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

- For commuters
- pedestrians
- drivers
- and bicyclists
- Germantown Flea Market
- Boyds Negro School
1879 Hopkins Map
1979 Aerial
2002 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.
Boyds Land Use Pattern

- Rural and Rural Cluster Zoning
- Parks
- Agricultural Reserve

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MARC Worksession 1
Boyds 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 Boyds Local Park that serves as a community gathering space gateway to Boyds.

- Connection
- Design a modern underpass that provides better mobility and also complements Boyds natural setting and the historic district.

- Trail
- Provide an enhanced Hoyles Mill Natural Surface Trail.

- Potential Additional MARC Parking Locations

- Potential MARC Station Relocation

- Boyds MARC Boundary

- MARC Station
Germantown Density Hierarchy

Most Intense

Least Intense
Germantown Concept Diagram
Next Steps

**Proposed Worksession Schedule**

May 3, 2018  Review Preserve and Sustain Recommendations
May 31, 2018  Review Connect Recommendations
  - MCDOT Presentation on the Pedestrian Road Safety Audit
  - MTA Presentation on Long Range Plans
June 28, 2018  Review Renew Recommendations
Fall 2018  Transmit to Council
Discussion