Germantown Sector Plan Amendment

Existing Conditions and
Community Feedback Reports

Outline

- Study background

- Existing conditions

- What we've heard

Montgomery Planning

Why Study Germantown Now?

- 16 years since adoption of 2009 *Germantown Employment Area Sector Plan*

- Changing trends in office and employment market

- Densities in recent and proposed developments fall short of Plan's vision

- Changes to transportation recommendations

- A "check-in" on what is and is not working in the Sector Plan area
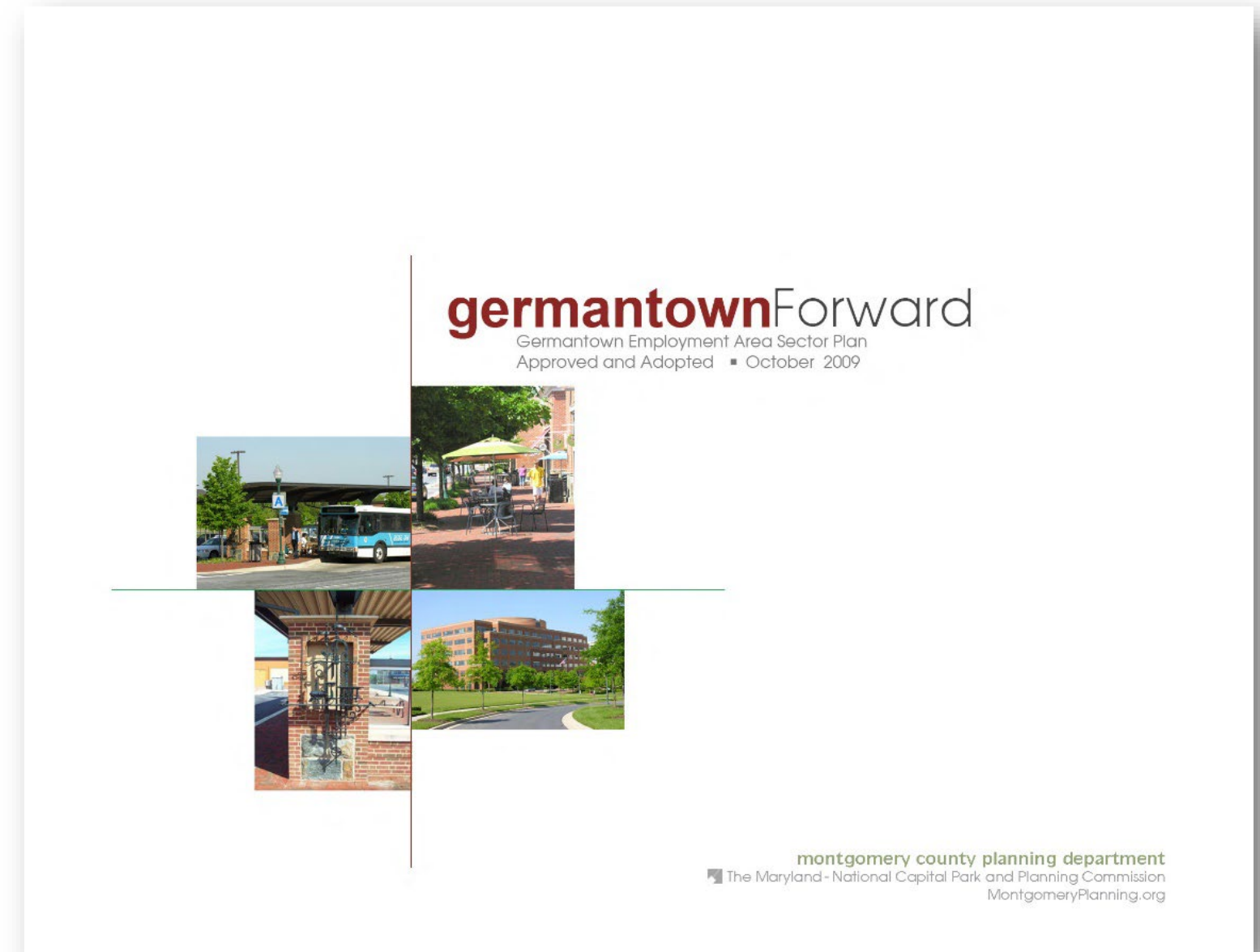
Study Goals

Assess the strengths, weaknesses, opportunities, and challenges Germantown faces and work with community members to understand how to guide the plan area's future.

Engage the community through regular coordination with residents, businesses, and other stakeholders through listening sessions, community "pop-ups", and surveys.

Investigate what, if any, interventions may be needed to support the Sector Plan in the future and whether employment growth should be a major part of the area's future.

2009 Plan Boundary

Germantown Districts
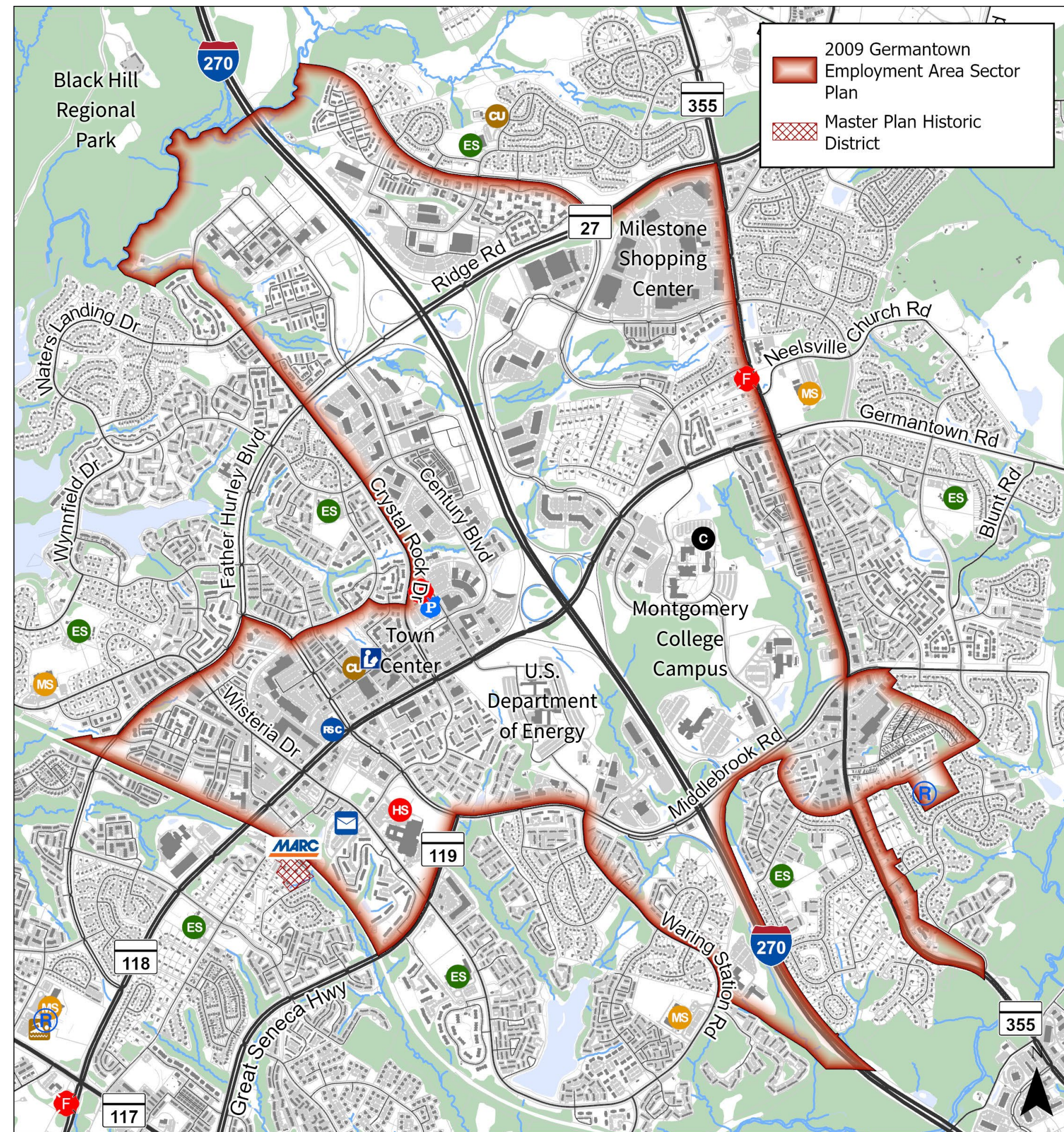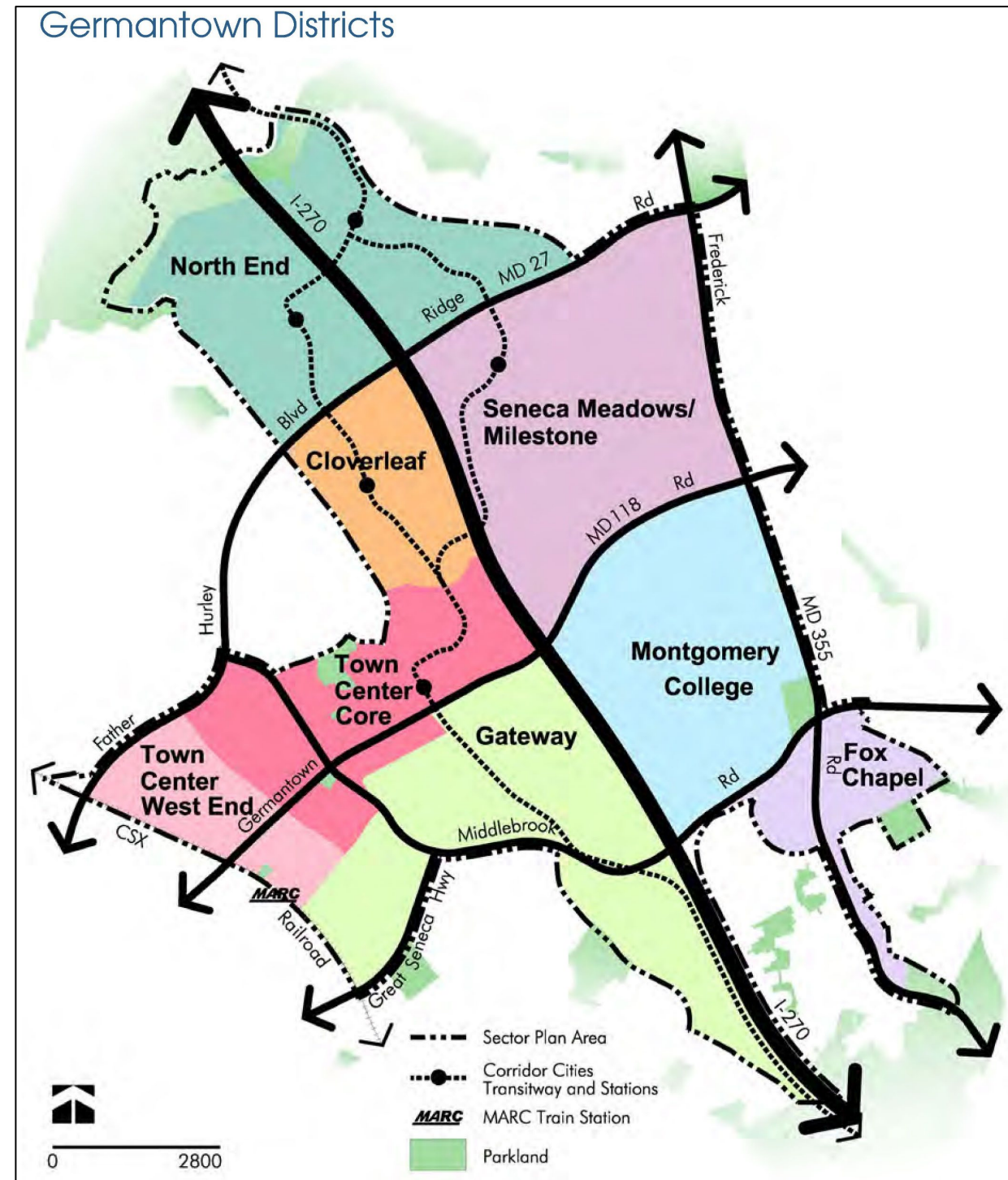
Demographics
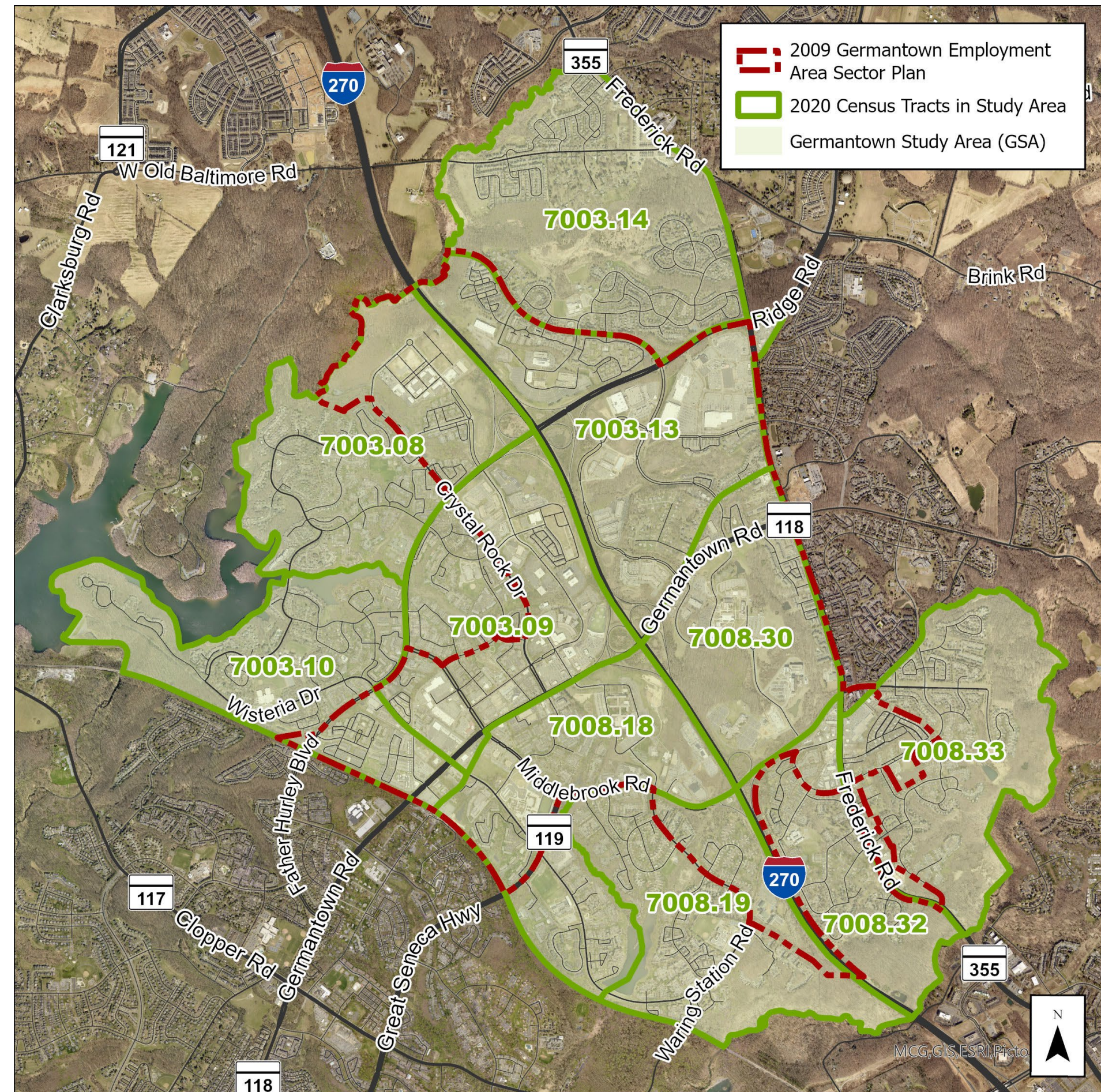
Population & Housing Growth

Population

Place	2009	2022	Change	% Change
Germantown Study Area	43,678	48,830	5,152	12%
County	946,172	1,056,910	110,738	12%

Housing Supply

Place	2009	2022	Change	% Change
Germantown Study Area	17,001	18,730	1,729	10%
County	361,760	403,643	41,883	12%

All population and demographic data are from the 2005-2009 and 2018-2022 American Community Survey 5-year samples unless otherwise noted. The last year of the sample is used as the year of the data in charts.

Housing

Housing Types, 2022

Bar chart showing housing type percentages:

Housing Type	Germantown Study Area	Montgomery County
Single Family Detached	21%	47%
Townhomes	38%	18%
Multifamily - 2 to 9 units	12%	7%
Multi-family - 10 or more units	29%	28%

■ Germantown Study Area   ■ Montgomery County
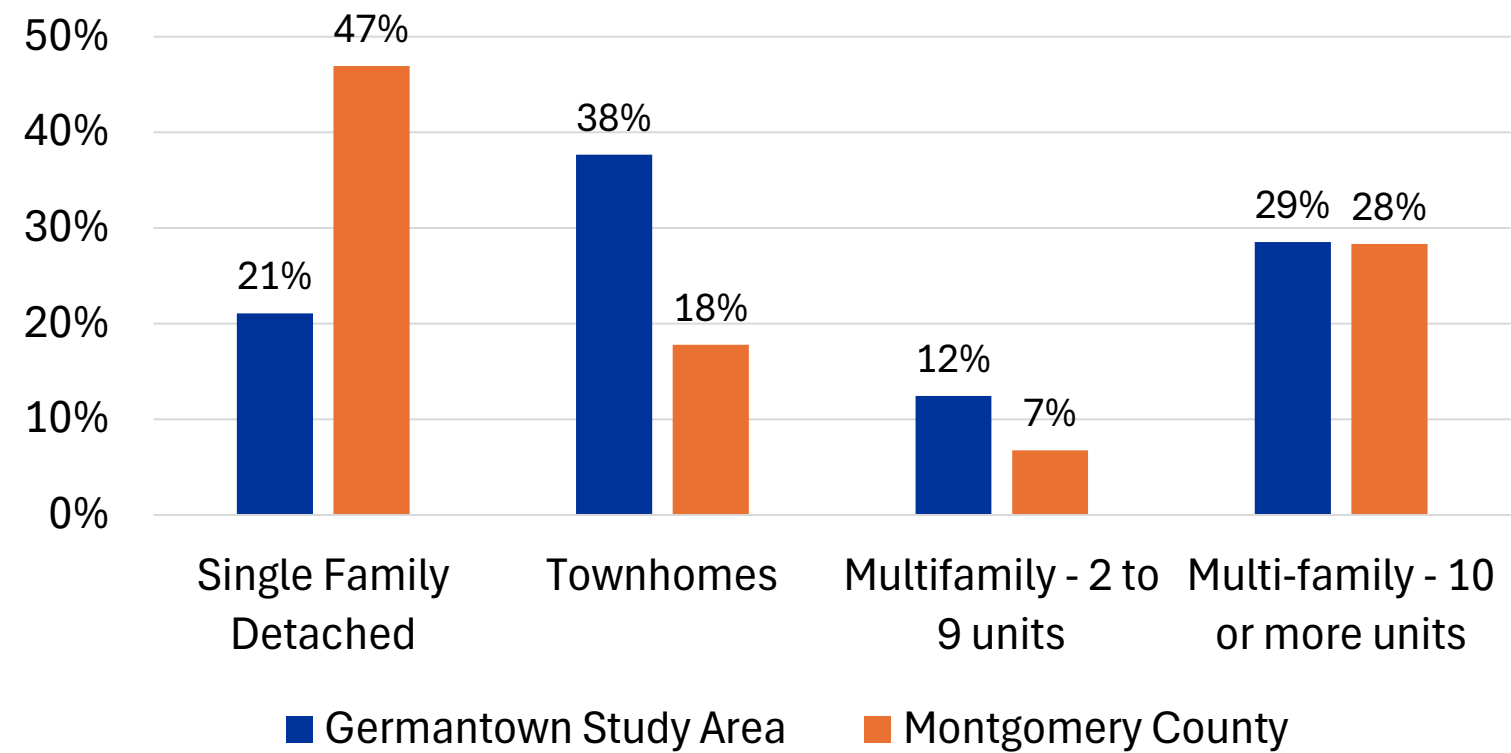
Cost Burden

Place	Cost Burdened (Over 30% of income)	Severely Cost Burdened (Over 50% of income)
Germantown Study Area	31%	12%
Montgomery County	30%	14%

Housing Tenure

Place	Percent Owner Occupied	Percent Renter Occupied
Germantown Study Area	59%	41%
Montgomery County	66%	34%

Race, Ethnicity, Nativity, and Age

Race and Ethnicity, 2022

	Germantown Study Area	Montgomery County
Non-Hispanic White	27%	41%
Non-Hispanic Black	24%	18%
Non-Hispanic Asian	18%	15%
Hispanic	25%	20%
Some Other Race	5%	5%

Nativity, 2022

	Germantown Study Area	Montgomery County
Native Born	63%	67%
Foreign Born	37%	33%
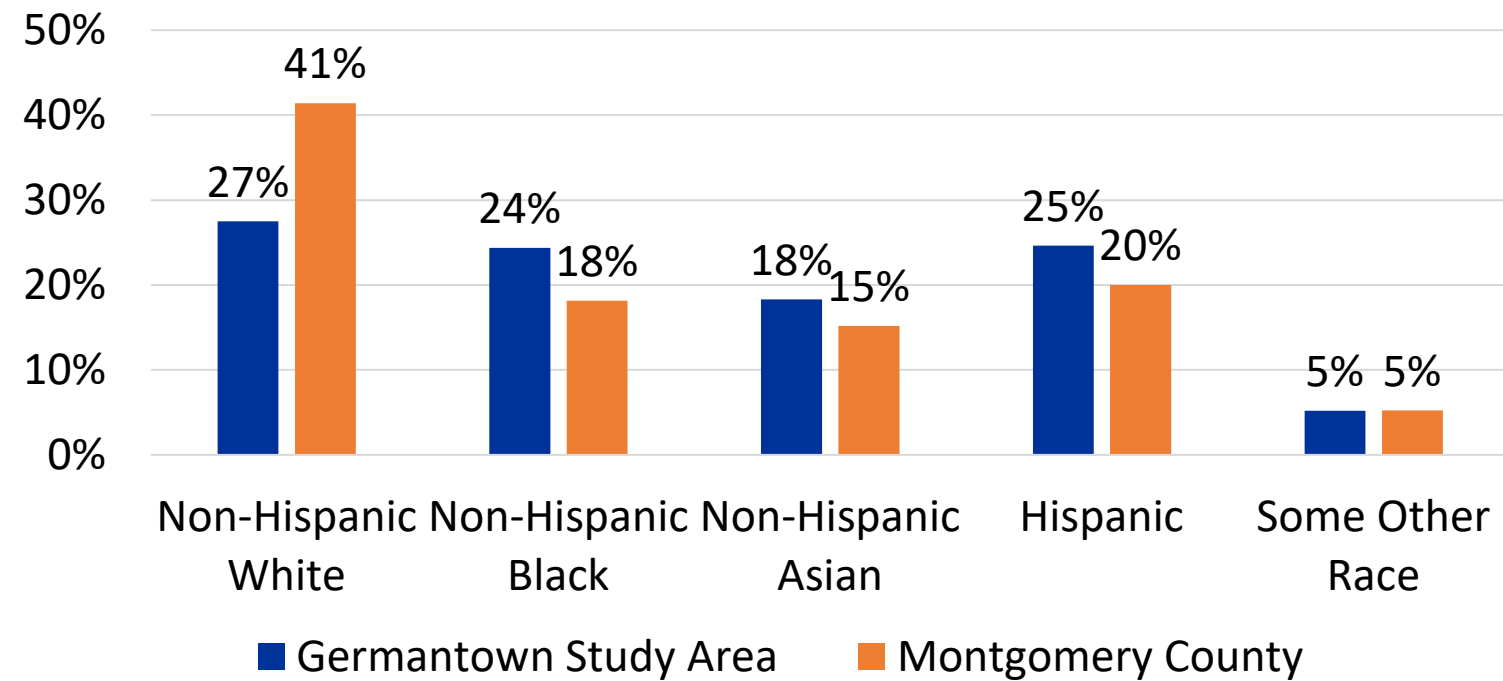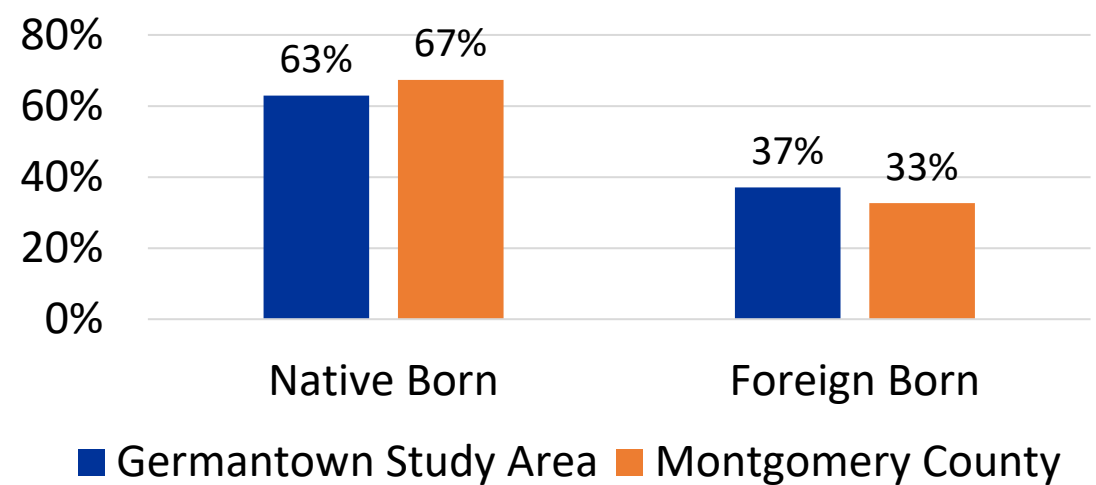
Percent of Population by Age Range, 2022

	Germantown Study Area	Montgomery County
Under 18	24%	23%
18 to 24	9%	8%
25 to 34	16%	12%
35 to 44	15%	14%
45 to 54	15%	14%
55 to 64	11%	13%
65 and older	10%	16%
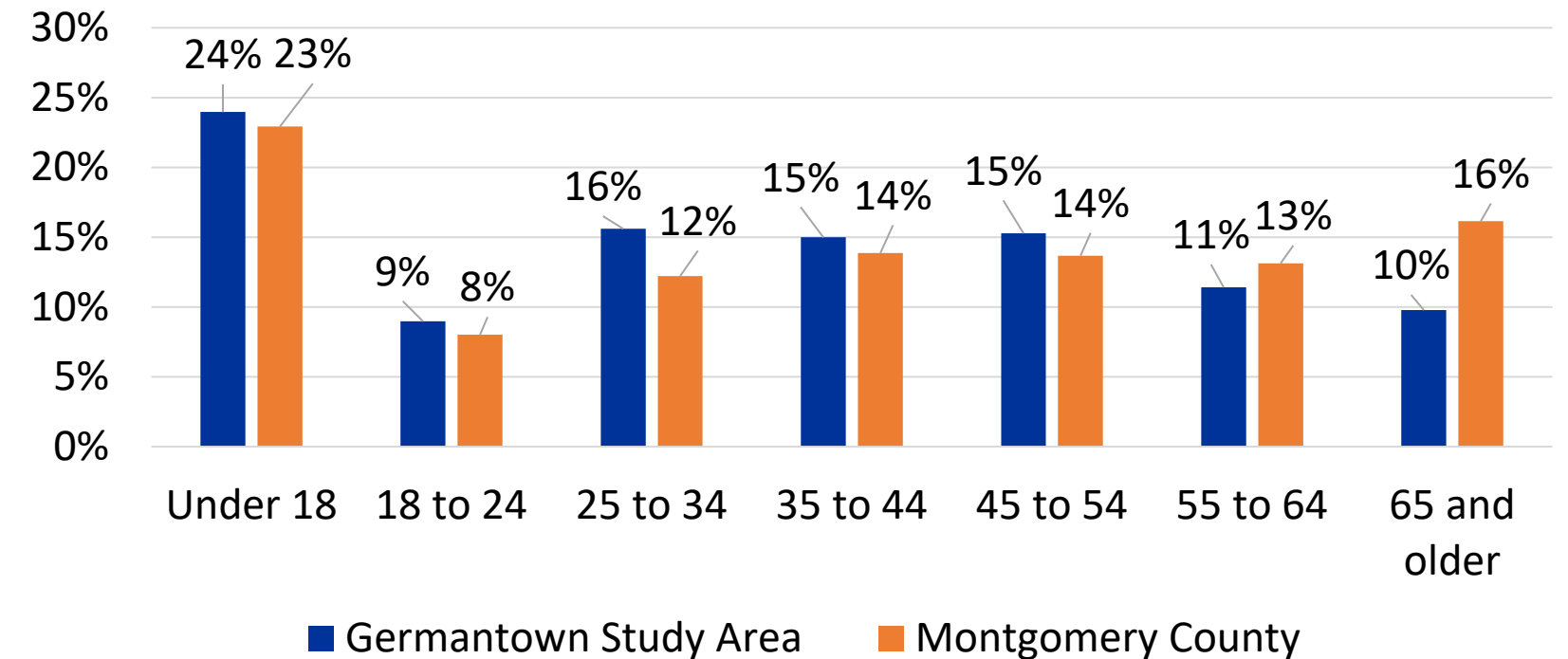
Change in Population Share, 2009-2022
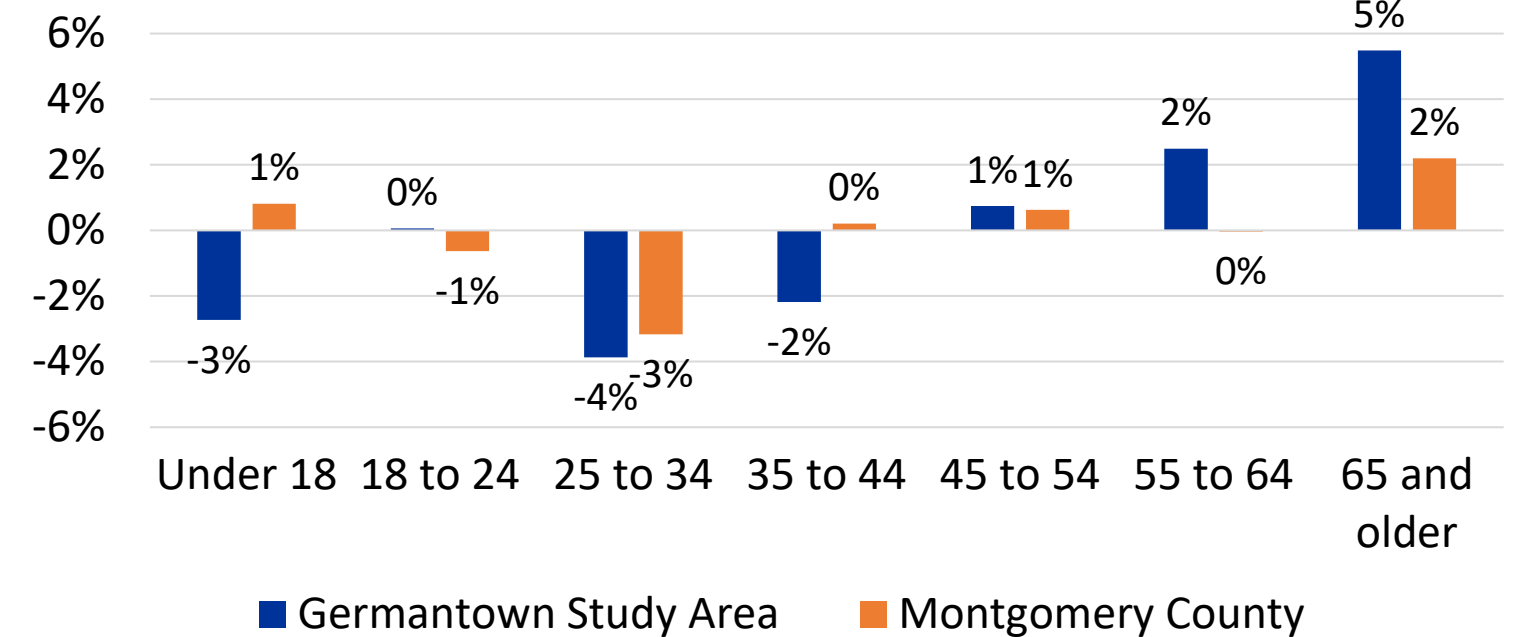
	Germantown Study Area	Montgomery County
Under 18	-3%	1%
18 to 24	0%	-1%
25 to 34	-4%	-3%
35 to 44	-2%	0%
45 to 54	1%	1%
55 to 64	2%	0%
65 and older	5%	2%

Income, Poverty, and Education

Per Capita Income

Place	2009*	2022	% Change
Germantown	$45,017	$47,577	6%
Montgomery County	$62,901	$64,126	2%

* 2009 values adjusted for inflation to 2022 dollars

Percentage under poverty level in Germantown Study Area:
10% (vs. 7% countywide)

Education, 2022

- No HS Diploma or Equivalent: Germantown Study Area 10%, Montgomery County 9%
- At least HS Diploma or Equivalent: Germantown Study Area 90%, Montgomery County 91%
- At least Bachelor's degree: Germantown Study Area 48%, Montgomery County 60%

■ Germantown Study Area ■ Montgomery County
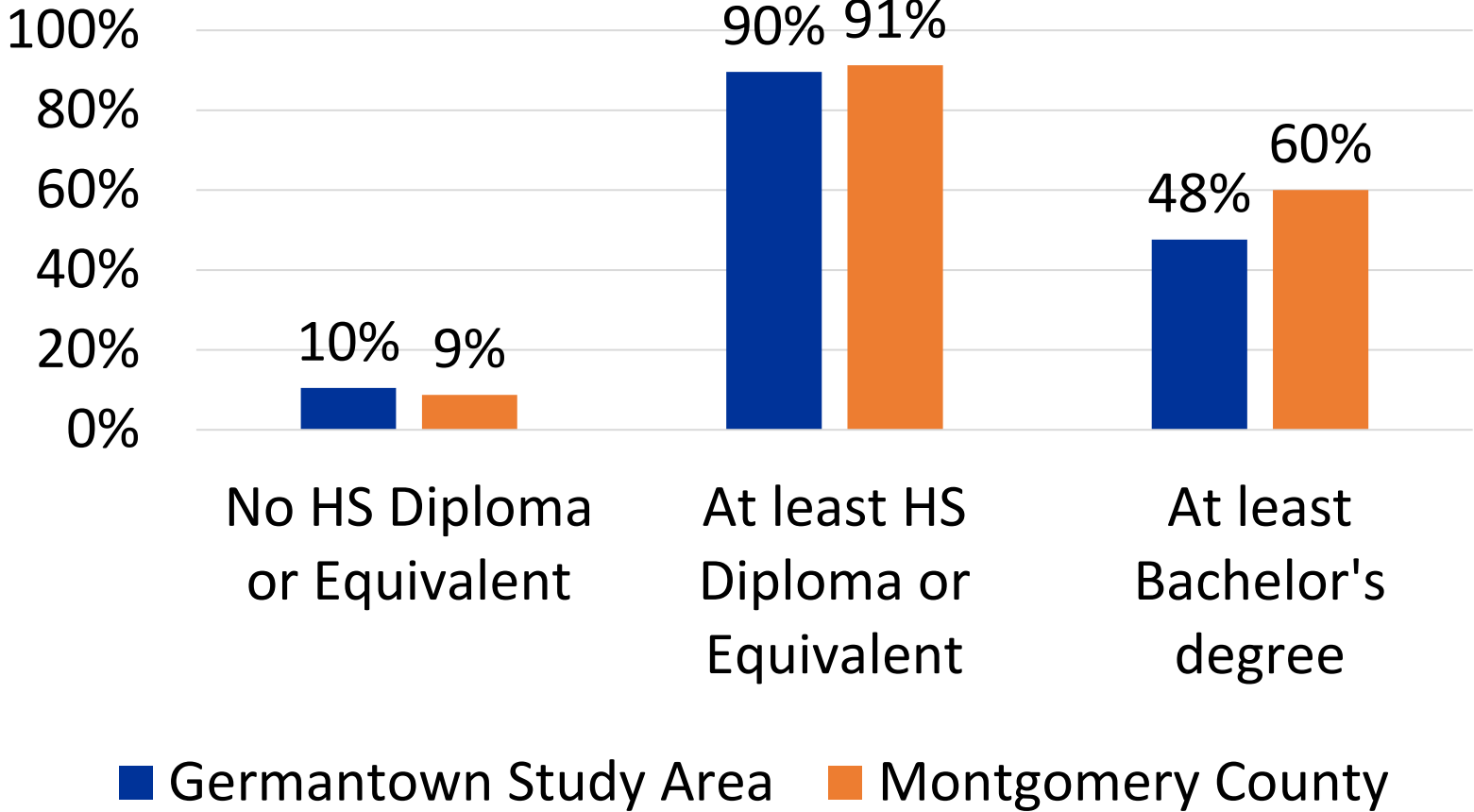
Community Equity Index

Most of the plan area is more socio-economically disadvantaged than the county average.
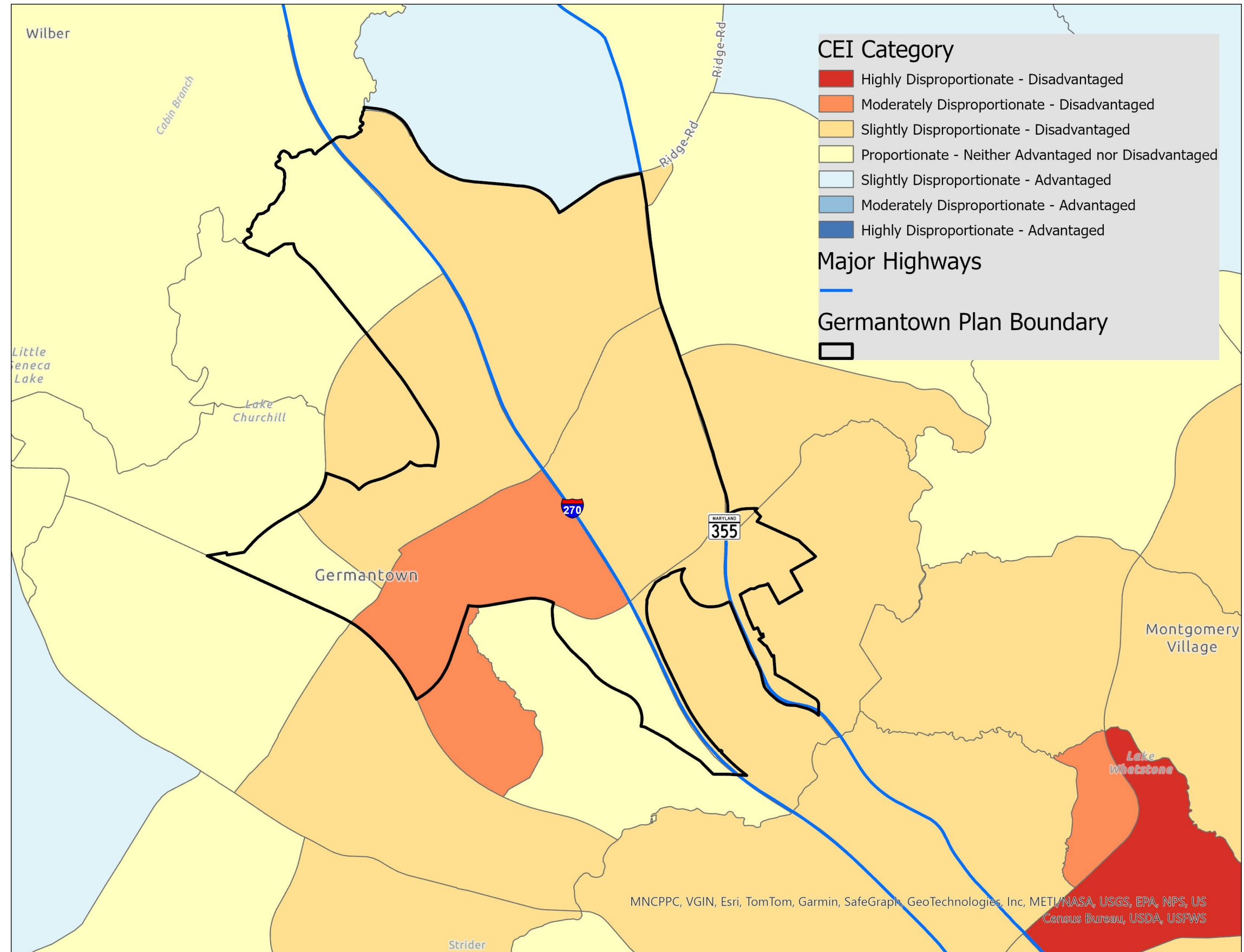
Employment

Employment

Place	Sector	Estimated Jobs		Change	% Change
		2010	2023		
Germantown Study Area	Public	N/A	1,785	N/A	N/A
	Private	13,183	12,975	-208	-2%
	Total (public & private)	N/A	14,760	N/A	N/A
County	Private	345,418	331,099	-14,319	-4%

Data source: Maryland Department of Labor Quarterly Census of Employment and Wages Microdata. All employment estimates are from May of the year in question
Due to data inconsistencies, countywide and 2010 public employment is not reported

Notable Sectors[1]

- Satellite and Communications Technologies – large industry spun off from COMSAT; room for more growth

- Biotechnology – important and growing secondary hub in county

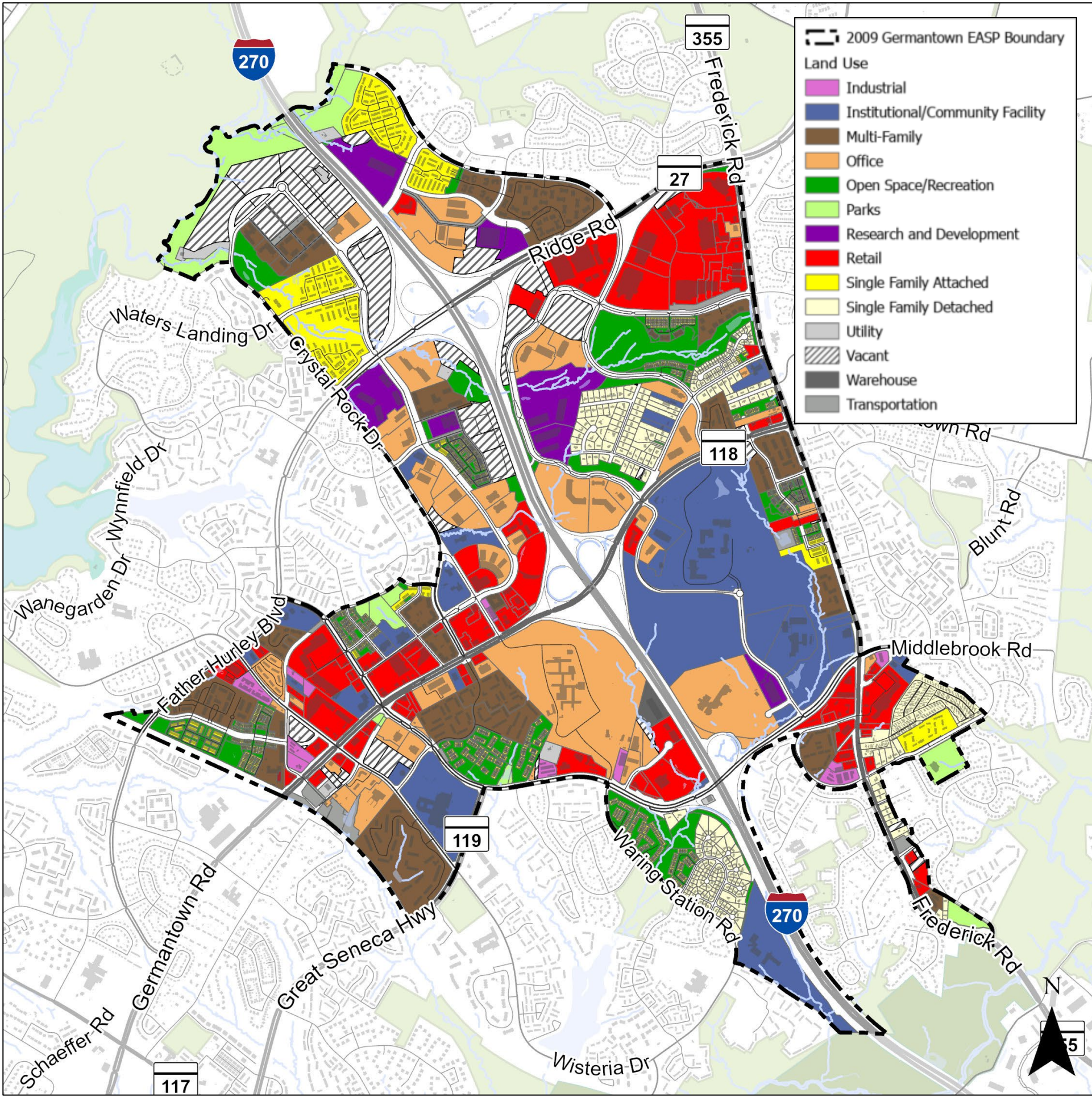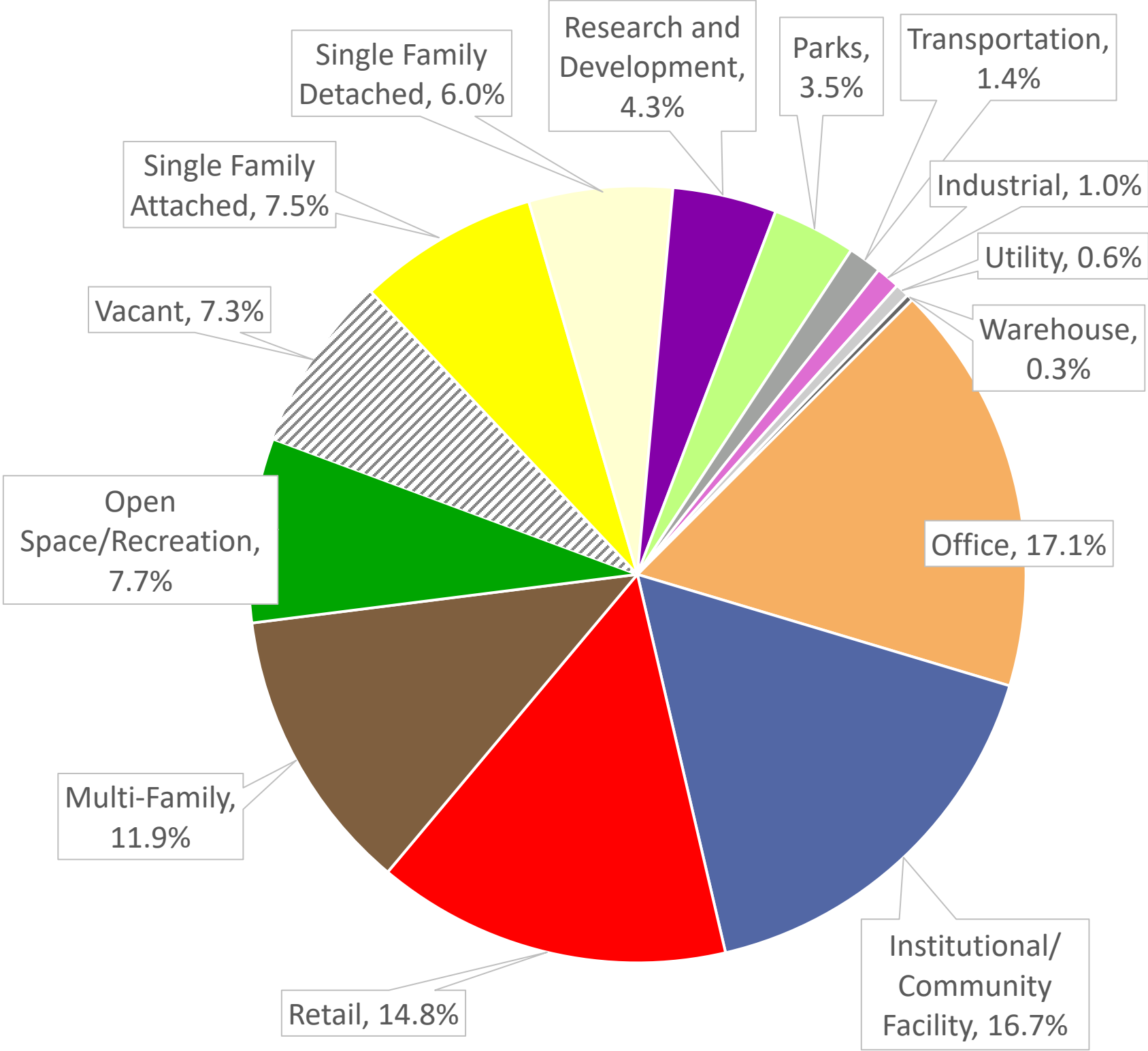- Restaurants and Bars – employment growth in Germantown double county's growth

[1] See Montgomery County Economic Indicators Briefing for the first quarter of 2024.

Top Employers

SECTOR	MAJOR EMPLOYERS	ESTIMATED EMPLOYMENT
Satellite and Communications Technology	Hughes Network Systems	2,000
	Digital Receivers Technology (formerly Boeing)	300
Technical Services and Software	AECOM	300
	NCR	150
Retail	Wegmans	450
	Walmart	400
Federal Government	Department of Energy	550
Education - Public	Montgomery College	460
	Seneca Valley High School	280
Public Safety	Montgomery County Fire & Rescue	140
	Montgomery County Police	175

Land Use

Current Land Use

Pie chart — Current Land Use:
- Office, 17.1%
- Institutional/Community Facility, 16.7%
- Retail, 14.8%
- Multi-Family, 11.9%
- Open Space/Recreation, 7.7%
- Single Family Attached, 7.5%
- Vacant, 7.3%
- Single Family Detached, 6.0%
- Research and Development, 4.3%
- Parks, 3.5%
- Transportation, 1.4%
- Industrial, 1.0%
- Utility, 0.6%
- Warehouse, 0.3%

Map legend:
- 2009 Germantown EASP Boundary
- Land Use
  - Industrial
  - Institutional/Community Facility
  - Multi-Family
  - Office
  - Open Space/Recreation
  - Parks
  - Research and Development
  - Retail
  - Single Family Attached
  - Single Family Detached
  - Utility
  - Vacant
  - Warehouse
  - Transportation

Current Zoning

Pie chart — Current Zoning:
- Planned Development, 3.3%
- Residential Estate, 3.4%
- Residential - Low Density, 14.3%
- Industrial Medium, 3.4%
- Life Sciences, 10.9%
- Residential - Medium Density, 3.8%
- Office, 7.1%
- Townhouse, 0.5%
- Multi-Family, 8.4%
- Neighborhood Retail, 0.3%
- General Retail, 1.6%
- Commercial Residential, 30.4%
- Commercial Residential Town, 12.2%
- Commercial Residential Neighborhood, 0.4%

Map legend:
- 2009 Germantown EASP Boundary
- Overlay TDR
- Overlay Zones
- Zone:
  - Residential Estate
  - Residential - Low Density
  - Residential - Medium Density
  - Townhouse
  - Multi-Family
  - Neighborhood Retail
  - General Retail
  - Commercial Residential Neighborhood
  - Commercial Residential Town
  - Commercial Residential
  - Office
  - Life Sciences
  - Industrial Medium
  - Planned Development

Development Potential

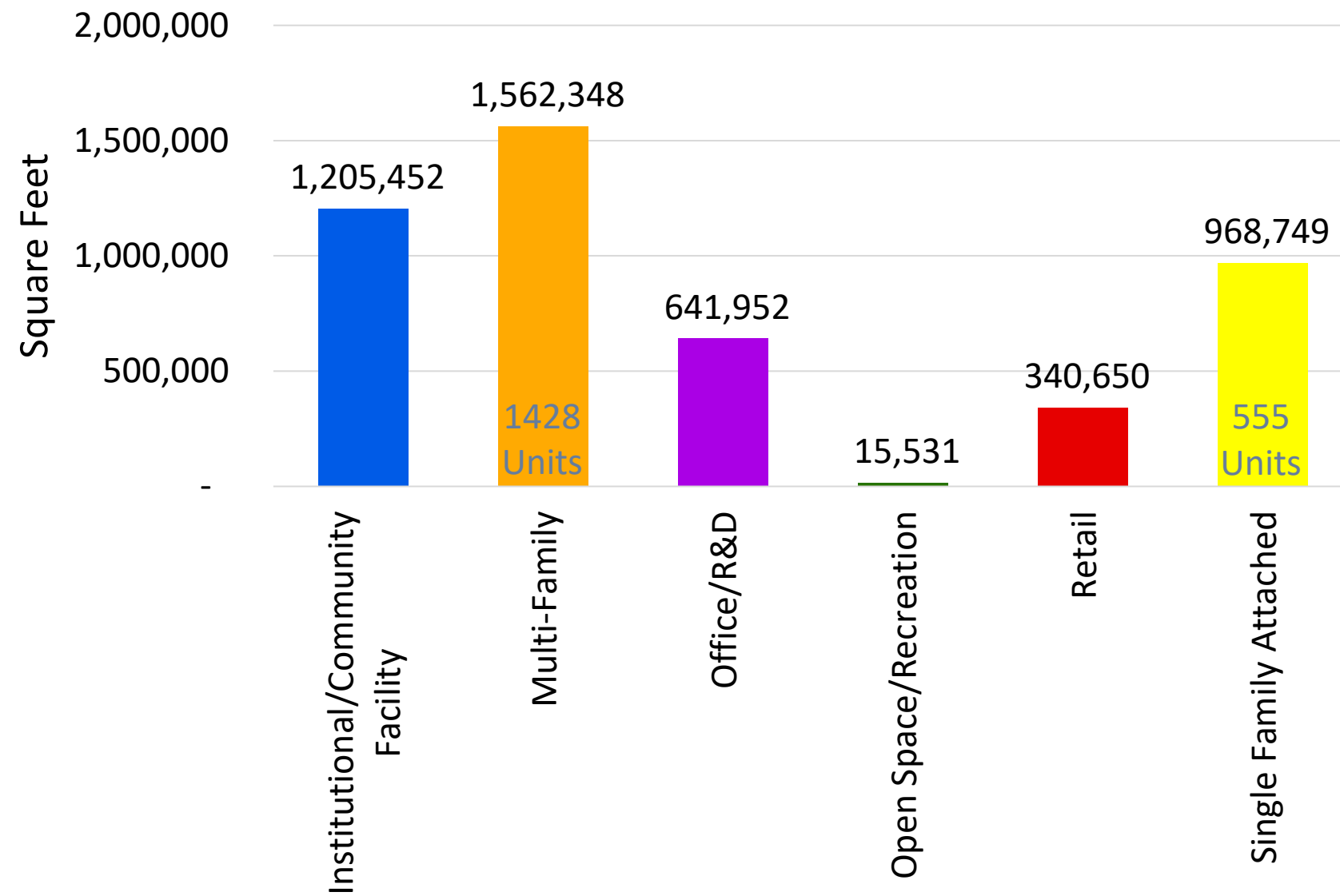## Dwelling Units by Housing Type

Housing Type	Existing Dwelling Units (2024)	2009 Master Plan Projected Dwelling Units	Maximum Possible Dwelling Units (Standard Method)	Maximum Possible Dwelling Units (Optional Method)
Multifamily	5,376 (66%)		24,988	30,591
Single-Family Attached	2,391 (29%)	Not Specified by Type	1,081	2,547
Single-Family Detached	437 (5%)		1,163	186[a]
TOTAL	8,204	16,418	27,232	33,324

[a] Development in some zones is maximized with attached unit types under the optional method, leading to a decrease in detached units under a maximum-unit scenario.
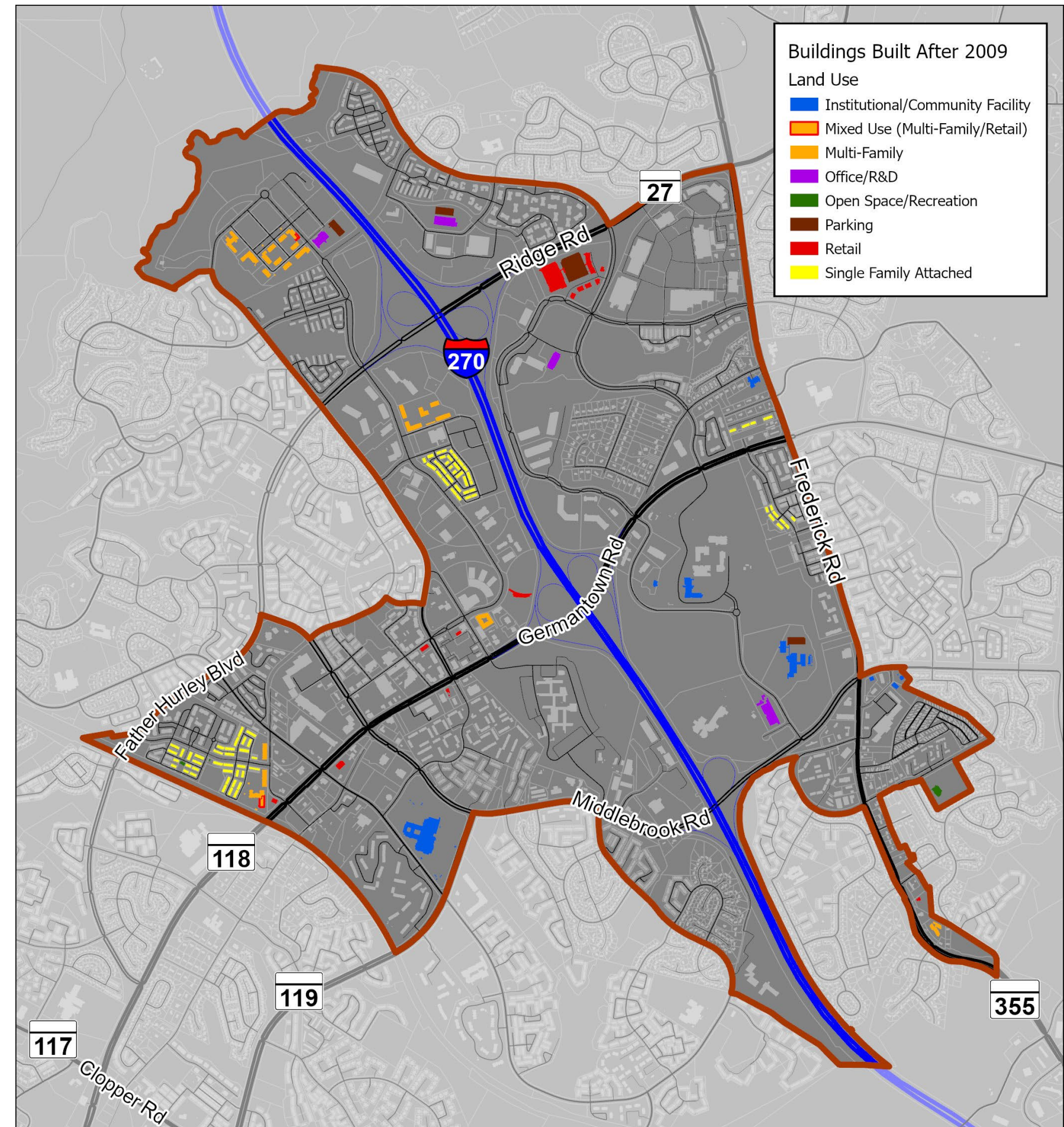
Commercial Uses

Existing Square Feet (2024)	2009 Master Plan Projected Square Feet	Maximum Possible Square Feet
8,425,262	24,104,248	65,331,794

- Commercial development has increased almost 1,000,000 SF since 2009

- The projected growth in the sector plan is approximately 16,000,000 square feet

- Almost 2,000 dwelling units have been built since 2009

- Projected growth in the sector plan is approximately 8,200 dwelling units

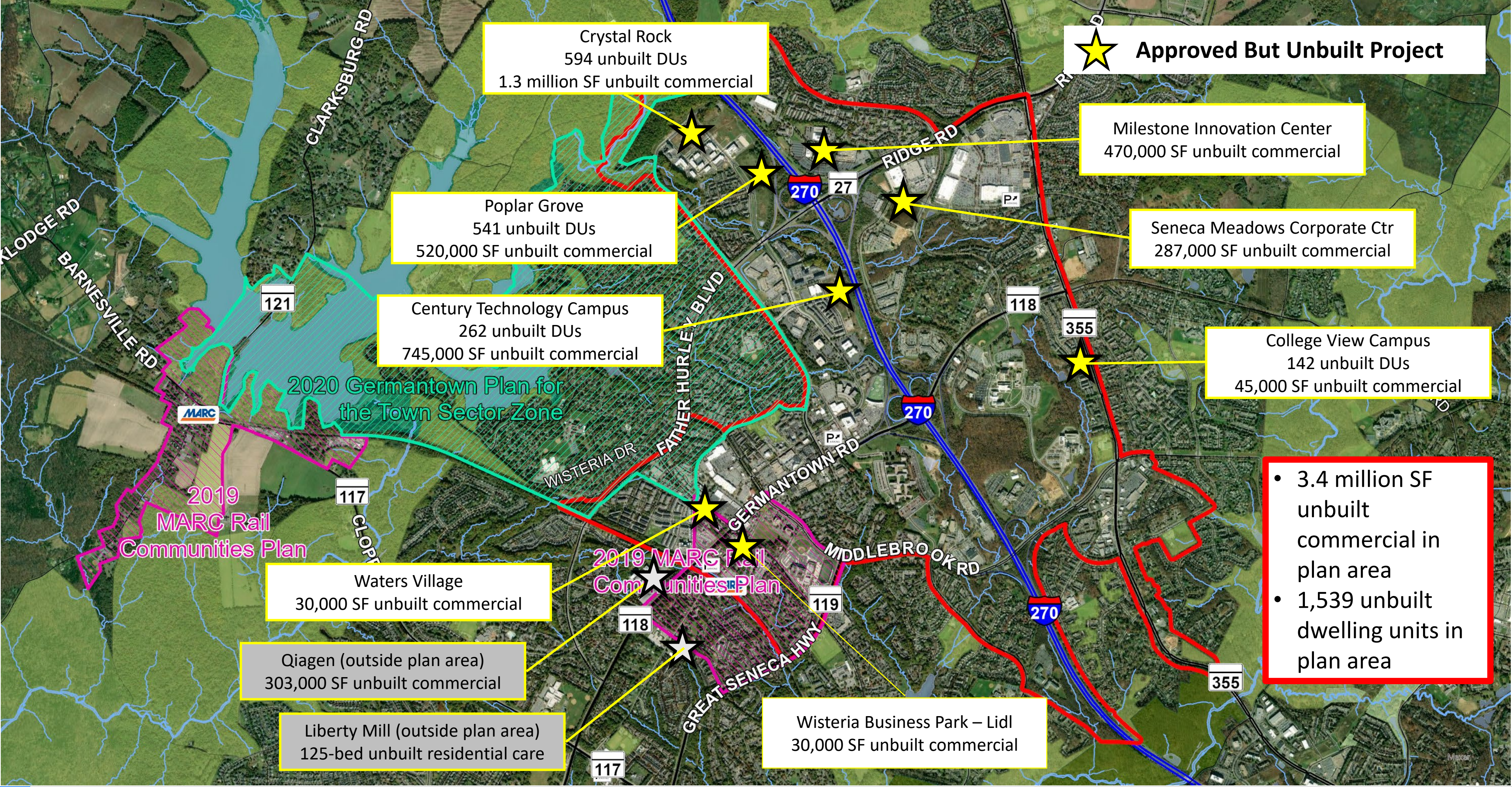# Buildings Built After 2009

Development After 2009

Chart: Square Feet by land use category:
- Institutional/Community Facility: 1,205,452
- Multi-Family: 1,562,348 (1428 Units)
- Office/R&D: 641,952
- Open Space/Recreation: 15,531
- Retail: 340,650
- Single Family Attached: 968,749 (555 Units)

Y-axis: Square Feet (-, 500,000, 1,000,000, 1,500,000, 2,000,000)

Total Commercial Development since 2009: 982,602 SF

Map legend: Buildings Built After 2009 — Land Use
- Institutional/Community Facility
- Mixed Use (Multi-Family/Retail)
- Multi-Family
- Office/R&D
- Open Space/Recreation
- Parking
- Retail
- Single Family Attached

Approved But Unbuilt Project ⭐

Crystal Rock
594 unbuilt DUs
1.3 million SF unbuilt commercial

Milestone Innovation Center
470,000 SF unbuilt commercial

Poplar Grove
541 unbuilt DUs
520,000 SF unbuilt commercial

Seneca Meadows Corporate Ctr
287,000 SF unbuilt commercial

Century Technology Campus
262 unbuilt DUs
745,000 SF unbuilt commercial

2020 Germantown Plan for the Town Sector Zone

College View Campus
142 unbuilt DUs
45,000 SF unbuilt commercial

2019 MARC Rail Communities Plan

Waters Village
30,000 SF unbuilt commercial

2019 MARC Rail Communities Plan

Qiagen (outside plan area)
303,000 SF unbuilt commercial

Wisteria Business Park – Lidl
30,000 SF unbuilt commercial

Liberty Mill (outside plan area)
125-bed unbuilt residential care

- 3.4 million SF unbuilt commercial in plan area
- 1,539 unbuilt dwelling units in plan area

GSPA – Existing Conditions and Community Feedback Report

Development Pipeline Examples

Poplar Grove (176 townhouses, 365 MF, 520,000 commercial)

Milestone Innovation Center (308,500 SF R&D / 161,500 SF Office)

Public Realm and Urban Design

Shopping Centers

Germantown Commons Shopping Center

Milestone and Neelsville Village Shopping Centers

Germantown Plaza

Office Buildings
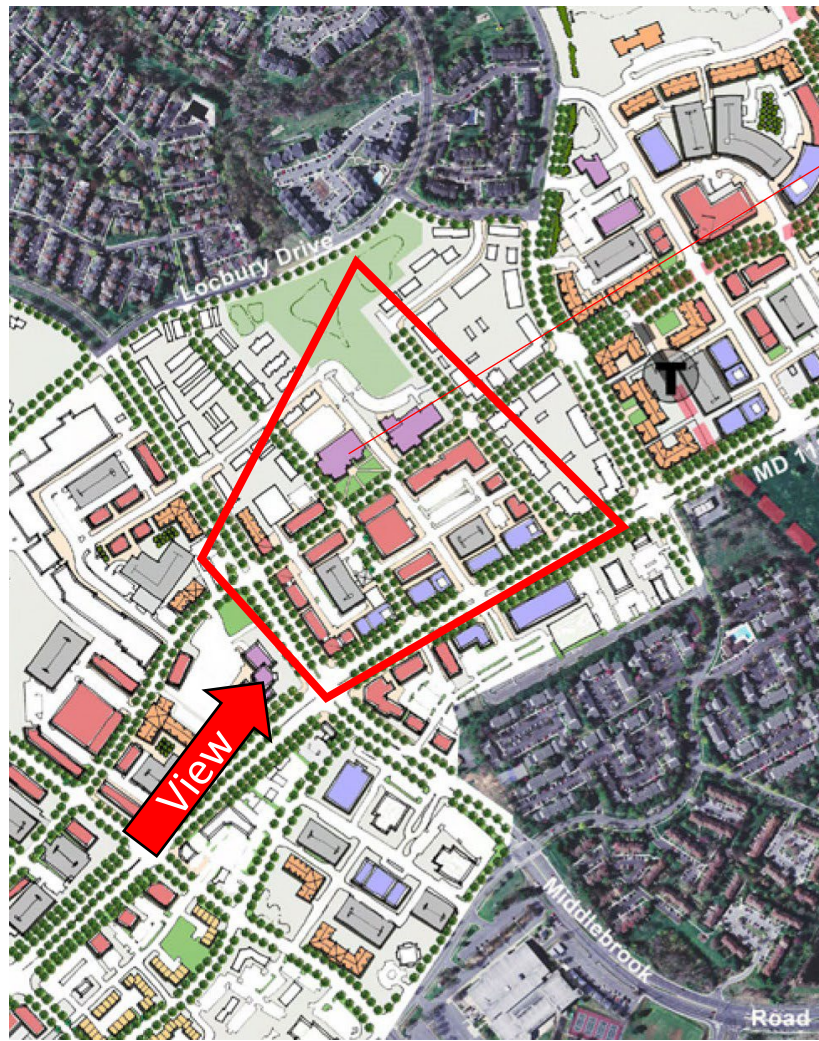

Cloverleaf Center

Century 21 and Movie Theater

270 Corporate Center

Town Center – Century Boulevard View

"Germantown seems very spread out. The town center is nice, but it does not seem like a destination." (Questionnaire response)

BlackRock Center for the Arts

Century Boulevard

Germantown Road (MD 118)

Middlebrook Road

2009 Plan Vision

2024 Google Maps

Germantown Design

Germantown Design

Germantown Transit Center Area

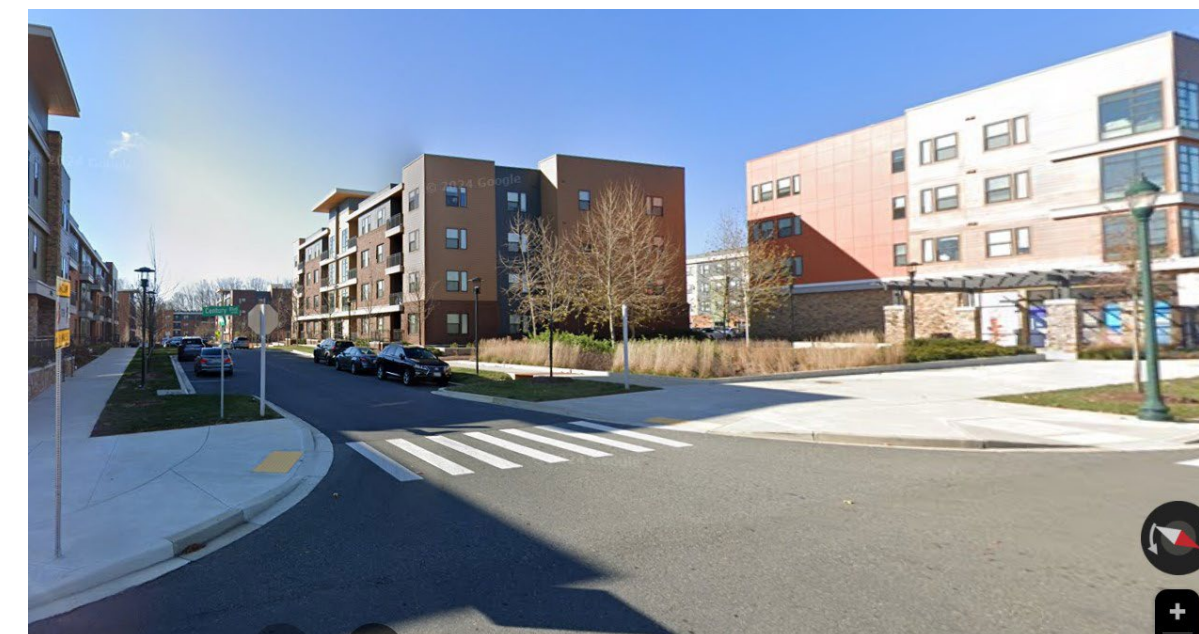Fairchild Apartments
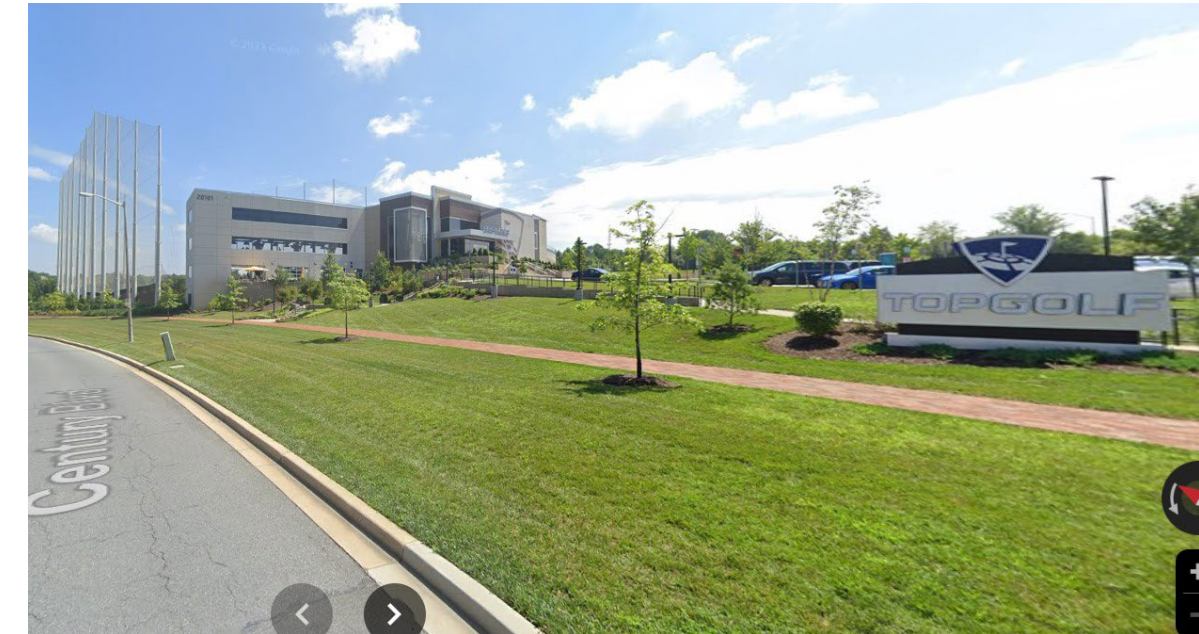
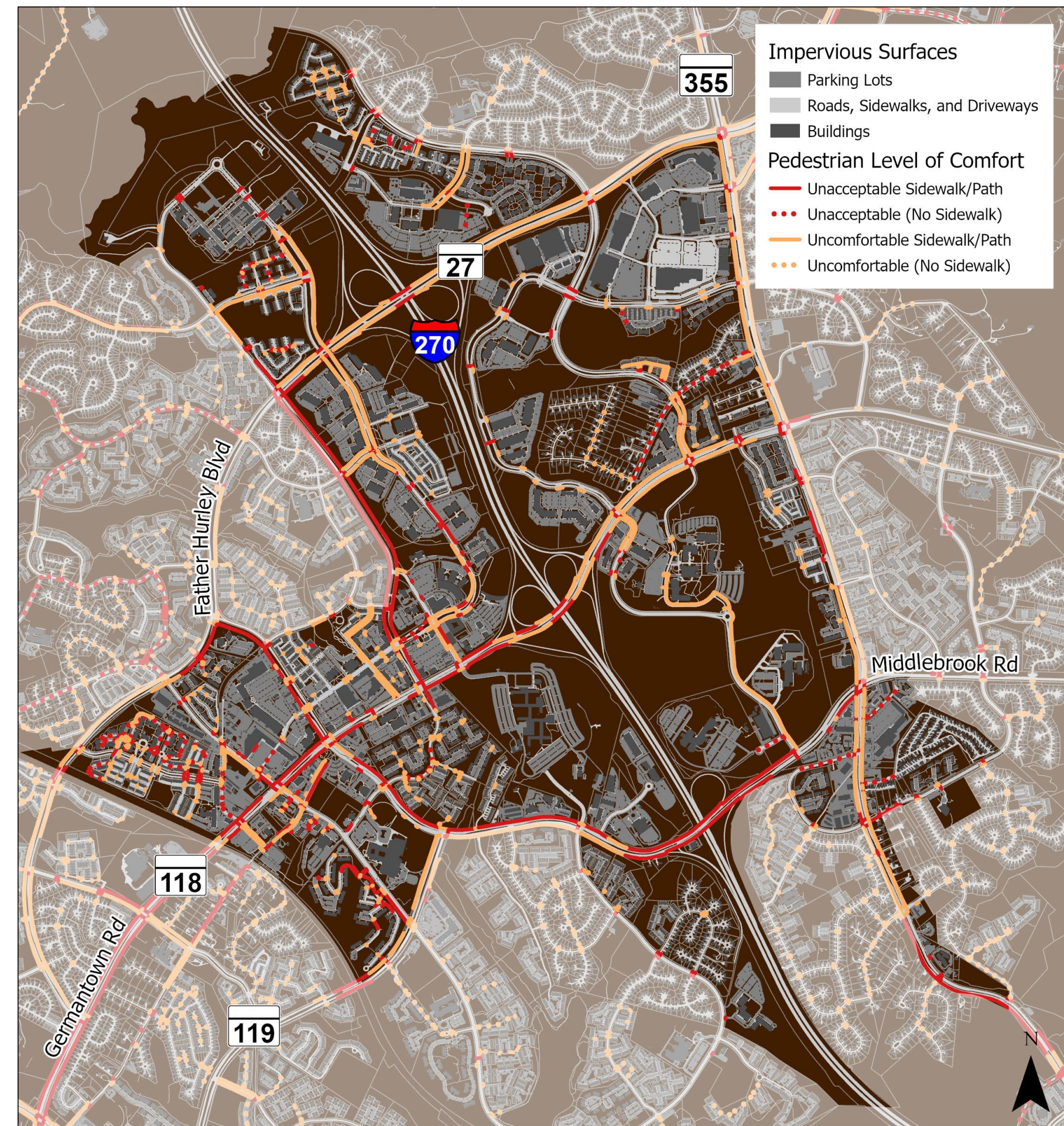Top Golf

Townhouses - Cloverleaf Development

Apartments - Cloverleaf Development

Apartments – Black Hill Development

Pedestrian Level of Comfort

- The urban form is dominated by strip shopping centers and broad highways

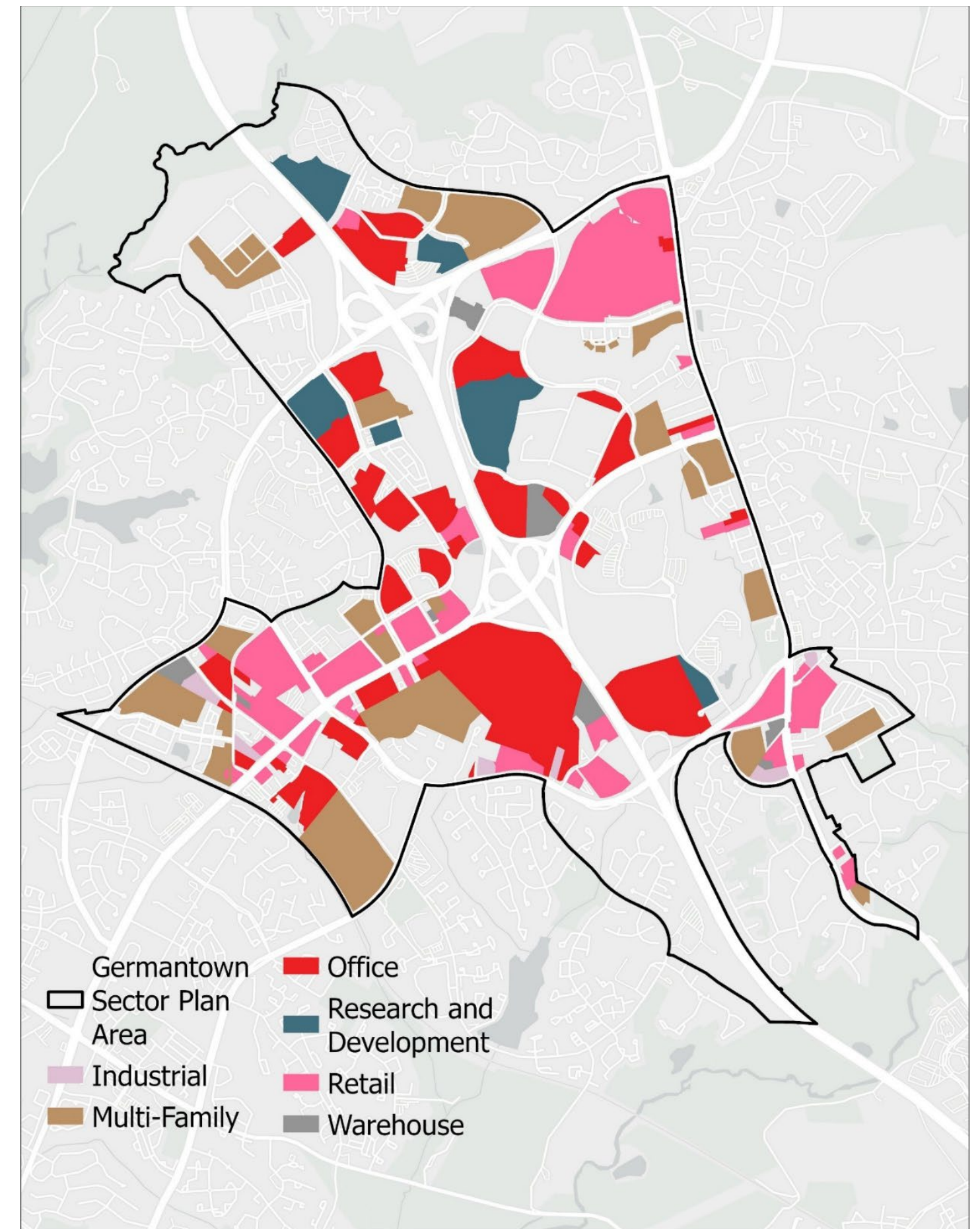- This leads to an uncomfortable or unacceptable Pedestrian Level of Comfort in many areas

Impervious Surfaces
- Parking Lots
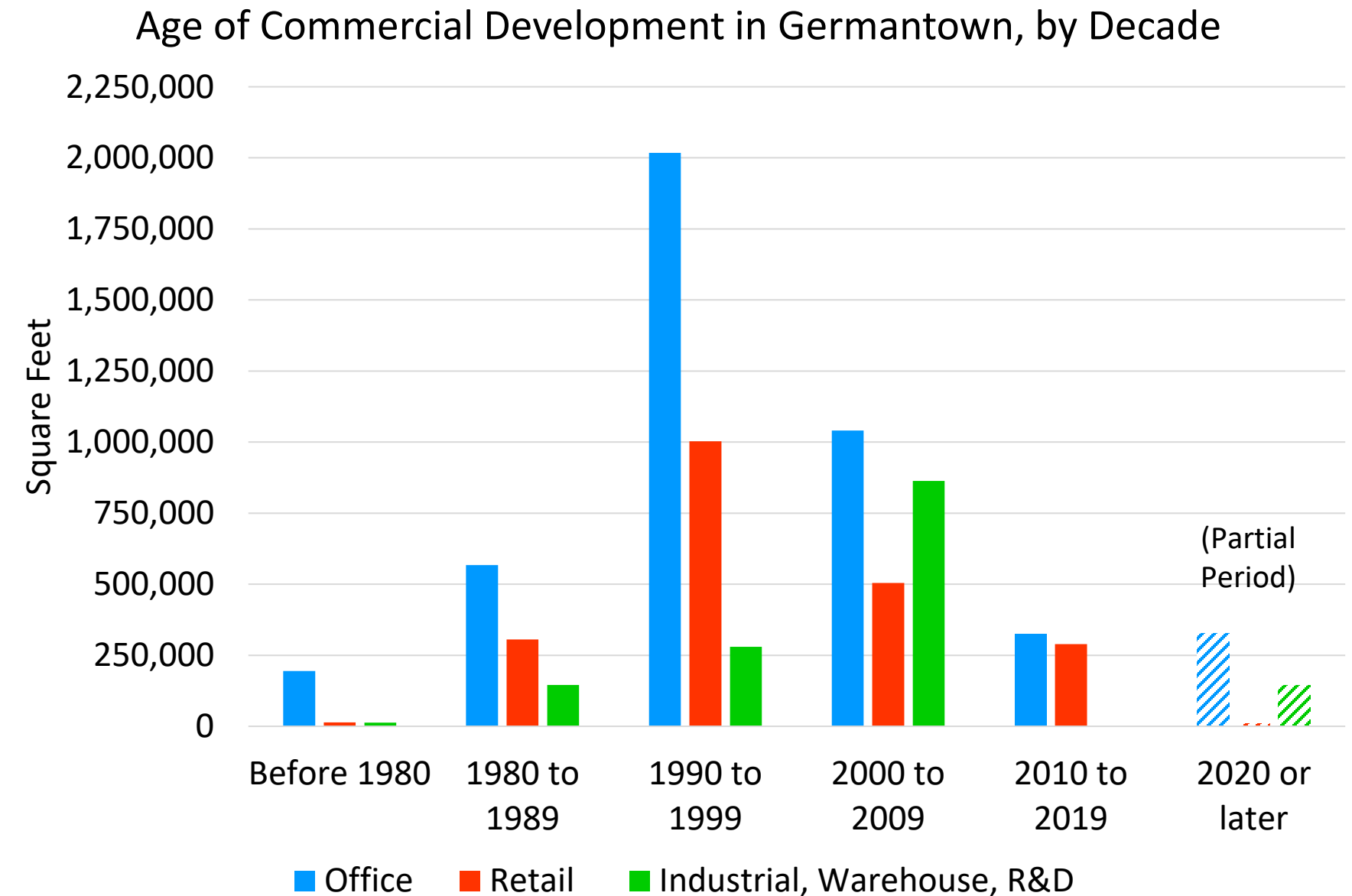- Roads, Sidewalks, and Driveways
- Buildings

Pedestrian Level of Comfort
- Unacceptable Sidewalk/Path
- Unacceptable (No Sidewalk)
- Uncomfortable Sidewalk/Path
- Uncomfortable (No Sidewalk)

Real Estate Market

Real Estate Land Use

Property Type	Number of Existing Properties in Plan Area	Amount of Development
Office	66	3,378,465 SF
Retail	117	2,145,172 SF
Flex	23	2,650,551 SF
Multi-Family	16	5,399 units

* Data is as of Q2 2024 sourced from CoStar

Germantown Sector Plan Area

Industrial

Multi-Family

Office

Research and Development
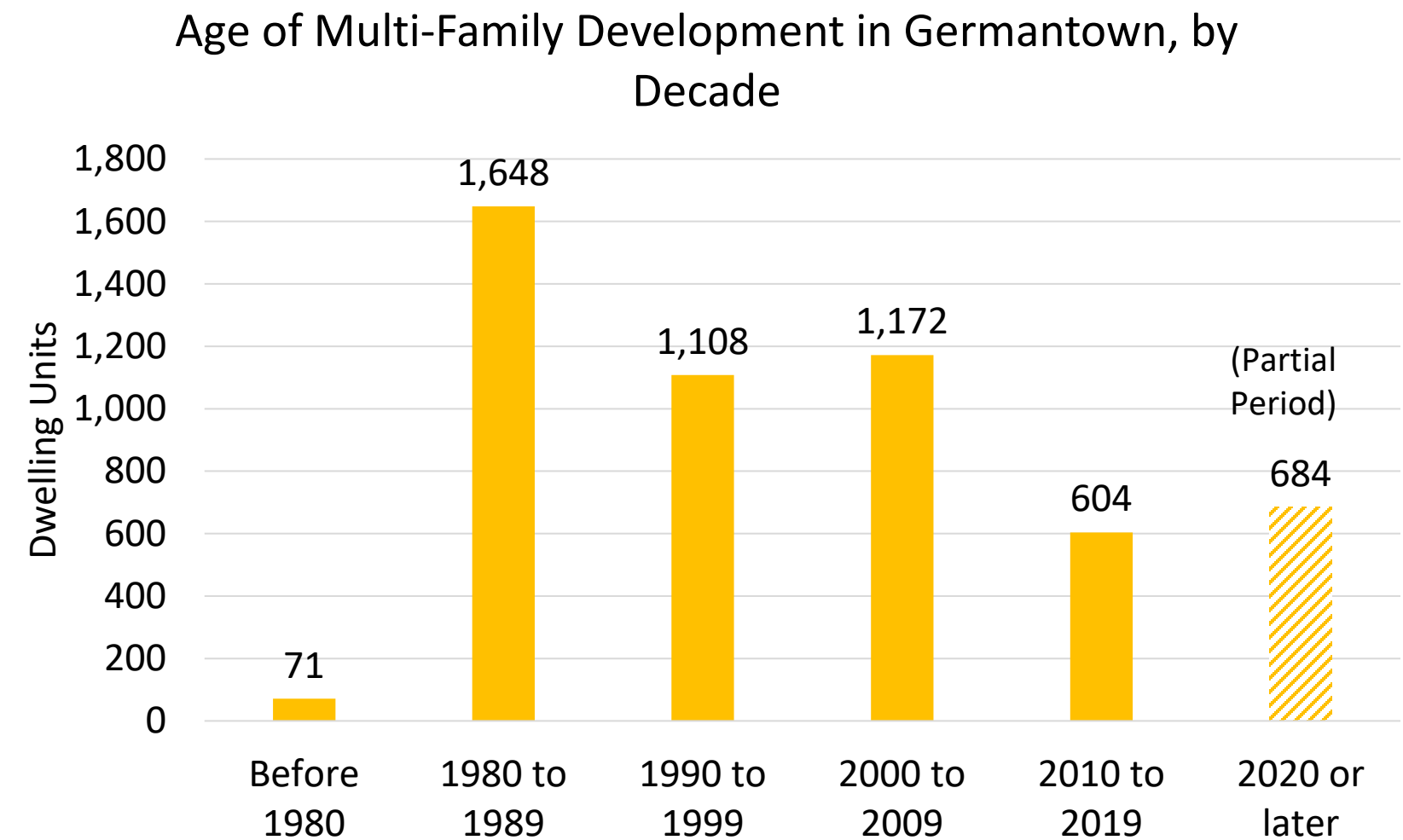
Retail

Warehouse

Age of Development

- Before 1980, there were very few office, retail, industrial, or multifamily buildings in Germantown

- Office development took off in the 1990s but has been declining since

- Retail development also boomed in the 1990s, but may have reached saturation

- Flex space accelerated in the 2000s and then dropped off, but is picking up again

Age of Commercial Development in Germantown, by Decade

Bar chart with y-axis "Square Feet" ranging from 0 to 2,250,000. X-axis categories: Before 1980, 1980 to 1989, 1990 to 1999, 2000 to 2009, 2010 to 2019, 2020 or later (Partial Period). Legend: Office (blue), Retail (red), Industrial, Warehouse, R&D (green).
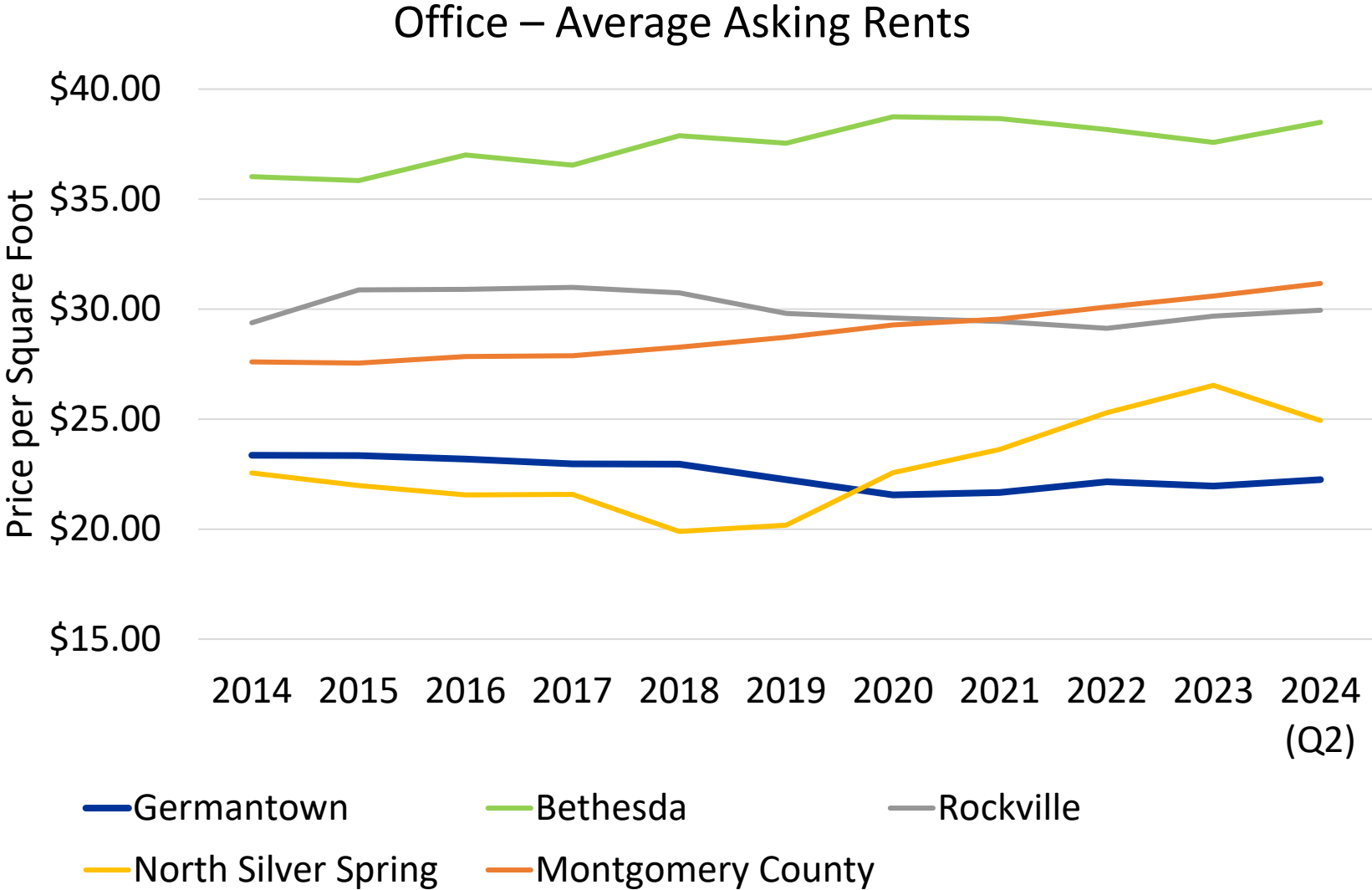
Age of Multifamily Development

- Greatest number of multifamily units constructed in the 1980s

- Number of units grew consistently until the 2010s, declined last decade, but is steadily growing again

Age of Multi-Family Development in Germantown, by Decade

Bar chart — Dwelling Units by period:
- Before 1980: 71
- 1980 to 1989: 1,648
- 1990 to 1999: 1,108
- 2000 to 2009: 1,172
- 2010 to 2019: 604
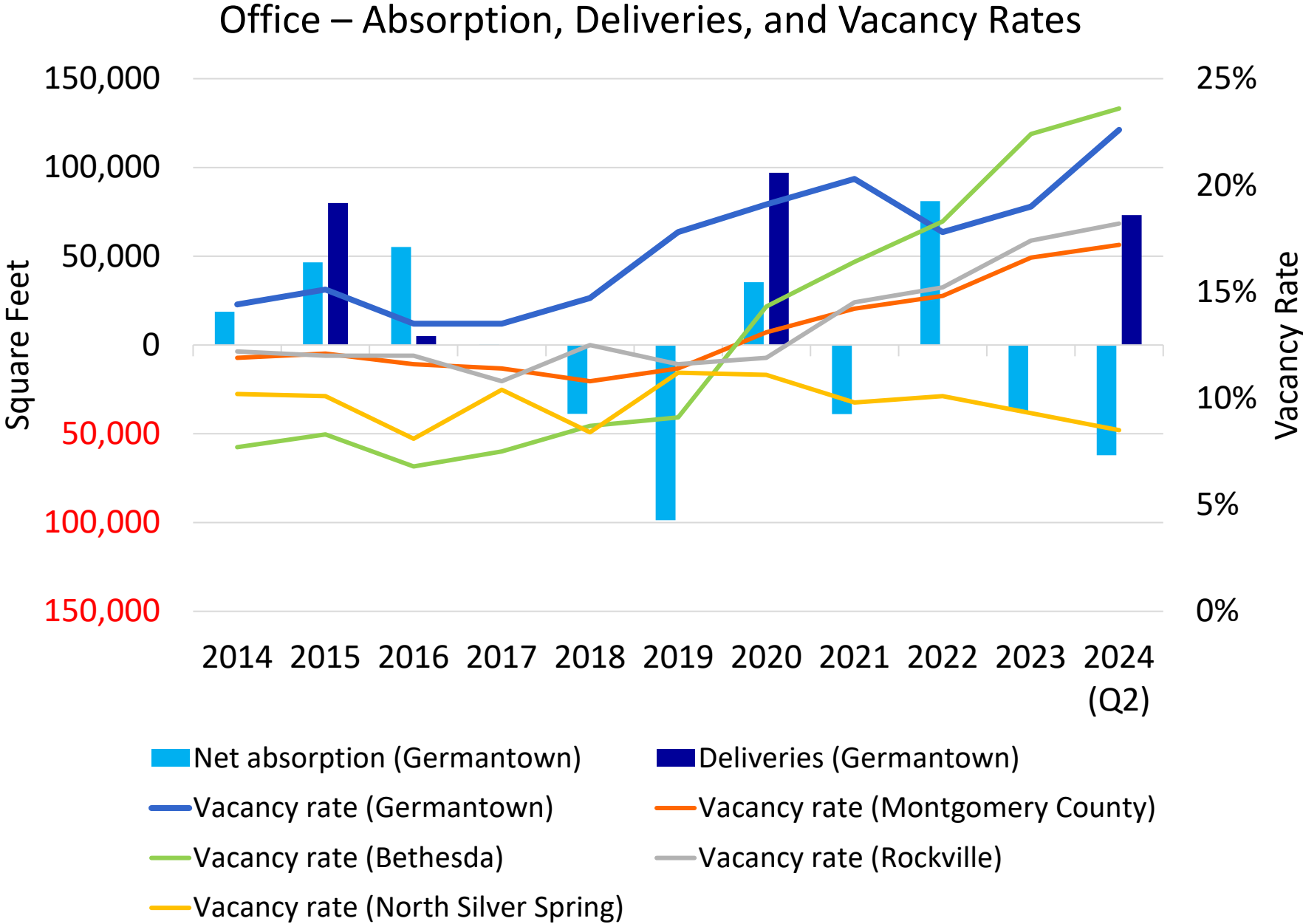- 2020 or later: 684 (Partial Period)

Office Market Rents

- 66 office properties in the sector plan area (>3,400,000 square feet)

- Germantown office rents consistently lower than county average

Office – Average Asking Rents

Legend: Germantown, Bethesda, Rockville, North Silver Spring, Montgomery County

Y-axis: Price per Square Foot ($15.00 – $40.00)
X-axis: 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 (Q2)

Office Market Vacancy

- Germantown's office vacancy rate is 22.6%, higher than the county rate of 17.2%

- The net negative absorption of 40,362 square feet in office space over the past 5 years in Germantown reflects limited demand for new office spaces

Office – Absorption, Deliveries, and Vacancy Rates

Legend:
- Net absorption (Germantown)
- Deliveries (Germantown)
- Vacancy rate (Germantown)
- Vacancy rate (Montgomery County)
- Vacancy rate (Bethesda)
- Vacancy rate (Rockville)
- Vacancy rate (North Silver Spring)

Retail Market Rents

- 117 retail businesses in the sector plan area (>2,100,000 square feet)

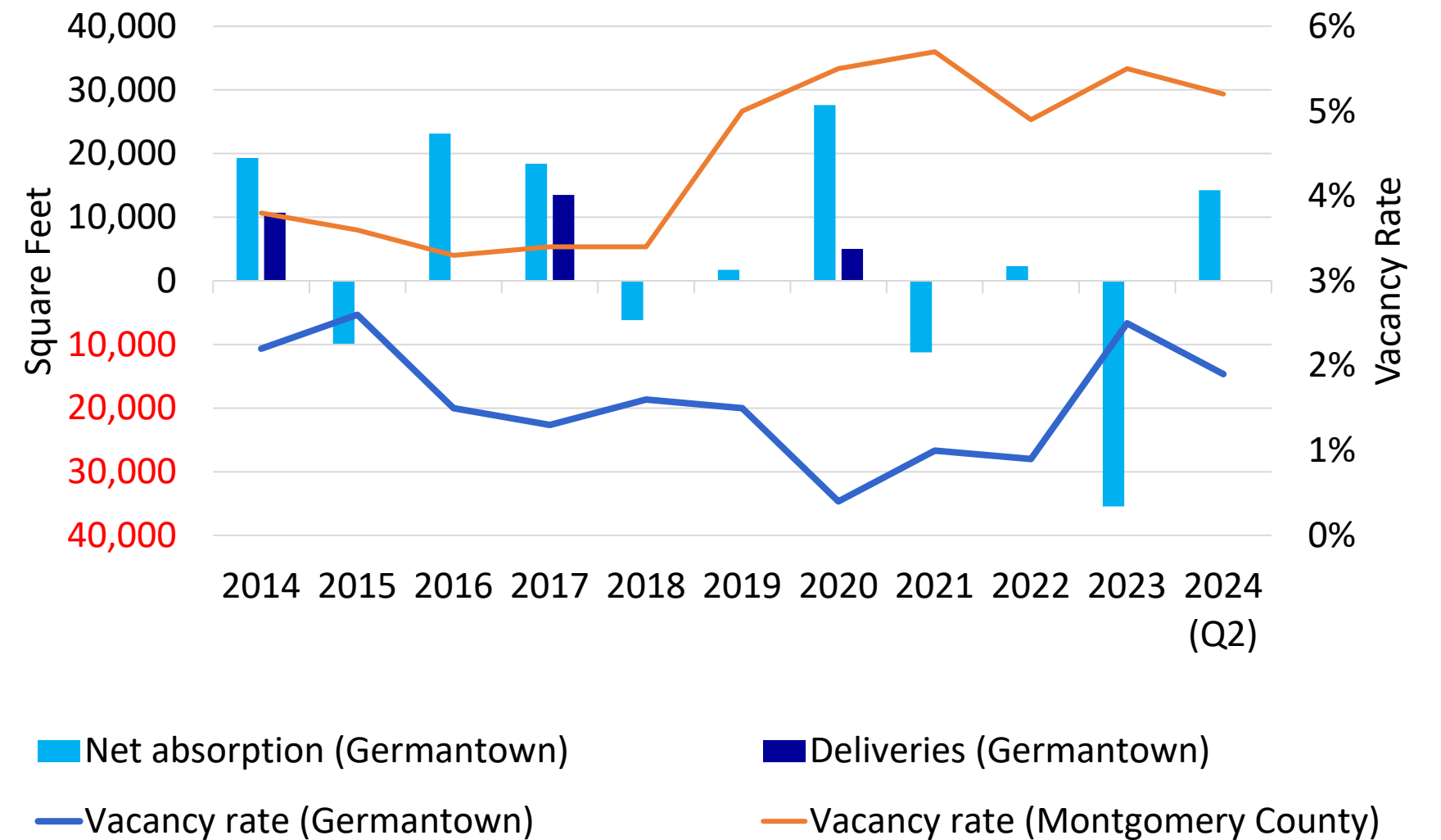- Germantown retail rents exceed county average ($35.28 versus $32.98)

Retail – Average Asking Rent
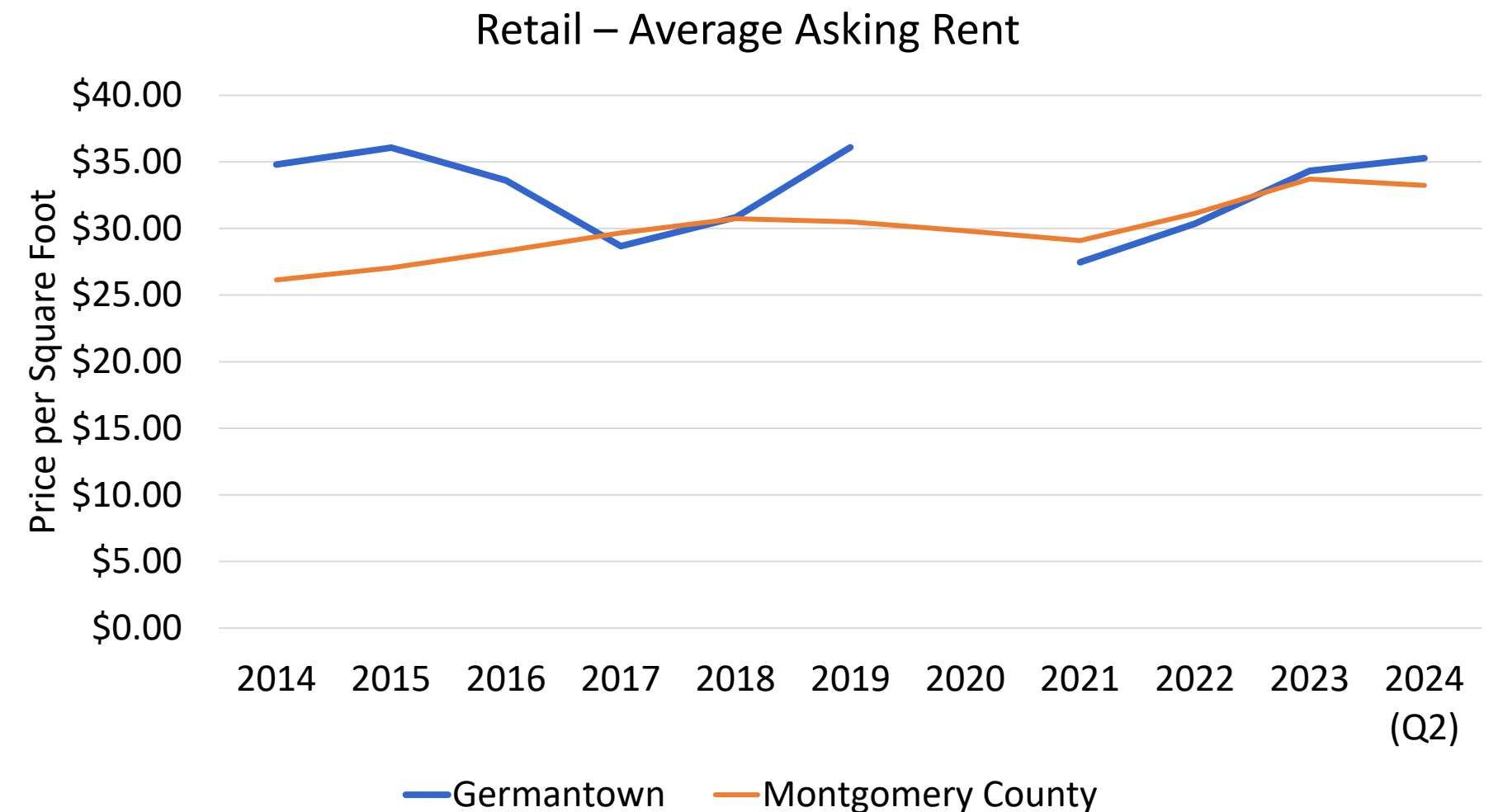
Note: retail rental rate for 2020 not available

Retail Market Vacancy

- Germantown's retail vacancy rate is 1.9%, lower than the county rate of 5.2%

- No new retail built since 2020

- Negative net absorption of 30,152 square feet since 2020

"I think a strategy of collaborating with commercial real estate owners to consolidate businesses that are scattered in too many small strip malls into fewer hubs that are attractive and feel like a 'destination' would be helpful."
(Questionnaire response)

Retail – Absorption, Deliveries and Vacancy Rates

Legend:
- Net absorption (Germantown)
- Deliveries (Germantown)
- Vacancy rate (Germantown)
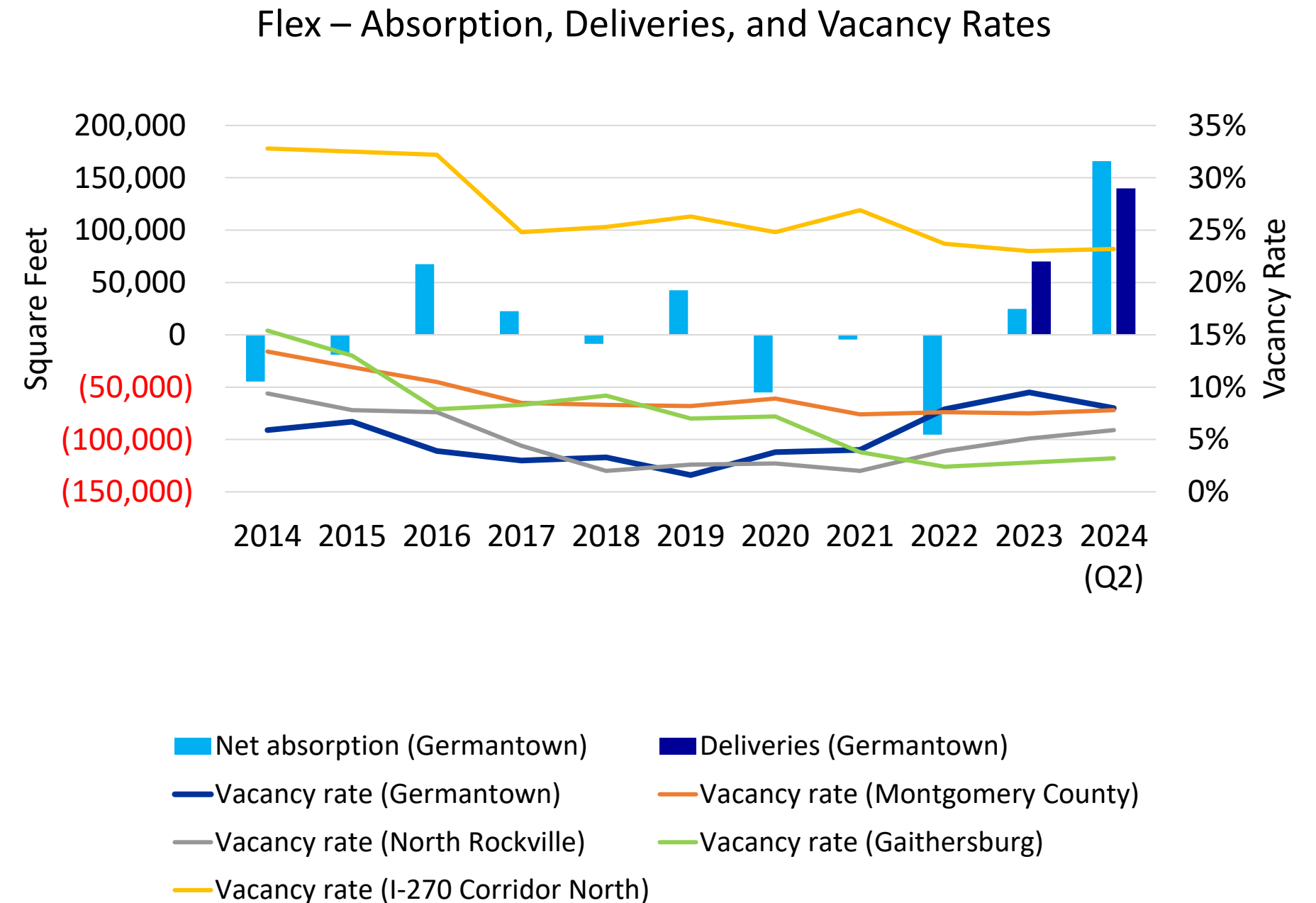- Vacancy rate (Montgomery County)

Flex Market Rents

- A flex building can combine office, R&D, light industrial, and warehousing uses

- Flex use doesn't work well in existing vacant office space

- 23 flex businesses in the sector plan area (>2,700,000 square feet)

- Germantown flex rents exceed county average

Flex – Average Asking Rents
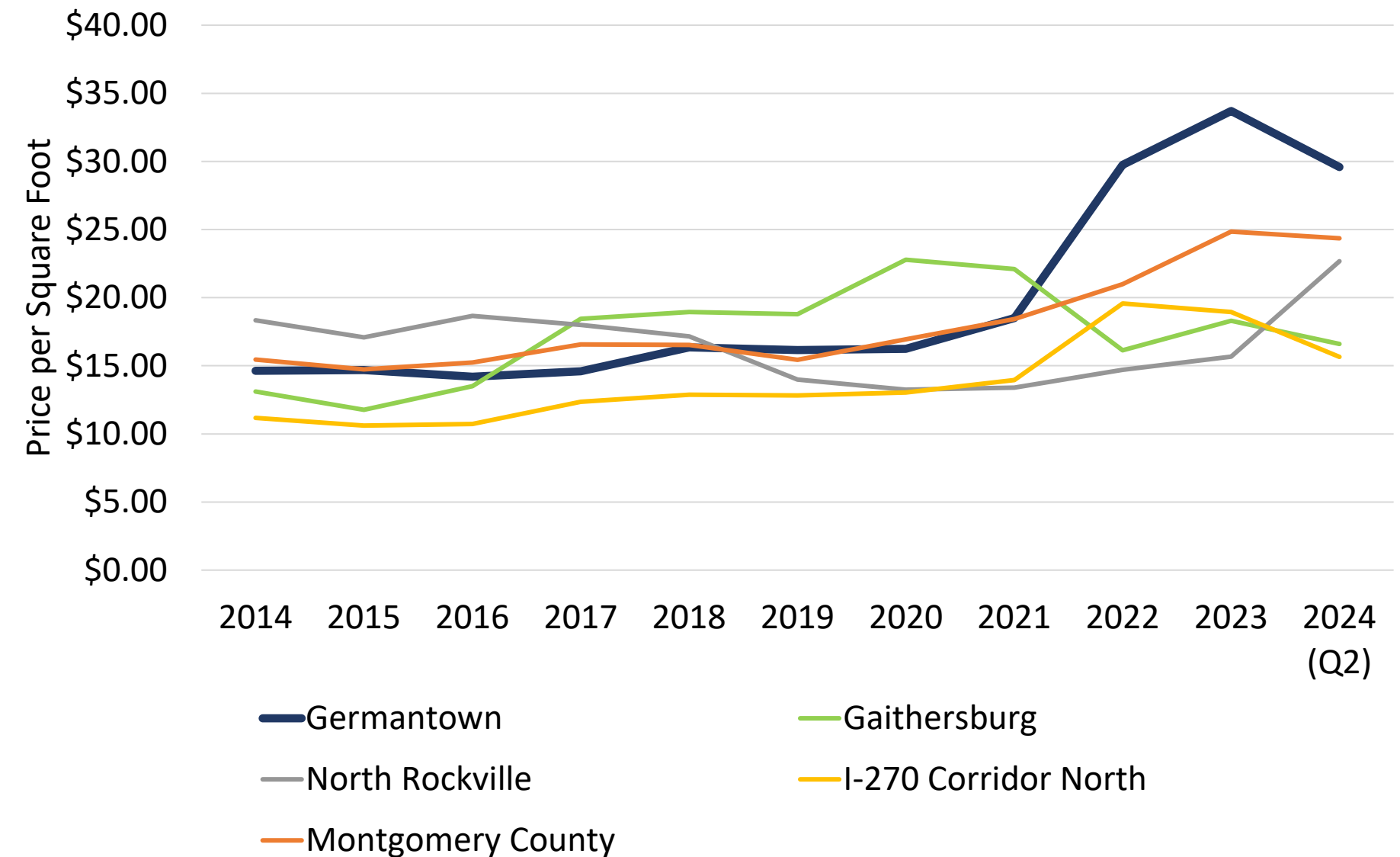
Flex Market Vacancy

- Germantown's flex vacancy rate is 8.0%, about equal to the county rate of 7.8%

- Two recent flex developments were delivered in 2023-2024, with three others in the pipeline

Flex – Absorption, Deliveries, and Vacancy Rates

Legend:
- Net absorption (Germantown)
- Deliveries (Germantown)
- Vacancy rate (Germantown)
- Vacancy rate (Montgomery County)
- Vacancy rate (North Rockville)
- Vacancy rate (Gaithersburg)
- Vacancy rate (I-270 Corridor North)
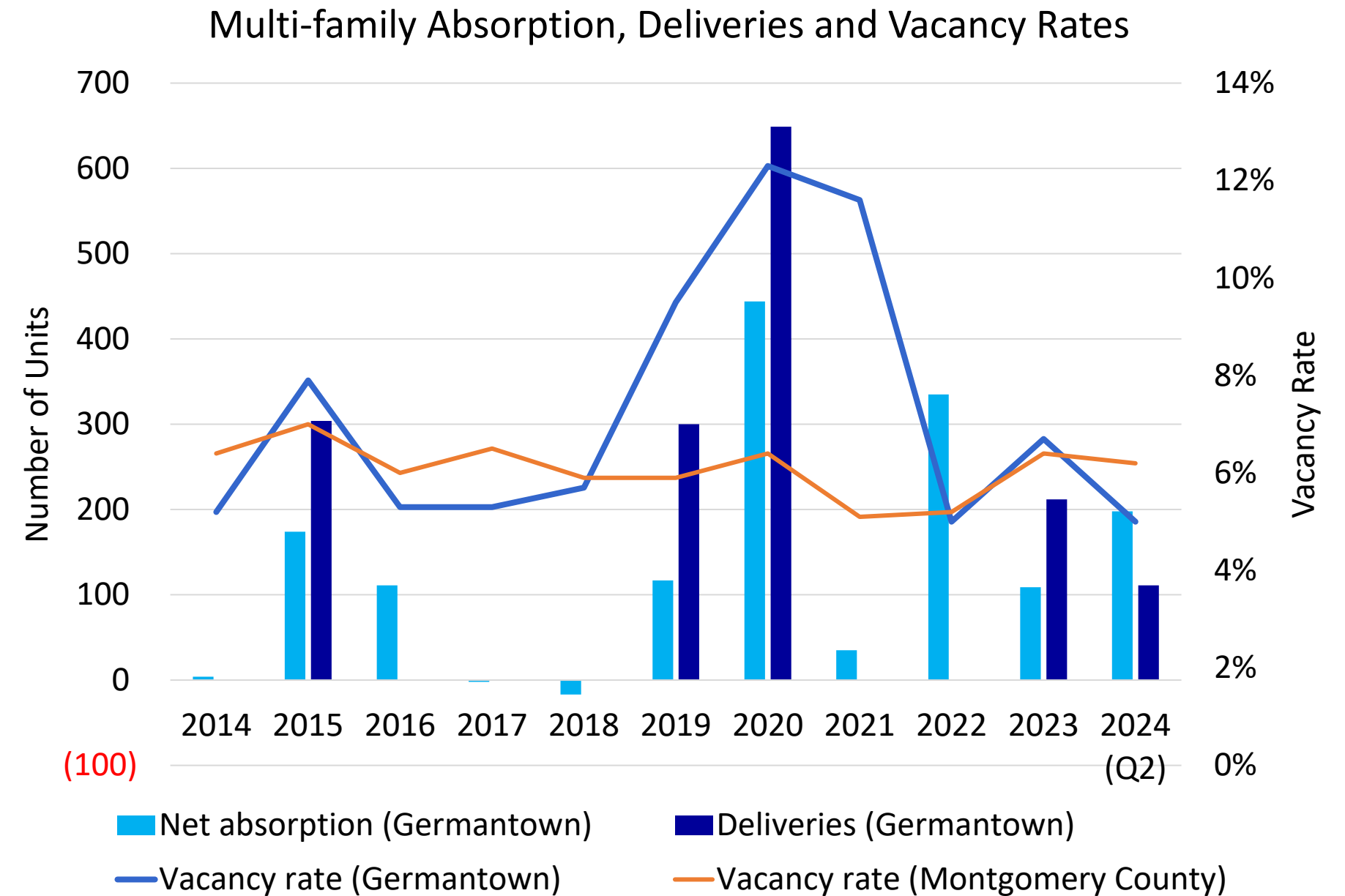
Multi-family Market Rents

- 16 multi-family developments in the sector plan area (5,399 units)

- Germantown multi-family rents below county average and relatively affordable compared to other submarkets

Multi-family – Average Asking Rent Per Unit
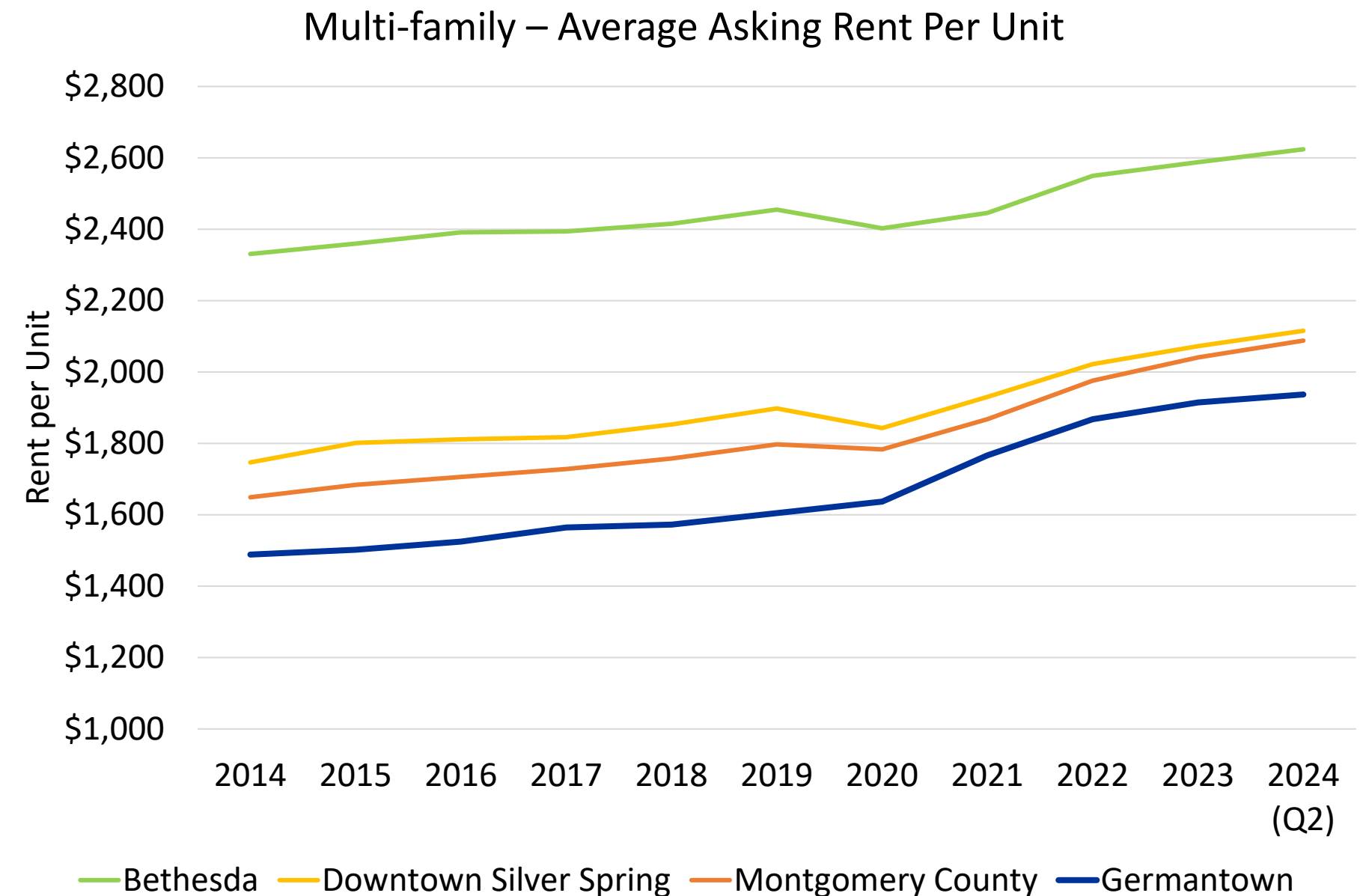
Multi-family Market Vacancy

- Germantown's multi-family vacancy rates are volatile, depending on delivery trends

- Vacancy rate is 5.0%, lower than the county rate of 6.2%

- The net absorption has been positive in Germantown, indicating a strong market

"If the regulatory environment were more investor friendly, we would convert our parking lots into more high-rise apartments." (Questionnaire response)

Multi-family Absorption, Deliveries and Vacancy Rates

Legend:
- Net absorption (Germantown)
- Deliveries (Germantown)
- Vacancy rate (Germantown)
- Vacancy rate (Montgomery County)

Transportation

Major Roadways

I-270

Frederick Road (MD 355)

Father Hurley Boulevard

Germantown Road (MD 118)

Middlebrook Road

Great Seneca Highway (MD 119)

All images from Google Maps

Traffic Volumes

Streets with Average Annual Daily Traffic Volume of 20,000 or more

Street	Estimated AADT
I-270	>130,000
Frederick Road (MD 355)	>29,000
Germantown Road (MD 118)	>41,000
Ridge Road (MD 27)	>29,000
Father Hurley Blvd	>20,000
Middlebrook Road	>20,000

Legend

— < 1,000	— 10,000-19,999
— 1,000-1,999	— >= 20,000
— 2,000-9,999	

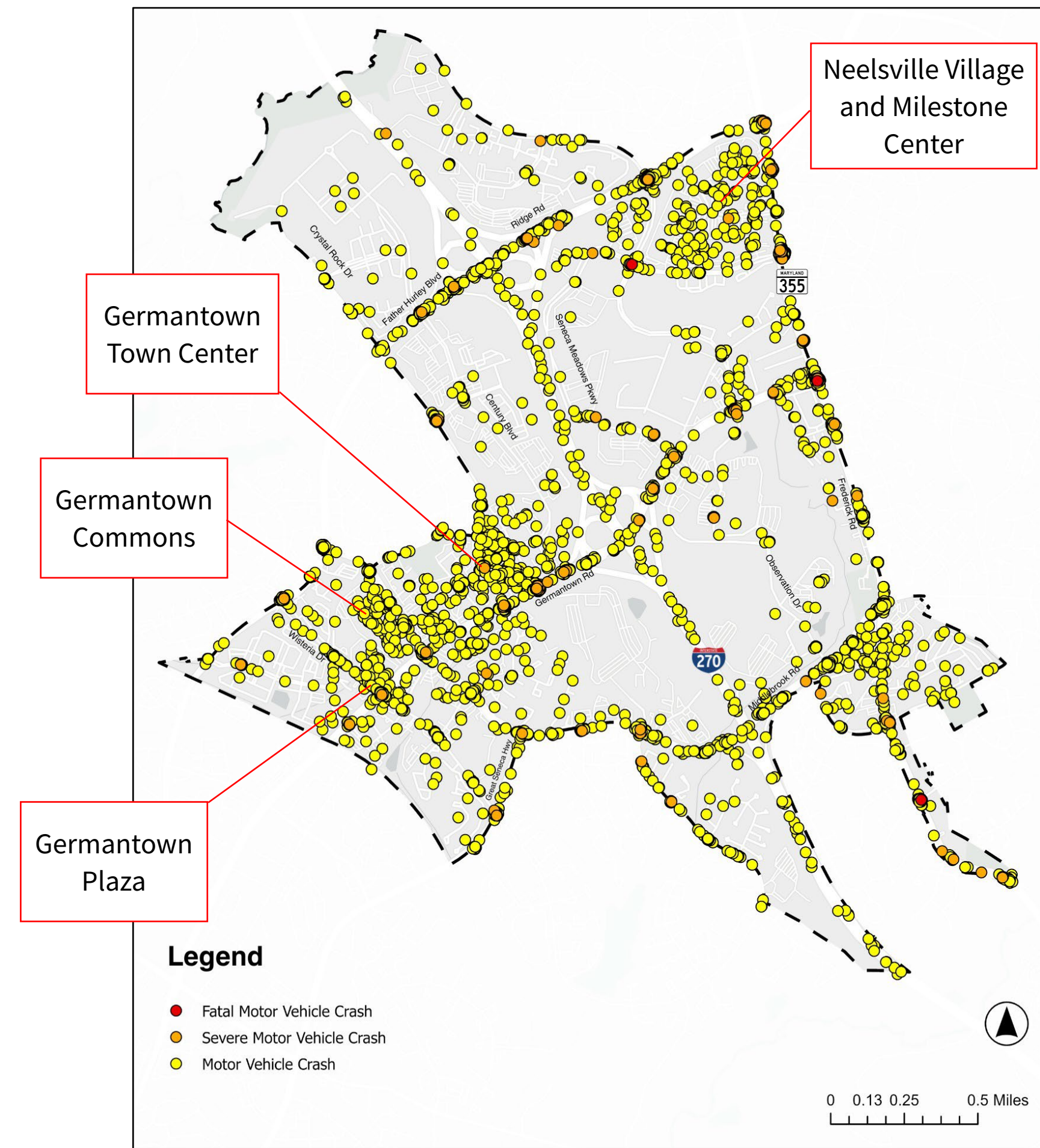0   0.13 0.25   0.5 Miles
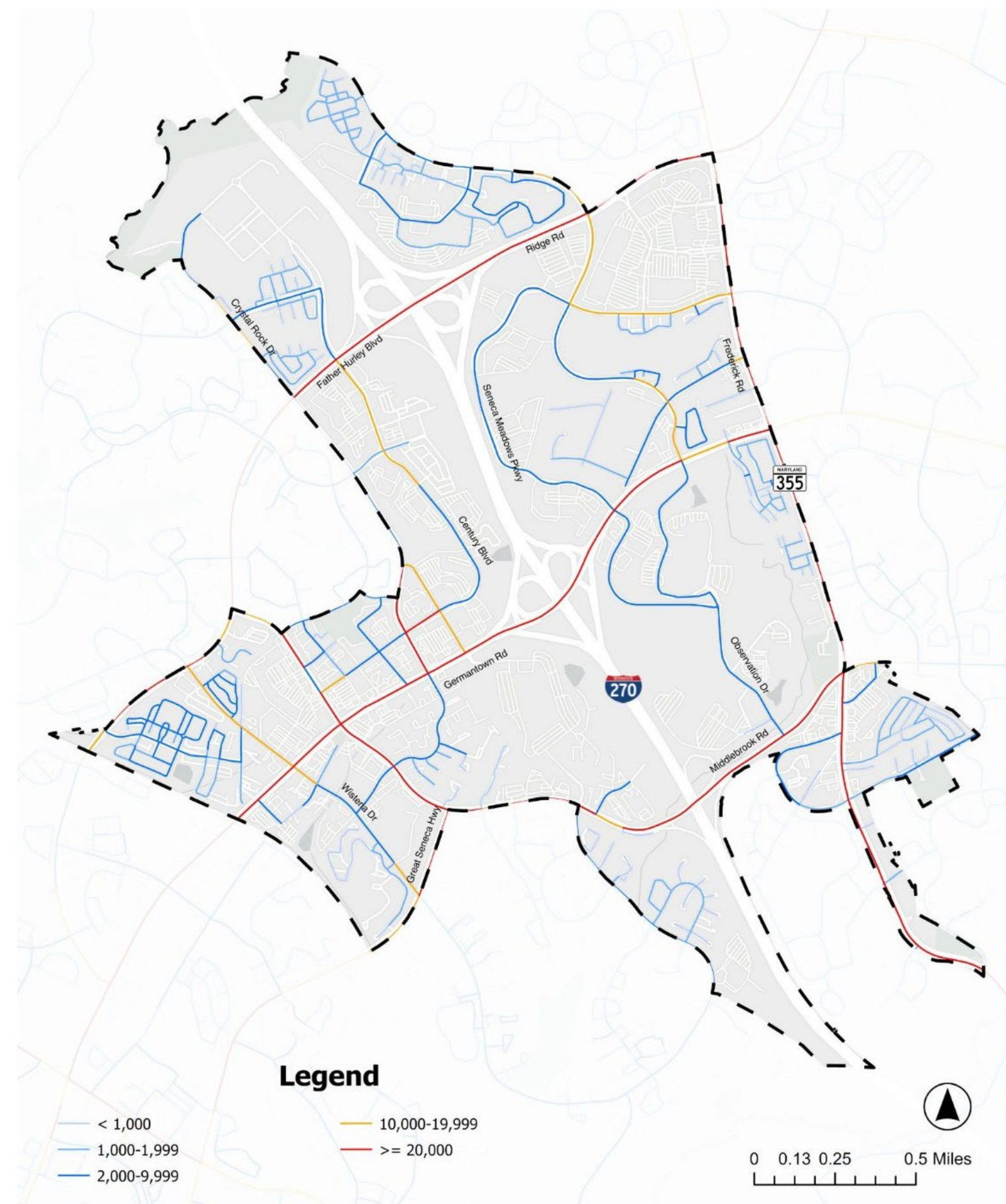
High Injury Network

- HIN is only 100 miles (3%) of the county's road network, but accounts for 41% of serious and fatal crashes

- Eight HIN segments in plan area

  - 2 of the top 10 county-maintained roads

  - 2 of the top 10 state-maintained roads in the county

2009 Sector Plan Area
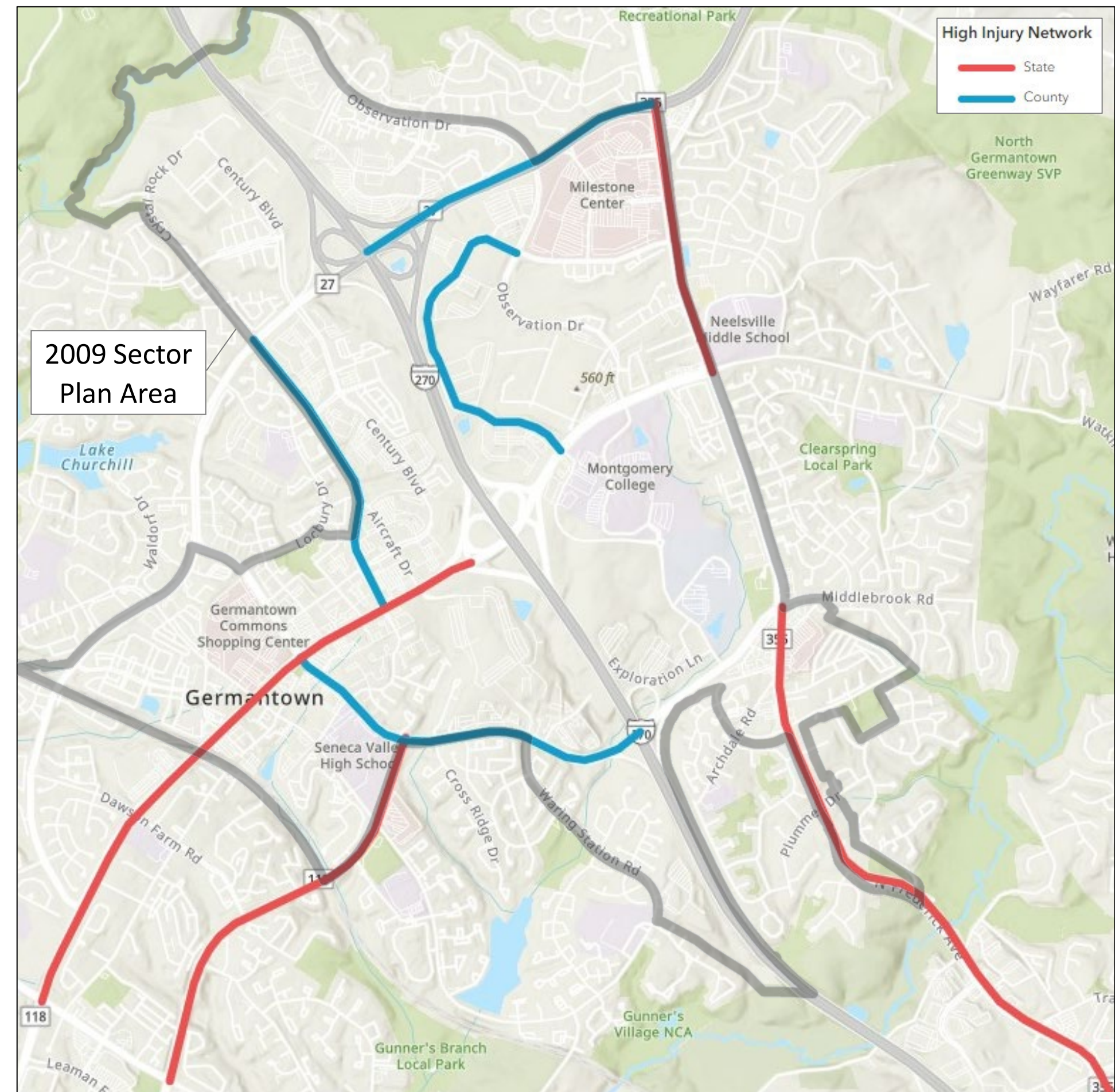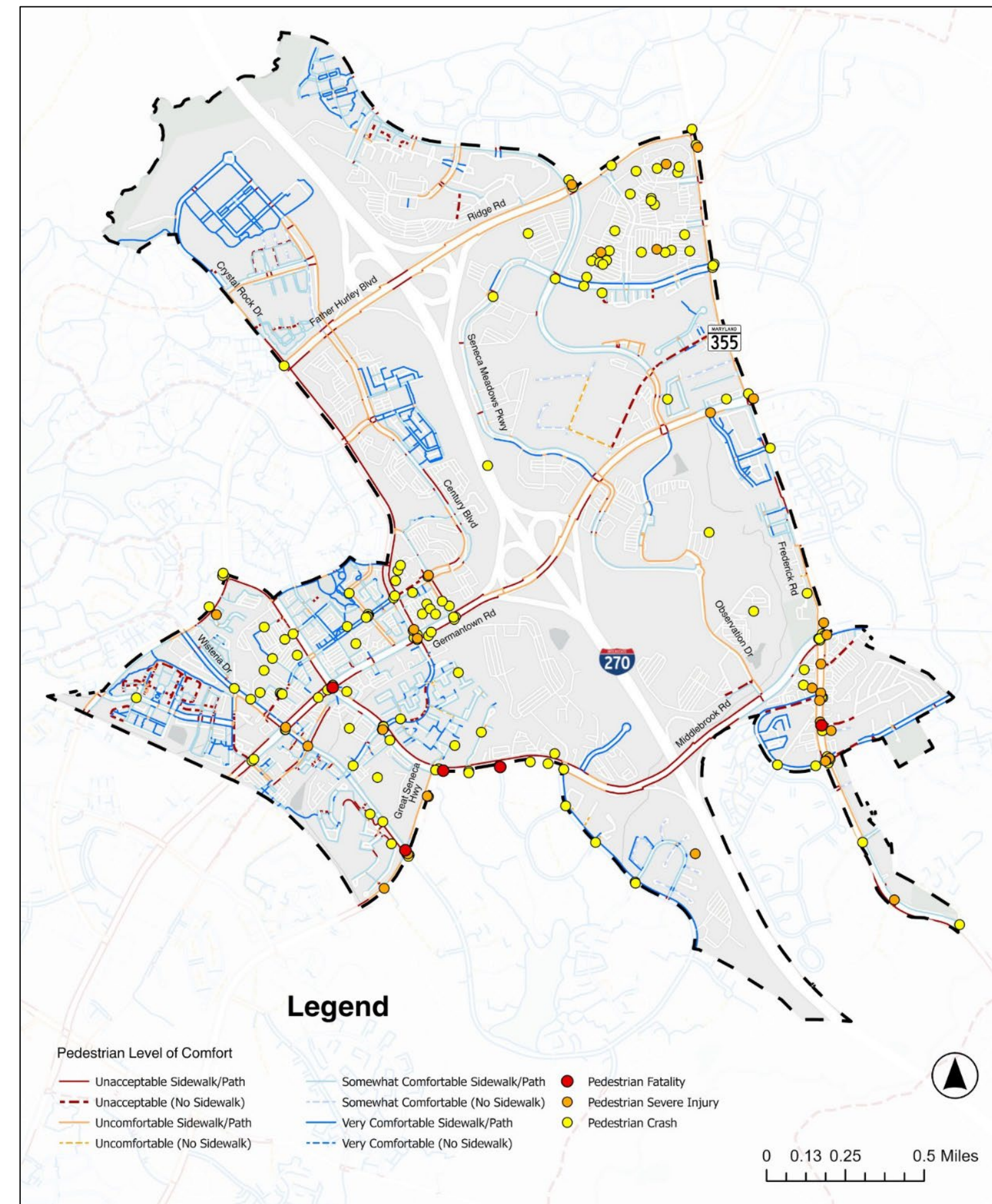
Motor Vehicle Crashes

- From Jan. 2015 – Nov. 2024:

  - >4,000 motor vehicle crashes

  - 3 fatalities

  - 80 severe injuries

- Crashes occur:

  - All major roadways

  - Intersections

  - Shopping areas

Neelsville Village and Milestone Center

Germantown Town Center

Germantown Commons

Germantown Plaza

Legend

- ● Fatal Motor Vehicle Crash
- ● Severe Motor Vehicle Crash
- ● Motor Vehicle Crash

0 0.13 0.25   0.5 Miles

Pedestrian Network

- From Jan. 2015 – Nov. 2024:
  - 5 fatalities
  - 34 severe injuries
  - 197 pedestrian crashes
- Pedestrian Level of Comfort (PLoC)
- Several along High Injury Network segments

"Redesign of streets to center on pedestrian safety and wheelchair access. Current designs favor cars which I think can only produce more reliance on cars." (Questionnaire response)
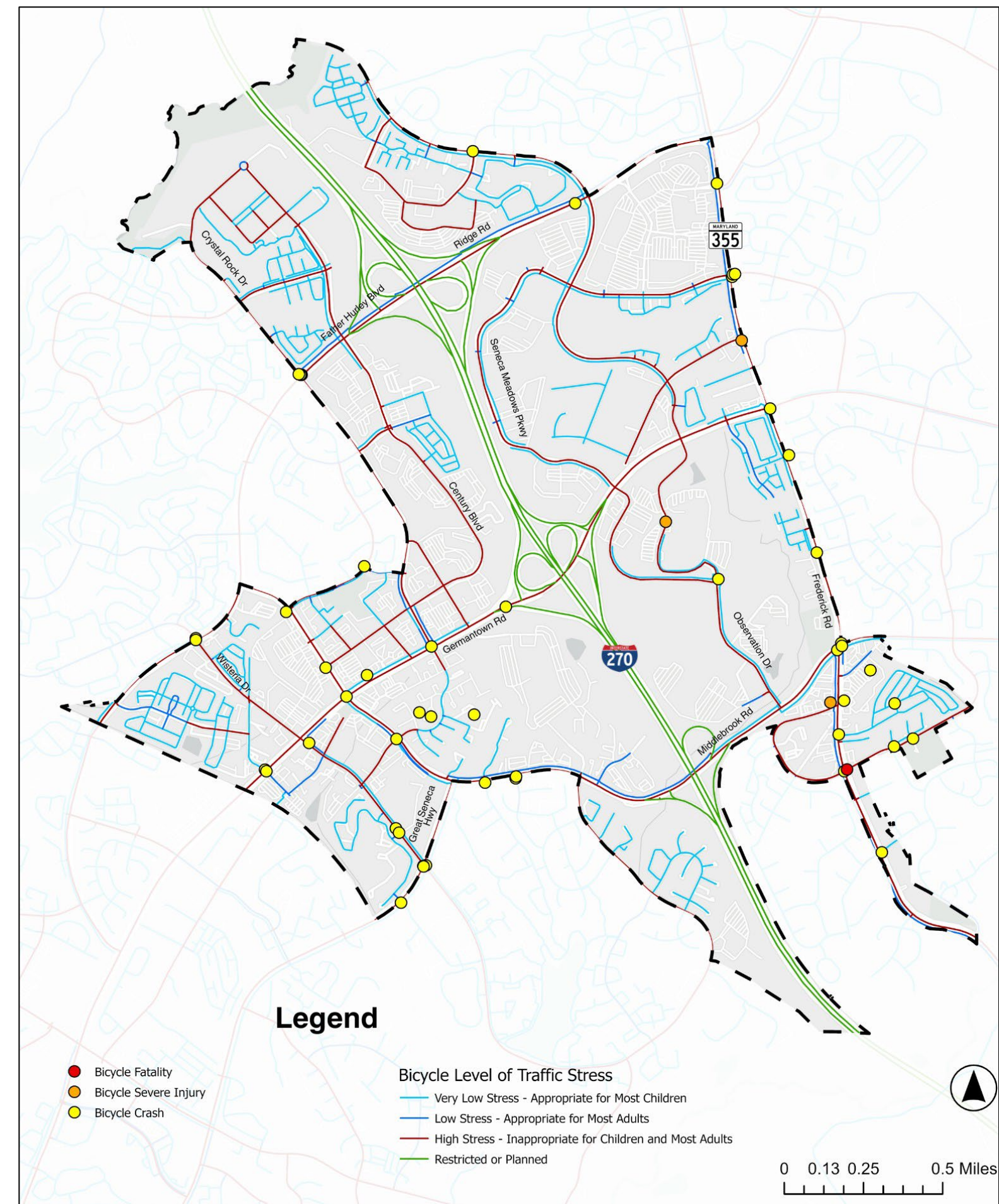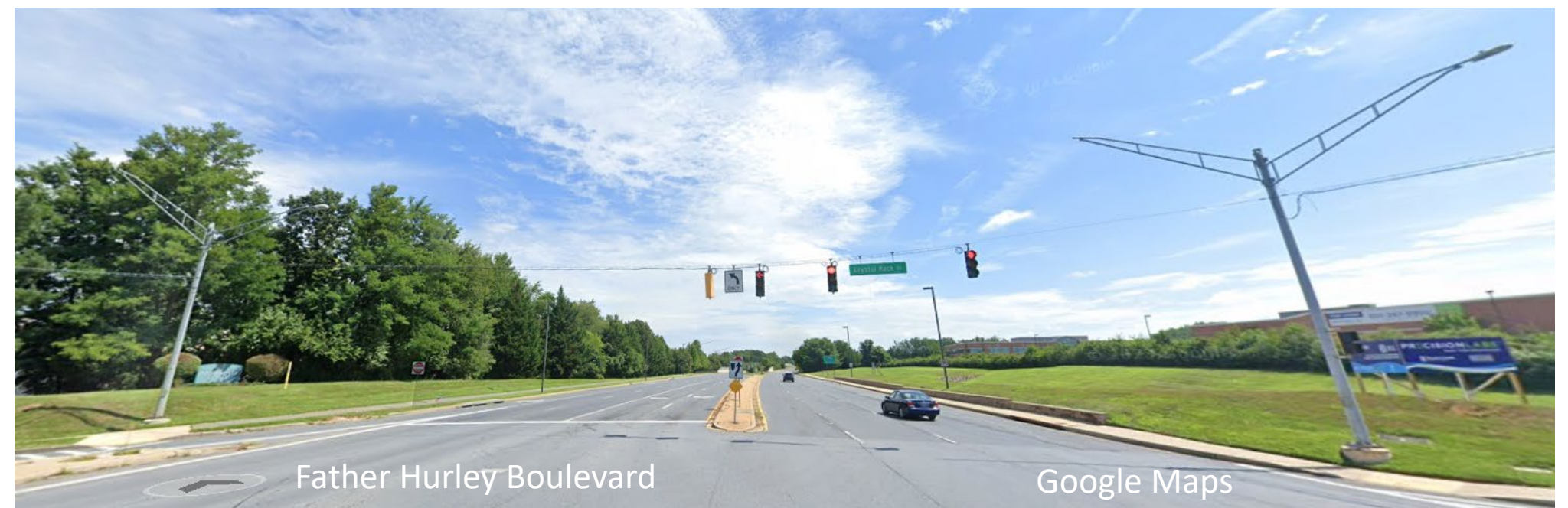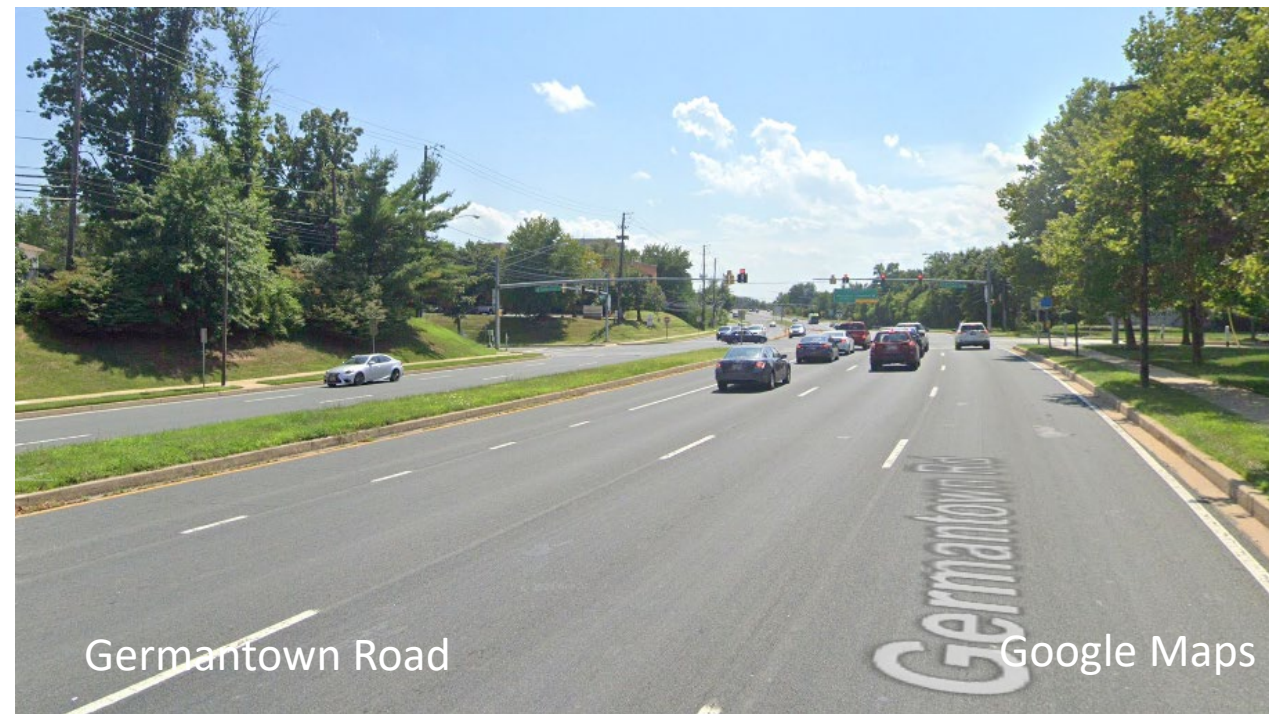

Legend

Pedestrian Level of Comfort

— Unacceptable Sidewalk/Path
- - - Unacceptable (No Sidewalk)
— Uncomfortable Sidewalk/Path
- - - Uncomfortable (No Sidewalk)
— Somewhat Comfortable Sidewalk/Path
- - - Somewhat Comfortable (No Sidewalk)
— Very Comfortable Sidewalk/Path
- - - Very Comfortable (No Sidewalk)
● Pedestrian Fatality
● Pedestrian Severe Injury
● Pedestrian Crash

0   0.13 0.25   0.5 Miles

Pedestrian Experience

Father Hurley Boulevard

Google Maps

Frederick Road

Google Maps

Germantown Road

Google Maps

Crystal Rock Drive

Google Maps

Pedestrian Experience

Wisteria Drive - Google Maps

Crystal Rock Drive - Google Maps

Wisteria Drive - Google Maps

Crystal Rock Drive - Google Maps

900 ft

1,500 ft

Seneca Valley High School

Seneca Valley
High School - Google Maps

Bicycle Network

- From Jan. 2015 – Nov. 2024:
  - 54 bicycle crashes
  - 1 fatal crash
  - 3 serious crashes
- Most crashes along high-stress roads/High Injury Network segments
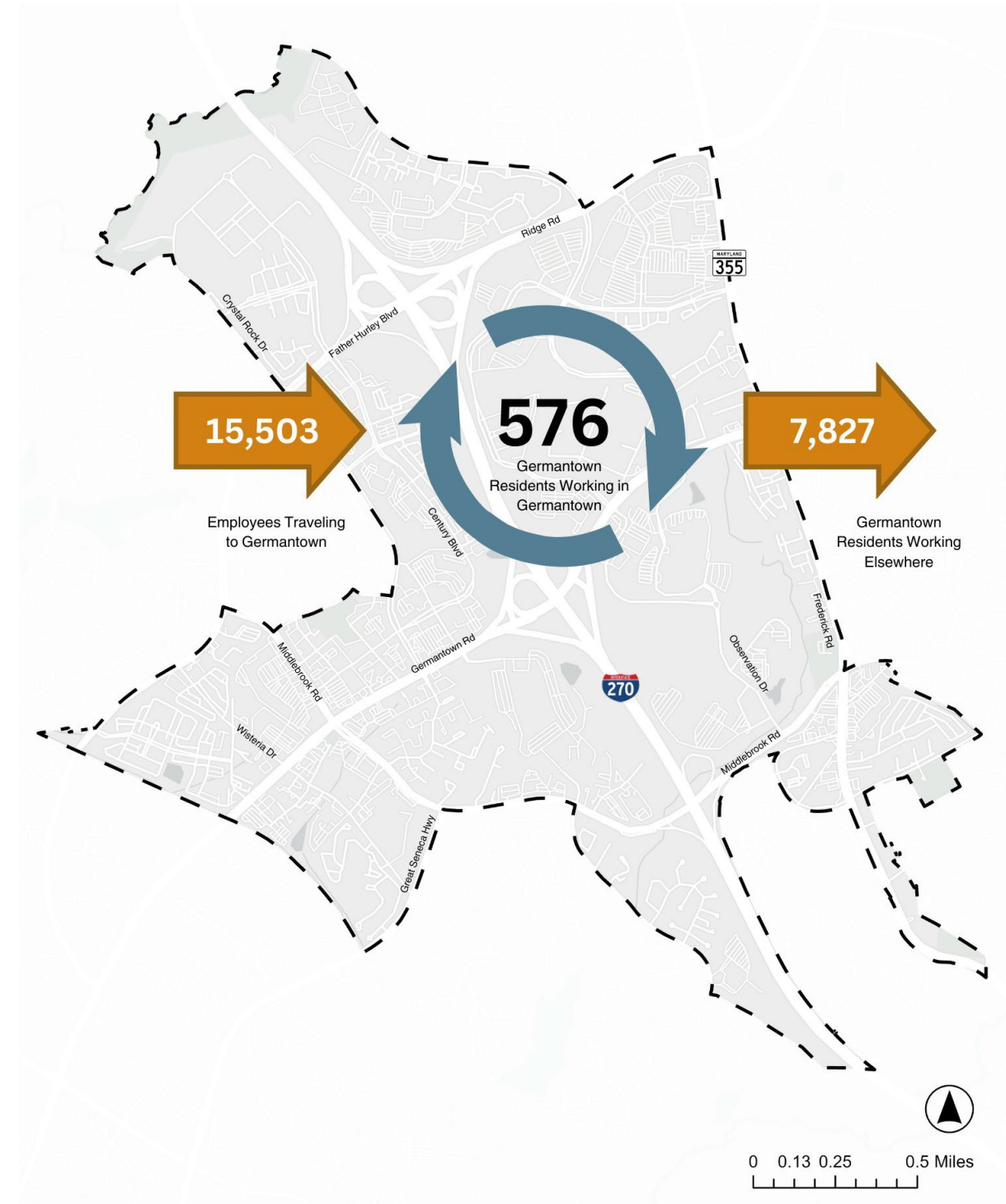- Bicycle Level of Traffic Stress (LTS)

"There are many gaps in bike lanes. I rarely see bikers in bike lanes and have to wonder if it's because of the gaps."
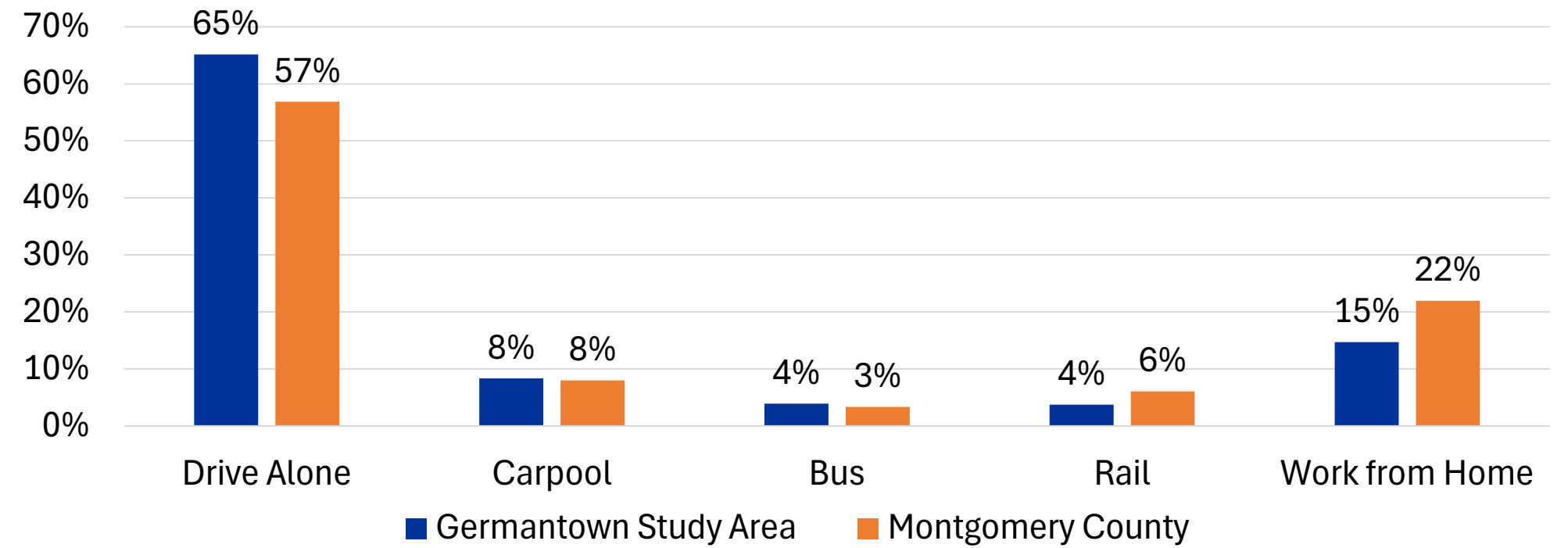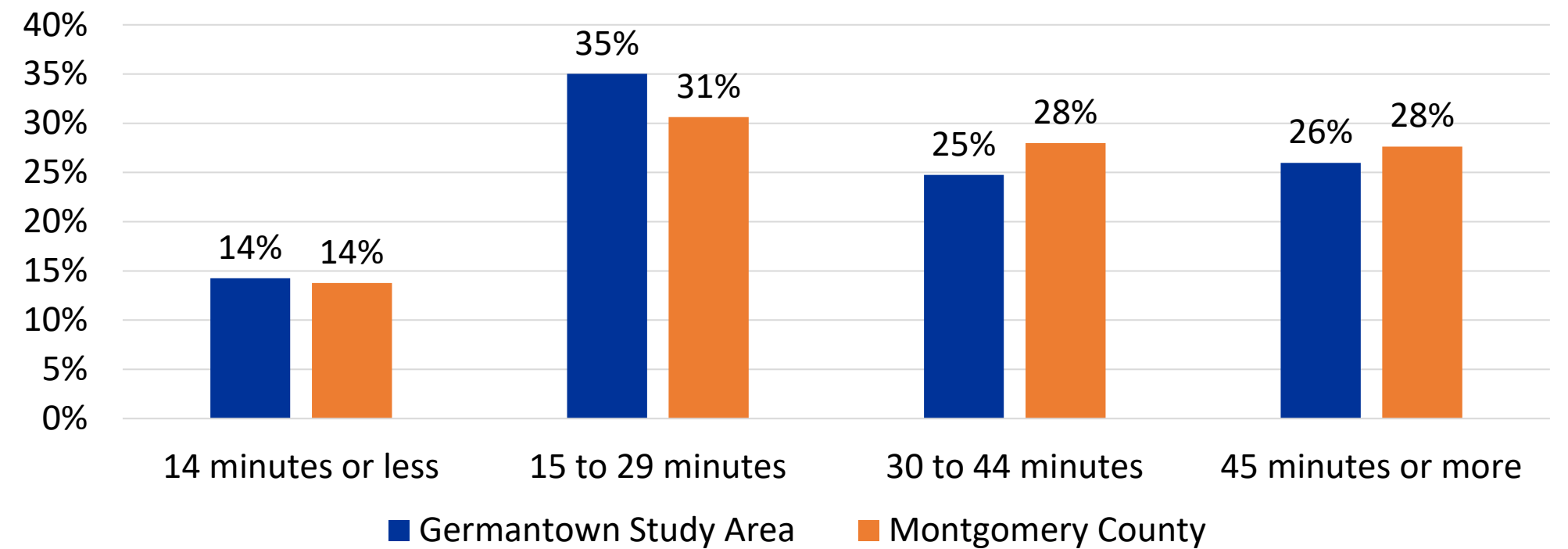(Questionnaire response)

Legend

Bicycle Fatality
Bicycle Severe Injury
Bicycle Crash

Bicycle Level of Traffic Stress
Very Low Stress - Appropriate for Most Children
Low Stress - Appropriate for Most Adults
High Stress - Inappropriate for Children and Most Adults
Restricted or Planned

0   0.13 0.25   0.5 Miles

Bicycling Experience

Germantown Road
Google Maps

Frederick Road
Google Maps

Observation Drive
Google Maps

Father Hurley Boulevard
Google Maps

Commuting

Commute Share, 2022

	Germantown Study Area	Montgomery County
Drive Alone	65%	57%
Carpool	8%	8%
Bus	4%	3%
Rail	4%	6%
Work from Home	15%	22%

15,503 Employees Traveling to Germantown

576 Germantown Residents Working in Germantown

7,827 Germantown Residents Working Elsewhere

Commute Times, 2022

	Germantown Study Area	Montgomery County
14 minutes or less	14%	14%
15 to 29 minutes	35%	31%
30 to 44 minutes	25%	28%
45 minutes or more	26%	28%

Public Transit

- 12 Ride On routes

- Infrequent service

- Limited weekend and off-peak service

Frequency AM Peak (6:00 AM – 10:00 AM)	Route Numbers	Frequency PM Peak (3:00 PM – 7:00 PM)	Routes
10 minutes or less	100	10 minutes or less	
15 – 20 minutes	55, 61, 70, 74	15 – 20 minutes	55, 100
25 – 30 minutes	90, 97	25 – 30 minutes	70, 90, 97
35 – 40 minutes	73, 75, 83, 98	35 – 40 minutes	61, 73, 74, 75, 83, 98
45 – 50 minutes	79	45 – 50 minutes	79
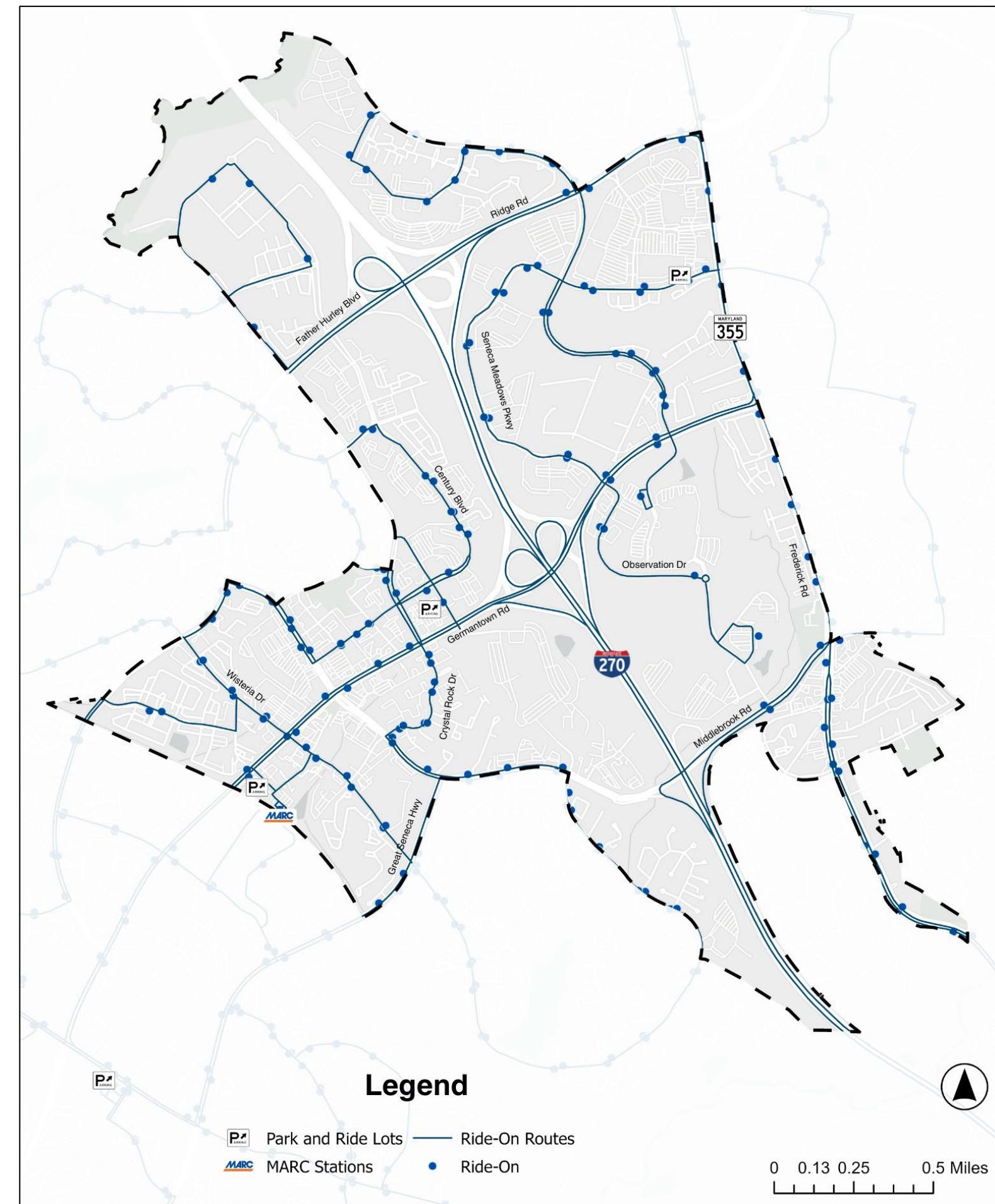
Area Transit

- MARC

- Metro
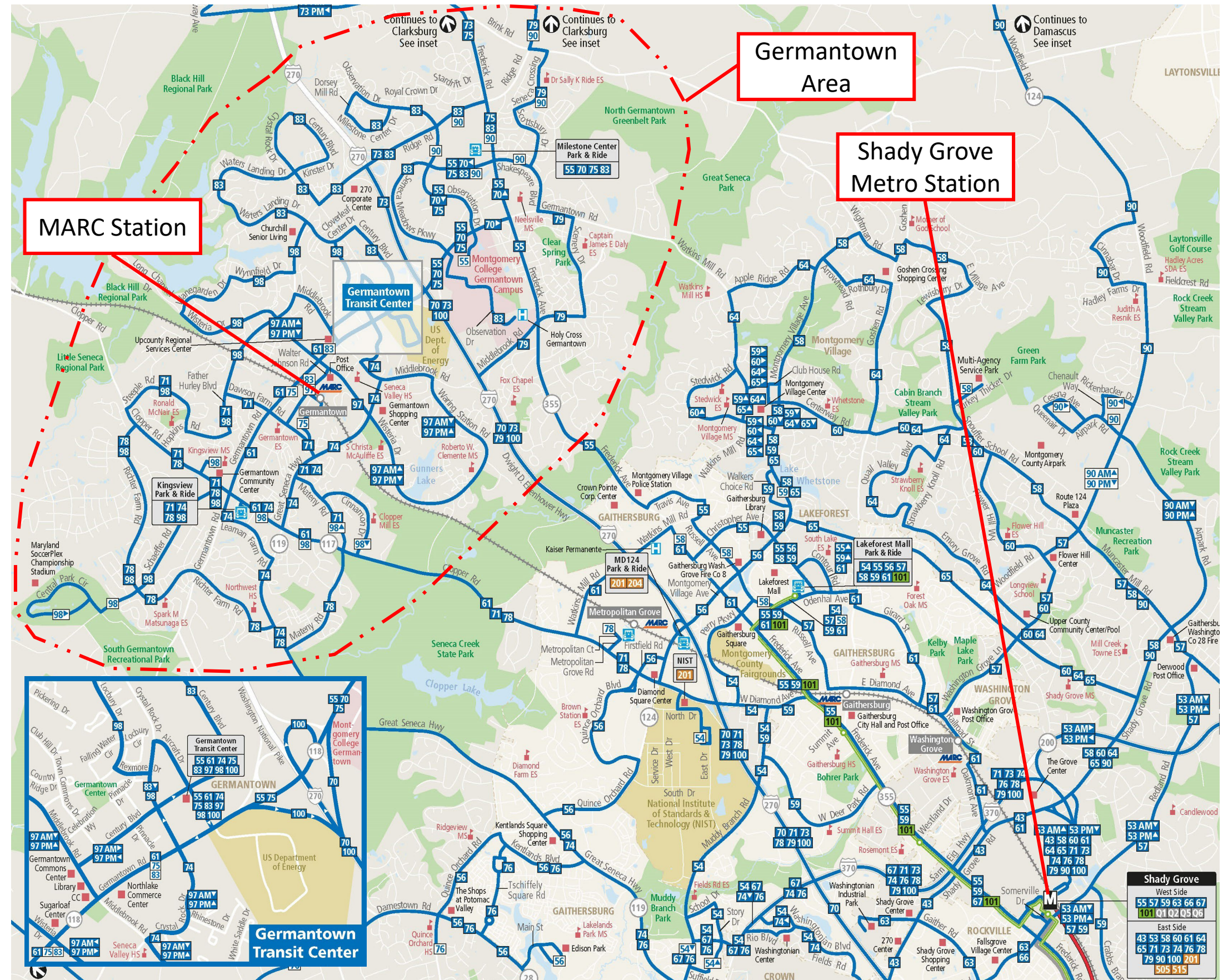
"We need better MARC service and hence better station facilities. Having the closest Metro station 15-20 minutes away is not very helpful."
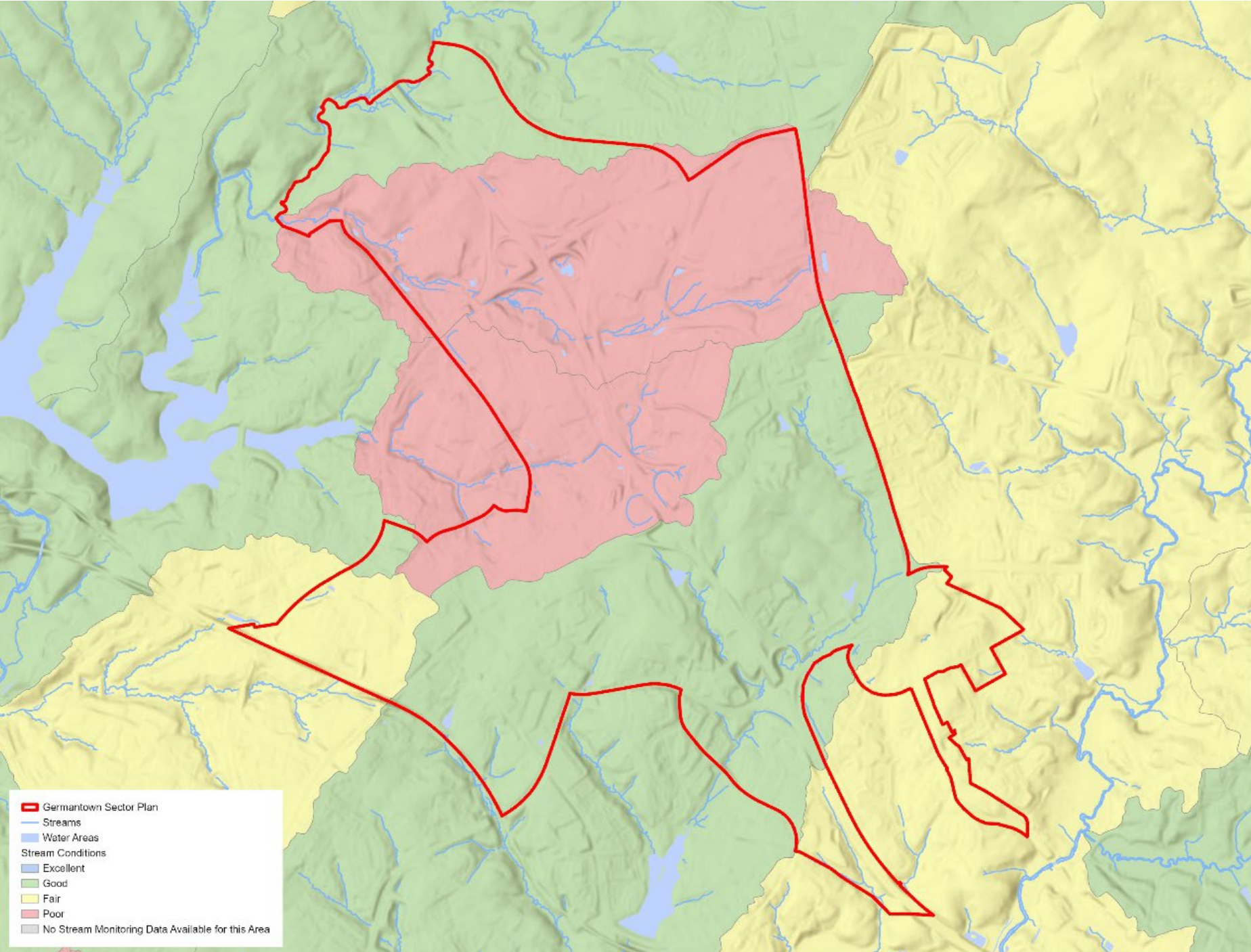(Questionnaire response)

Environment
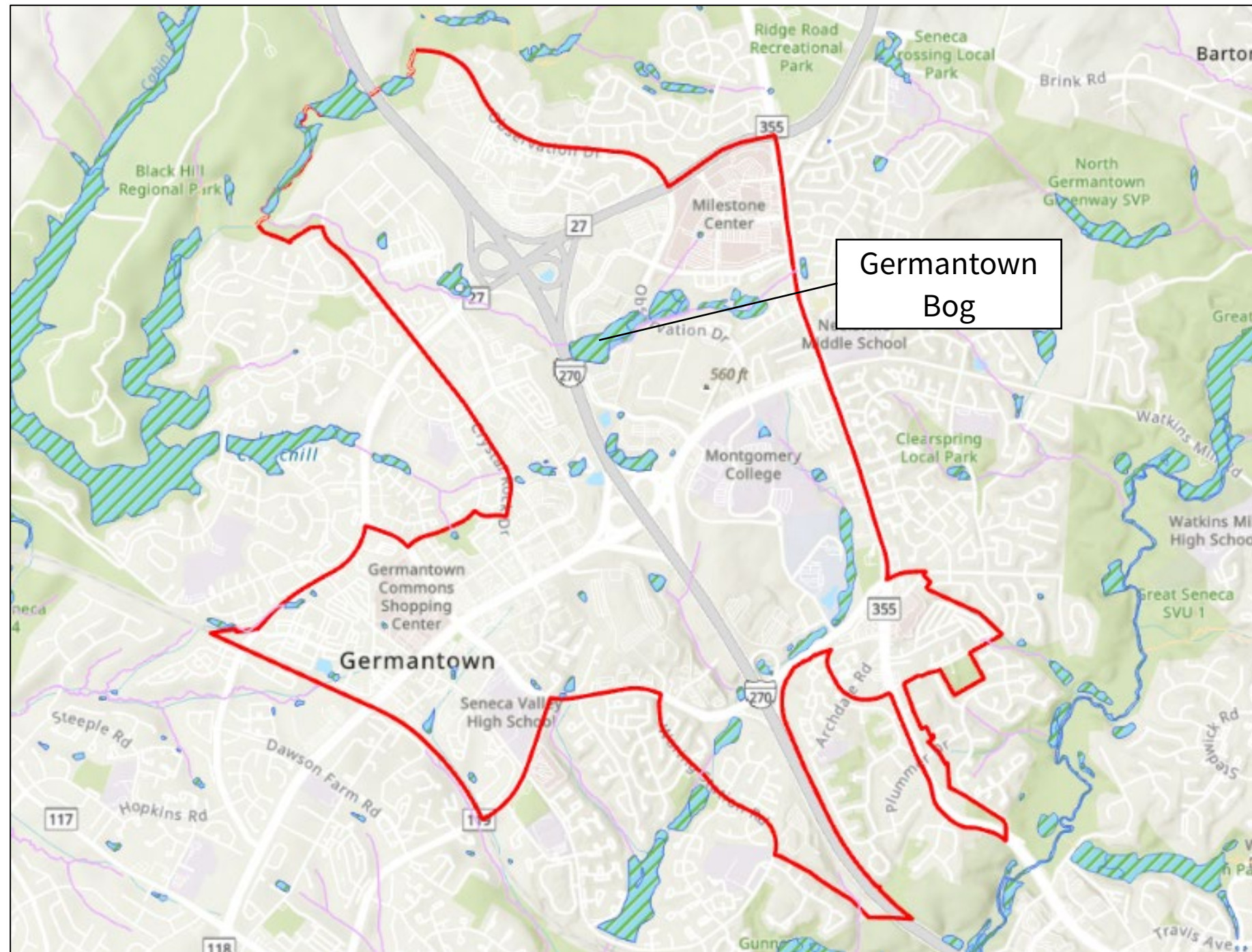
Watersheds and Water Quality

Two Major Watersheds
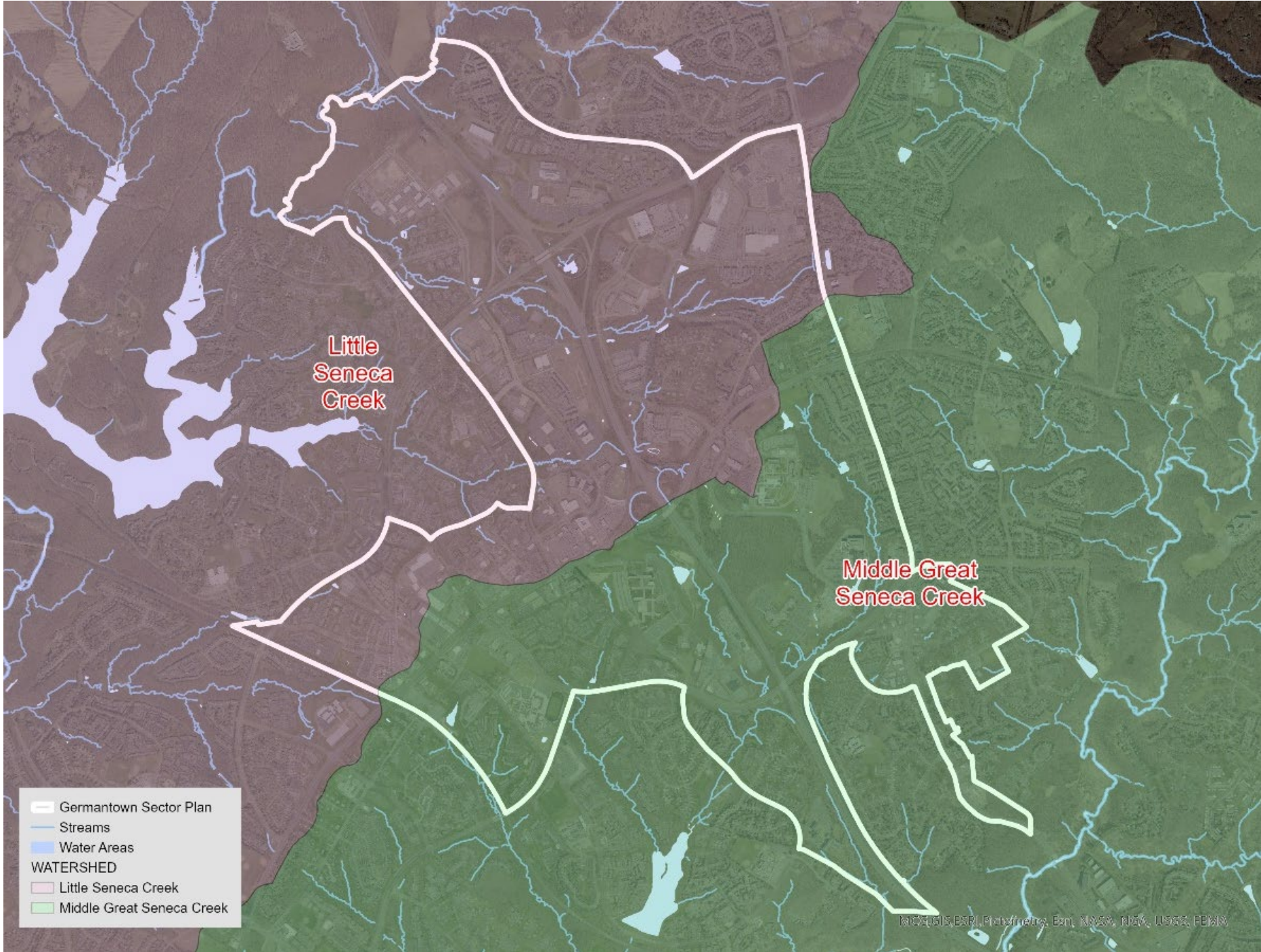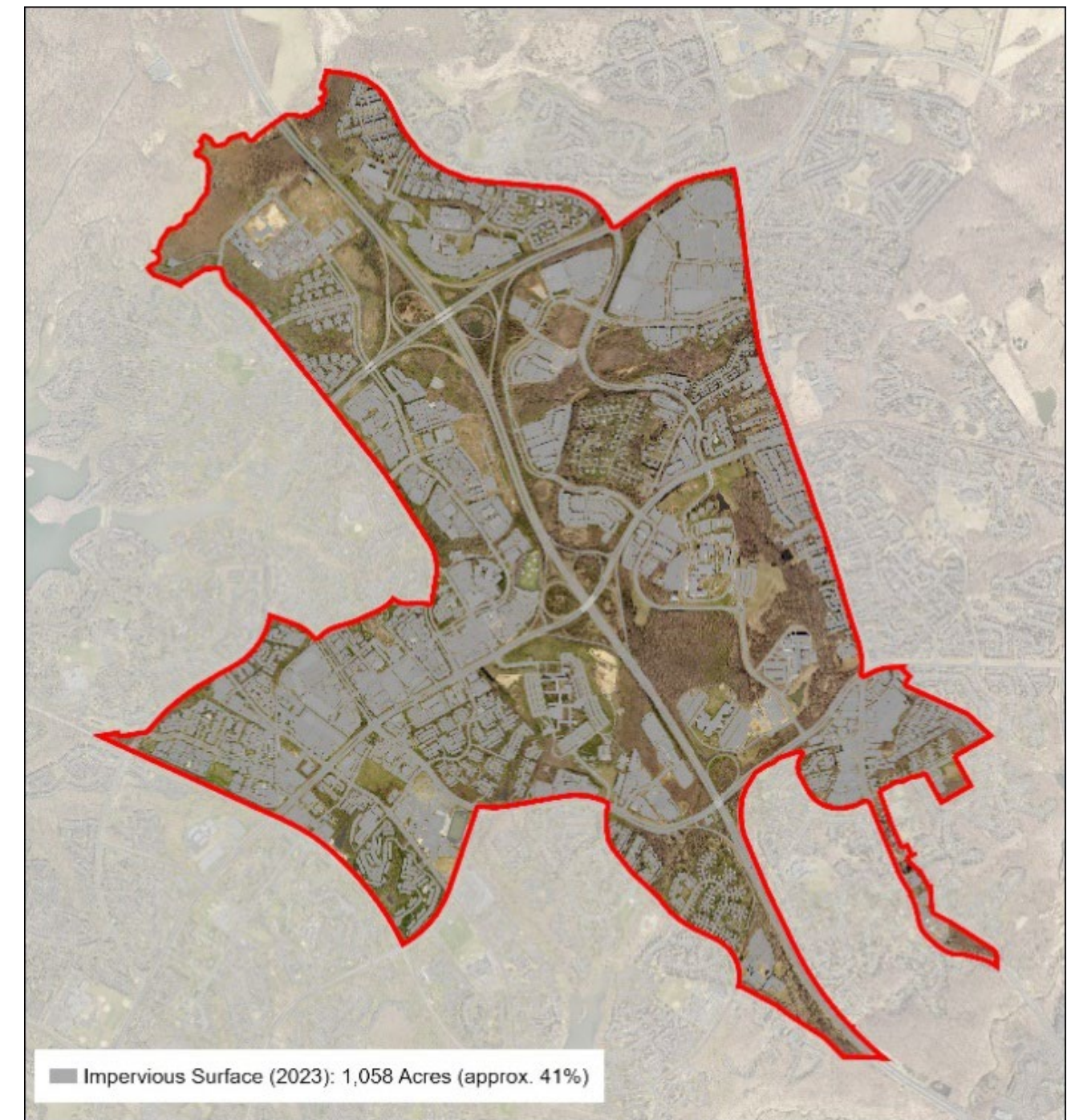

Poor to Good Water Quality

Wetlands and Imperviousness

Wetlands (~4% of plan area)

Germantown Bog

Imperviousness (~41% of plan area)

Impervious Surface (2023): 1,058 Acres (approx. 41%)

Tree Canopy and Climate Change

Tree Canopy (~32% of plan area)

Tree Canopy (2020): 846 Acres (32.5% of plan area)

Includes Forest Cover (~15% of plan area)

Heat Severity

Impervious Surface (2020)
Tree Canopy (2020)
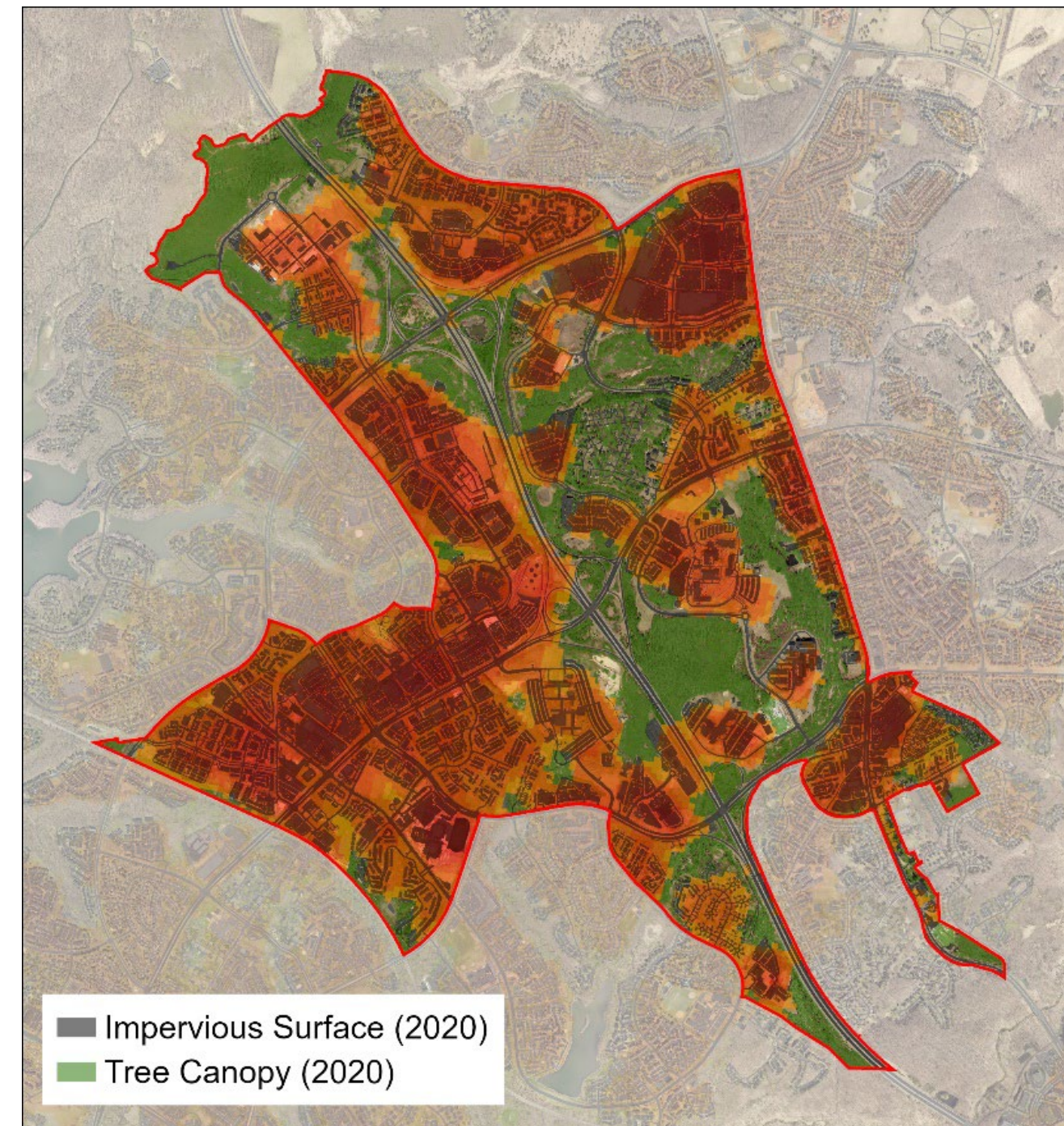
Parks and Recreation

M-NCPPC Park Facilities

"Parks and open space are the number one thing I like about Germantown." -(questionnaire response)

- Within Sector Plan boundary:
  - Four M-NCPPC parks available for public use:
    - Germantown Town Center Urban Park
    - Germantown Square Urban Park
    - Plumgar Local Park
    - Black Hill Regional Park
  - 1 playground, 3 basketball courts, 1 softball diamond at Plumgar

- Within 2-mile buffer of boundary:
  - 30 miles of natural surface trails
  - 20 miles of hard surface trails

- Recommendations will investigate opportunities for additional parkland and park facilities.

Germantown Town Center

Germantown Square

Plumgar

Legend:
- Study Area
- Plan Area
- Trail Units
- M-NCPPC
- Municipal
- State of Maryland
- Water Areas

Map labels: Goshen Recreation Park, Wildcat Branch SVU 1, Little Seneca Greenway SVP, Clarkmont SVP, Germantown Greenway SVP, Black Hill Regional Park, Ridge Road Recreational Park, Great Seneca SVU 2, Great Seneca SVU 1, Little Seneca SVU 4, South Germantown Recreational Park, Seneca Creek State Park

M-NCPPC Park Access

- 71% of Sector Plan population is within 10-minute walk to public park

- 32% of residents have 10-minute walk access to playgrounds, and less than 20% of the population has walk access to other priority facilities

- Experience Improvement Areas (map):

  - Locations where residents lack walk access to parks and park facilities for physical activity, contemplation, and social gathering

- Recommendations will address walk, bike, transit, and car access to parks and facilities.

"The park next to the library is nice, a good start, but lacks connectivity to the rest of the area." (Questionnaire response)
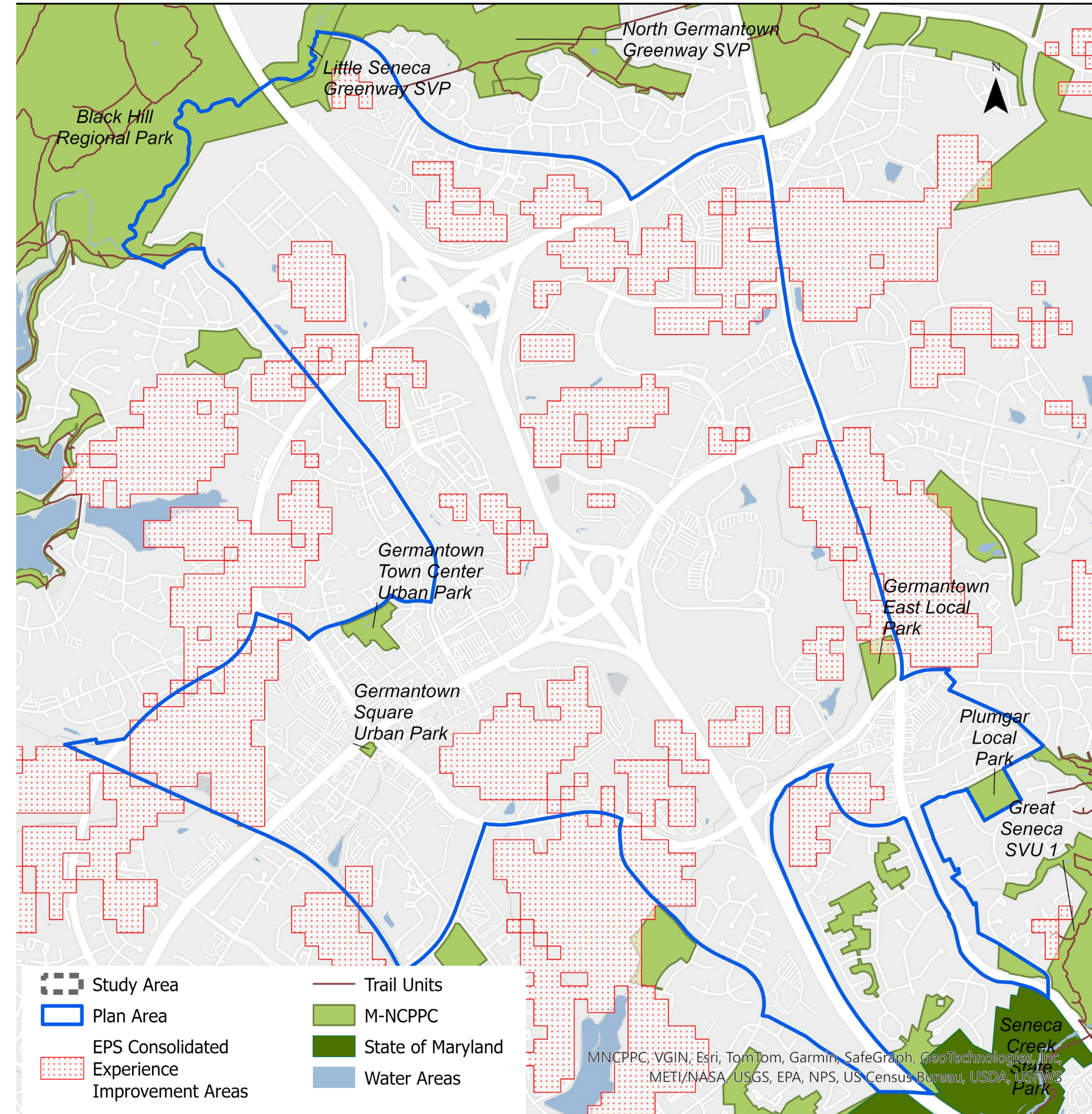
Other Open Space

- Privately-owned public space (POPS):
  - e.g. trails, seating areas, and playgrounds at the Black Hill development between Crystal Rock Drive and Century Boulevard

- County-owned open space
  - e.g. Upcounty Regional Services Center, Germantown Library, BlackRock Center for the Arts, Seneca Valley High School

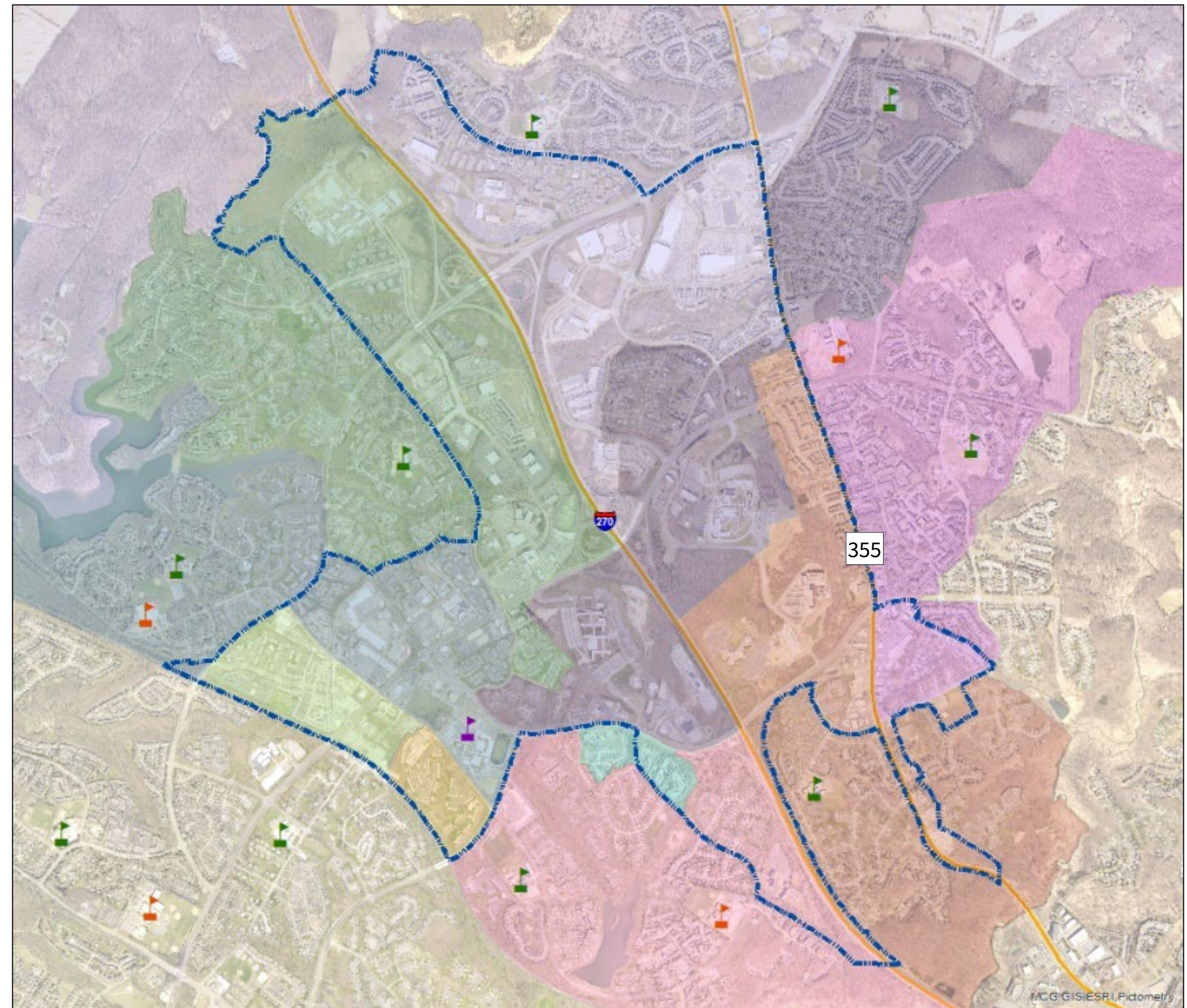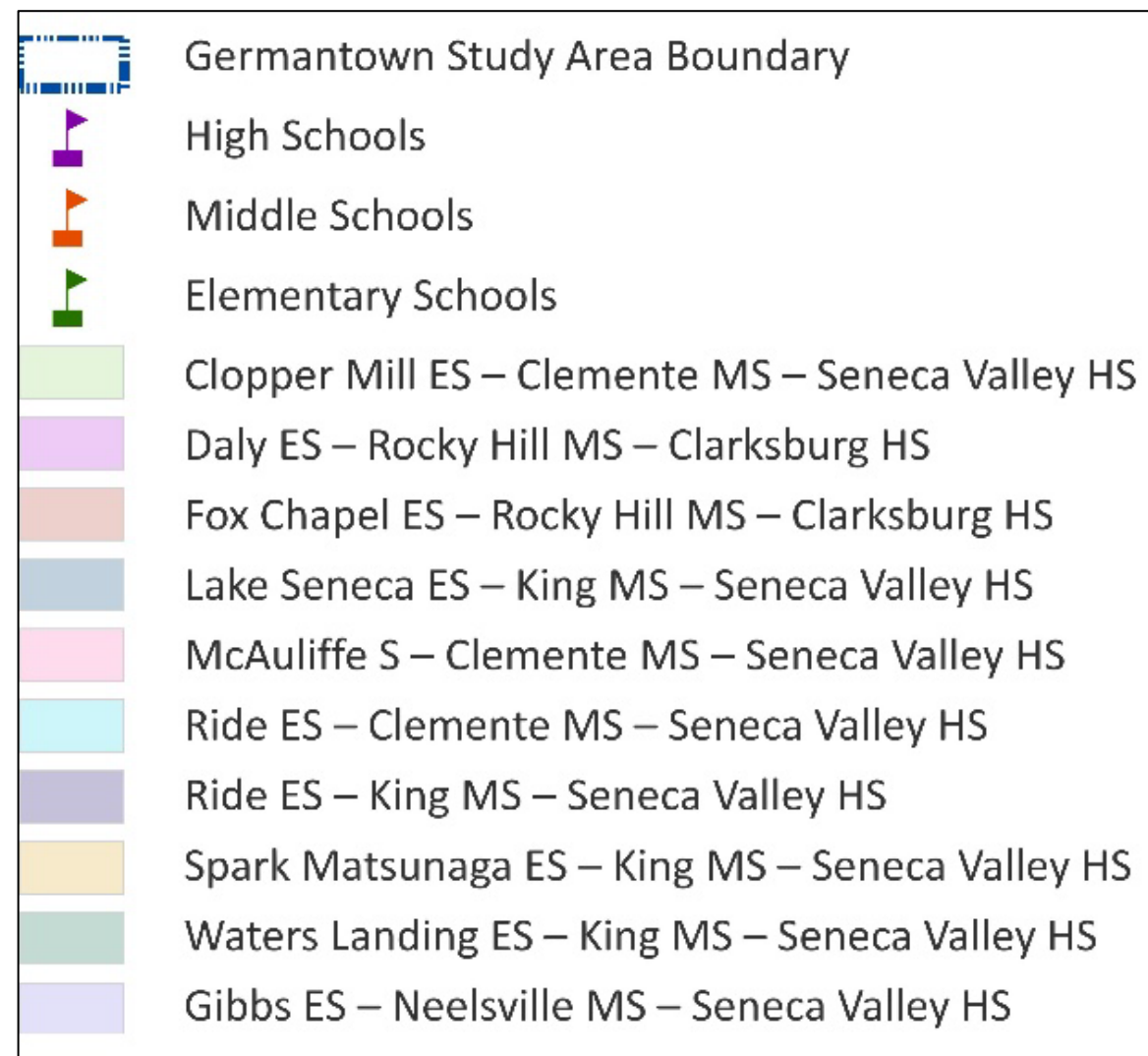- Recommendations will address community needs and trends for these other public open spaces.

Black Hill Development

Seneca Valley High School

Community Facilities

Schools

Legend:
- Germantown Study Area Boundary
- High Schools
- Middle Schools
- Elementary Schools
- Clopper Mill ES – Clemente MS – Seneca Valley HS
- Daly ES – Rocky Hill MS – Clarksburg HS
- Fox Chapel ES – Rocky Hill MS – Clarksburg HS
- Lake Seneca ES – King MS – Seneca Valley HS
- McAuliffe S – Clemente MS – Seneca Valley HS
- Ride ES – Clemente MS – Seneca Valley HS
- Ride ES – King MS – Seneca Valley HS
- Spark Matsunaga ES – King MS – Seneca Valley HS
- Waters Landing ES – King MS – Seneca Valley HS
- Gibbs ES – Neelsville MS – Seneca Valley HS

School Utilization

- Elementary schools
  - Enrollment peaked in 2013
  - Projected surplus of 600 seats
- Middle schools
  - Sufficient capacity
  - Projected surplus of 200 seats
- High schools
  - Steady enrollment increases
  - Board of Education boundary study includes 11 high schools
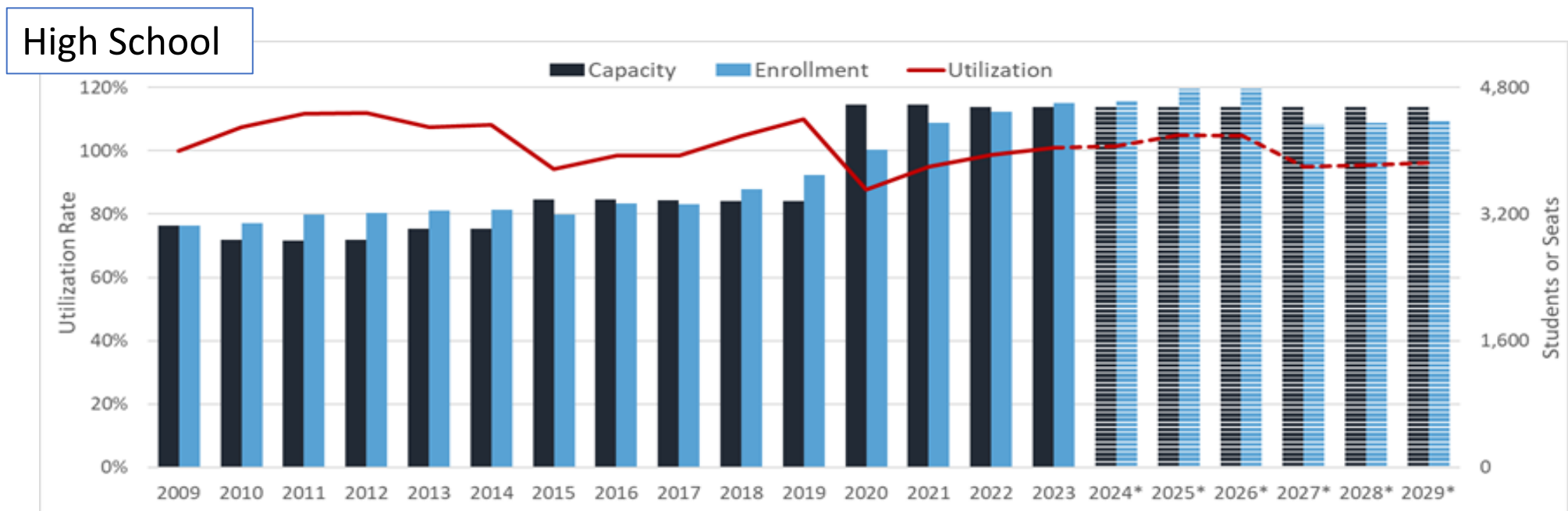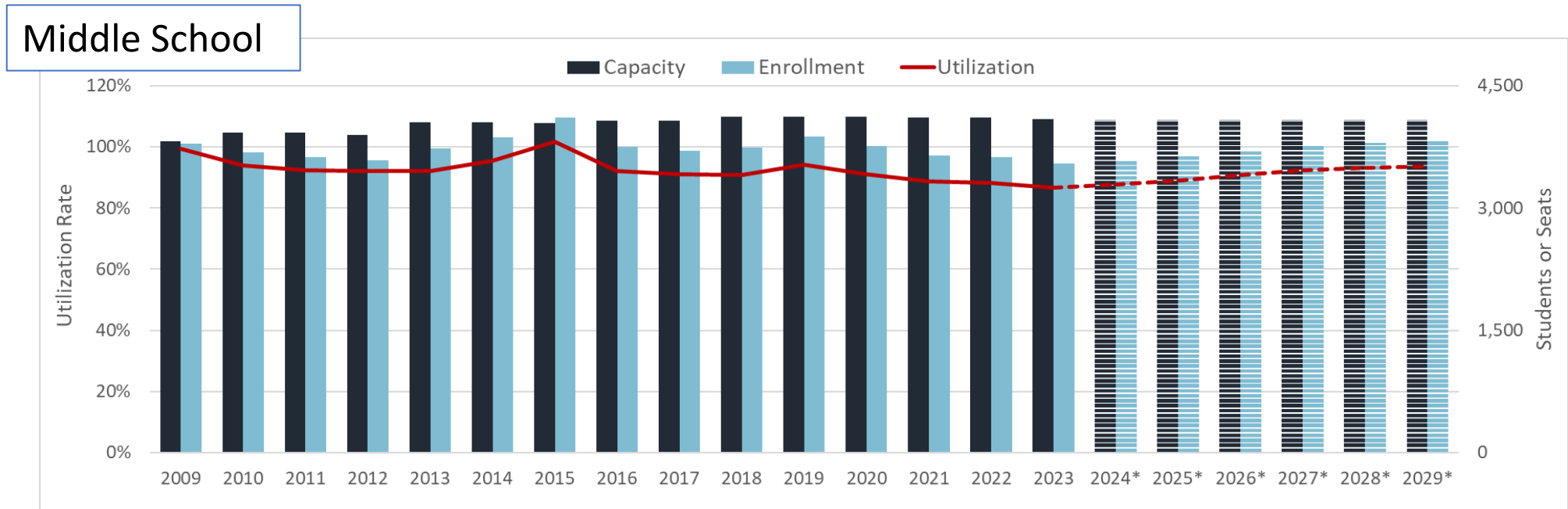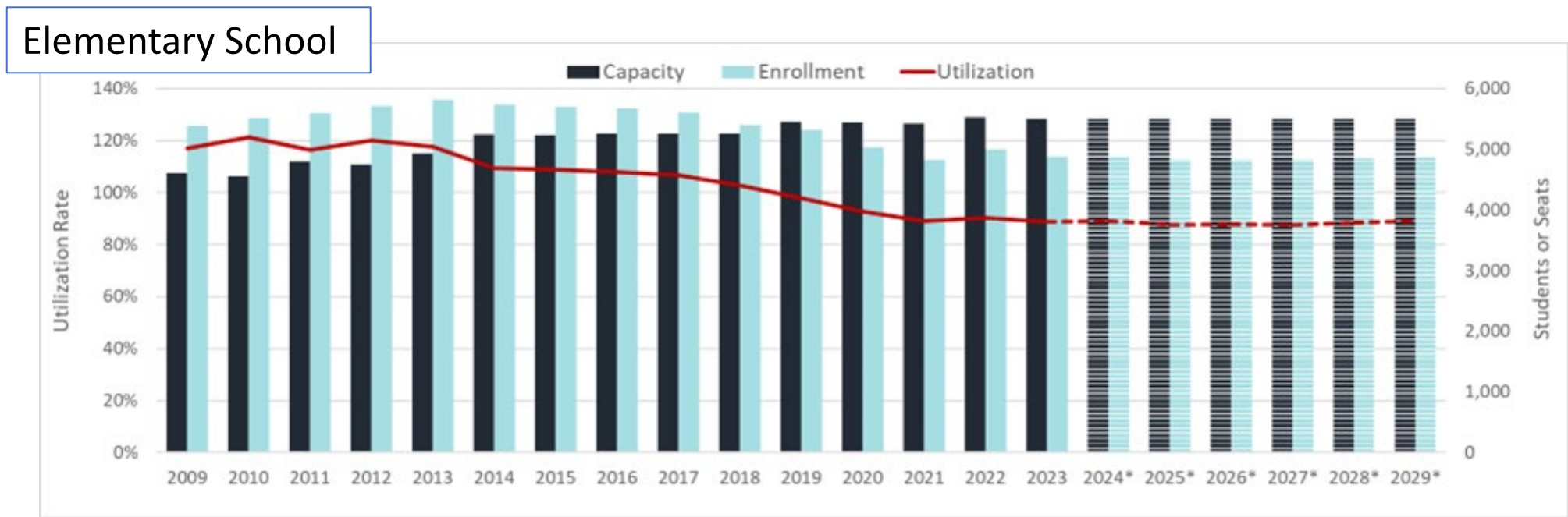
Other Community Facilities

BlackRock Center for the Arts

Germantown Library

Upcounty Regional Services Center
https://www.montgomerycountymd.gov/upcounty/about.html

5th District Police Station
https://www.montgomerycountymd.gov/pol/districts/5d/index.html

Montgomery College

Plum Gar Community Recreation Center
https://www.montgomerycountymd.gov/rec/facilities/recreationcenters/plumgar.html

Germantown Fire Station 29
https://www.gvfd29.org/apps/public/gallery/?Gallery=Apparatus

"We are fortunate to have BlackRock center for the Arts so close by but it is underfunded.
We need an infusion of money in the area to draw in the types of businesses, residents, and
opportunities that can support a center like BlackRock." (Questionnaire response)

# Historic Resources

- **Burial Sites**

  - Waters (Zachariah) Burying Ground (HP-219)

  - Waters Slave Cemetery (HP-330)

- **Master Plan Historic Sites**

  - Cider Barrel (M: 19-33)

  - Madeline V. Waters House (M: 19-13-01)

  - Pumphrey-Mateny House (M: 19-13-05)

  - Waring-Crawford Farm (M: 19-11)

- **National Register of Historic Places**

  - U.S. Atomic Energy Commission (M: 19-41)

 - Baltimore & Ohio Railroad, Metropolitan Branch (M: 37-16)
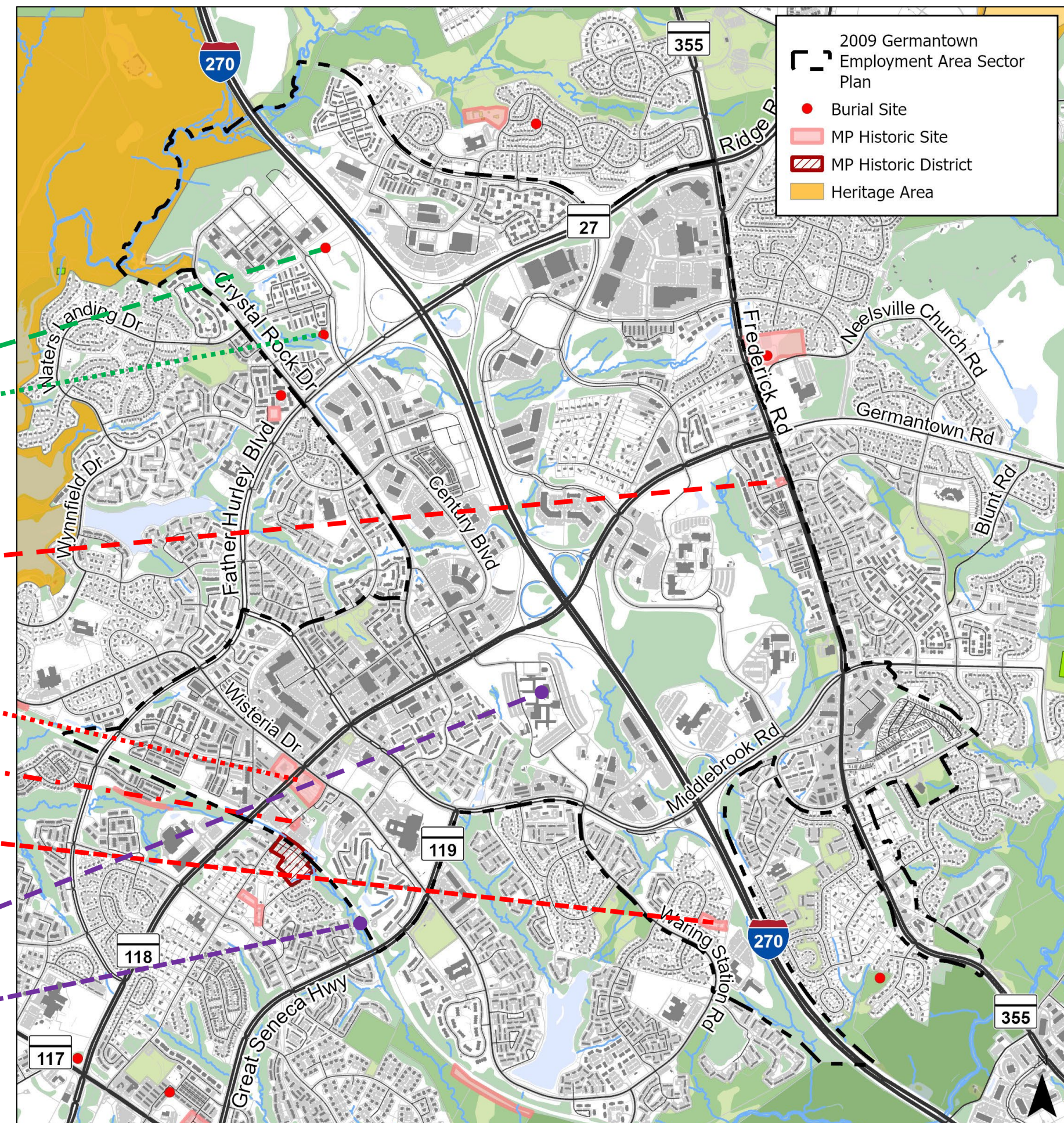
Community Feedback

Community Outreach Events

Date	Activity or Event
April 15, 2024	Presented at Upcounty Citizens Advisory Board (UCAB) meeting
April 27, 2024	Montgomery County GreenFest at Blackrock Center for the Arts
May 8, 2024	Pop-up at Germantown Transit Center
May 11, 2024	Pop-up at BlackRock Artisan's Market
May 15, 2024	Community Open House Kick-Off Meeting at Germantown Library
June 21, 2024	Flyer Distribution at area businesses
June 24, 2024	Community Open House #2 at Germantown Elementary School
June 26, 2024	Community Open House #3 at Fox Chapel Elementary School
August 6, 2024	National Night Out – Community Event
October 5, 2024	Germantown Oktoberfest - Community Event
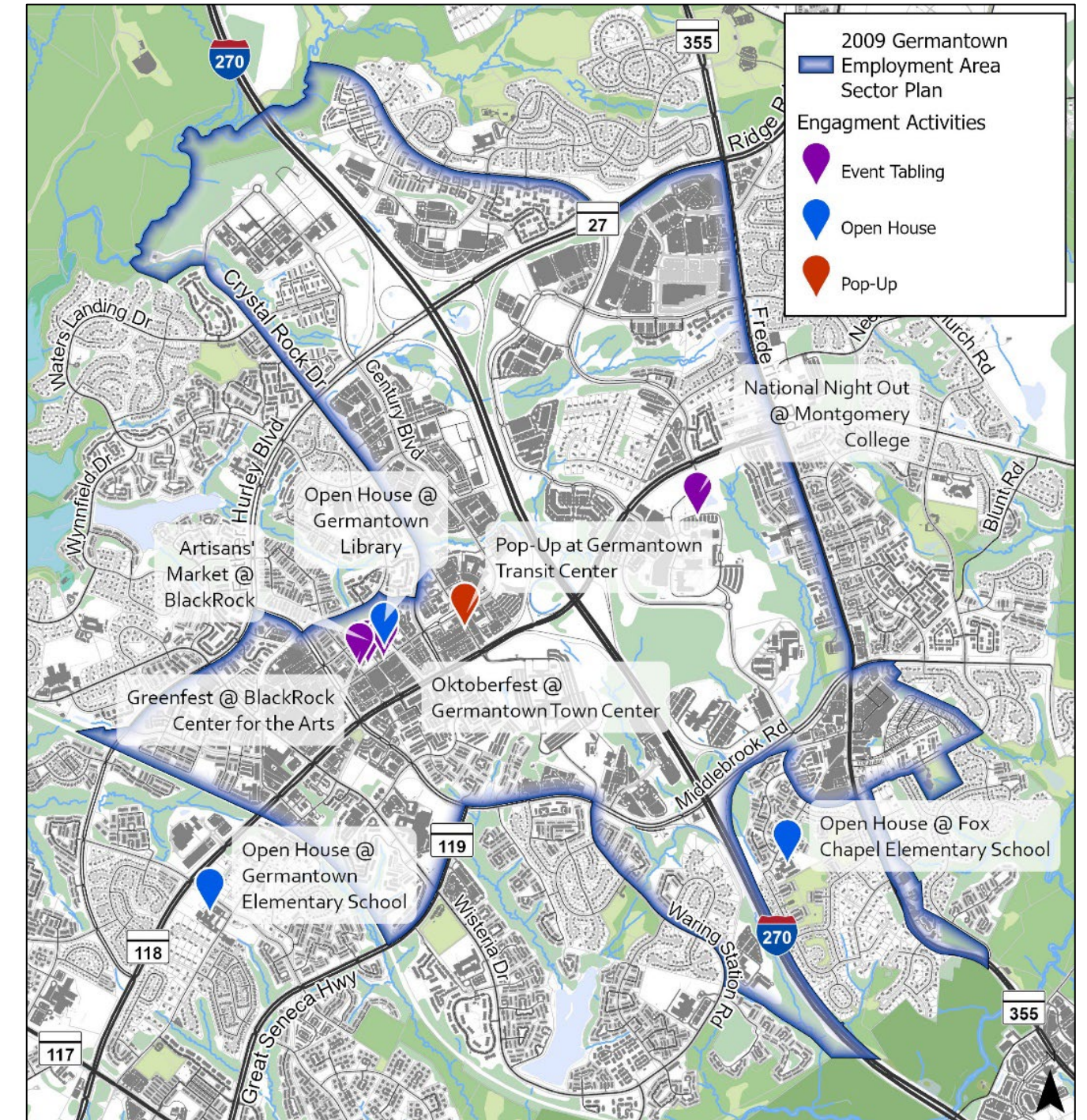
Community Organizations and Businesses

- Gaithersburg-Germantown Chamber of Commerce

- Montgomery County Economic Development Corporation (MCEDC)

- Visit Montgomery

- Maryland SoccerPlex

- BlackRock Center for the Arts

- Montgomery County Small Business Navigator

- Regal Cinemas

- HIP Projects

- Sheridan Road Properties (SRP)

- Minkoff Development Corporation

- Lerner Enterprises

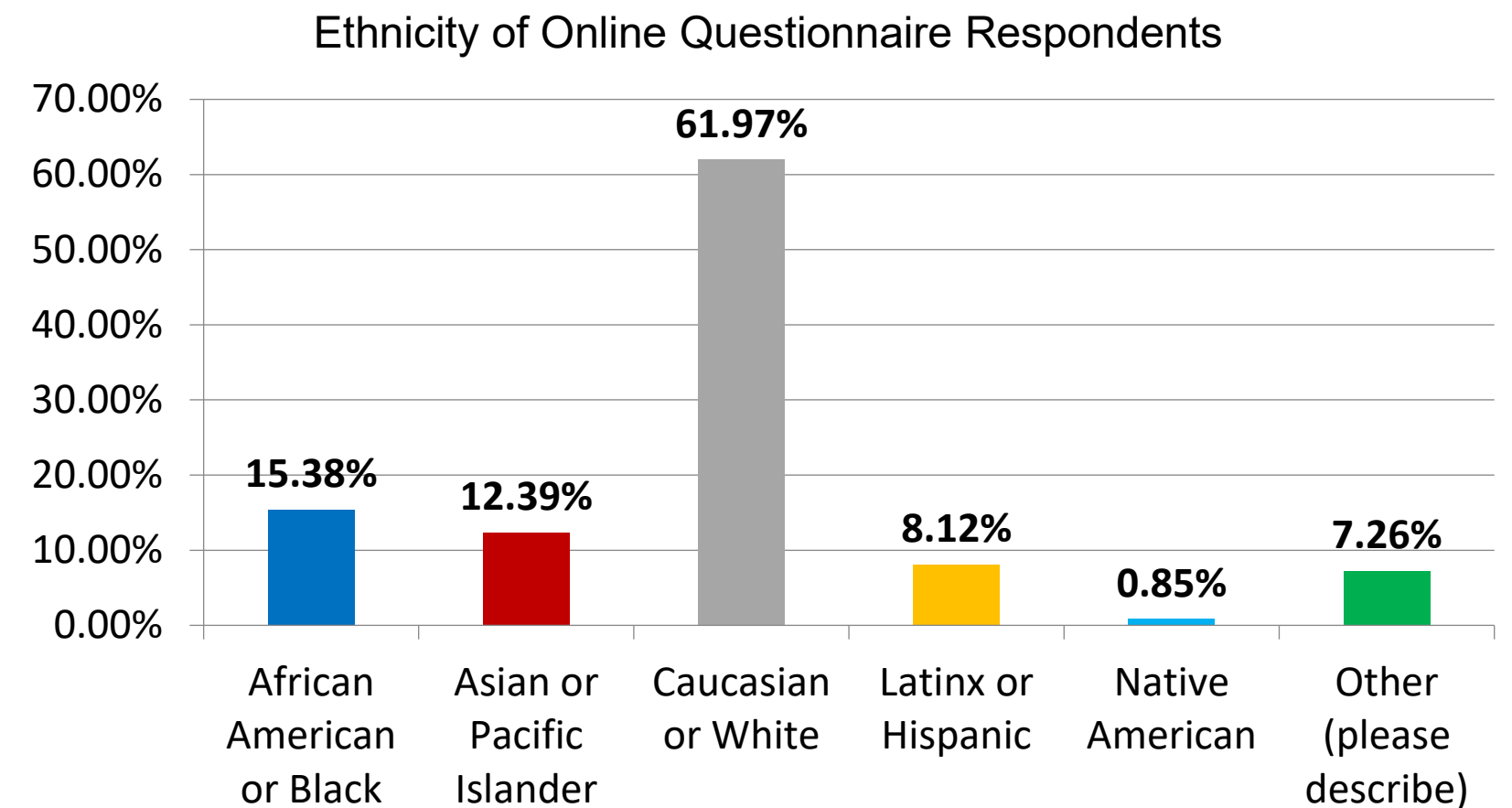- Miles & Stockbridge

- Lerch, Early & Brewer

Key Points Raised

- Halfway between Frederick and DC/downcounty, so good commute trade-off

- Competitive in flex spaces

- Office demand is not coming back anytime soon

- Germantown may be reaching saturation in retail given the current population level

- Multi-family units have been successful in that last ten years, but currently townhouses seem to be the only thing that works

- Better connectivity will require expensive projects

- There is a desire for Germantown to be more of a destination

Online Questionnaire

- Mid-March through early July 2024

- 337 responses

- 87.5% live and/or work in Germantown

- 9 business owners/employers

- 2 commercial property managers

Ethnicity of Online Questionnaire Respondents

African American or Black: 15.38%
Asian or Pacific Islander: 12.39%
Caucasian or White: 61.97%
Latinx or Hispanic: 8.12%
Native American: 0.85%
Other (please describe): 7.26%

Key Takeaways

- Community members enjoy:

  - Diversity

  - Convenient access to everyday needs

  - Access to parks, trails, and nature

- People would like to see more amenities in the parks, such as more trails, playgrounds, programming, and activations

- People want Germantown to be more of a "destination," with more upscale restaurants, night life, entertainment, and other activities

- Concerns:

  - Safety

  - Rising cost of living

  - Traffic

Key Takeaways (continued)

- Over 97% of respondents use a personal automobile at least some of the time; 43% walk or roll in the area

- Residents would like to see more bike lanes, trails, sidewalks, and pedestrian safety improvements

- Many feel that the area feels disconnected

- Public transportation is not viable outside of rush hour; service to residential communities is very limited

- Outreach efforts must be extended to underrepresented communities

General Questionnaire Comments

- *"Germantown is a fabulous place to live, thrive, and live your best life! Based on my experience living in Germantown, Germantown is the best-kept secret in Montgomery County!"*

- *"Ease of access to 270 is a major plus. Plentiful grocery shopping, as well as drug stores. Access to Black Hill Regional Park from my neighborhood. I generally feel safe in my area of town. I like the diversity of Germantown."*

- *"The grocery is nice and fast food is here. I would like to see better restaurants and a better bar with live music. A rooftop restaurant/bar would be awesome."*

- *"Public safety is a major concern lately."*

- *"Cultural activities for our community. More summer concerts for our community. More kids' activities."*

Stay Connected

Follow the plan's progress and subscribe to e-letter updates:

https://montgomeryplanning.org/germantown-sector-plan-amendment/

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Questions or Comments?