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

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

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

County Council
Philip Andrews, President
Roger Berliner, Vice President
Marc Elrich
Valerie Ervin
Nancy Floreen
Michael Knapp
George L. Leventhal
Donald E. Praisner
Duchy Trachtenberg

County Executive
Isiah Leggett

The Maryland-National Capital Park and Planning Commission
Royce Hanson, Chairman
Samuel J. Parker, Jr., Vice Chairman

Commissioners

Montgomery County Planning Board
Royce Hanson, Chairman
John M. Robinson, Vice Chair
Joe Alfandre
Jean B. Cryor
Amy Presley

Prince George’s County Planning Board
Samuel J. Parker, Jr., Chairman
Sylvester J. Vaughns, Vice Chair
Sarah A. Cavitt
Jesse Clark
Colonel John H. Squire
The Plan Process

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.
# Table of Contents

## Germantown’s Future

- Germantown’s Districts
  - The Town Center
  - The Gateway District
  - The Cloverleaf District
  - The North End District
  - The Seneca Meadows/Milestone District
  - The Montgomery College District
  - The Fox Chapel District

## Key Recommendations

### Areawide Recommendations
- Land Use
- Urban Form
- Housing
- Transportation
- Environmental Resources
- Historic Resources

## Technical Appendices

<table>
<thead>
<tr>
<th>Appendix</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Planning Framework</td>
<td>3</td>
</tr>
<tr>
<td>2</td>
<td>Germantown Planning Area Demographics</td>
<td>9</td>
</tr>
<tr>
<td>3</td>
<td>School Capacity Analysis</td>
<td>15</td>
</tr>
<tr>
<td>4</td>
<td>Germantown Housing Report</td>
<td>17</td>
</tr>
<tr>
<td>5</td>
<td>Churchill Town Sector</td>
<td>35</td>
</tr>
<tr>
<td>6</td>
<td>Top 100 Germantown Businesses</td>
<td>49</td>
</tr>
<tr>
<td></td>
<td>(Ranked by Employment)</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Major Retailers in Germantown</td>
<td>53</td>
</tr>
<tr>
<td></td>
<td>(Ranked by Employment)</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Water and Sewer Capacity</td>
<td>55</td>
</tr>
<tr>
<td>9</td>
<td>Environmental Resources Analysis</td>
<td>57</td>
</tr>
<tr>
<td>10</td>
<td>Cultural and Historic Resources Table</td>
<td>65</td>
</tr>
<tr>
<td>11</td>
<td>Germantown Cultural Resources</td>
<td>69</td>
</tr>
<tr>
<td>12</td>
<td>Historic Preservation Elements</td>
<td>83</td>
</tr>
<tr>
<td>13</td>
<td>Density Distribution</td>
<td>97</td>
</tr>
<tr>
<td>14</td>
<td>Connections: Transportation Analysis</td>
<td>99</td>
</tr>
<tr>
<td>15</td>
<td>Station Requirements for Corridor Cities Transitway (CCT) Stations</td>
<td>113</td>
</tr>
<tr>
<td>16</td>
<td>Bikeways</td>
<td>115</td>
</tr>
<tr>
<td>17</td>
<td>Trail Connections</td>
<td>117</td>
</tr>
<tr>
<td>18</td>
<td>Recreation Needs</td>
<td>119</td>
</tr>
<tr>
<td>19</td>
<td>Parks and Open Spaces</td>
<td>121</td>
</tr>
<tr>
<td>20</td>
<td>Germantown Amenity Fund Projects</td>
<td>129</td>
</tr>
<tr>
<td>21</td>
<td>Proposed Capital Improvement Projects</td>
<td>131</td>
</tr>
<tr>
<td>22</td>
<td>Urban Service District Legislation</td>
<td>135</td>
</tr>
<tr>
<td>23</td>
<td>Transit Mixed-Use Zone</td>
<td>161</td>
</tr>
</tbody>
</table>
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.