowman Mill Rd	Germantown Rd	Waters Rd	Transp	B-16	Private Sector
1	Century Blvd	Dorsey Mill Rd Extension	Kinster Dr	Transp	B-10	MCDOT MSHA
1	Century Blvd	Kinster Dr	Cloverleaf Center Dr	Transp	B-10	MCDOT Private Sector
2	Century Blvd	Cloverleaf Center Dr	Aircraft Dr	Transp	B-10	Private Sector
2	Century Blvd	Aircraft Dr	Crystal Rock	Transp	B-10	Private

Phase*	Project Name	Project Limit	Category	Road Number	Lead Agency	Coordinating Agency/Group	
		Dr			Sector		
2	Century Blvd	Middlebrook Rd	Wisteria Dr	Transp	B-10	Private Sector	
2	Century Blvd	Wisteria Dr	Waters Rd	Transp	B-10	Private Sector	
2	Crystal Rock Dr	Dorsey Mill Rd Extension	Black Hill Park Access	Transp	B-11	Private Sector	M-NCPPC/ MCDOT
2	Crystal Rock Dr	Black Hill Park Access	Kinster Dr	Transp	B-11	MCDOT	Private Sector
2	Crystal Rock Dr	Middlebrook Rd	Wisteria Dr	Transp	B-11	MCDOT	Private Sector
2	Dorsey Mill Rd	Crystal Rock Dr Extension	Observation Dr Extension	Transp	B-14	MCDOT	Private Sector
2	Goldenrod Ln	Germantown Rd	1000' S of Germantown Rd	Transp	B-4	Private Sector	
2	Goldenrod Ln	1000' S of Germantown Rd	Observation Dr Extension	Transp	B-4	Private Sector	
2	Scenery Dr	Germantown Rd	Middlebrook Rd	Transp	B-13	Private Sector	
2	Walter Johnson Dr	Bowman Mill Rd	Wisteria Dr	Transp	B-3	MCDOT	
2	Waters Rd	Germantown Rd	Wisteria Dr	Transp	B-5	Private Sector	
2	Waterford Hills Blvd	cul-de-sac	Germantown Rd	Transp	B-22	Private Sector	
2	Wisteria Dr	Father Hurley Blvd	Germantown Rd	Transp	B-2	MCDOT	Private Sector
2	Wisteria Dr	Germantown Rd	Crystal Rock Dr	Transp	B-2	MCDOT	Private Sector
2	New Road	Crystal Rock Dr	Century Blvd	Transp	B-18	Private Sector	
2	New Road	Century Blvd	New Road (B-19)	Transp	B-18	Private Sector	
2	New Road	Century Blvd	Crystal Rock Dr	Transp	B-19	Private Sector	
2	New Road	Ridge Rd	Milestone Center Dr	Transp	B-25	Private Sector	
<b>Primary Residential Streets</b>							
2	Oxbridge Rd	Cider Barrel Rd	Frederick Rd	Transp	P-3	Private Sector	
<b>Other Roadway/Transit-related Improvements</b>							
1	MARC Station Parking			Transit		MTA	MSHA
2	I-270 Access to Dorsey Mill CCT Station			Transp		MSHA	MTA/MCDOT
2	MD 355 Interchanges @ Ridge Road, MD 118, and Middlebrook Road			Transp		MSHA	MCDOT
2	MD 27/Observation			Transp		MSHA	MCDOT

Phase*	Project Name	Project Limit	Category	Road Number	Lead Agency	Coordinating Agency/Group	
	Dr Interchange						
<b>Public Facilities including Parks and Open Space</b>							
2	Crystal Rock Drive Greenway	Aircraft Drive	Black Hill Regional Park	Park	N/A	M-NCPPC	MCDOT
1	Town Commons	Front of BlackRock	--	Park	N/A	M-NCPPC	MCGSA
1	Family Park	Town Center location TBD	--	Park	N/A	M-NCPPC	Private sector
1	Workforce Housing	Police and Fire Station property	--	Housing	N/A	DHCA	MC Public Safety
2	Urban Recreation Center	Seneca Meadows transit station area	--	Community facility	N/A	MC Recreation	

SE:ha: M:germantown/0 PB Draft/docs/staff report.feb 5.012709 revised

**Attachments:**

Attachment 1: Planning Board Draft of the Germantown Employment Corridor Sector Plan

Attachment 2: Draft Design Guidelines for the Germantown Employment Corridor