

Montgomery Planning

GERMANTOWN SECTOR PLAN AMENDMENT EXISTING CONDITIONS AND COMMUNITY FEEDBACK REPORTS



Description

Planning Staff will present the Existing Conditions and Community Feedback reports for the Germantown Sector Plan Amendment.

Completed: February 13, 2025

MCPB
Item 9
February 20, 2025

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SUMMARY

The Germantown Sector Plan Amendment is an update to the *2009 Germantown Employment Area Sector Plan* and is a continuation of the 2024 Germantown Employment Area Study. The Germantown Sector Plan Amendment is a comprehensive master plan amendment that will evaluate and make recommendations for land use, zoning, urban design, transportation, environment, and community facilities, as well as incorporate countywide initiatives and policies. The Existing Conditions Report and the Community Feedback Report are available on the project's website:

montgomeryplanning.org/germantown-sector-plan-amendment

INTRODUCTION

BACKGROUND

In 2024, Montgomery Planning Staff began the Germantown Employment Area Study, an effort to assess the state of employment in the plan area and evaluate the 2009 Plan’s land use and zoning recommendations. The study included community outreach and engagement, an employment and economic analysis, and scenario modeling of potential alternative futures for the Germantown activity centers along I-270. The initial findings of the study indicated that a plan amendment is necessary to respond to changing market conditions and provide recommendations that will better guide the plan area’s future. During the Fall Semiannual presentation on November 12, 2024, the County Council approved an update to the Planning Department’s work program to transition the Germantown Employment Area Study into an amendment of the 2009 *Germantown Employment Area Sector Plan*.

The Germantown Sector Plan Amendment will build off the employment area study to examine the trends and conditions of the Plan area and ultimately make recommendations on zoning, land use, housing, transportation, the environment, public facilities, economic development, and more. The plan aims to transform Germantown into a more complete and better-connected community, featuring compact neighborhoods with safer streets and ample opportunities for residents to recreate and interact.

Planning Staff will brief the Planning Board on the existing conditions in the 2009 Plan area and the engagement activities to date, including a summary of community feedback.

PLAN SCHEDULE

The County Council approved the transition from planning study to master plan amendment in November 2024. Staff will present the scope of work and proposed boundary for the Germantown Sector Plan Amendment concurrently with these reports. Planning Staff are currently aiming to transmit the Planning Board Draft to the County Executive and County Council by winter 2025-2026. Significant milestones are outlined below.

February – December 2024	Germantown Employment Area Study, Initial Outreach & Existing Conditions
February 2025	Scope of Work & Plan Area Boundary Presentation to Planning Board
Spring 2025	Engagement, Analysis and Plan Development
Summer 2025	Preliminary Recommendations Develop Working Draft
Fall 2025	Planning Board Public Hearing Planning Board Work Sessions

Winter 2026	County Council Public Hearing
Spring 2026	County Council Work Sessions
May 2026	Sector Plan Approved & Adopted

STAY CONNECTED

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