Germantown Today
- Auto oriented development
- Lacks transit oriented development
- Pedestrian environment
- Few urban open spaces
- Weak sense of place and identity
Germantown Forward

Major Plan Objectives

• Jobs, Housing
• Town Center
• New mixed use centers
• Hierarchy of places
• Street connections
• Network of open spaces
• Identity
Public Testimony
• Hierarchy of places
• Tall buildings and change in character
• Compatibility
• Pedestrian and transit modes
• Community character

Staff Recommendation
• Area Wide Design Recommendations
Germantown Forward

Public Testimony
• Strengthen Community identity

Staff Recommendation
• Design quality
• Historic, cultural and nature oriented themes
Germantown Forward

Public Testimony
• Hierarchy of places

Staff Recommendation
• Compact Centers
Public Testimony
• Change in community character

Staff Recommendation
• Street Oriented Development

Achieve street oriented development
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Public Testimony
• Change in community character

Staff Recommendation
• Street Front Retail and Restaurant

Activate street with retail storefronts
Provide wide sidewalks for cafes
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Public Testimony
- Change in community character
- Compatibility Concerns

Staff Recommendation
- **Building Form and Architectural Facade Design**

Articulate building facades
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Public Testimony
• Concerns with building heights and change in community character
  • Compatibility Concerns

Staff Recommendation
• Building Height and Transitions

Step down buildings towards neighbors
Public Testimony
• Change in community character
• Compatibility Concerns

Staff Recommendation
• Views and Vistas

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Public Testimony
• Compatibility Concerns

Staff Recommendation
• Parking

Integrate parking with building design
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Public Testimony
• Change in community character
• Strengthen community identity

Staff Recommendation
• Public Amenities Guideline
• Amenity List
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Public Testimony
• Change in community character
• Strengthen community identity

Staff Recommendation
• Community Identity
• Historic Resources and Themes
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Public Testimony
• Change in community character
• Lacks community identity

Staff Recommendation
• Community Identity
• Historic Resources and Themes
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Public Testimony
• Lacks community facilities

Staff Recommendation
• List proposed facilities
  2. Renovated Town Commons.
  3. Redeveloped District 5 Police and Fire Station
  4. New urban recreation center.”
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Public Testimony
• Unclear connectivity
• Do not connect
• Emphasize pedestrian and transit access

Staff Recommendation
• Connectivity
• Streets Network Map
• Block lengths
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Public Testimony
• Strengthen community character

Staff Recommendation
• Street character concept
• Street cross sections
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Public Testimony
• Improve access to Parks
• Strengthen sense of place and community character

Staff Recommendation
• Trails, sidewalks and bikeways
• Variety of urban open spaces
Germantown Forward

Public Testimony
• Improve access to Parks
• Lacks sense of place and community character

Staff Recommendation
• Connectivity
• Community character

Develop green sidewalks

Network of natural areas

Connect open space system
Germantown Forward

Public Testimony
• Lacks sense of place and community character

Staff Recommendation
• Open Space Concept
• Community character
Germantown Forward

Public Testimony
• Strengthen sense of place and community character

Staff Recommendation
• Public Urban Parks
• Green Commons
• Plazas and Gathering Places
• Natural open spaces
• Design Elements
Germantown Forward

Public Testimony
• Lacks sense of place and community character

Staff Recommendation
• Open Space Concept
• Community character
Germantown Forward