



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

MCPB
Item # 11
5/22/08

May 15, 2008

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Glenn Kreger, Acting Chief *GK*
Community-Based Planning Division

FROM: Sue Edwards, Team Leader, I-270 Team (301.495.4518) *Sue*
Community-Based Planning Division

SUBJECT: Public Hearing Germantown Master Plan Amendment

The Draft Germantown Master Plan Amendment will propose a new vision for approximately 2,400 acres within the center of the planning area. It recommends the following:

- Retain employment jobs per the 1989 Master Plan.
- Create five new mixed-use communities organized around transit stations.
- Increase housing options with affordable units and transferred development rights.
- Strengthen the Town Center as the center of community life.
- Provide a new Urban Park in the Town Center.
- Increase street connections, use of transit and pedestrian friendly street design.
- Preserve and enhance the natural environment.
- Improve identity and sense of place through cultural facilities, historic features, public art, and quality design.

A copy of the Draft Plan will be made available to the Planning Board and the public prior to the Board's regular session on May 22, 2008.

On May 22, 2008, the Planning Board will be asked to schedule a Public Hearing on the Draft Plan for June 30, 2008. This will allow 30 days for public review prior to the Public Hearing.

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