

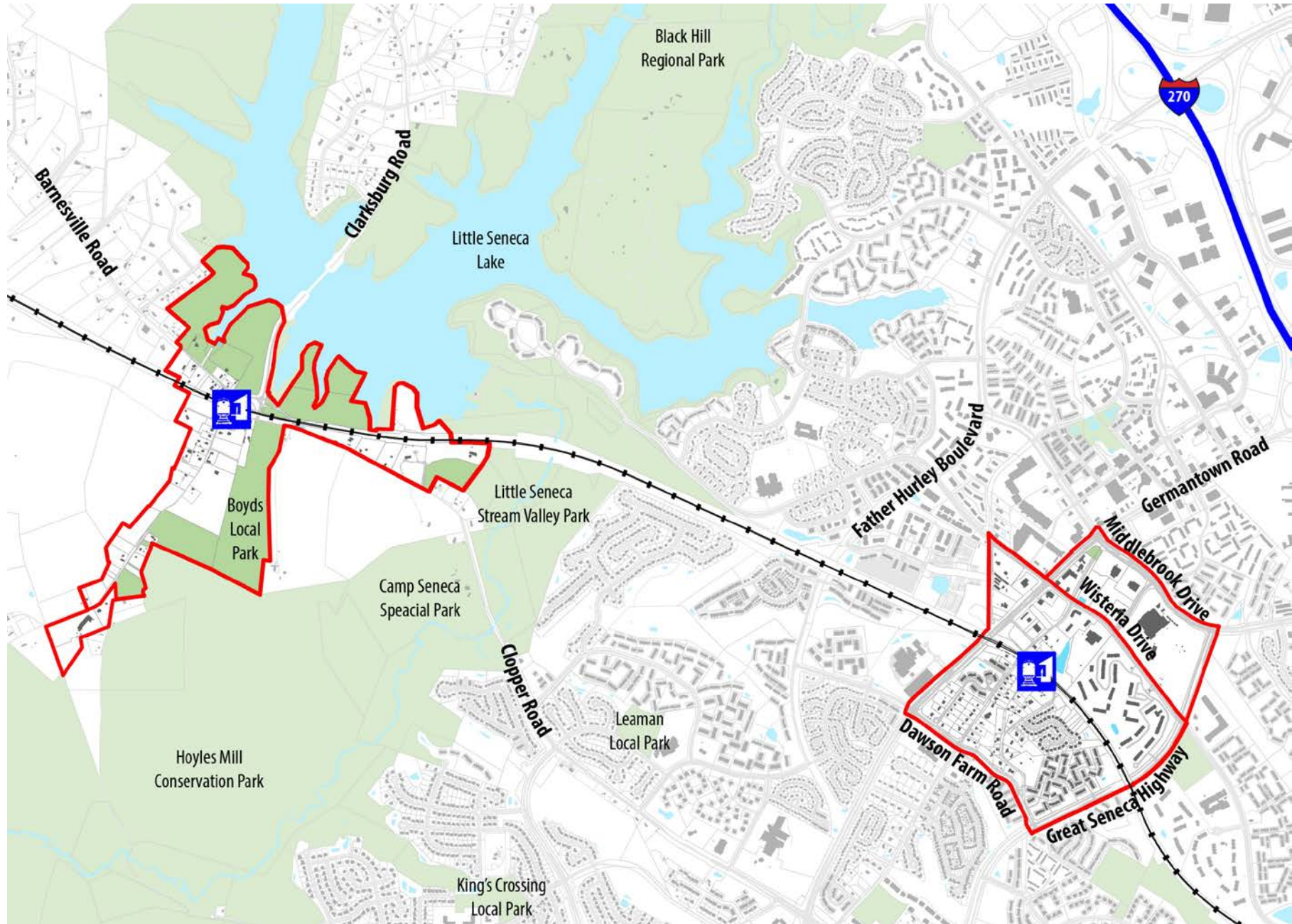
# MARC Rail Communities Plan

## Staff Recommendations

October 19, 2017



# Plan Area

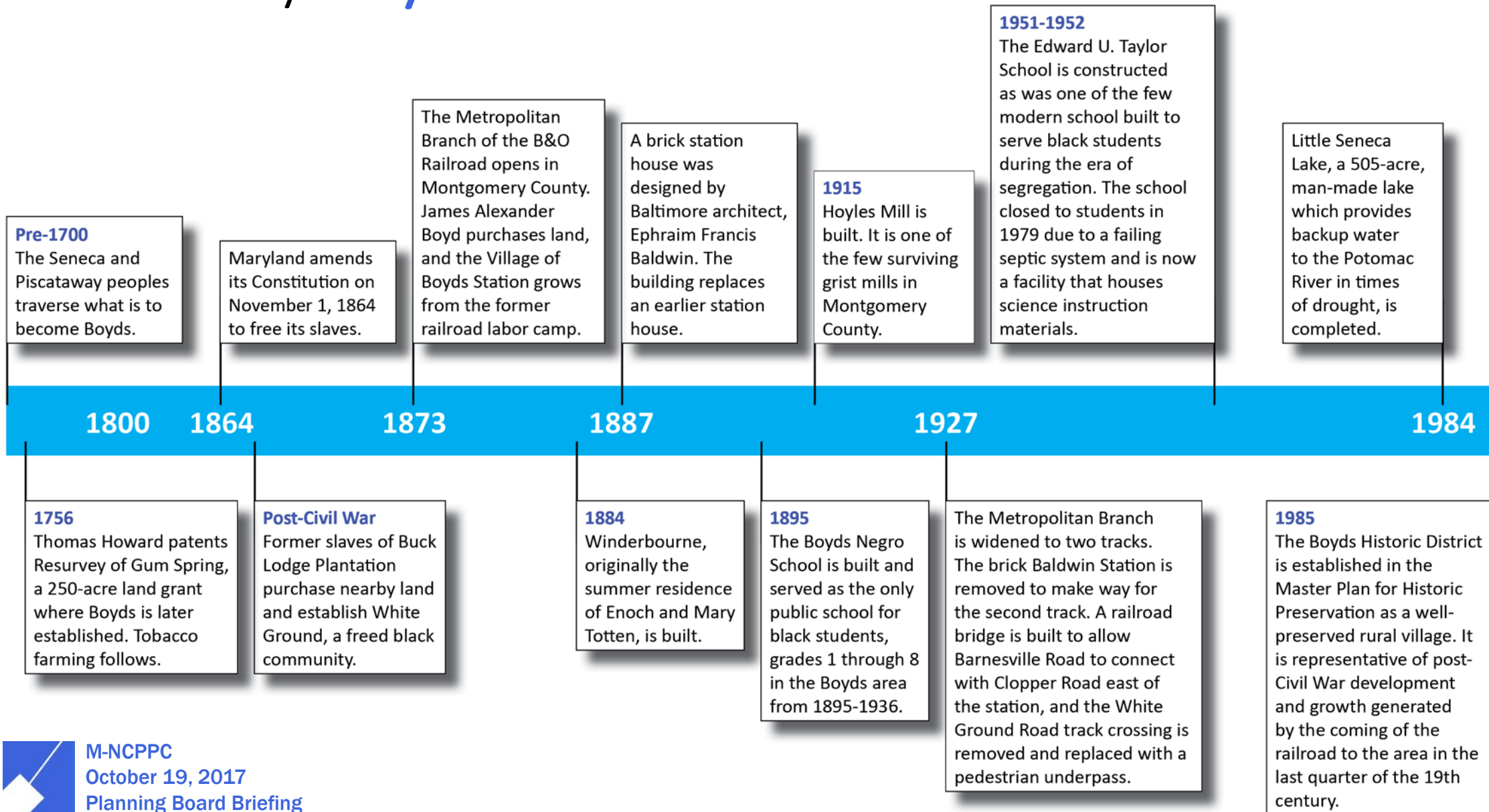


# History

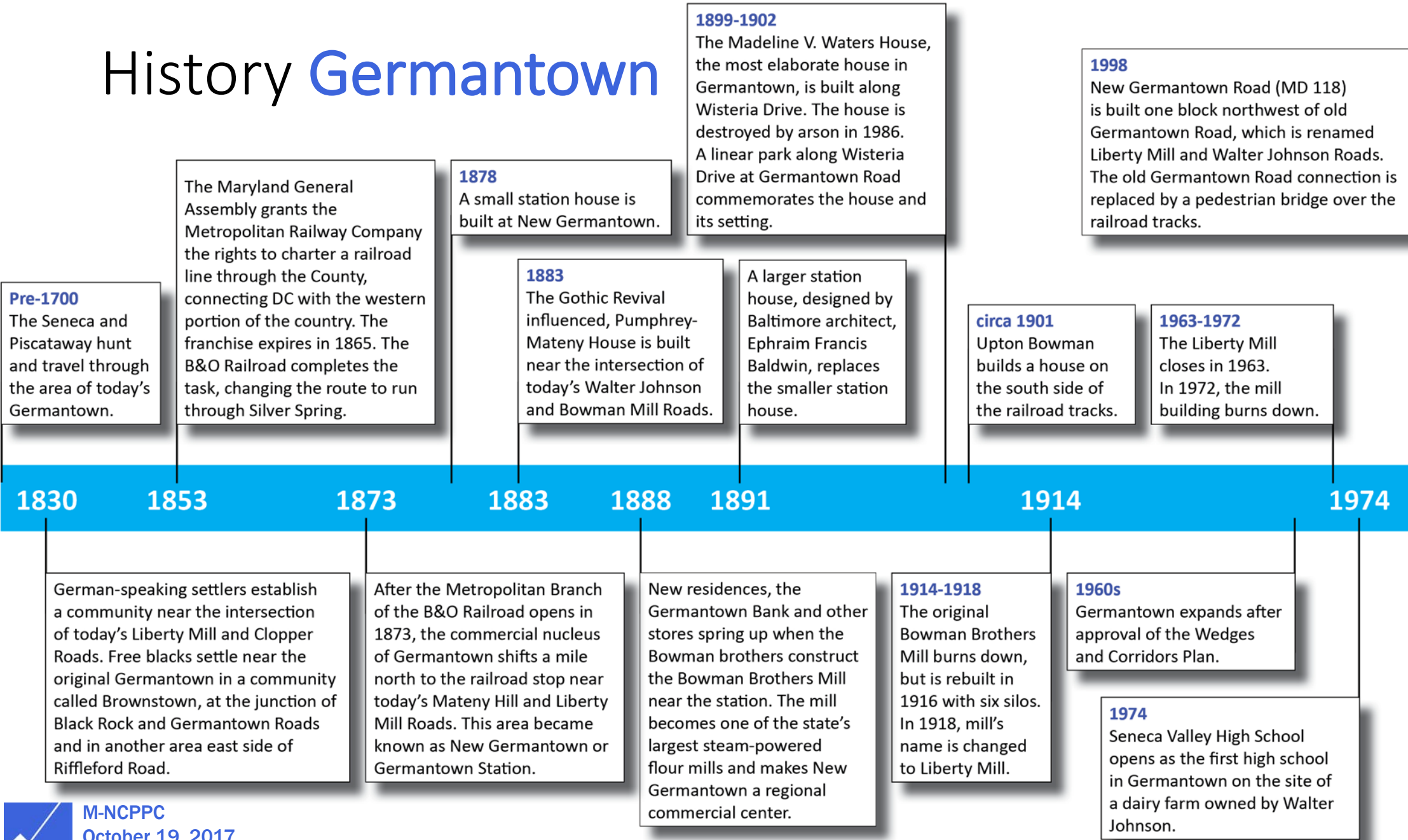
- Boyds and Germantown grew out of post-Civil War growth and development generated by the **arrival of the railroad**.
- Boyds retains its original size and **rural village character** within a large historic district.
- Germantown has grown into a **major** suburban residential community and commercial center with several historic sites around its station.



# History Boyds



# History Germantown



# History



**Map of the Metropolitan Branch as it runs through Montgomery County**

from History of Western Maryland (1882) by Thomas Scharf



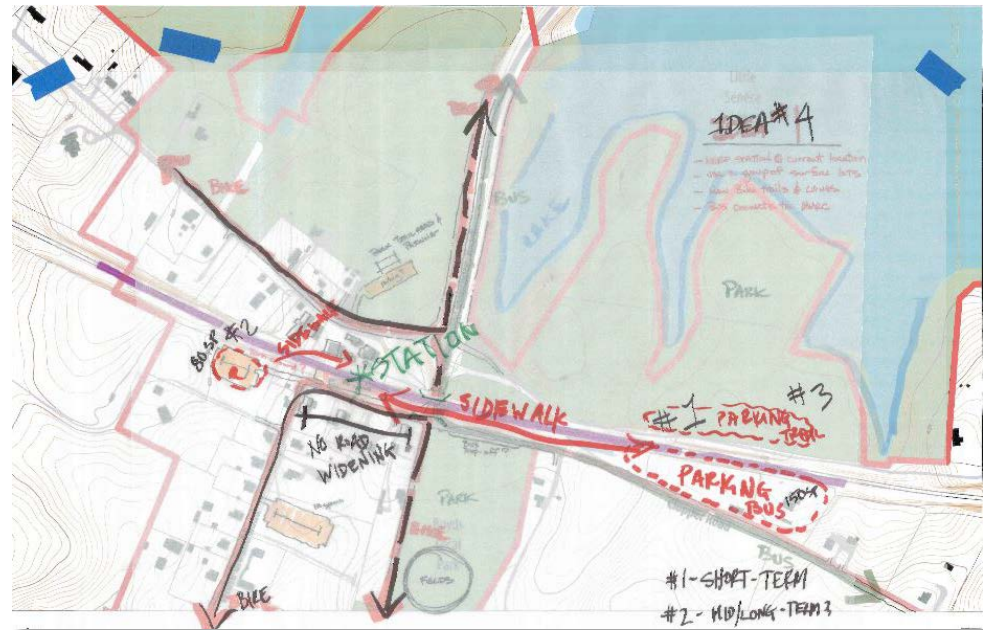
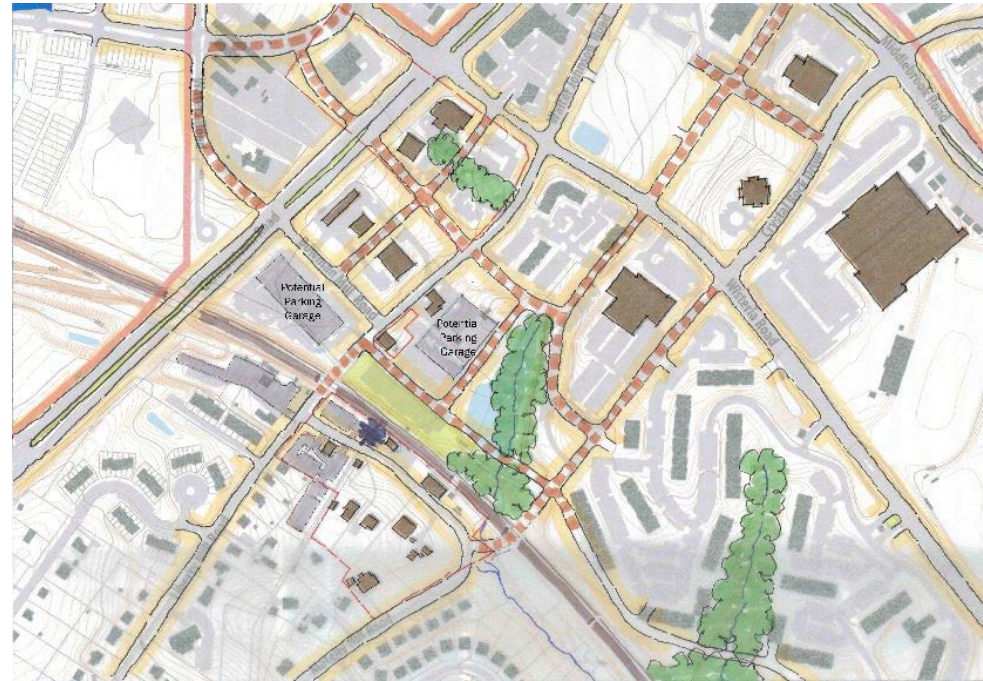
# Boyd's and Germantown Today



**MARC Rail Communities Plan**  
**Boyd's & Germantown**

# Design Workshop

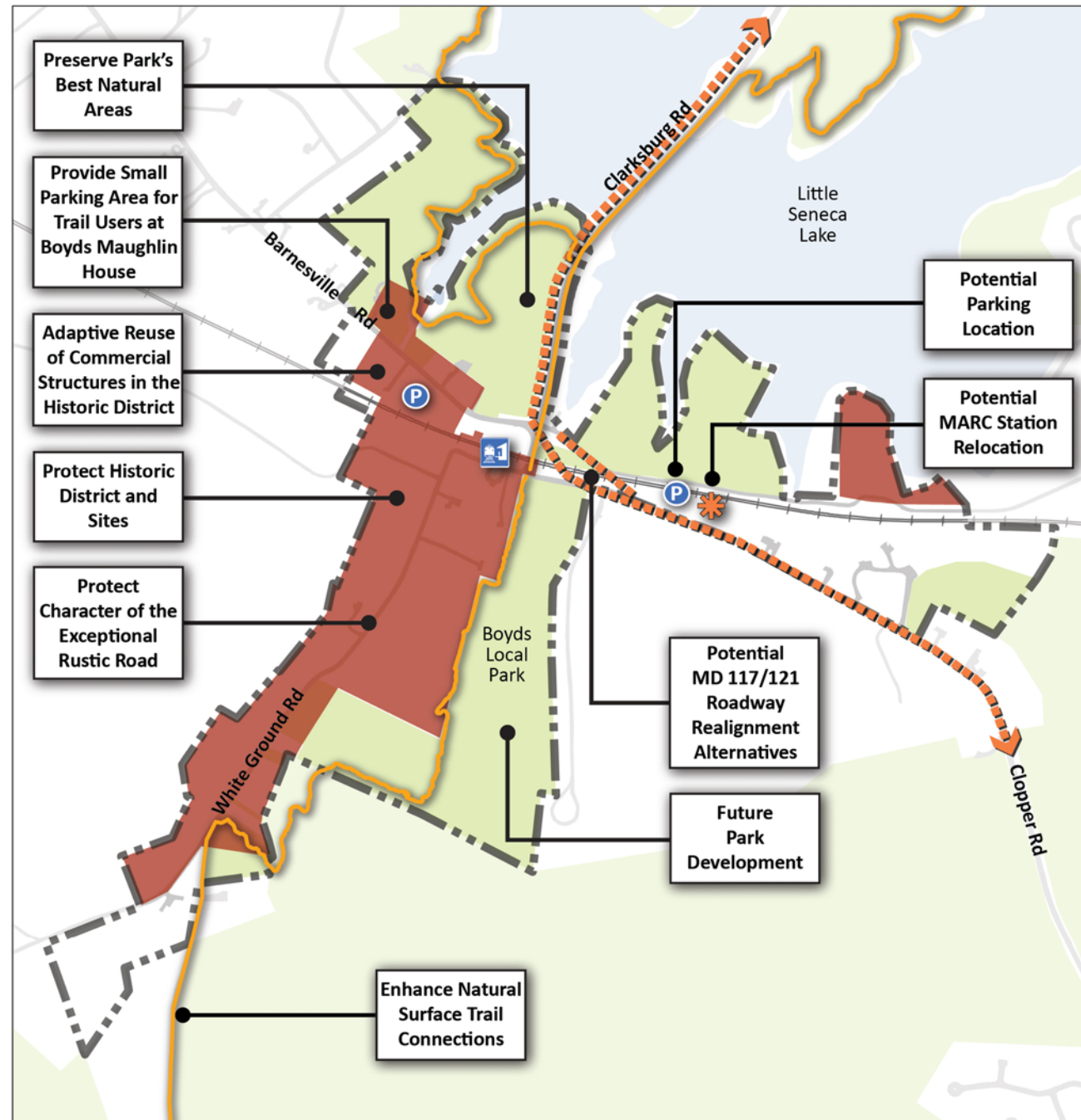
- 4-day workshop in March 2016
- 15 presentations by agency representatives.
- Visioning exercise.
- Developed initial ideas.
- Synthesized ideas.





# Concept **Boyd**s

- Protect integrity of the historic and natural environmental setting.
- Promote uses and designs that are compatible with the historic district and sites.
- Increase MARC ridership.



# Concept Germantown

- Protect the historic and established residential areas.
- Safety for pedestrians and bicyclists.
- Greater street connectivity.
- Take advantage of natural features.





# Planning Principles

- **PRESERVE** the historic character of the Boyds and Germantown communities.
- **CONNECT** Boyds and Germantown, both internally and beyond, to ensure a viable range of transportation choices, including expanded MARC ridership, improved pedestrian and bicycle mobility, and efficient vehicular travel.
- **SUSTAIN** the area's natural resources while acknowledging and respecting the area's environmental and infrastructure constraints.
- **RENEW** the Boyds and Germantown station areas with new uses that support MARC commuter rail service, preserve and enhance community character, and serve community residents.

# Preserve

## ***Vision:***

*Preserve, celebrate and interpret the shared history and unique historic resources of the Boyds and Germantown rail communities to foster a distinct community identity and strong sense of place. Position both station areas for the future by sensitively adapting and enhancing historic structures for continued use while ensuring that future development and transportation improvements maintain the integrity of the historic settings.*



# Preserve

- **Retain, restore and rehabilitate** historic resources that contribute to the historic fabric of both communities.
- Encourage the **compatible reuse** of structures that lend historic character to both communities, to maintain the rail communities' historic integrity while revitalizing and enhancing MARC station areas.
- Ensure that **future development and supporting elements are compatible** with existing historic districts and resources.
- **Celebrate, interpret and highlight historic resources** through programming, interpretive elements, and improvements to wayfinding.



# Preserve Boyds



**MARC Rail Communities Plan**  
**Boyd & Germantown**

# Preserve Germantown



# Connect

## ***Vision:***

*Preserve and celebrate the MARC stations, their functions, and their role as defining elements of each rail community's identity. Support the continued viability of rail service at both stations. Reduce dependency on the automobile for daily trips by improving the walking and bicycling environments and expanding public transportation options. Manage the roadway network to improve efficiency. Ensure context-sensitive transportation improvements that preserve the character, historic resources, and community-serving facilities in both communities.*

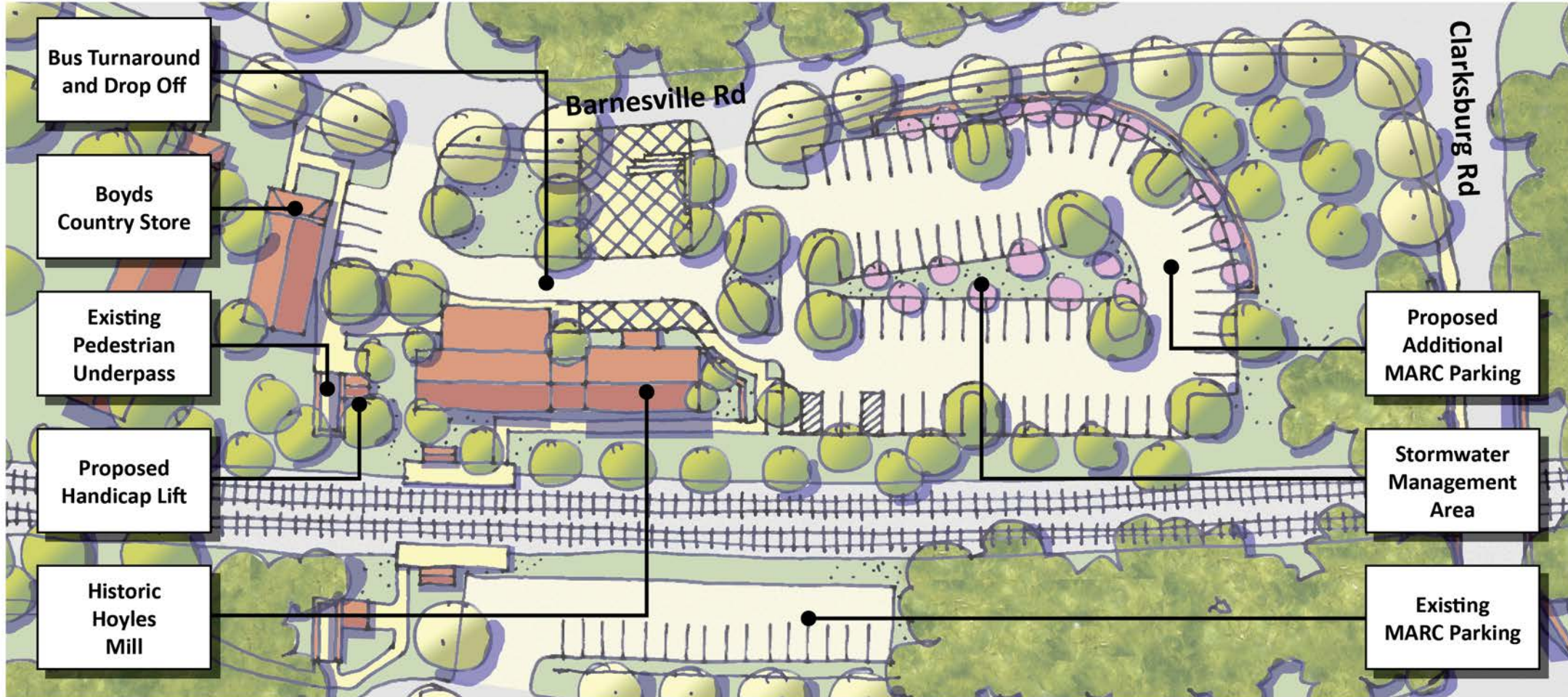


# Connect

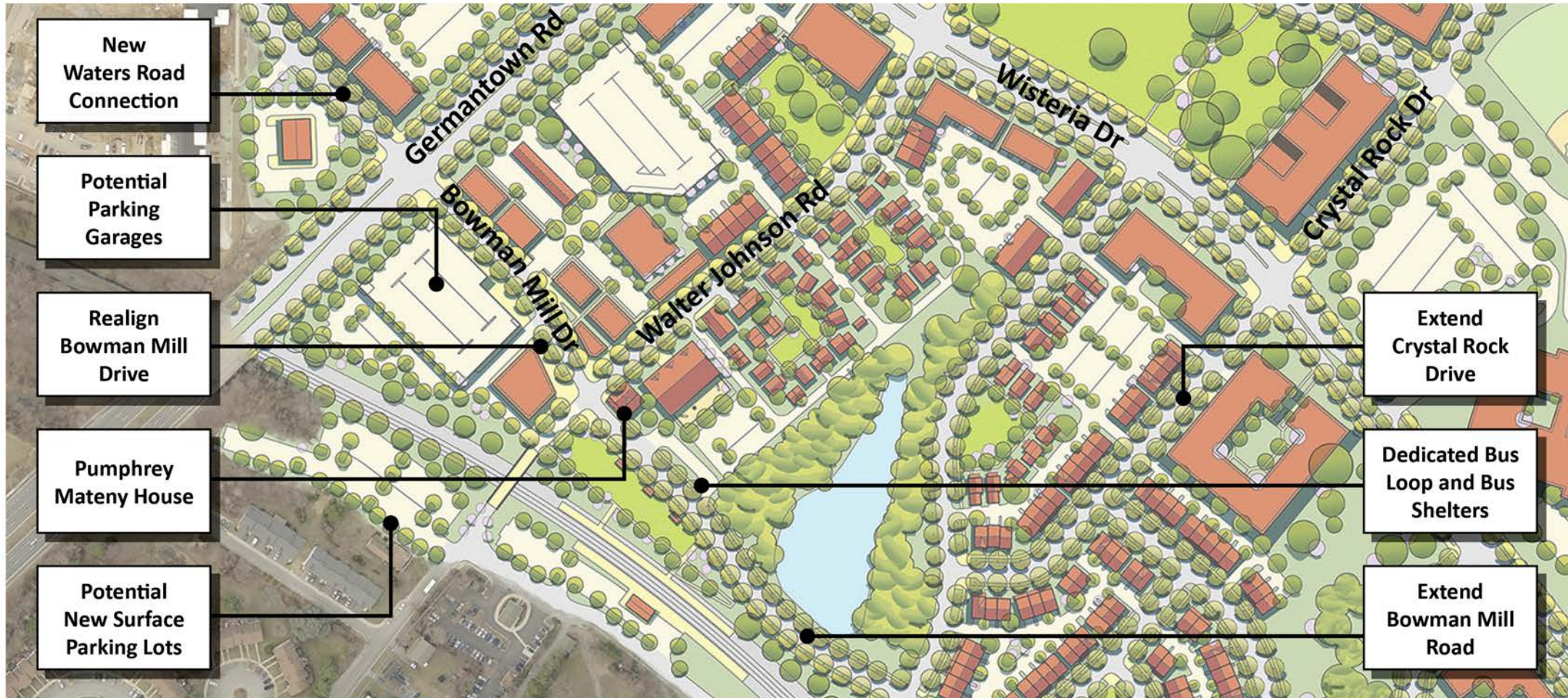
- Support the **future viability of MARC** rail service through measures to expand ridership and service, while improving connections to the stations.
- Create a **context-sensitive, interconnected street network** that is safe, attractive, comfortable and convenient for all users regardless of age, mobility or transportation choice.
- Support the county's **complete streets and Vision Zero** policies.
- Expansion of rail facilities must **protect** and be compatible with existing historic districts and resources.



# Connect Boyds



# Connect Germantown



# Connect **Boyd**s

- Existing roads are solid lines.
- Realigned roads are dashed.



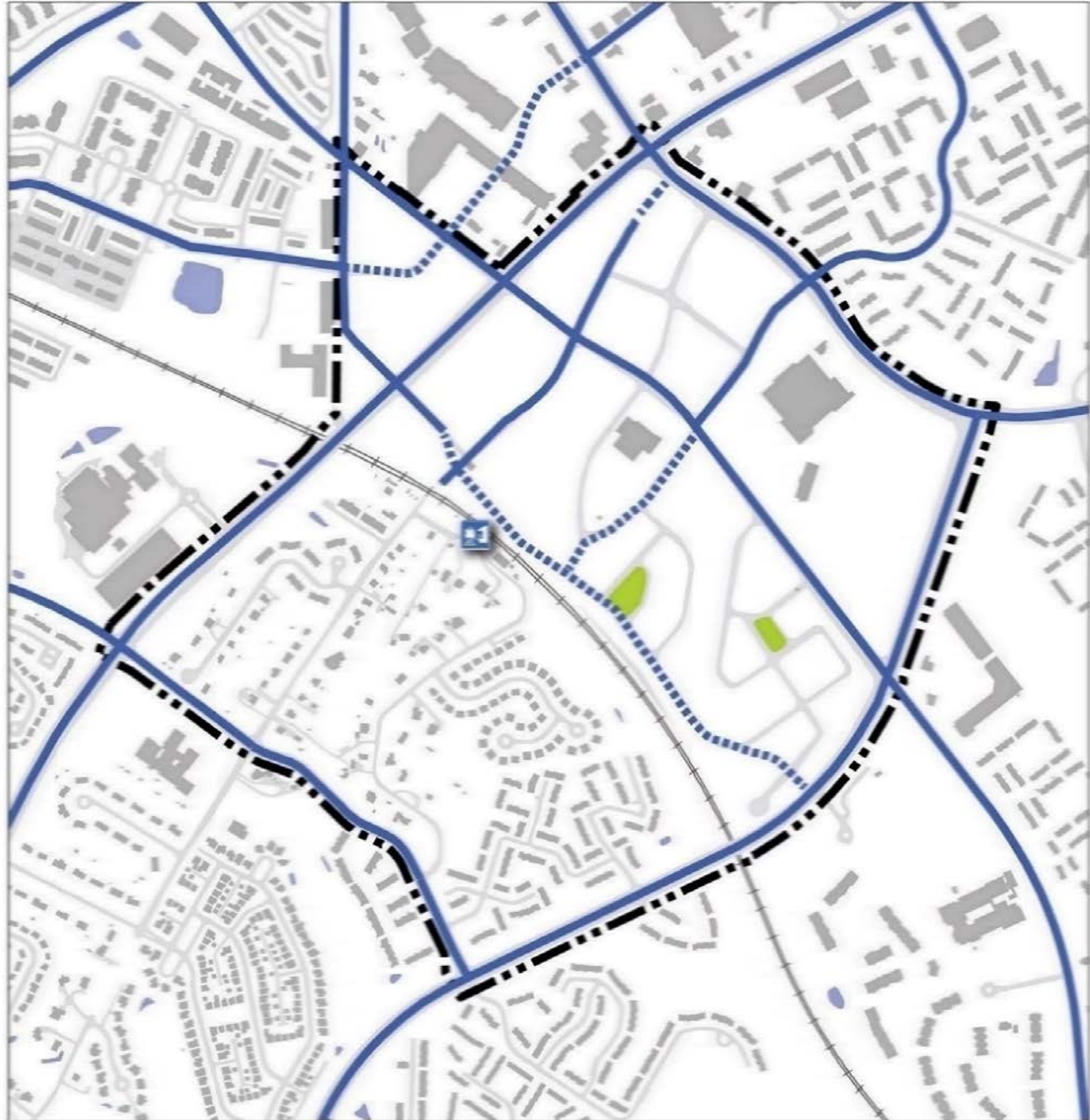
# Connect Boyds



Potential future  
railroad bridge  
and underpass

# Connect Germantown

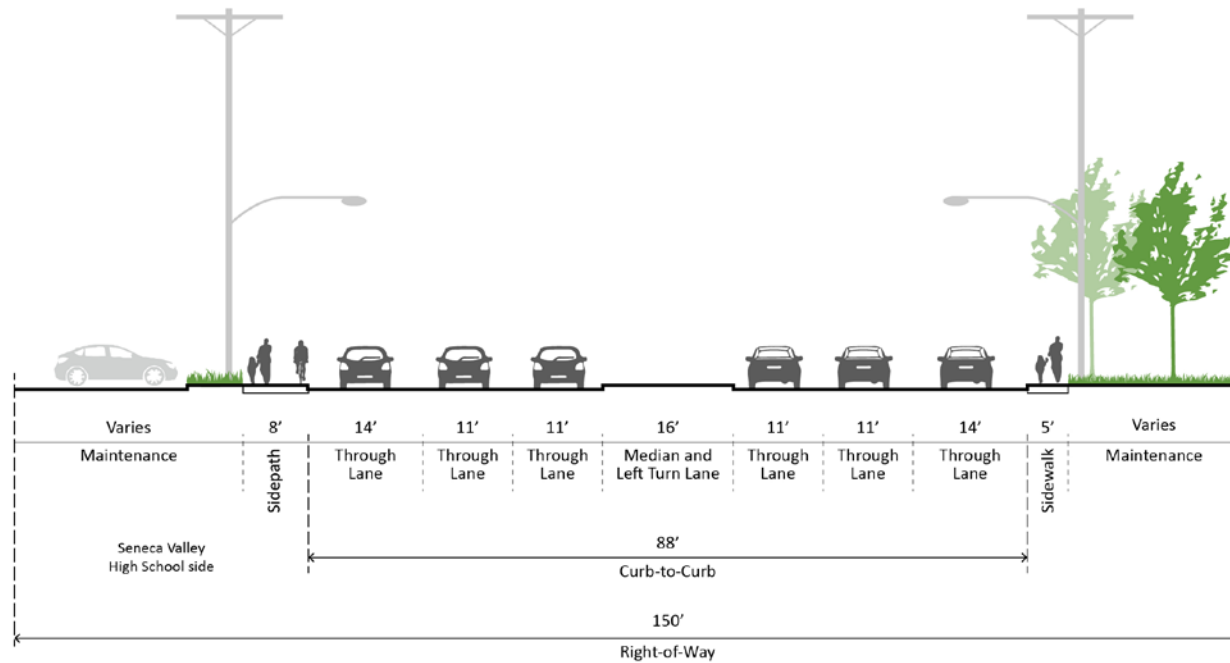
- Existing roads are solid lines.
- Proposed and realigned roads are dashed.



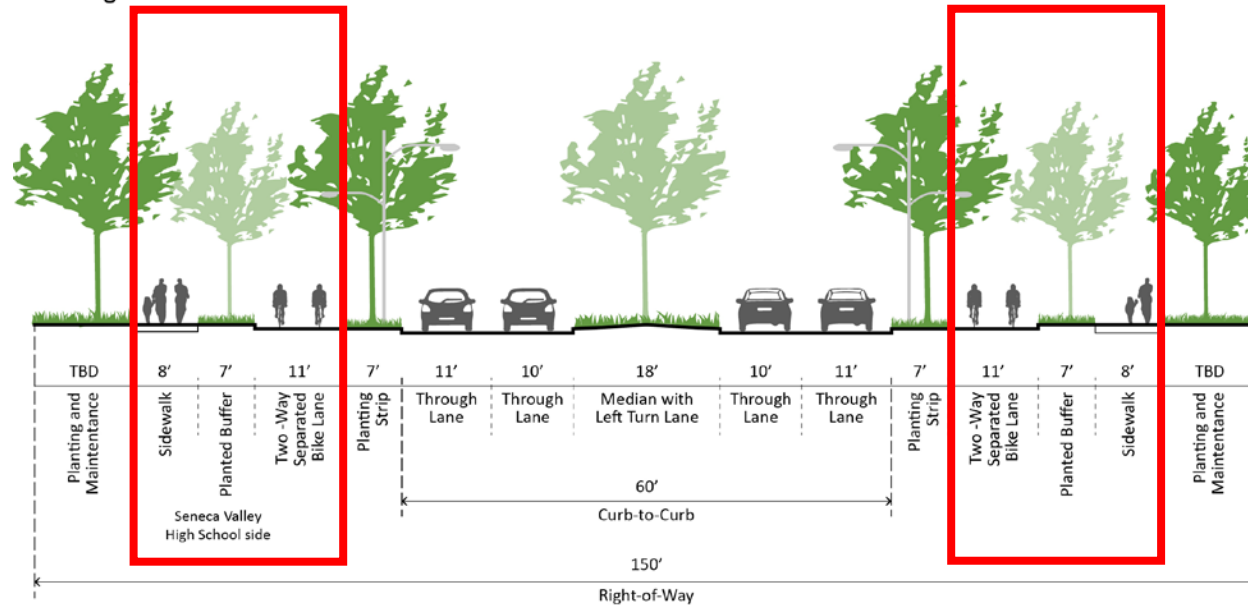
# Connect Germantown

## Middlebrook Road:

- “Road Diet”-reduce the number of lanes from 6 to 4.
- Set **speed limit to 30 mph** (25 mph during school hours).
- Establish **two-way separated bike lanes** on both sides of the road.
- Can implement in a **phased approach**.



Existing Middlebrook Road



Proposed Middlebrook Road Long-Term

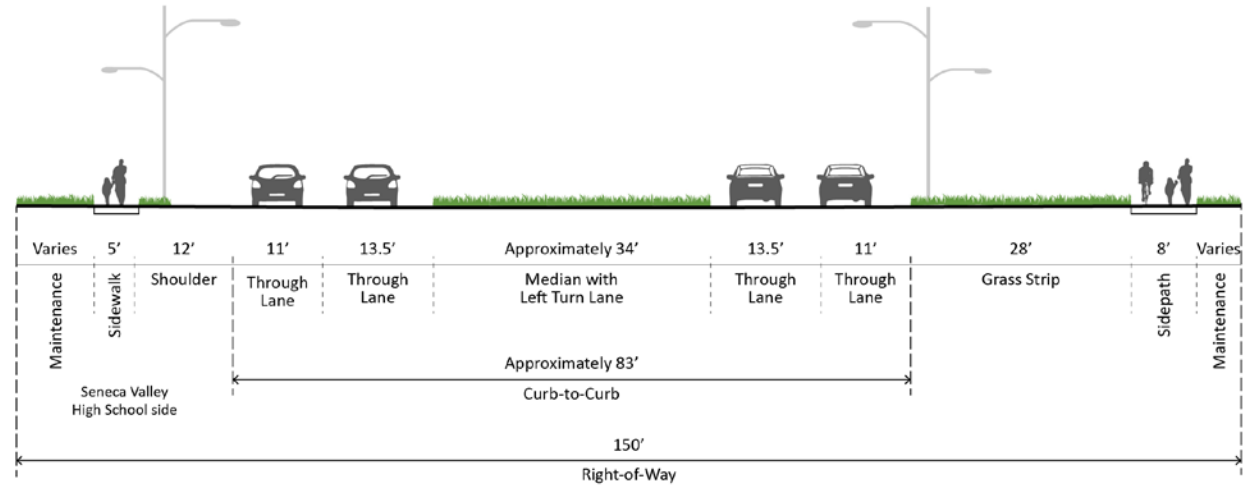




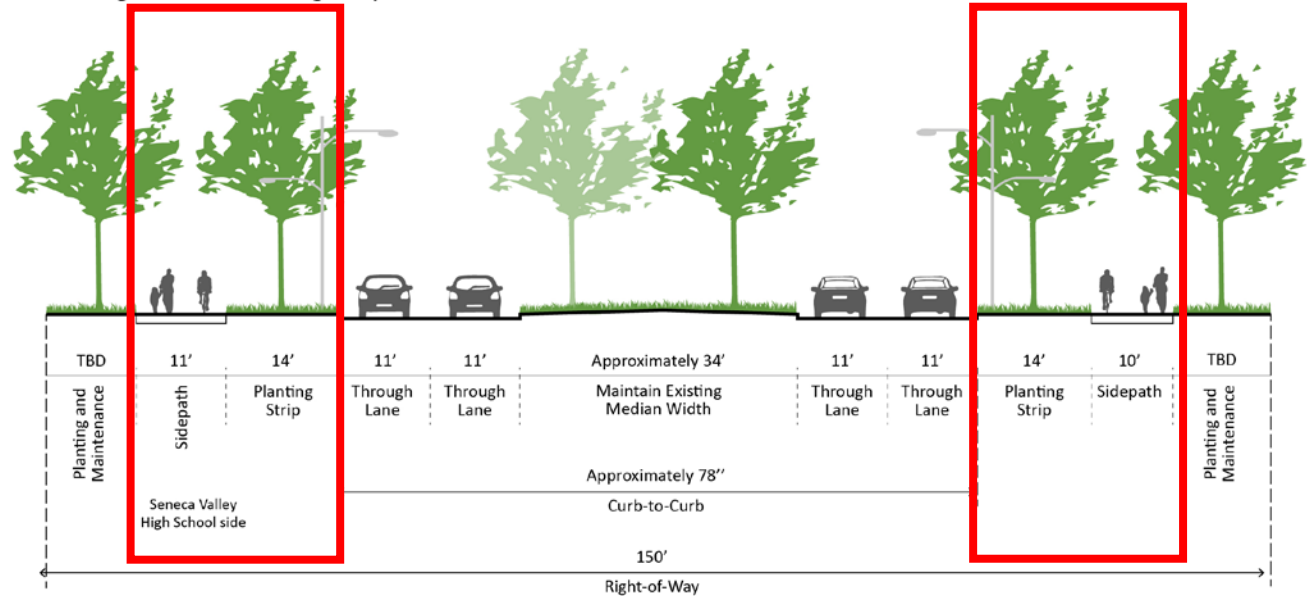
# Connect Germantown

## Great Seneca Highway:

- Maintain as a **4-lane divided road**.
- Provide **curb and gutter**.
- Establish the street as a tree-lined boulevard with **expanded pedestrian and bike facilities**.



Existing Great Seneca Highway



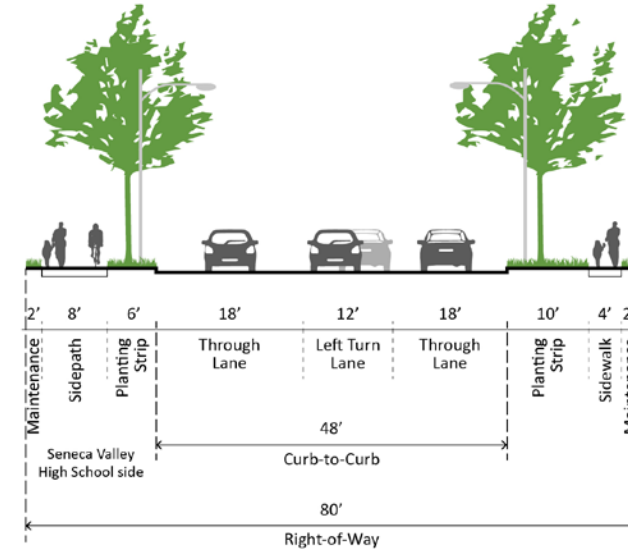
Proposed Great Seneca Highway



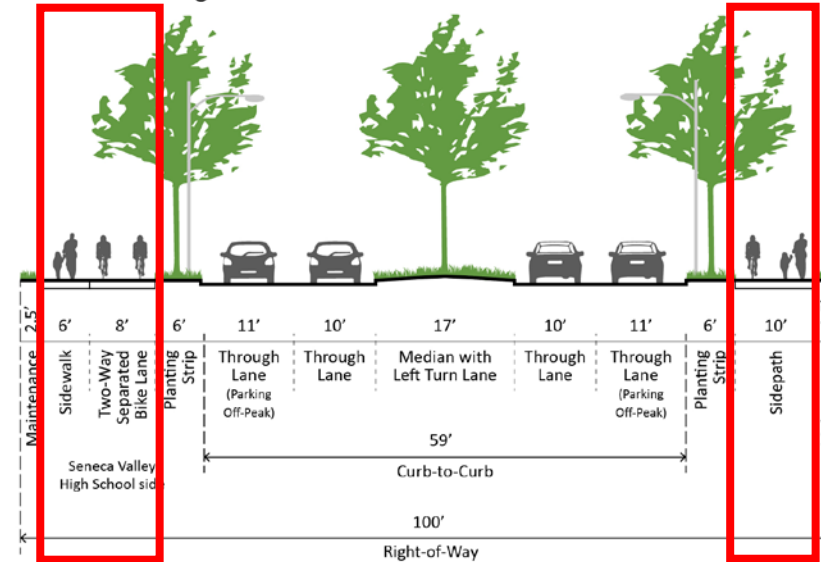
# Connect Germantown

## Wisteria Drive by Seneca Valley High School:

- Establish as a 4-lane, tree-lined boulevard with **pedestrian and bike facilities**.
- Use curb lanes for **off-peak parking**.
- Incorporate median breaks with **pedestrian refuges** between Seneca Valley High School and Rolling Hills Apartments.



Existing Wisteria Drive



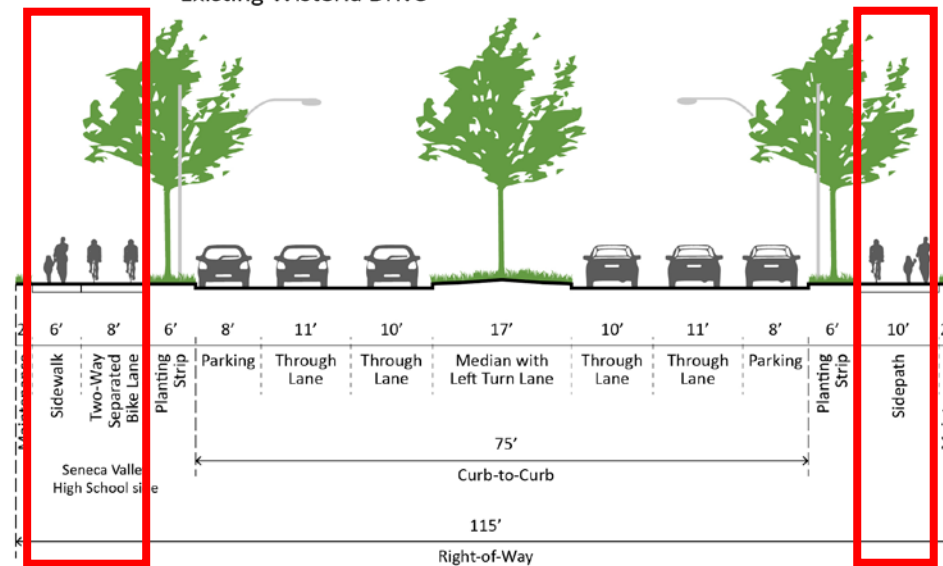
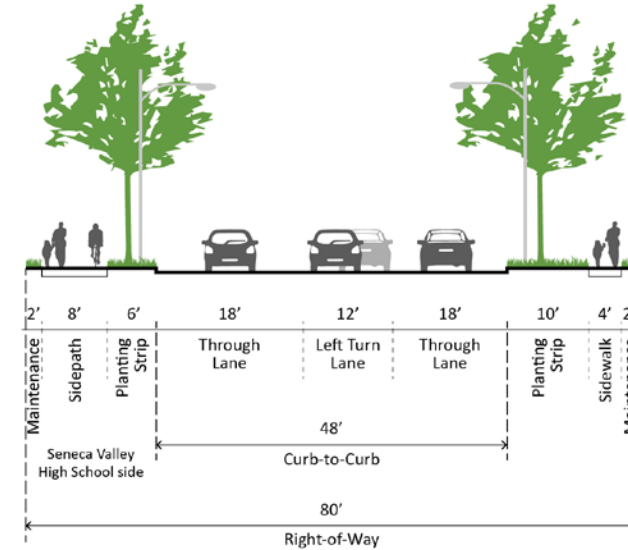
Proposed Wisteria Drive between Crystal Rock Drive and Great Seneca Highway



# Connect Germantown

## Wisteria Drive between Waters Road and Crystal Rock Drive:

- Establish as a divided 4-lane, tree-lined boulevard with **pedestrian and bike facilities**.
- Provide **on-street parking**.
- Incorporate median breaks with **pedestrian refuges**.



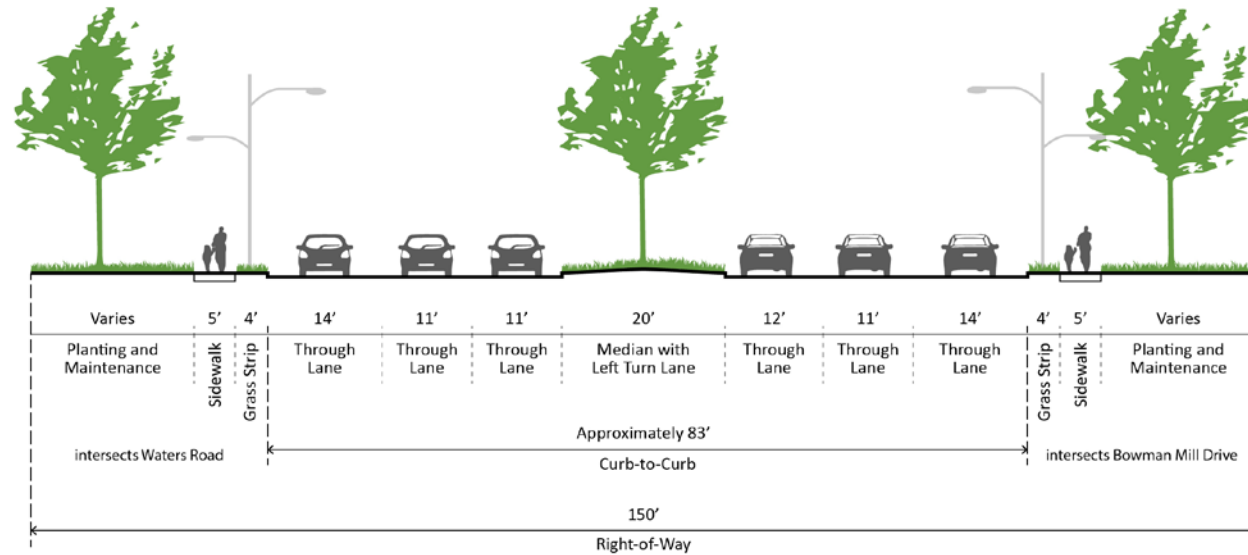
Proposed Wisteria Drive between Germantown Road and Crystal Rock Drive



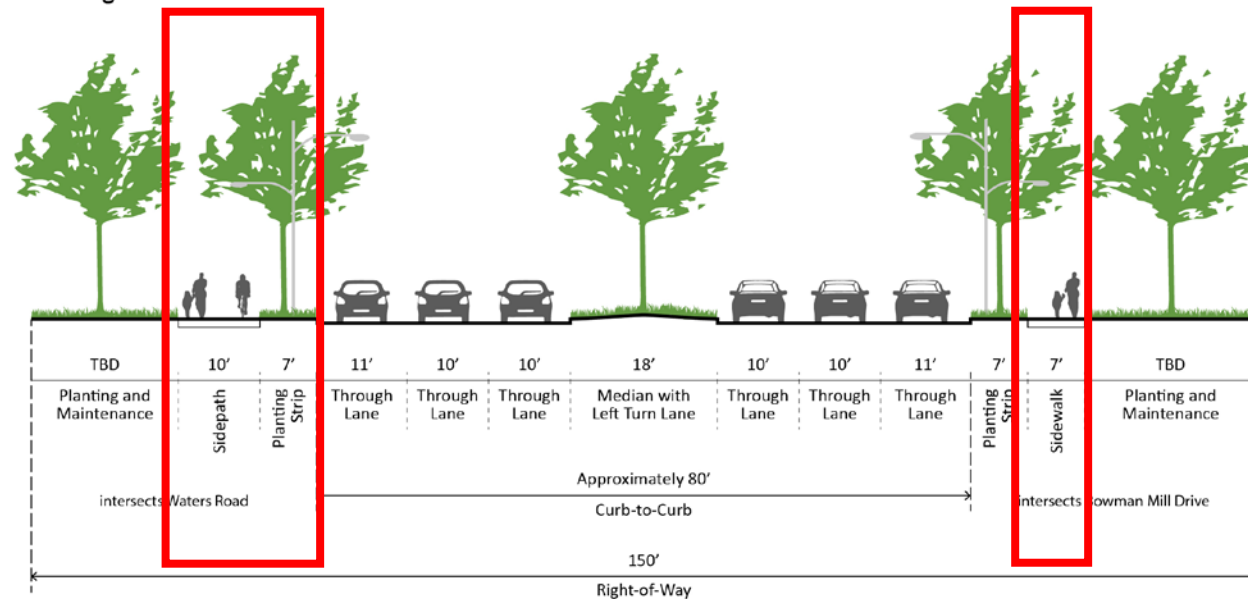
# Connect Germantown

## Germantown Road:

- Maintain as a **6-lane road**.
- Provide a **sidepath** on the northwest side of the road and a **sidewalk** on the southeast side.
- **Provide a traffic signal and pedestrian crosswalk** at the intersection of Germantown Road and Bowman Mill Drive/Waters Road.



Existing Germantown Road



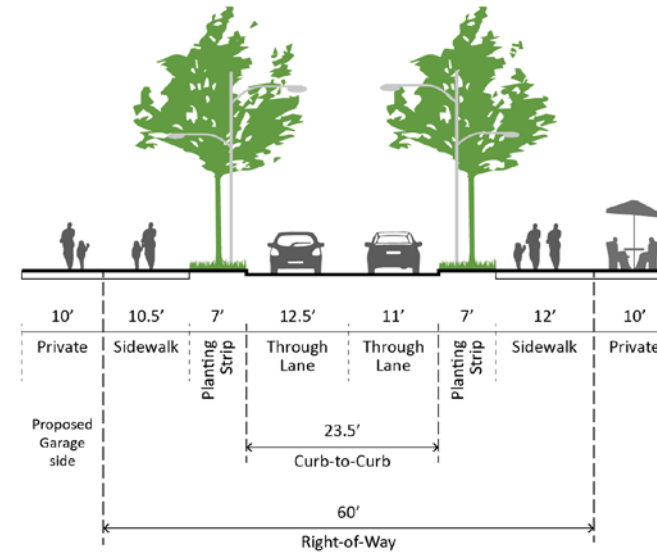
Proposed Germantown Road



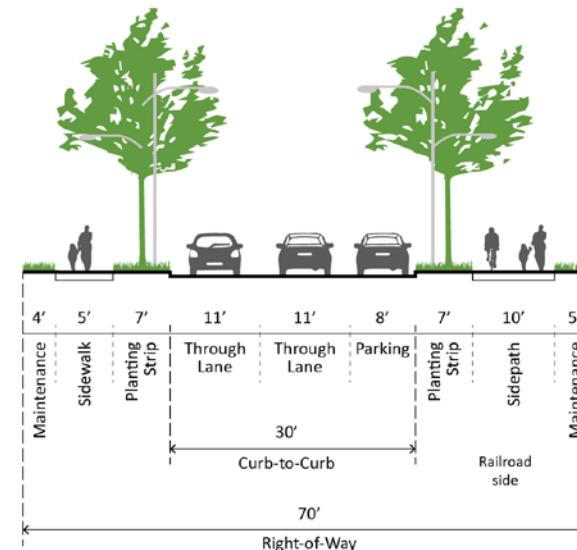
# Connect Germantown

## Bowman Mill Drive:

- **Extend Bowman Mill Drive** from Germantown Road to Great Seneca Highway.
- **Realign** the road to the south side of the Pumphrey-Mateny House.
- Provide a **dedicated bus loop** near the MARC station.
- Construct a **sidepath on one side** of the street and a sidewalk on the other side.



Proposed Bowman Mill Road between Germantown and Walter Johnson Roads



Proposed Bowman Mill Extended



# Sustain

## ***Vision:***

*Foster environmental stewardship by protecting the area's sensitive natural assets, enhancing the tree canopy and water resources, and adapting the built environment to sustainably manage stormwater runoff. Acknowledge and celebrate the area's distinctive environmental setting, while thoughtfully managing infrastructure and utilities to support community character and public health.*



# Sustain

- Preserve and enhance the area's **natural assets and tree canopy**, including designated Best Natural Areas.
- Protect and restore the area's **water resources**.
- Acknowledge the area's **unique geology**, its influence on the area's natural character and the constraints it imposes on development and infrastructure.
- Manage infrastructure and utilities to ensure **responsible growth**, preserve **community character**, and safeguard **public health**.



# Sustain



**Tree canopy in parking lots**



**Shaded streetscapes**



**Stormwater management on sidewalks**



# Renew

## ***Vision:***

*Build on the historic fabric of Boyds and Germantown by encouraging adaptive reuse of structures and infill projects that reflect the scale and character of each historic district and the surrounding neighborhoods. Create gathering places and well-designed streetscapes that enrich distinct community identities and the public realm. Support MARC ridership by sensitively expanding commuter parking areas.*





# Renew

- Promote **compatible infill development** around each MARC station while protecting existing residential uses, historically-significant structures and natural areas.
- Promote a **compact, walkable and context-sensitive community form** and public realm that supports both stations while protecting and reinforcing each community's scale, historic character and sense of place.
- Establish a network of **high-quality parks, public spaces, trails and community gathering places** in both communities to provide space for recreation and social interaction while enhancing the beauty and environmental quality of both communities.



# Renew Boyds



# Renew Boyds



Aerial view near the intersection of Barnesville and Clarksburg Roads

# Renew Boyds



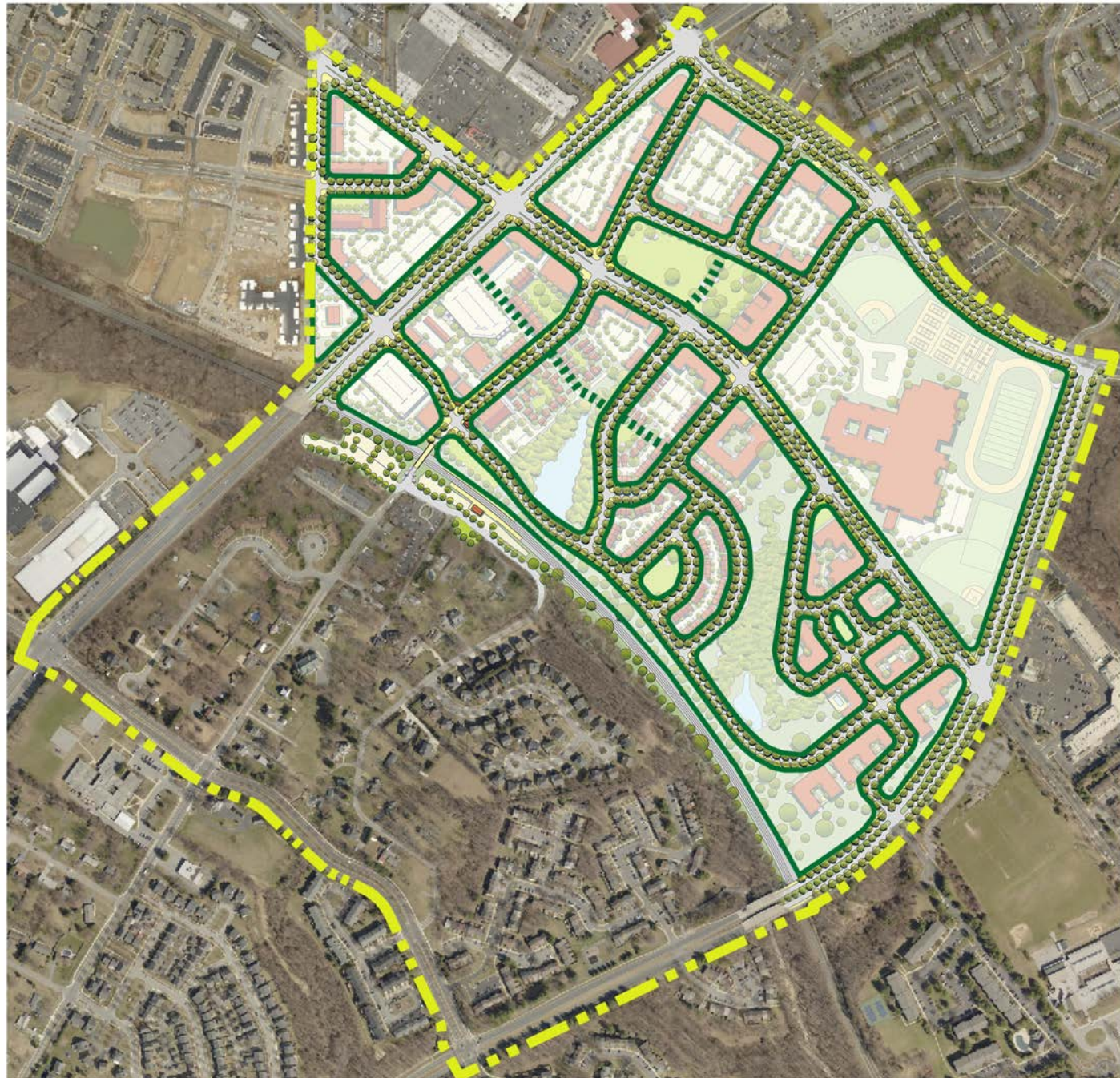
View of station area from Barnesville Road

# Renew Germantown



# Renew Germantown

- Create walkable blocks.



# Renew Germantown

- Create walkable blocks.
- Line streets with buildings and trees.



# Renew Germantown

- Create walkable blocks.
- Line streets with buildings and trees.
- Conceal parking.





# Renew Germantown

- Create walkable blocks.
- Line streets with buildings and trees.
- Conceal parking.
- Create publicly accessible open space.



# Renew Germantown

- Create walkable blocks.
- Line streets with buildings and trees.
- Conceal parking.
- Create publicly accessible open space.
- Integrate natural features and Seneca Valley High School.



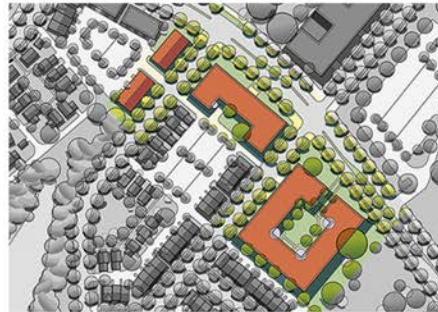
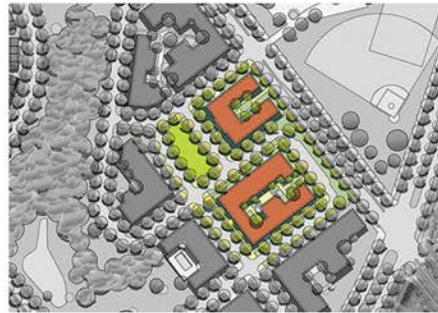
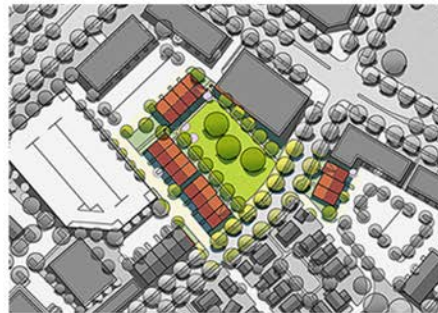
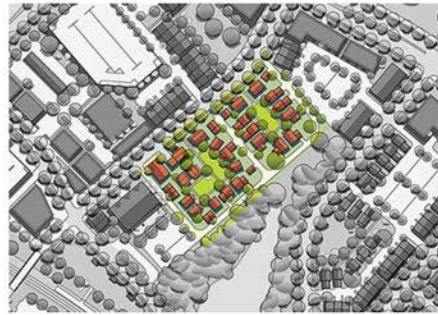
# Renew Germantown

- Building heights step up from the historic district to Middlebrook Road.
- Building heights step up as recommended in the 2009 Germantown Employment Sector Plan.



# Renew Germantown

- Broaden housing choices.
- Provide housing options for a variety of family sizes, income levels and to allow for aging in place.



# Renew Germantown



Aerial view from the intersection of Middlebrook Road and Crystal Rock Drive



# Renew Germantown



Street view  
looking north on  
Walter Johnson  
Road



# Overlay Zones

## Boyd's

Apply the Rural Village Center Overlay Zone to the residential and commercial areas to retain the historic setback patterns and allow septic capacity from adjacent properties.

## Germantown

Confirm the Germantown Transit Mixed Use Overlay Zone where it currently exists to retain the priority of Building Lot Terminations (BLTs) in the optional method of development.

# Next Steps

|                  |  |
|------------------|--|
| October 19       | <b>Planning Board Briefing</b>                 |
| November         | <b>Present Working Draft to Planning Board</b> |
| December/January | <b>Planning Board Public Hearing</b>           |
| January/February | <b>Planning Board Worksessions</b>             |





# Discussion

