MCPB
Item # 15
10/18/07

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

October 10, 2007

MEMORANDUM

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief JAC
Community-Based Planning Division

FROM: Sue Edwards, Team Leader, I-270 Corridor SUE
Community-Based Planning Division (301-495-4518)

Karen Kumm Morris, Planner Coordinator KKM
Community-Based Planning Division

Leslie Saville, Senior Planner
Community-Based Planning Division

Alexandra Teaff, Diversity Manager
Community Outreach and Media Relations Division

SUBJECT: Status Report: Germantown Master Plan

INTRODUCTION

The proposed discussion of the Status Report with the Planning Board on the Germantown Master Plan is the second contact with the Board since December 2006 when the Community Advisory Committee was appointed by the Planning Board. On April 5, 2007, staff presented another status report and received endorsement for a more limited study area than the entire area of the 1989 Germantown Master Plan.

- The Germantown Master Plan addresses the following issues:
- Stimulating employment opportunities in Germantown
- Matching appropriate land use to support the Corridor Cities Transitway
- Expanding and strengthening the Germantown Town Center
- Investing in cultural attractions in Germantown to serve the Upcounty area
- Building green and healthy communities
- Providing pedestrian and bicycle access to activity centers and existing trail systems

The Roundtable discussion of the Germantown Master Plan on October 18, 2007 will include a PowerPoint presentation of the Plan's relationship to the 355/270 Corridor Study; a summary and illustration of the land use alternatives developed to test road, school and environmental capacity; and a description of the varied outreach methods used in this phase of the master plan process.

The discussion provides a summary of the 1989 Master Plan recommendations and options under consideration for each of the topics listed above. In future worksessions, staff will present the capacity analysis of transportation, schools, and environment resulting from the land use alternatives.

RELATIONSHIP TO THE 355/270 CORRIDOR STUDY

The 1989 Germantown Master Plan recognizes that "current development in Germantown, to a large extent, is a response to the economic forces that were present during its early years of growth, the late 1970's and early 1980's. During the late 1970's and early 1980's, the energy crises affected the entire housing market, and sewage treatment capacity limitations restricted the local market for development approvals" (Master Plan, page 8).

Germantown is a Corridor City as envisioned by the 1969 General Plan. The concept of corridor cities, including Rockville, Gaithersburg, Germantown and Clarksburg was to focus growth along the I-270 major transportation corridor and prevent urbanization of the wedges between the radial corridors. The Corridor Cities were to be linked by a transit system (Corridor Cities Transitway) emanating from the Shady Grove Metro Station through Gaithersburg and Germantown to Clarksburg.

Diagrammatically, a corridor city was to have a center of employment and shopping activities surrounded by residential development. The 1989 Plan also established "village centers" in the manner of Reston and Columbia "new towns" with County government coordinating the efforts of many individual landowners to create a cohesive new town (page 7).

The Germantown Master Plan has historically called for a well-defined Employment Corridor. The Master Plan recommends "integrated, multi-use activity centers rather than unrelated, single-use developments" (page 15). Objectives of the employment corridor include:

- The development of two urban villages with a mix of residential, employment, and retail services
- A built form that reflects an urban environment and streetscape
- Pedestrian-oriented, transit-servable employment development
- A broad range of retail service uses designed to serve the employees and residents
- A range of development densities that would provide a variety of employment opportunities

The 1998 Germantown Master Plan established the following end-state relationship of employment opportunities to employed residents:

- 78,000 jobs
- 36,783 households
- 2.12 jobs:housing ratio

The 355/270 Corridor Study describes the Washington, D.C. area as one of the fastest growing and sought out regions of the country. Growth over the last decade has outpaced any other time in history. Although growth has slowed somewhat, continued growth is expected for the future. In addition to growth, demographic composition and change, technological ingenuity, and globalization are also shaping the region. Advanced technology and biotechnology industries are part of the basic knowledge economy in Montgomery County.

"The federal presence and leadership in the advanced sciences is the base for the Corridor being a world class center in these fields. The federal government is expected to continue to play this vital role in the County in the future. These institutions include the National Institutes of Health (NIH), the National Institute of Standards and Technology, satellite offices for the Department of Health and Human Services, (DHHS), and the Department of Energy (DOE)..." The major employers in Germantown are predominantly private sector as shown in the following table:

Largest Private Sector Employers in Germantown

Company	Sales Amt (2006)	Jobs	Type of Employer
Hughes Network System	$179.3 m	900	Communications
Acterna LLC	$412.8 m	700	Communications
Library Systems & Services	$22.3 m	400	Management Consulting
WABTEC Railway Electronics	$696.2	320	Electric Measurement Technology
NCR Govt. Systems	$15.8	250	Information Technology
AWS Convergence Technol.	$40.0	205	Information Technology Support
Qiagen Sciences	$24.0	170	Biotechnology Support
Rf Solutions Group	$12.3	142	Communications
Global Telenet Corp	$17.7	140	Communications
Roberts Home Medical	$35.4	105	Healthcare Equipment
Megisto Systems	$7.6	92	Information Technology
American Marketing Services	$4.5	90	Newspaper Publication
Axiom Systems	$12.1	87	Information Technology
Telogy Networks Inc	$10.2	85	Information Technology
Advanced Technologies & Labs	$5.1	80	Management Consulting
Current Technologies	$6.9	75	Communications Equipment
Rodgers Consulting	$4.1	70	Engineering Services
CTI Consulting	$0.65	67	Airport Security Services
Systems Management Services	$3.7	65	Environmental Services
Montrose Motors	$16.9	62	Automobile Dealership

Source: 2006 Dunn and Bradstreet Online for Zip Codes 20874 and 20876

Public sector employers include Montgomery County Public Schools (1,448 jobs), Montgomery College (425 jobs), Department of Energy (2,070 jobs), National Oceanic and Atmospheric Administration (139 jobs), and Department of Defense (25 jobs).

Demographic Composition and Change

The 355/270 Study reported that "much of the land for future housing in the Corridor is zoned for multi-family housing located near transit. Growth figures for those between 35-64 will increase by 23% between 2005 and 2030 and multi-family housing may not be a desirable option. There may be a need for additional single-family units to be built in the Corridor to house families. Some commercial capacity within the Corridor could be converted to accommodate a variety of housing types intermixed with neighborhood serving retail and services."

Household forecasts in Germantown depart from this conclusion. The Montgomery County Planning Department, Research and Technology Center, Demographic Model, Round 7.1 Forecast depicts moderate losses in the age cohorts 25-49, especially for females (see Germantown Household Population 2005 and 2030, by Age and Sex). In the planning horizon of this master plan (2005-2030), Germantown will not experience the surge in housing production (over 12,000 housing units) that has attracted young families in prime years of employment.

Germantown in 2030 will more closely resemble the Montgomery County age distribution than in 1990, 2000, or 2005. The demographic shift can be explained by the large proportion of Germantown residents ages 20-44 who will choose to age in place. Population segments expected to grow by 2030 include ages 55-84. From 1990 to 2005, there was little representation of the upper cohorts, ages 70-84. The increase of this population segment in Germantown is mirrored elsewhere in the County and suggests planning response such as supporting mixed age communities where elders age-in-place, availability of transit and health services, and housing appropriate to age and wellness.

LAND USE ALTERNATIVES

The 1989 Germantown Master Plan encompasses approximately 11,000 acres in northern Montgomery County within a three-by-five mile area. This planning area is bisected by I-270 and is bounded by Great and Little Seneca Creeks and their tributaries (page 7). See Germantown Study Area.

The Master Plan underway covers a smaller area, approximately 2,450 acres, principally the area described as the Employment Corridor in the 1989 Master Plan. The Urban Land Institute (ULI) Advisory Services Panel Report on Germantown, Maryland (June 2006) also endorsed a smaller land area for the Master Plan to be named the Germantown Business District. The ULI Report also recommended an expedited time period of 6-9 months to complete the new Master Plan.

Staff developed two land use scenarios in consultation with the appointed Community Advisory Committee (CAC) and property owners participating in a focus group and the Germantown Task Force. The purpose of land use scenarios is to understand the effects of development futures that are "too high" and "too low".

These alternatives were presented to the CAC on September 11, 2007, which resulted in the suggestion of a "mid-range" alternative that staff has since developed. Property owners attending the September 11, 2007 meeting responded by requesting an additional alternative that increased both jobs and housing above existing Master Plan levels (see Gaithersburg-Germantown Chamber of Commerce letter). The selected scenarios will be analyzed for transportation, school, environmental, and community facility impacts and presented to the CAC and Planning Board later in 2007.

A set of themes for the Germantown Master Plan occur throughout the three land use alternatives:

- Introduce mixed-use development
- Strengthen and expand a lively Town Center
- Develop healthy neighborhoods
- Celebrate Germantown's historic character
- Plan for transit in land use and design

Staff researched the amount, location, and intensity of development existing or approved for the Germantown study area which is depicted as 1989 Master Plan in this report. More detail was created for each property to understand what yields are possible using typical development standards for each zone shown as Most Likely Build Out from 1989 Master Plan.

Each scenario creates a community different from the other land use alternatives. In creating land use alternatives for evaluation, staff can set hypothetical locations and levels of development and determine what impacts are created under each alternative. Such alternatives help to find the "high" and "low" ends of development for a community.

1989 Germantown Master Plan

The 1989 Master Plan envisioned Germantown of the future as consisting of 78,000 jobs and 36,783 housing units. Altering the mix of housing to achieve a balance among single-family detached, single-family attached and multifamily units was an important component of this Plan. The Plan focused development on the Town Center and expanded consideration of Village Centers introduced in the 1974 Plan. An urban park for the Town Center was recommended in the Plan.

Most Likely Build Out from 1989 Germantown Master Plan

Staff analyzed development approvals for all properties within the study area in order to determine the level of development "Most Likely Build Out". Not all properties develop to the full extent of development allowed by zoning. Where new information is available for a specific use (e.g. medical office use), development standards for that use were applied. This analysis also takes into consideration the potential for redevelopment. The number and location of parks are consistent with the Master Plan.

Alternative 1: Master Plan Jobs Shift to Housing:

- Maintains the 1989 Master Plan overall level of development
- Shifts some jobs to housing in the study area (-9,000 jobs)
- Increases housing in the study area by 1,700 units
- Provides more jobs over 2005 number of jobs
- Clusters development around transit stations with decreasing density and height at the edges of the walkable area
- Achieves 4-5 story building heights with surface parking and some garage parking
- Provides public use space and recreation space that is privately maintained

Alternative 2: Maintains Jobs and Adds Housing on the West Side of I-270:

- Mid-range option as suggested by the CAC
- Exceeds the 1989 Master Plan overall level of development
- Maintains jobs and adds housing on the west side of I-270 where transit service is available
- Increases housing in the study area by 4,000 dwelling units
- Maintains approximately 54,250 jobs in the study area
- Clusters development around transit stations with decreasing density and height at the edges of the walkable area
- Achieves 4-story building heights within the Town Center and 8-10 stories along I-270 with mostly structured parking
- Provides public use space and recreation space that is privately maintained

Alternative 3: Increases Jobs and Housing:

- Increases development levels along both sides of I-270
- Increases jobs and adds housing on both sides of I-270
- Increases housing in the study area by 5,640 units
- Projects approximately 62,300 jobs in the study area
- Clusters development around transit stations with decreasing density and height at the edges of the walkable area
- Achieves 4-story building heights within the Town Center with 8-10 stories along both sides of I-270
- Provides publicly maintained urban parks

The Germantown Land Use Scenarios are arrayed in the following table. The 1989 Germantown Master Plan considered the number of jobs (78,000) and housing units (34,783) which resulted in a jobs-to-housing ratio of 2.12. Because the pace of jobs creation (approximately 26,000) has lagged behind housing production (approximately 32,000), this jobs-to-housing ratio has not been realized.

Staff analyzed the "Most Likely Build Out" from the 1989 Master Plan based on applying more specific development standards and with consideration of parking requirements of certain uses. Under the "Most Likely Build Out" conditions, the Germantown planning area would have approximately 20,000 fewer jobs.

Germantown Land Use Scenarios

	Jobs: 1989 Planning Area	Housing: 1989 Planning Area	Jobs: Study Area	Housing: Study Area
1989 Germantown Master Plan	78,000	36,783	68,600	6,700
Most Likely Build Out from 1989 Master Plan	58,800	31,694	54,250	6,700
Existing Development	32,000	31,000	27,400	6,200
Alternative1	Not Applicable	Not Applicable	44,650	8,400
Alternative 2	Not Applicable	Not Applicable	54,250	10,700
Alternative 3	Not Applicable	Not Applicable	62,300	12,340

In developing land use scenarios for further examination, staff also identified environmental, historic and other concepts that would contribute to the future of Germantown. These concepts are summarized below.

ENVIRONMENTAL CONCEPT
- Protect existing resources
- Improve or maintain water quality
- Apply green development principles to new development and redevelopment
- Restore forested stream buffers, provide afforestation areas
- Reduce imperviousness

COMMUNITY IDENTITY
- Establish Germantown as the Upcounty Cultural Center
- Strengthen Town Center with lively entertainment and retail uses
- Integrate history into new development
- Develop a Germantown identity logo
- Achieve more attractive streets
- Form a Business District to maintain, promote and program commercial areas of Germantown

HISTORIC CONCEPT
- Protect existing Master Plan and Historic Atlas sites
- Propose a new historic site
- Identify opportunities for interpretation

TRAIL CONCEPT
- Link the study area to nature, parks, and community destinations
- Connect the study area to regional trails and bikeways

OPEN SPACE CONCEPT
- Establish more parks and open space in new mixed-use neighborhoods
- Develop urban open spaces with seating, trees, special lighting, and landscaping that brings nature into urban areas
- Promote the vitality of mixed-use centers by providing outdoor spaces for social gathering

TRANSPORTATION CONCEPT

- Support multi-modal transportation with an emphasis on transit
- Retain the Corridor Cities Transitway alignment on both sides of I-270
- Support community identity with transit station designs
- Expand the local network of streets and connection across I-270
- Use context sensitive road classifications for safe and attractive streets for pedestrians and bicyclists.

PUBLIC OUTREACH ACTIVITIES

At its meeting on Thursday, December 14, 2006, the Montgomery County Planning Board selected 15 members and two alternates to serve on the Citizens' Advisory Committee (CAC) for updating the Germantown Master Plan. Members of the CAC and their affiliation or interest follow:

Name	**Affiliation or Interests**
Andres Aviles	Upcounty Citizens Advisory Committee, mixed-use, trailways
Marilyn Balcombe	Germantown-Gaithersburg Chamber of Commerce, Germantown Alliance
Alice Gordon	Germantown Citizen's Association, public safety
Justin Hersh	Recent resident, community resident
Peter Henry	Town Center property-owner, civic spaces
Kathy Hulley	Historic resources, adaptive reuse
Michele Martin	Community Health
Nat Peery	Technology worker, transit and transportation
Steve Poteat	Montgomery College
Ivette Ruiz	Faith-based community, green development
Charles Thompson	Technology worker
LaVern Gilchrist	Plumgar community, community facilities
Clark Wagner	Bozzutto residential, urban designer
Li Zhang	Woodcliffe Park area near Soccerplex, schools, parks
ALT: Venattia Vann	Family recreation, public safety
ALT: Bill Renner	Mixed use, transit-oriented development

The CAC and other interested people and property owners have met monthly since January 2006 including holding an Information Night on January 31, 2007 and a Community Charrette on a snowy March 7, 2007. A list of outreach activities and meeting topics is included. For the complete library of meeting content and information as well as development activities go to http://mcparkandplanning.org/germantown/GermantownForward.shtm.

Meetings from January to July have been primarily informational, with several "guest" lecturers presenting information on housing types (Clark Wagner, Bozzutto) and the Germantown Employers (Raul Medrano, DED). Staff intends to continue the tradition of inviting experts from within the community to lead topical discussions with the CAC.

The Germantown Master Plan CAC commented on the two land use alternatives prepared by staff, resulting in a third "mid-range" alternative being added. Public comment during the CAC meetings had led to examination of alternative alignments for the CCT south of the Town Center station. Shifting the CCT alignment will require considerable staff time and coordination among agencies, property owners, and the Maryland Transit Administration.

The CAC requested a system of note-taking to record discussion during each CAC meeting. These notes will also be tallied by topic so that CAC members and the public will have a checklist of issues and suggestions brought forward in master plan discussion.

Community-Based Planning staff and the Community Outreach and Media Relations office collaborated to reach new audiences in Germantown that reflect the diversity found in the community. Staff created a visual experience called "My Favorite Thing in Germantown Is..." that uses a photo essay of places and events in Germantown arrayed on a poster. A second poster depicts "Germantown Needs More..." Participants are then asked to "vote" with colored dots.

This simple format allows for communication with non-English speaking participants, younger people, and elders who are not grounded in land use issues. This format has been used to date in the following sessions:

- Evening class of English Speakers of Other Languages (ESOL)
- Daytime ESOL class
- Identity Summer Program at Neelsville Middle School
- Churchill Senior Living
- Oktoberfest

Community-Based Planning and Community Outreach staff have also briefed the Upcounty Latino Service Providers Network on the master plan process and opportunities for input concerning recreation and social service needs of Latino residents. Staff also communicated with the African-American Chamber of Commerce of Montgomery County, Hispanic Chamber of Commerce of Montgomery County, Mid-Atlantic Hispanic Chamber of Commerce, and the Asian-American Chamber of Commerce. Staff in both Community-Based Planning and Community Outreach continue to identify avenues to reach a broad and diverse base of the Germantown Community.

Community Outreach staff canvassed all faith-based organizations listed in Germantown. The Social Mission Committee of Mother Seaton Catholic Church invited staff to discuss master plan and development issues that link to the church's social mission. Areas of concern included affordable housing, transportation and transit, and availability of medical services.

Expanded outreach methods have produced an improved link between government services (especially transportation and health services) and land use planning. Staff also gained understanding of Germantown through the experience of young teens, working age residents who are learning English, and seniors. By contrast, attempts to engage high school students through the Seneca Valley High School newspaper have been unsuccessful and will be re-evaluated when distributing information about land use recommendations.

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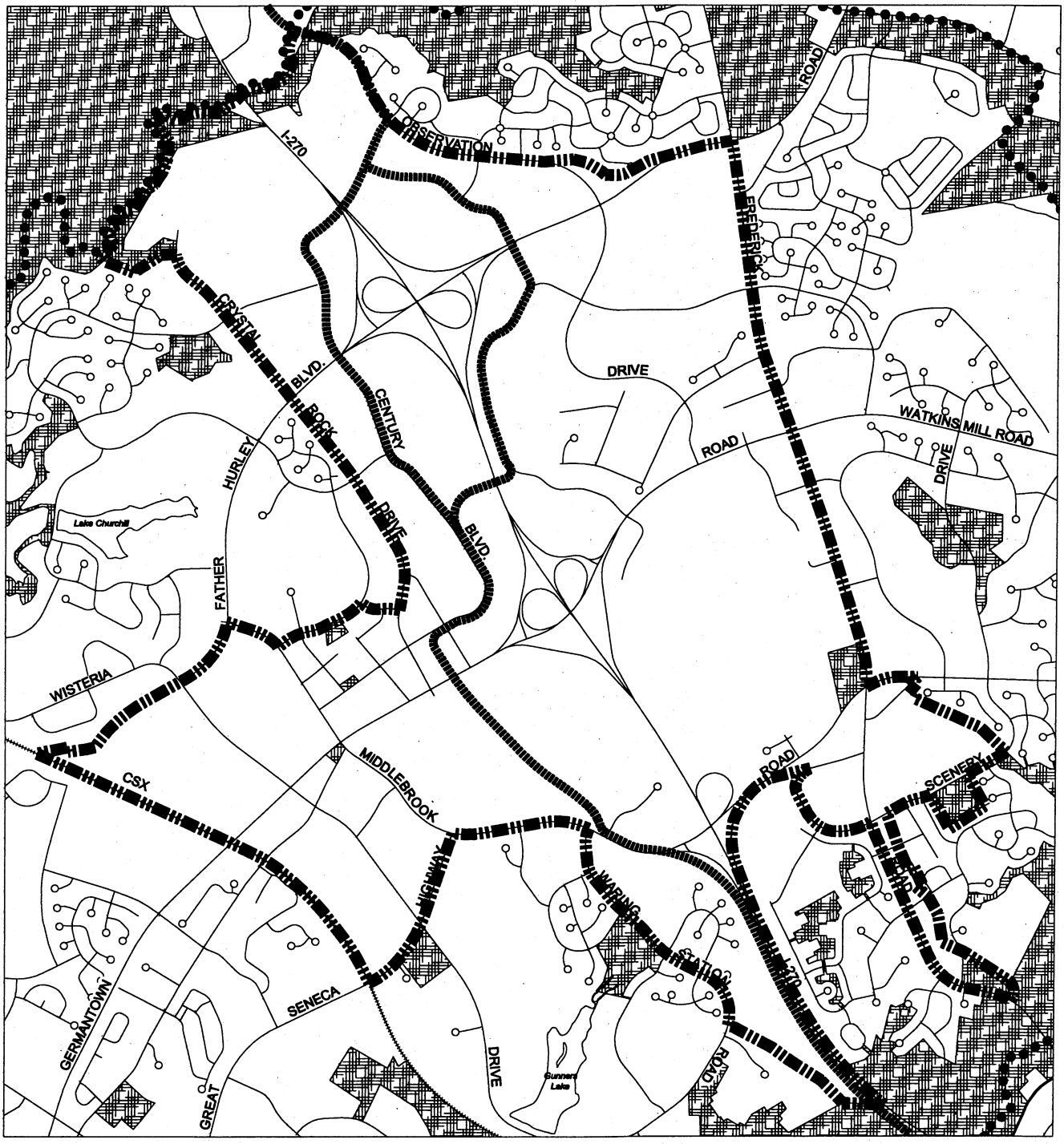
Attachments

1. Germantown Planning Area
2. Germantown's Household Population 2005 and 2030 by Age and Sex
3. Existing, Likely Build Out, and Land Use Alternatives in the Germantown Study Area
4. Alternative 1: Master Plan Jobs Shift to Housing
5. Alternative 2: Maintains Jobs with Housing on West Side
6. Alternative 3: Increases Jobs and Housing
7. Gaithersburg-Germantown Chamber of Commerce letter
8. Germantown Forward Outreach Activities

ATTACHMENT 1

Germantown Study Area



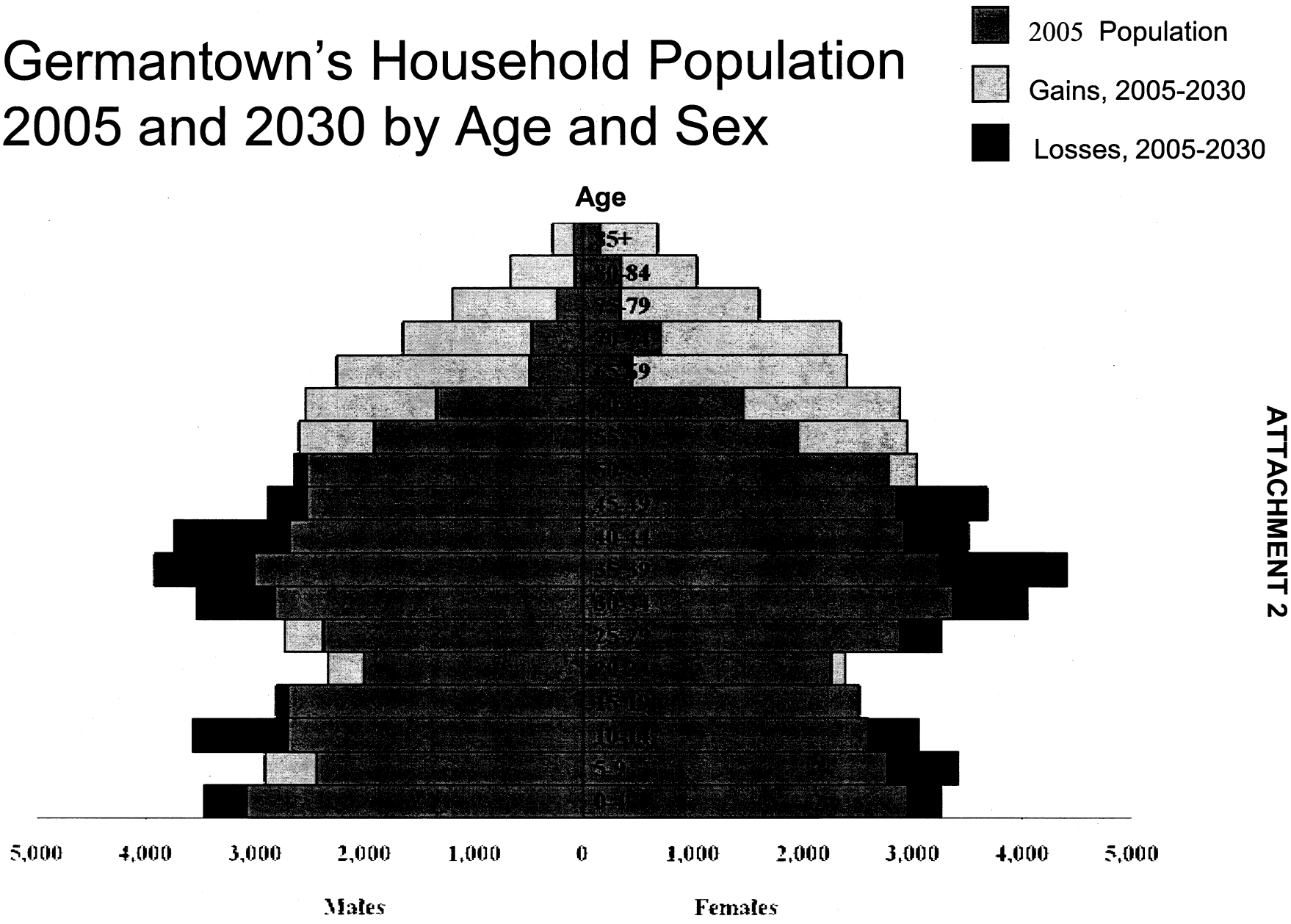
Planning Area Boundary

Germantown Study Area

Proposed Corridor Cities Transitway (CTT)

0 1200' 2400'

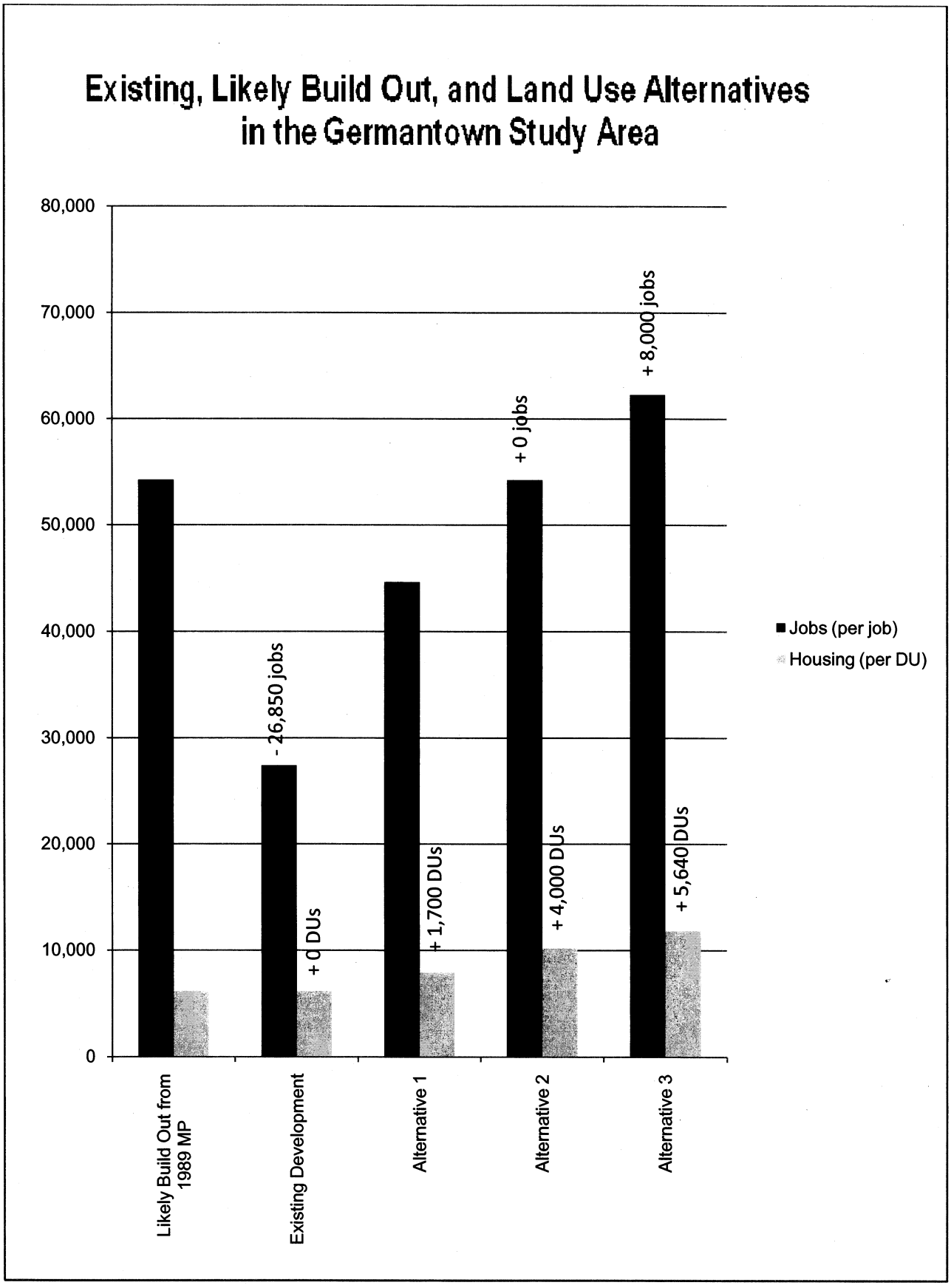
Germantown's Household Population 2005 and 2030 by Age and Sex



ATTACHMENT 2

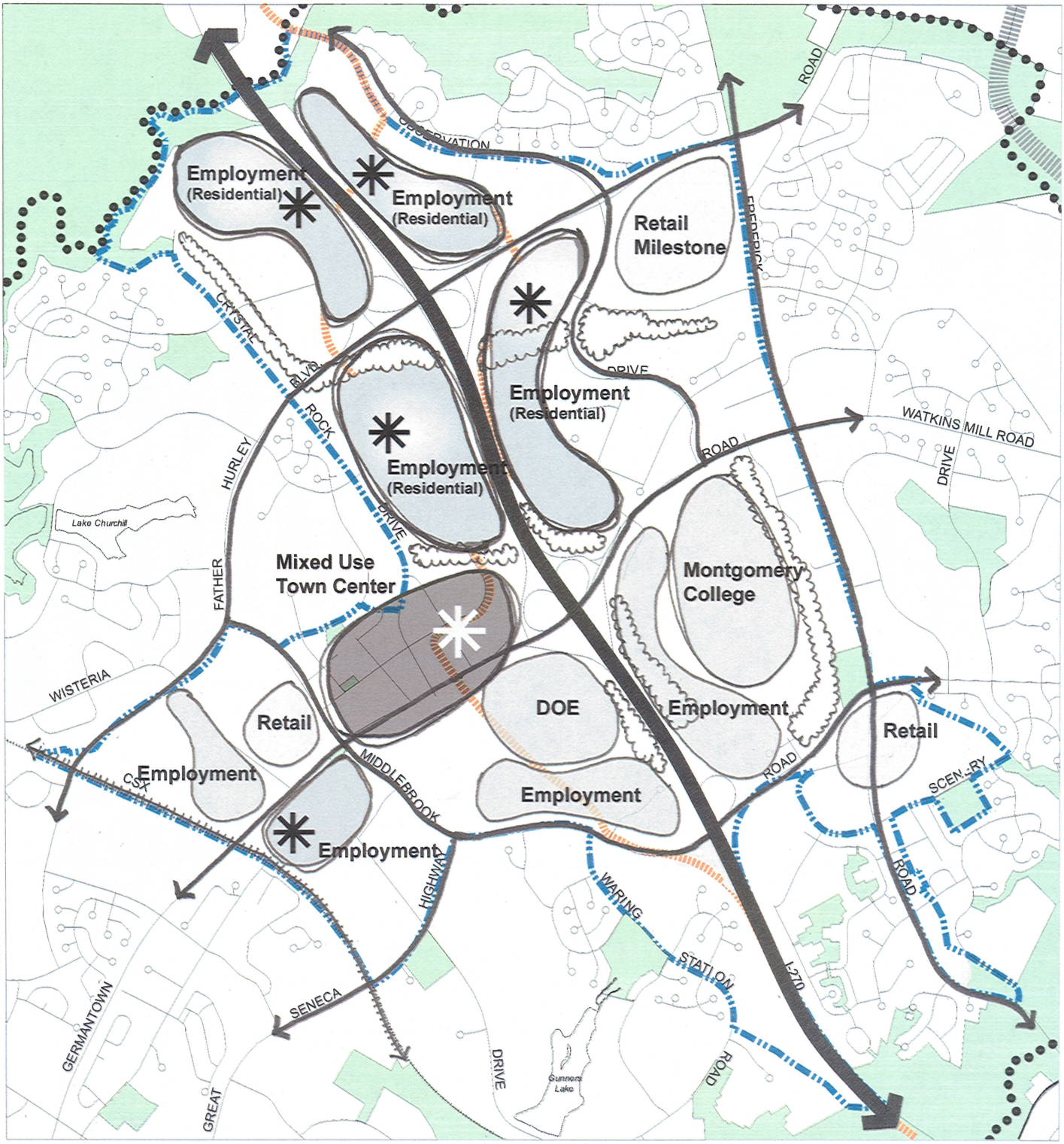
Source: MCPD, Research & Technology Center, Demographic Model, Round 7.1 Forecast

ATTACHMENT 3



ATTACHMENT 4

Alternative 1 Master Plan Jobs Shift to Housing

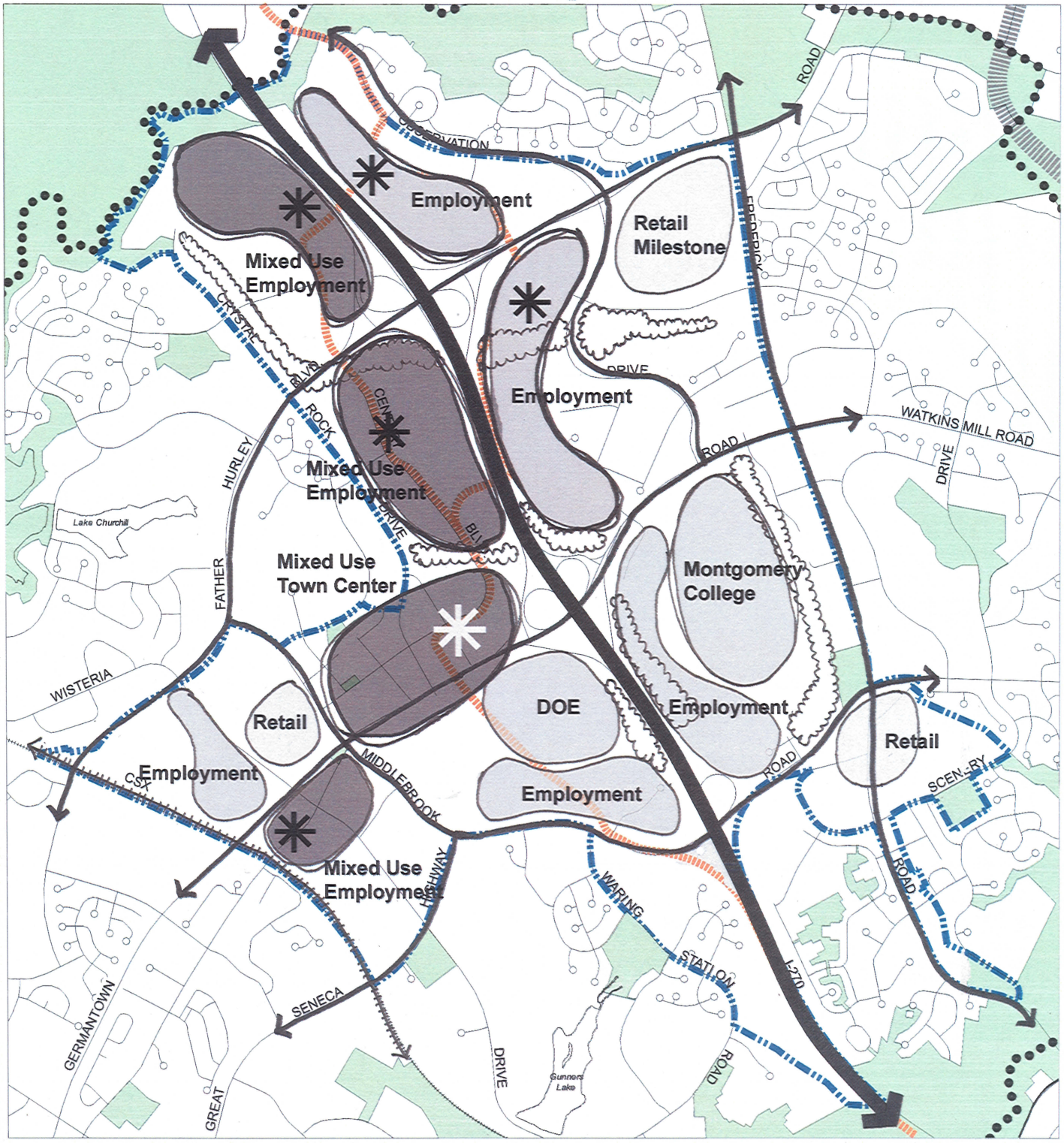


Maintains same development level as Master Plan
Increases housing to 8,400 units (+1,700 units above Master Plan)
Achieves 44,650 jobs (-9,600 jobs less than Master Plan)
Expands Town Center towards I-270
Achieves 4 to 5 stories within Town Center and along I-270
✳ Transit Stations

0 1200' 2400'

ATTACHMENT 5

Alternative 2 Maintains Jobs with Housing on Westside

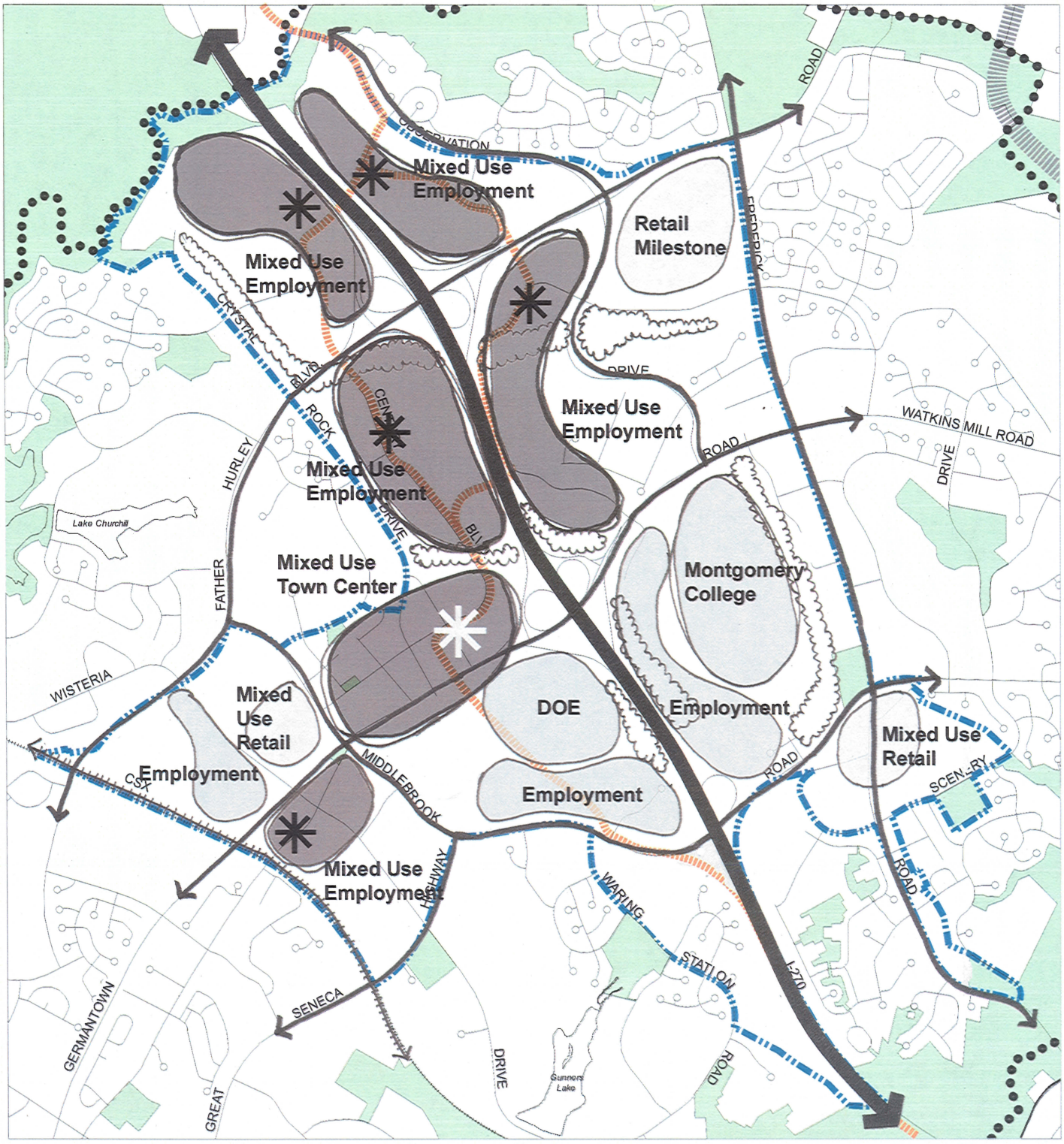


Increases developemnt level along westside of I-270
Increase housing to 10,700 units (+4,000 units above Master Plan)
Achieves 54,250 jobs (same as Master Plan
Expands Town Center toward I-270
Achieves 4 stories within most of Town Center and 8 to 10 stories along I-270
Transit Stations

0 1200' 2400'

Alternative 3 Increases Jobs and Housing

ATTACHMENT 6



Increases development level along both sides of I-270
Increases housing to 12,340 (+5,640 units above Master Plan)
Achieves 62,300 jobs (+8,000 jobs above Master Plan)
Expands Town Center
Achieves 4 stories within most of Town Center and 8 to 10 stories elong I-270

✳ **Transit Stations**

0 1200' 2400'

ATTACHMENT 7

Gaithersburg-Germantown Chamber of Commerce, Inc.

4 Professional Drive, Suite 132
Gaithersburg, Maryland 20879-3426
(301) 840-1400 · Fax (301) 963-3918

October 1, 2007

Ms. Sue Edwards
Community Based Planning
Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Germantown Master Plan

Dear Sue:

The major property owners in the Germantown Employment Corridor met again recently on September 25. As you know, this group has been meeting regularly since 2005. We're writing to update you on our recent discussions and to urge consideration of certain concepts as you prepare for the Planning Board worksession on October 15.

At the Advisory Group meeting in Germantown on September 11, 2007, you outlined two development scenarios that the Staff intends to study for the future adequacy of public facilities. We are concerned that these scenarios are not broad or flexible enough, and may not account for enough future growth and evolution in Germantown. The first scenario reduces the 1989 Plan's job projection and converts this differential to housing, whereas the other scenario holds the 1989 Plan's job projections and increases housing units by 6,500 units. We urge the Staff to study two more options:

- Holding the jobs projection at the 1989 Plan level, and adding 4,000 housing units.
- Increasing the 1989 Plan's jobs projection by 5,000—10,000 jobs, and adding 7,000 housing units.

While it may be that these densities, particularly the higher ones, cannot be accommodated under current methodologies and infrastructure, we believe the exercises are important to identify what infrastructure would be required in order to accommodate these scenarios. Further, since no one can accurately predict the markets, demographics and lifestyles of the future, we would like the updated master plan to be flexible on the densities permitted overall, so that there can be shifts between jobs and housing within broad parameters, depending on market conditions.

We would like the Staff and the Board also to focus soon on the types of development and their intensities for the core geographic areas of Germantown. There has been lots of community exposure to the concept plans of the major property owners, and most, if not all, of the participants in public forums have appeared to endorse relatively intense mixed use development in the defined Germantown Business District. We believe it is time for the Board to begin addressing these areas, since we are worried that the clock has been ticking for months now on the master plan update and the Board is supposed to be finished with this plan in the not too distant future.

Gaithersburg-Germantown Chamber of Commerce, Inc.

4 Professional Drive, Suite 132
Gaithersburg, Maryland 20879-3426
(301) 840-1400 · Fax (301) 963-3918

In the same vein, we also request the Staff to address the proposed zones for these development areas at the next Advisory Group meeting on October 9. No detailed discussion of zoning recommendations has yet occurred, and the Board must soon focus on these issues. The property owners and others need time to review and discuss whatever recommendations the Staff may make before they are formally proposed. There are complexities about non-conforming uses, interim development, and transition plans that need to be contemplated and addressed appropriately. We would like this process to begin very soon to leave enough time to do it right.

If there are other similar long lead time issues to be addressed as part of the master plan update, we would like the Staff to identify them promptly and let us know your schedule for addressing them. We're not sure how the overall master plan update schedule is currently structured as to these key issues, and we are anxious to leave sufficient time for addressing all of the key issues before the Board finishes with the process in early, 2008. Please let us know what the current agenda is for the Advisory Group meetings in October and November, and for the Planning Board worksessions on October 15 and thereafter.

Thank you very much.

Sincerely,

Marilyn Balcombe
President / CEO

Germantown Business District Partners:

- Bellemead Development Corporation
- Foulger-Pratt Development Inc.
- Hughes Network Systems
- Kennedy Associates
- Lerner Enterprises
- Matan Companies
- Minkoff Development Corporation
- Montgomery College
- Oxbridge Development Group
- Trammel Crow Company

ATTACHMENT 8

Germantown Forward:

Updating the Germantown Master Plan (1989)

Germantown Master Plan Public Meetings and Outreach Calendar

October 10, 2007	Germantown Alliance: ***Cultural Facilities***
October 9, 2007	Germantown Citizens Advisory Committee (CAC): ***Upcounty Cultural Center***
September 20, 2007	Germantown Task Force and the Gaithersburg-Germantown Chamber of Commerce: ***Land Use Scenarios***
September 19, 2007	Churchill Senior Living: ***What Do You Like About Germantown?***
September 18, 2007	Mother Seton Catholic Church
September 11, 2007	CAC: ***Land Use Scenarios***
July-Aug 2007	Visiting Germantown religious institutions
July 26, 2007	Identity Students: ***What Do You Like About Germantown?***
July 10, 2007	CAC: ***Economic Development*** (presented by Raul Medrano)
June 6, 2007	Germantown Business District Focus Group: ***Growth Policy***
June 5, 2007	CAC: ***Housing Types*** (presented by CAC member Clark Wagner)
May 22, 2007	CAC: ***Environmental Resources and Open Space***
April 11, 2007	ESOL Classes, Germantown: ***What Do You Like About Germantown?***
April 11, 2007	Germantown Business District Focus Group
April 10, 2007	ESOL Classes, Germantown: ***What Do You Like About Germantown?***

April 10, 2007	CAC: ***Results of the Community Charrette***
April 5, 2007	***Status Report to Planning Board***
March 21, 2007	Germantown Business District Focus Group
March 7, 2007	***Community-wide Charrette***
February 13, 2007	CAC: ***Status of the Germantown Master Plan, 1989***
February 6, 2007	Public Agencies
January 31, 2007	***Germantown Information Night***
January 17, 2007	Germantown Business District Focus Group
January 9, 2007	Initial Citizens Advisory Committee (CAC) Meeting
December 14, 2006	***Planning Board appoints Citizens Advisory Committee***
October 18, 2006	Upcounty Recreation Advisory Board: ***The Master Plan Process***
October 11, 2006	Germantown Alliance: ***The Master Plan Process***
June 25-30, 2006	***Urban Land Institute Study***
June 6, 2006	***Citizen Forum Presentations***
May 31, 2006	***Citizen Forum Panel:*** Presentations by Royce Hanson and Allison Bryant