



P.O. Box 702 Germantown Maryland 20875

Testimony for Germantown Master Plan

Presented by: Beverly Magda PhD, Chair

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Good evening. My name is Beverly Magda. I am the chair of the Germantown Alliance, which is an Alliance of organizations, businesses, and citizens of Germantown. I am also a citizen of Germantown.

We'd like to thank you all for your hard work, dedication, and commitment to the Germantown community. We appreciate the fact that you've been reaching out to the community and seeking input into the Germantown master plan.

We're pleased to see parks, green space, and pedestrian access in the master plan.

To start, there are two main items that can benefit Germantown that we'd like to address:

- **Jobs! Jobs! Jobs!**
 - Need to do whatever this plan can do to bring jobs to Germantown
 - Mixed-use development helps complete the community

- **Transit! Transit! Transit!**
 - Experience over last 20 years demonstrates that development should not be tied to transit

- Expectations were not realized
- Do not tie development to the CCT
- We need CCT now!

Fox Chapel: Although some minor improvements are already occurring at Fox Chapel Shopping Center, the bulk of the re-development is in Stage 3 of the plan. Please focus on Fox Chapel in Stage 1. Fox Chapel needs re-development sooner rather than later.

Observation Drive: The construction of Public Road through Montgomery College is shown in the Master Plan. This is a huge safety issue. A College Campus, Not a Place for Main Road

Department of Energy Site: We understand that there is a push for designating this site a historic site. Although, we can appreciate the history of the DOE site, we do question it. The ULI (Urban Land Institute) study considers it a critical piece of property. This location can be the gateway to Germantown. If the push for historic designation is because of the architectural style, there are many ways to incorporate the architectural style into development.

Urban Service District: We see this as a potential "Catch 22". The service district is tied to the staging of the master plan, but we're concerned the service district may never be resolved, or even possibly dragged out for years, thereby holding up the other master plan stages.