

# MARC Rail Communities Plan

## Worksession 1 – Planning Context

April 5, 2018



# Presentation Overview

- ▶ Introduction
- ▶ Planning Context
- ▶ Next Steps





# MARC Rail Communities Plan Purpose

- ▶ Promote a range of safe transportation alternatives.
- ▶ Support improvements to the existing transportation system and provide better connections to the station areas.
- ▶ Activate and revitalize the station areas.
- ▶ Respect the existing residential neighborhoods and historic resources in each community.





# MARC Rail Communities Plan Purpose

## Better Connections Enhance Placemaking Opportunities



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



**For commuters**



**drivers**



**Germantown Flea Market**



**pedestrians**



**and bicyclists**



**Boyd's Negro School**









# 1979 Aerial





# 2002 Aerial





# 2017 Aerial





# 2017 Aerial with Greenbelt

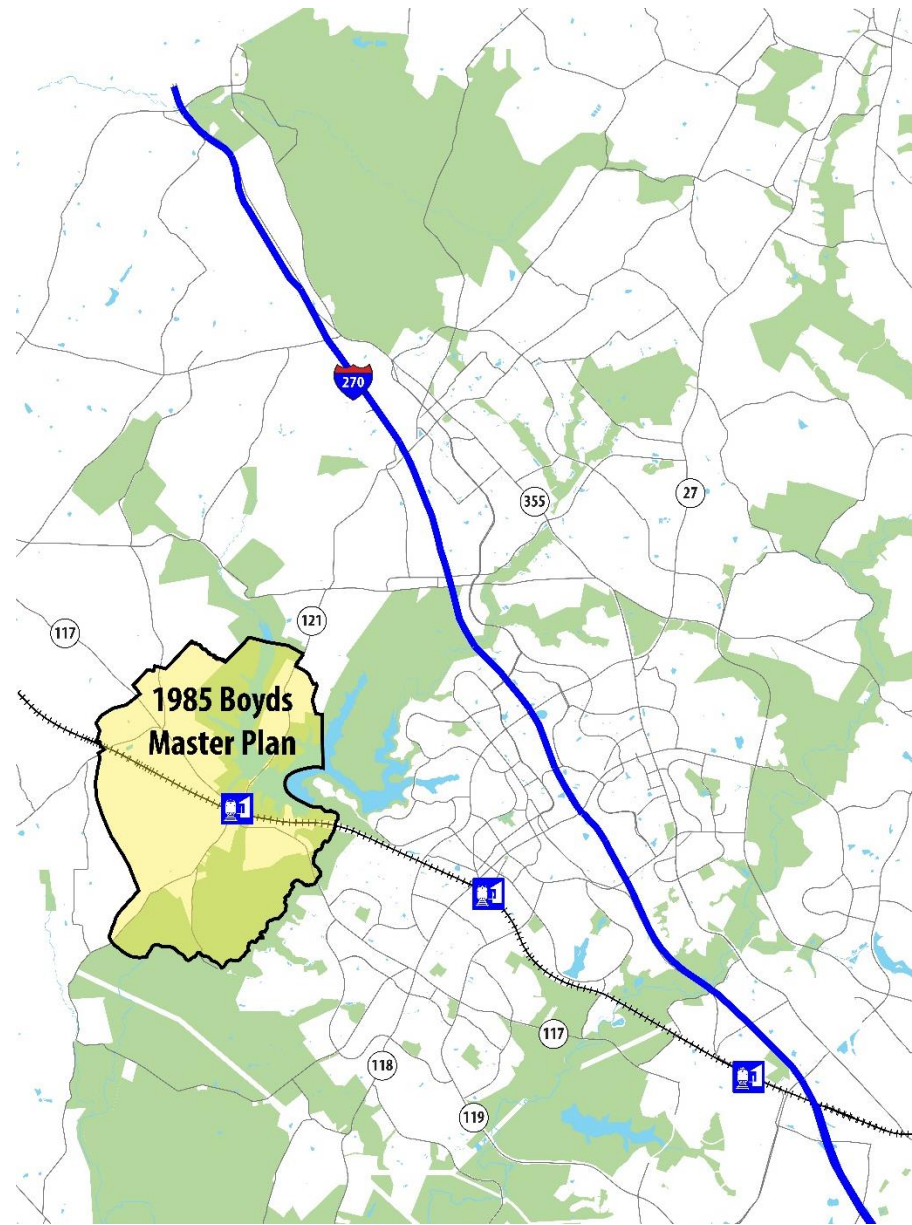




# Previous Plans

## 1985 Boyds Master Plan

- ▶ Continue the existing rural community patterns.
- ▶ Improve road circulation.
- ▶ Develop a local park.
- ▶ Define the historic district.

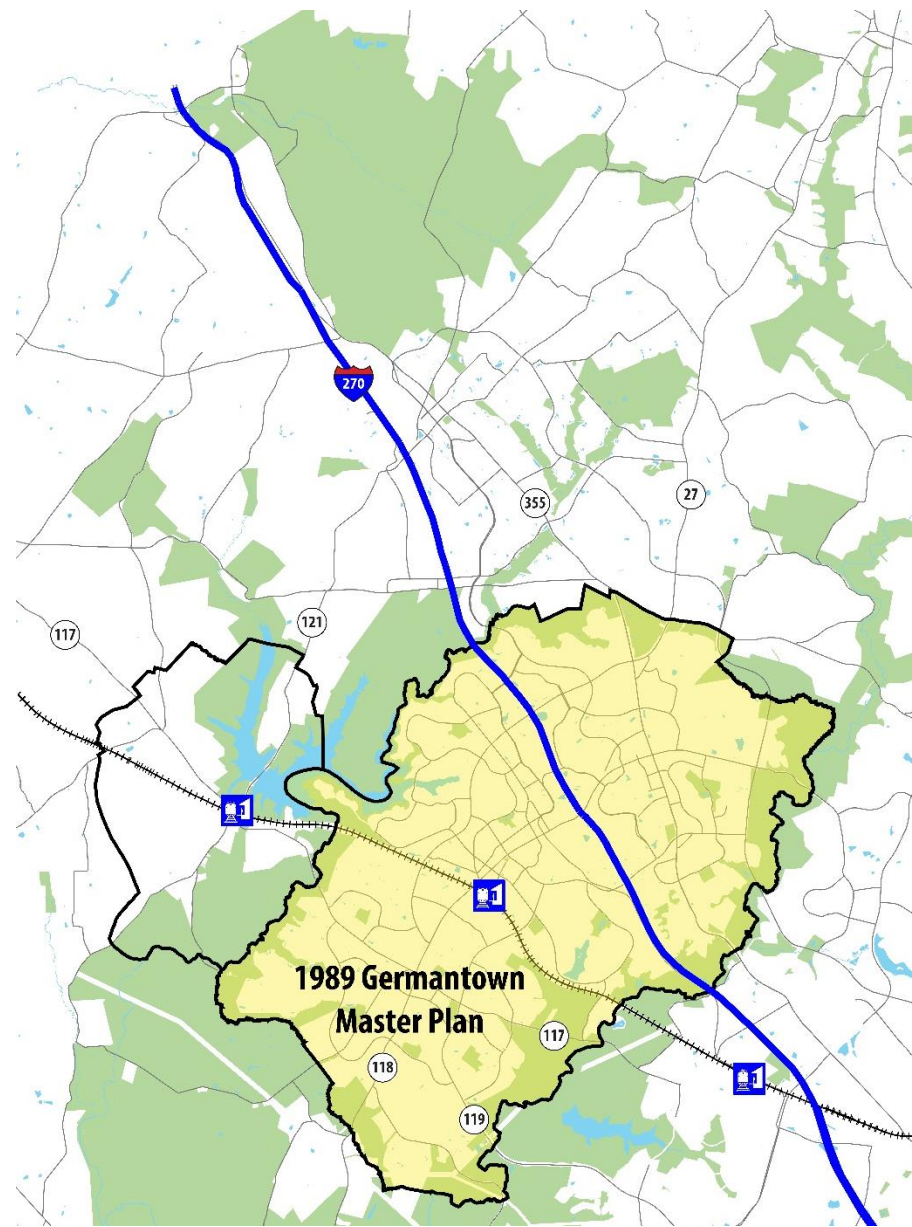




# Previous Plans

## 1989 Germantown Master Plan

- ▶ Provide opportunities for employment land uses.
- ▶ Increase the County's total housing stock.
- ▶ Provide a safe and adequate transportation system (including the Corridor Cities Transitway).
- ▶ Encourage the preservation of historic resources.

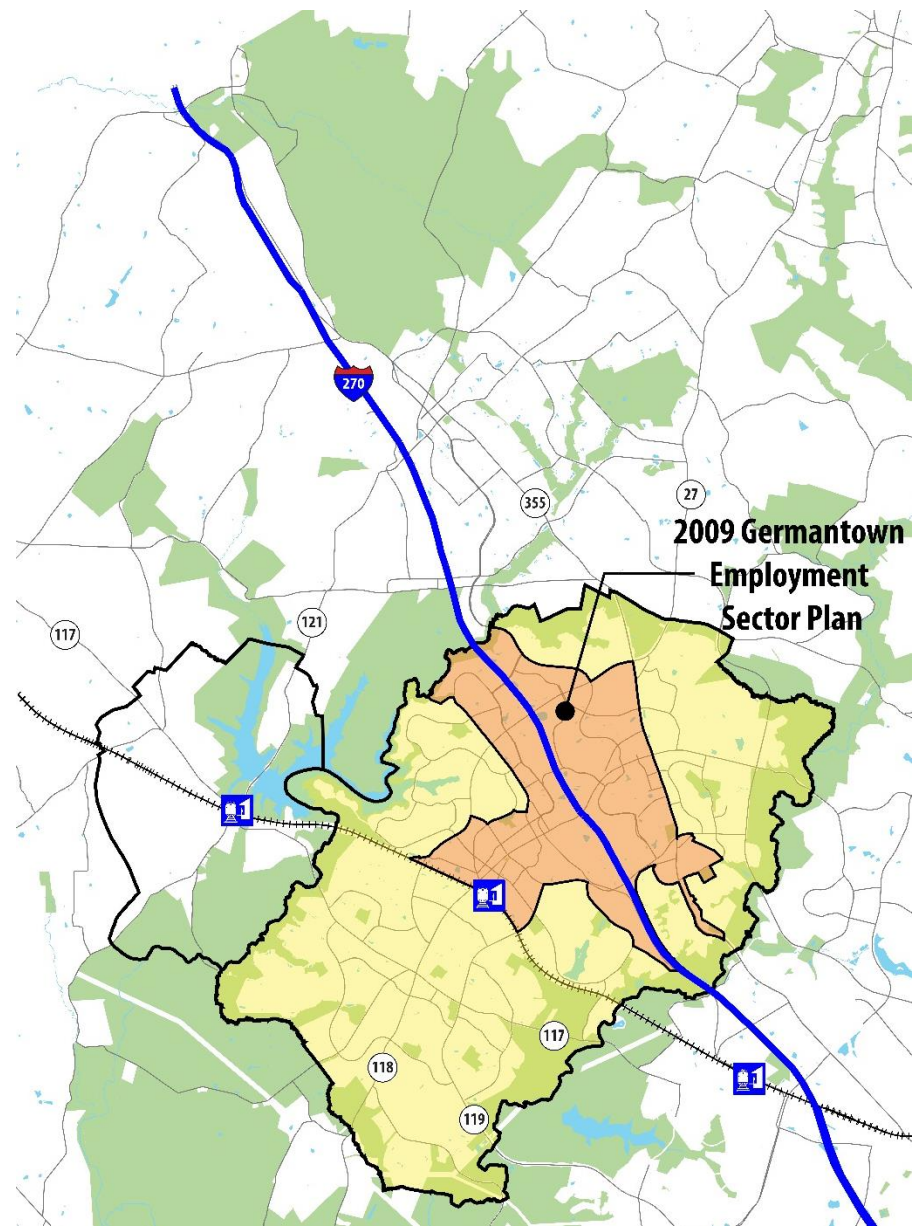




# Previous Plans

## 2009 Germantown Employment Area Sector Plan

- ▶ Focus activity along Century Boulevard.
- ▶ Create transit-served, mixed-use neighborhoods.
- ▶ Establish Germantown as the upcounty cultural center.

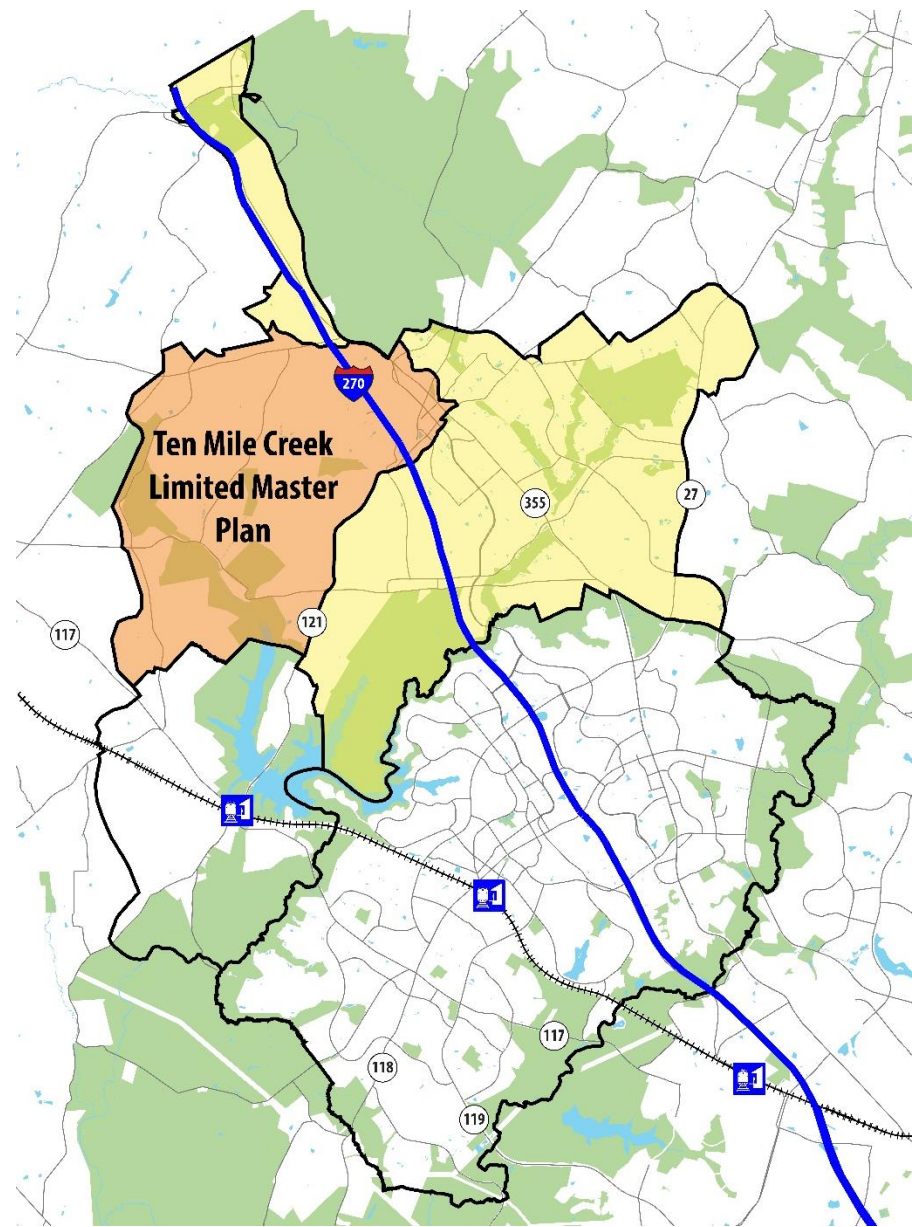




# Additional Plan

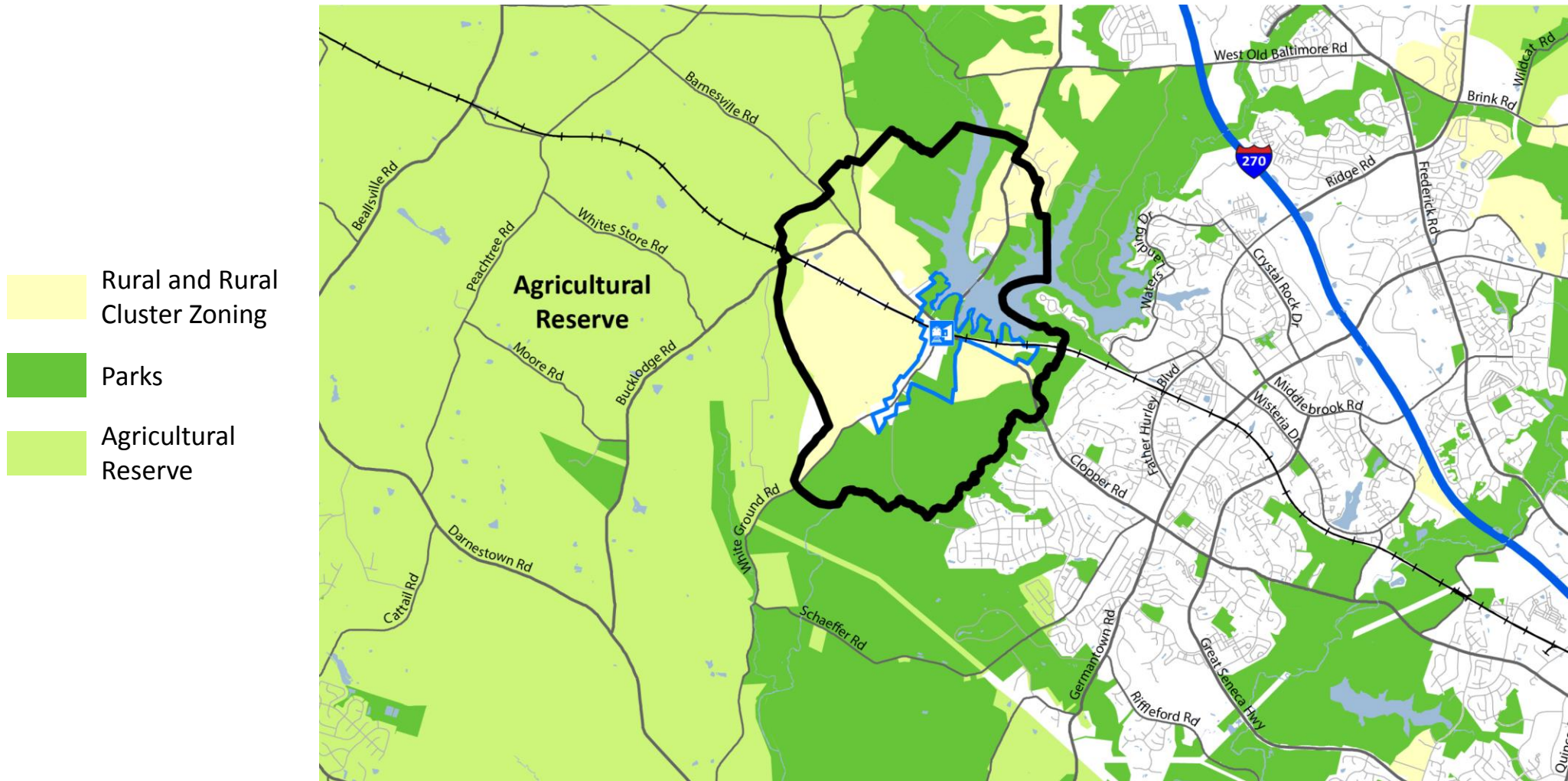
## 2014 Ten Mile Creek Limited Master Plan

- ▶ Retain the core of the 1994 Clarksburg Master Plan vision.
- ▶ Complete a well-defined corridor town that provides jobs, homes and commercial activities.
- ▶ Preserve natural resources critical to the County's well-being.





# Boys Land Use Pattern





# Boys Concept Diagram

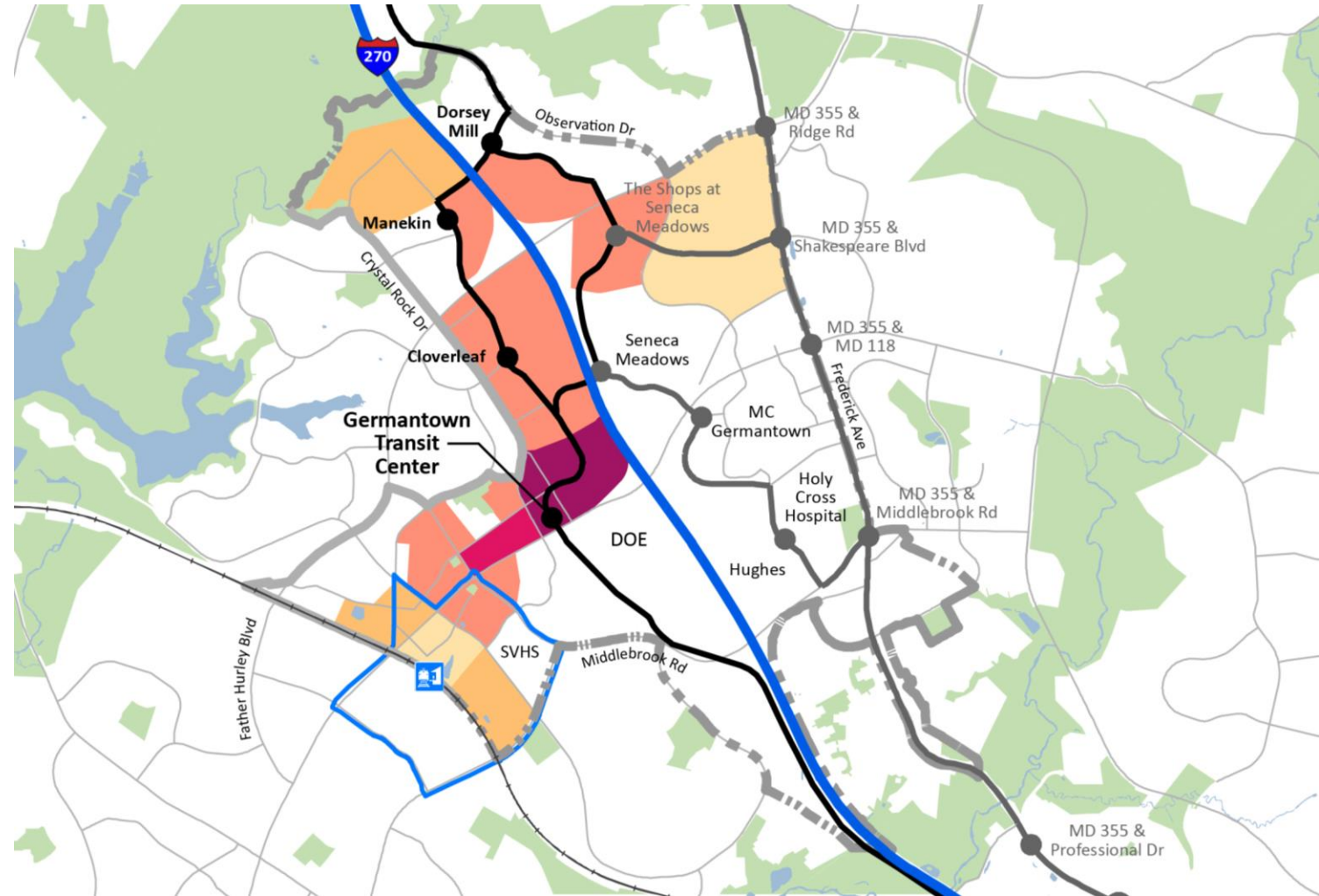
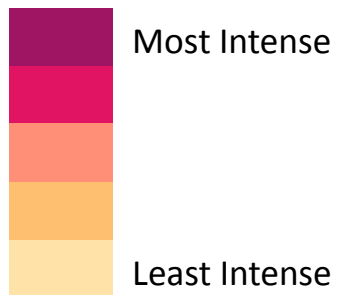


- Historic District
  - Protect historic district and sites.
  - Protect the characteristics of the Exceptional Rustic Road.
  - Adaptively reuse commercial structures in the historic district.
- Historic Resource
  - Rehabilitate the Winderbourne property to the extent feasible.
- Open Space
  - Preserve Park's Best Natural Area.
  - Develop a park on the site of the Boys Local Park that serves as a community gathering space gateway to Boys.
- Connection
  - Design a modern underpass that provides better mobility and also complements Boys natural setting and the historic district.
- Trail
  - Provide an enhanced Hoyles Mill Natural Surface Trail.
- P Potential Additional MARC Parking Locations
- Potential MARC Station Relocation
- Boys MARC Boundary
- MARC Station



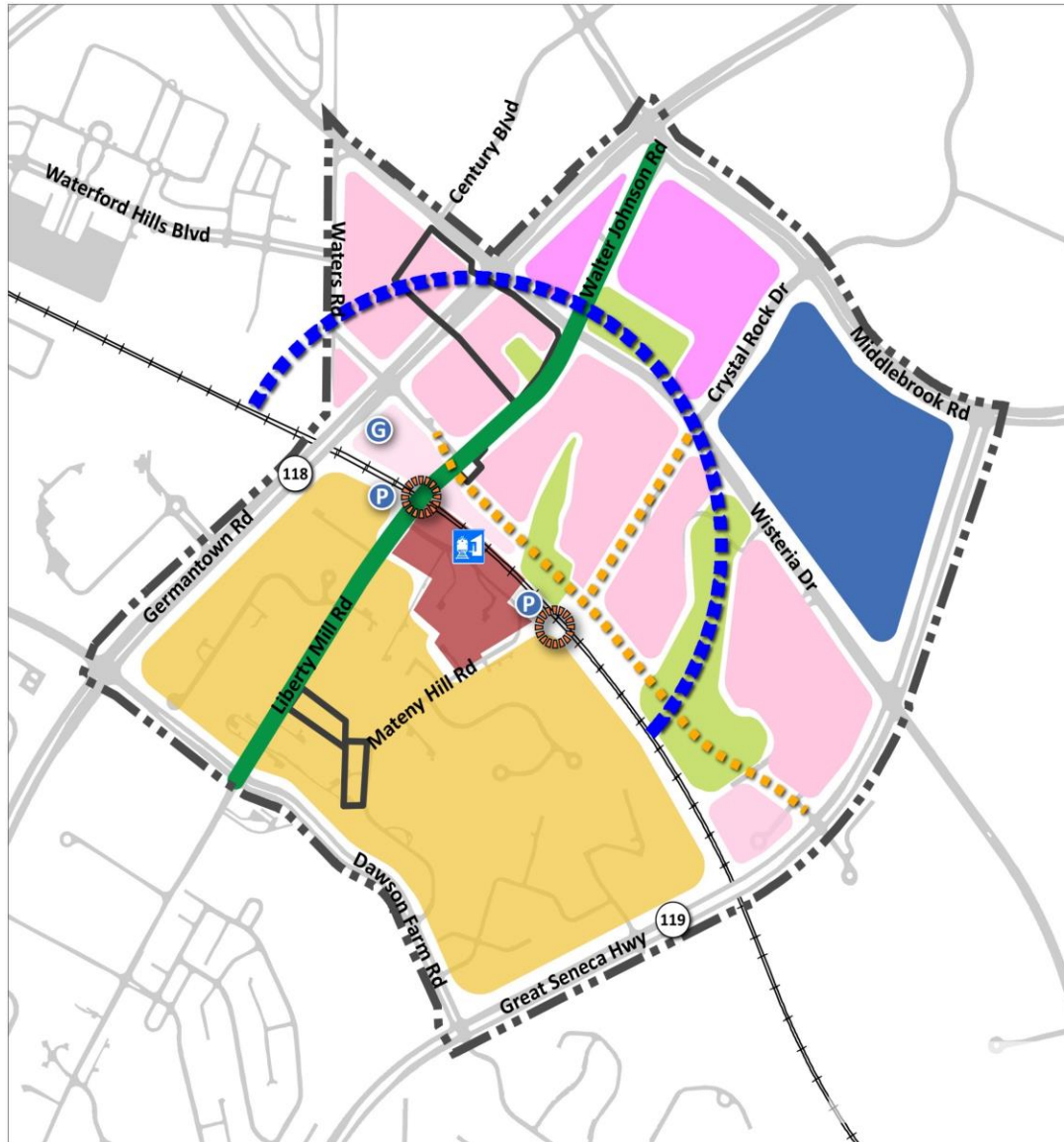


# Germantown Density Hierarchy





# Germantown Concept Diagram



- Historic District (red) and Resources (outline)
  - Protect historic district and sites.
- Existing Neighborhood
  - Maintain and enhance established residential neighborhood.
- Mixed-Use
  - Protect the historic district. Step up building heights from the railroad tracks.
- Seneca Valley High School
  - Provide pedestrian and bicycle improvements around the high school.
- Open Space
  - Provide enhanced open spaces north of railroad tracks.
- Neighborhood Main Street
  - Enhance historic streetscape.
- Connection
- Potential Additional MARC Parking Locations
- 5-Minute Walk
  - Locate additional garage within walking distance of MARC, if necessary.
- Pedestrian Connection
  - Enhance north/south pedestrian connections.
- Germantown MARC Boundary
- MARC Station





# Next Steps

## Proposed Worksession Schedule

May 3, 2018	Review Preserve and Sustain Recommendations
May 31, 2018	Review Connect Recommendations <ul style="list-style-type: none"><li>- MCDOT Presentation on the Pedestrian Road Safety Audit</li><li>- MTA Presentation on Long Range Plans</li></ul>
June 28, 2018	Review Renew Recommendations
Fall 2018	Transmit to Council







# Discussion

