

# germantownForward

Planning Board Draft February 2009



## Sector Plan for the Germantown Employment Area: An Amendment to the Germantown Master Plan

### ABSTRACT

This Plan for the commercial center of Germantown contains the text and supporting maps of amendment to the approved and adopted 1989 Germantown Master Plan. It also amends *The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*, as amended.

The Plan also amends relevant functional master plans including the *Master Plan of Highways within Montgomery County*, the *Countywide Bikeways Functional Master Plan*, and the *Countywide Park Trails Plan*.

The Plan makes recommendations for land use, design, environment, transportation, and community facilities as well as the zoning that is intended to guide development.

### SOURCE OF COPIES

The Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

### THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties; the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission is charged with preparing, adopting, and amending or extending On Wedges and Corridors, the general plan for the physical development of the Maryland-Washington Regional District.

The Commission operates in each county through Planning Boards appointed by the county government. The Boards are responsible for all local plans, zoning amendments, subdivision regulations, and administration of parks.

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of individuals with disabilities, and its facilities are accessible. For assistance with special needs (e.g., large print materials, listening devices, sign language interpretation, etc.), please contact the Community Outreach and Media Relations Division, 301-495-4600 or TDD 301-495-1331.

Planning Board Draft

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An Amendment to the Germantown Master Plan**

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**Prepared by the Maryland-National Capital Park and Planning Commission**  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

**Approved by the Montgomery County Council**  
Date

**Adopted by the Maryland-National Capital Park and Planning Commission**  
Date

## Certification of Approval and Adoption

## Elected and Appointed Officials

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### County Council

Philip Andrews, President  
Roger Berliner, Vice President  
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Valerie Ervin  
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Isiah Leggett

### The Maryland-National Capital Park and Planning Commission

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Samuel J. Parker, Jr., Vice Chairman

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Jesse Clark  
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## The Plan Process

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A master plan provides comprehensive recommendations for the use of public and private land. Each plan reflects a vision of the future that responds to the unique character of the local community within the context of a countywide perspective.

Together with relevant policies, plans guide public officials and private individuals when making land use decisions.

The **PUBLIC HEARING DRAFT PLAN** is the first formal proposal to amend an adopted master plan or sector plan. Its recommendations are not necessarily those of the Planning Board; it is prepared for the purpose of receiving public testimony. The Planning Board holds a public hearing and receives testimony, after which it holds public worksessions to review the testimony and revise the Public Hearing Draft Plan as appropriate. When the Planning Board's changes are made, the document becomes the Planning Board Draft Plan.

The **PLANNING BOARD DRAFT PLAN** is the Board's recommended Plan and reflects their revisions to the Public Hearing Draft Plan. The Regional District Act requires the Planning Board to transmit a master plan or sector plan to the County Council with copies to the County Executive who must, within sixty days, prepare and transmit a fiscal impact analysis of the Planning Board Draft Plan to the County Council. The County Executive may also forward

to the County Council other comments and recommendations.

After receiving the Executive's fiscal impact analysis and comments, the County Council holds a public hearing to receive public testimony. After the hearing record is closed, the Council's Planning, Housing, and Economic Development (PHED) Committee holds public worksessions to review the testimony and makes recommendations to the County Council. The Council holds its own worksessions, then adopts a resolution approving the Planning Board Draft Plan, as revised.

After Council approval, the plan is forwarded to the Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the plan officially amends the master plans, functional plans, and sector plans cited in the Commission's adoption resolution.

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## Germantown's Future



Future Germantown in the vicinity of the Germantown Transit Station

This Plan establishes a vision that will transform Germantown's central employment corridor into vibrant town center and mixed-use uptown districts.

The Germantown of the future will be the center of business and community life in upper Montgomery County.