



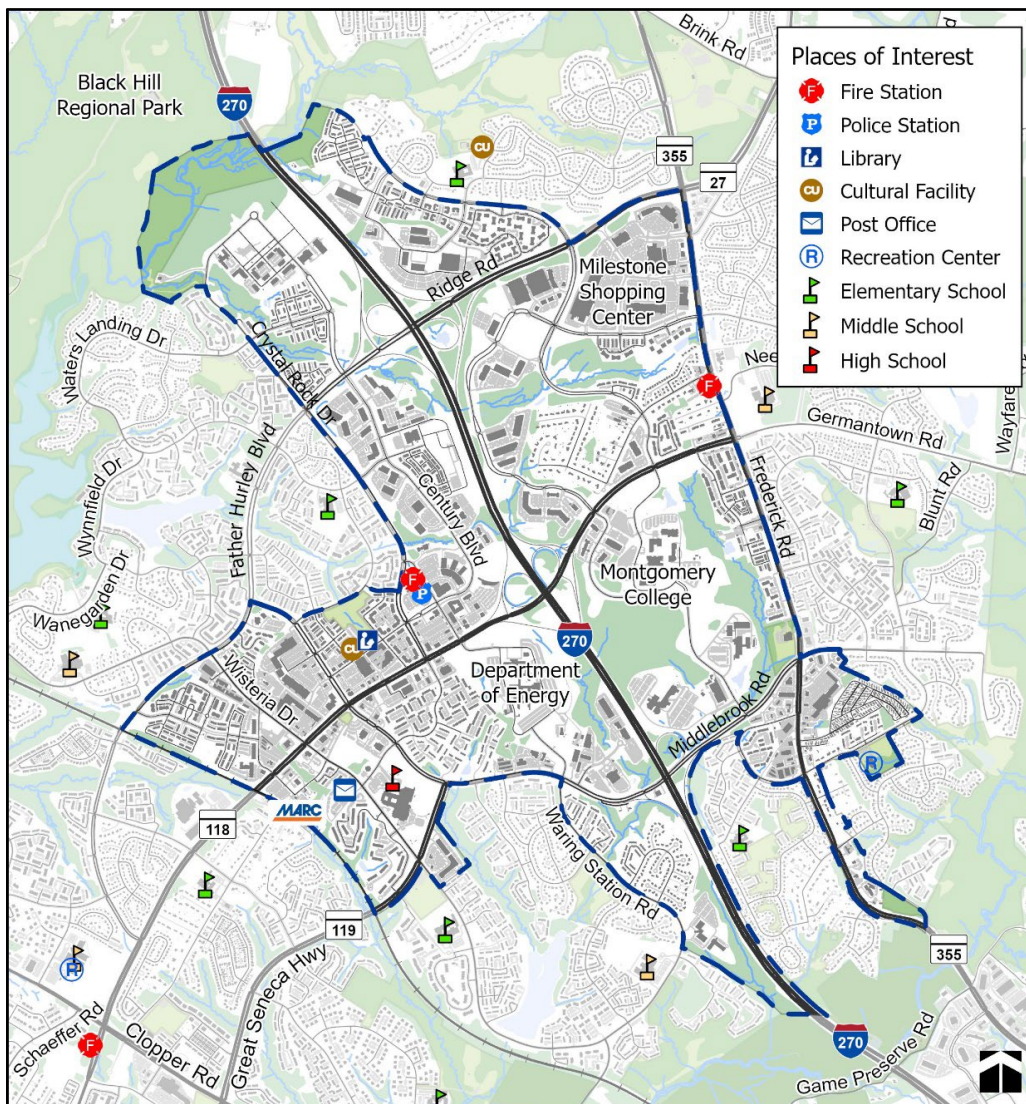
What are Preliminary Recommendations?

They represent Planning Staff's initial set of policy directions and strategies for the Plan area. They are informed by prior phases of work, including the Germantown Employment Area Study, community engagement, coordination with public agencies and stakeholders, and technical analysis conducted by the planning team.

WHAT IS THE GERMANTOWN SECTOR PLAN AMENDMENT?

The Germantown Sector Plan Amendment is Montgomery Planning's update to the 2009 *Germantown Employment Area Sector Plan*. The sector plan will evaluate existing development patterns and community and economic trends, and gather public feedback to create a realistic, flexible, and community-focused strategy for the next generation of Germantown.

Sector Plan Area



WHAT HAVE WE HEARD FROM THE COMMUNITY SO FAR?

Preliminary recommendations are grounded in extensive community engagement conducted throughout the planning process. Residents, workers, business owners, and stakeholders consistently expressed interest in:

- safer streets and improved connectivity
- a stronger Town Center and more destination-oriented places
- additional housing options at a range of price points
- expanded recreation and gathering opportunities
- preserving Germantown's diversity and sense of community

These priorities are reflected throughout the preliminary recommendations and the plan's framework.

WHAT IS THE DRAFT PLAN VISION?

Germantown is envisioned as a **connected, inclusive, and resilient** community that celebrates its rich diversity and provides a strong sense of belonging. Anchored by vibrant **activity centers** and a welcoming Town Center, a central **pedestrian-oriented corridor** will organize movement and public life, linking key destinations with safe crossings, walkable streets, and accessible transit. Neighborhoods will be designed for easy **travel by foot, bike, and transit**, ensuring that residents can reach parks, services, and essential destinations close to home.

Through intentional design, flexible land use, and green infrastructure, Germantown will support **complete, convenient living** and offer a broad **range of housing, recreation, and cultural experiences**. Public spaces will reflect **community identity**, parks will be **active and inviting**, and development will prioritize **sustainability, equity, and safety**.

WHAT ARE THE KEY PRELIMINARY RECOMMENDATIONS?

The sector plan's preliminary recommendations seek to create a more connected, resilient and vibrant Germantown by concentrating growth and redevelopment in walkable centers, expanding mixed-use development and housing options, improving transportation safety and connectivity, strengthening parks and public spaces, and integrating environmental sustainability measures.

More walkable, people-oriented places



- Create a network of neighborhood activity centers that offer a mix of housing, retail, dining, gathering spots and other amenities.
- Build connected street grids with smaller blocks and more route options to improve walkability and connectivity.
- Design buildings to frame streets and public spaces, with active ground floors and pedestrian-oriented layouts.
- Expand, connect, and organize open spaces as visible, accessible, and functional community gathering areas.

Flexible, mixed-use growth



- Allow more mixed-use development and housing by increasing density and zoning flexibility in activity centers and shifting away from office-only zones.
- Reduce regulatory barriers and development caps to attract reinvestment and support redevelopment of underutilized sites (e.g. large parking lots).
- Focus the highest building heights and densities in activity centers, reducing heights and densities towards surrounding residential neighborhoods.

A safer, more connected, and multi-modal transportation network



- Expand the street network with new local streets and smaller blocks for better access.
- Improve walking and biking safety and access with more protected crossings, pedestrian shortcuts, and bikeways.
- Align roadway design with current conditions by reconfiguring lanes, reducing planned but unbuilt lanes, and lowering target speeds to improve safety and support a more balanced transportation system.
- Add new vehicular, pedestrian, and bikeway connections over I-270 to better link east and west Germantown.
- Remove outdated planned interchanges along Frederick Road and Ridge Road to avoid high-speed road designs and infrastructure that would make it more difficult and dangerous to walk, bike, and connect to neighborhoods.
- Strengthen transit service by supporting BRT (bus rapid transit) corridors and development near transit.
- Evaluate relocating the Germantown Transit Center to a nearby block to support redevelopment in the Town Center.

Better access to recreation and gathering spaces



- Improve access to parks in the plan area on foot, by bike, or by taking public transit.
- Activate underused parks with new features like play areas, courts, or gathering spaces.
- Address gaps in park access in underserved areas of the Plan.

Preserved and integrated community heritage



- Protect and maintain sites and properties that promote Germantown's history and cultural identities.
- Encourage adaptive reuse of historic properties to keep them active and relevant.
- Design new development to respect historic context in scale and form.

A resilient, mixed-use economy



- Increase residential density in the Town Center to support a range of retail and services.
- Attract and support innovation industries (life sciences, R&D, manufacturing) along I-270.
- Establish a place-management organization (e.g., business improvement or urban district) to coordinate investment and programming.

Expanded housing options



- Increase overall housing supply, especially near transit and activity centers, to support growth and local services.
- Expand housing types and sizes to meet diverse needs, including families, seniors, and multigenerational households.
- Preserve existing market-rate affordable housing and minimize displacement during redevelopment.
- Require or incentivize new affordable housing in future development.

A healthier, more resilient community



- Increase tree canopy and shade to reduce urban heat.
- Improve stormwater management and reduce runoff.
- Protect natural areas and biodiversity, including key ecological resources.
- Reduce pollution and environmental health risks, especially near highways.
- Promote energy efficiency, renewable energy, and climate resilience.

WHERE ARE WE IN THE PLAN AMENDMENT PROCESS?



HOW CAN I LEARN MORE? HOW CAN I PROVIDE FEEDBACK?



To learn more about these preliminary recommendations, provide feedback to the planning team, and to sign up for the plan's e-letter, visit: montgomeryplanning.org/gspa.

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