

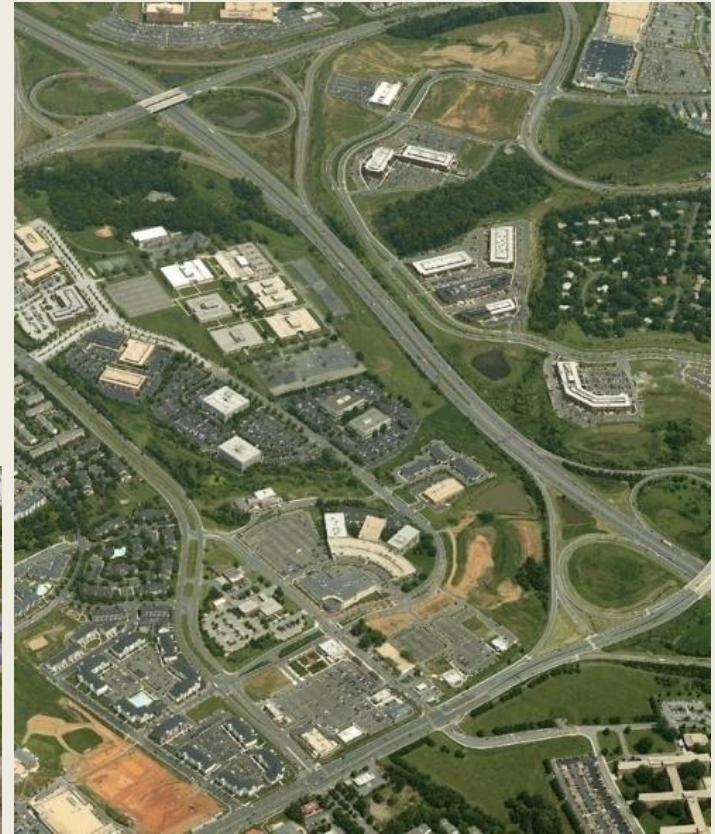
Germantown Forward



Germantown Forward

Germantown Today

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

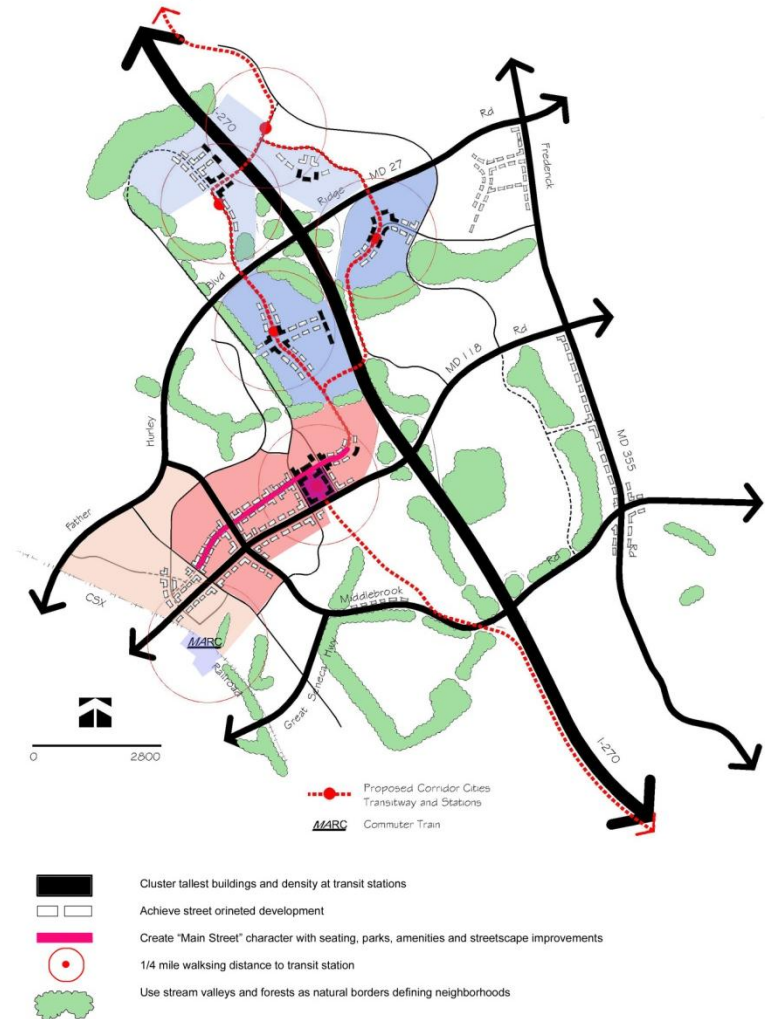


Germantown Forward

Major Plan Objectives

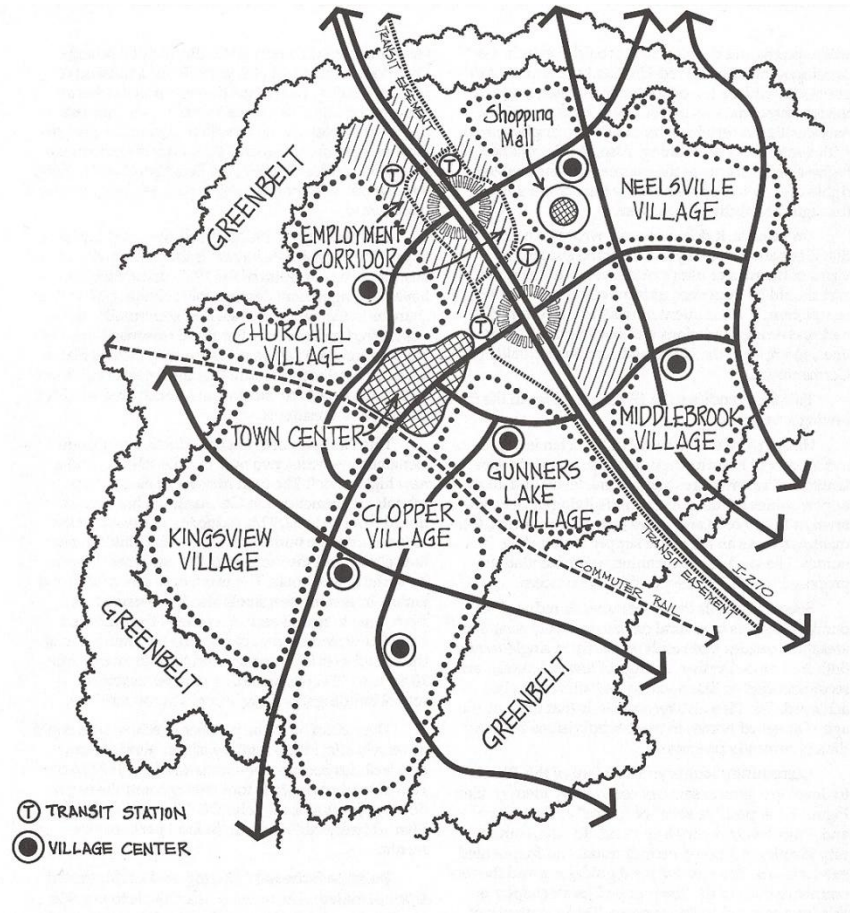
- Jobs, Housing
- Town Center
- New mixed use centers
- Hierarchy of places
- Street connections
- Network of open spaces
- Identity

Urban Design Framework

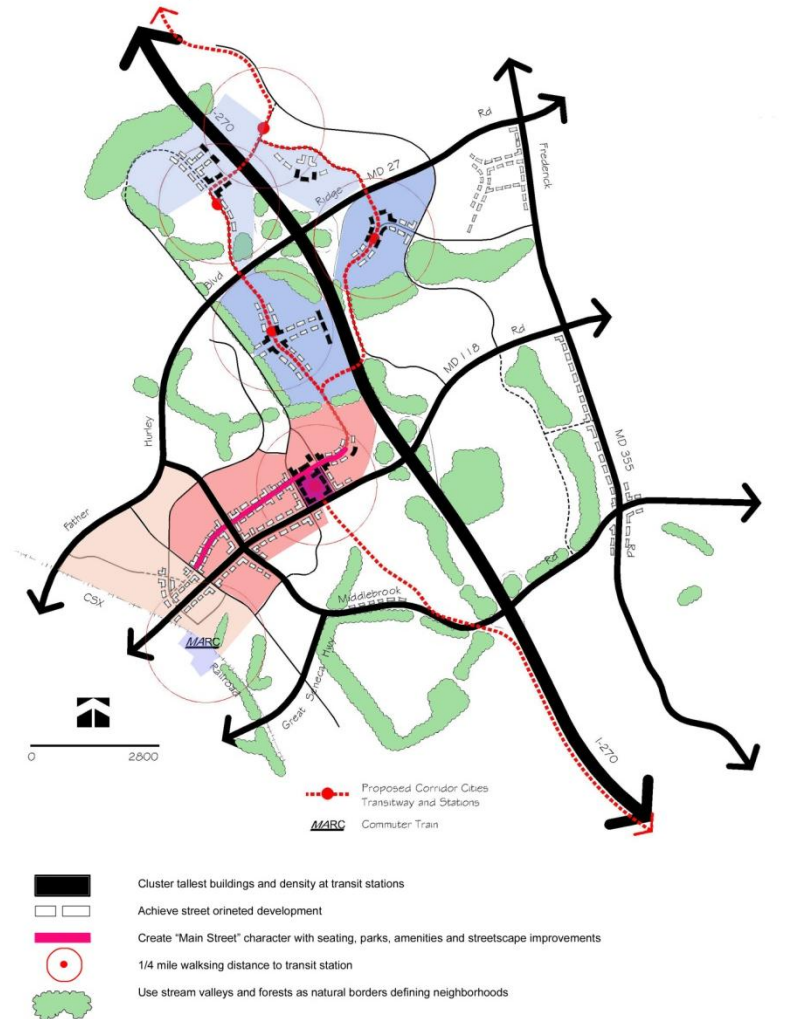


Germantown Forward

1989 Master Plan Community Concept



Urban Design Framework



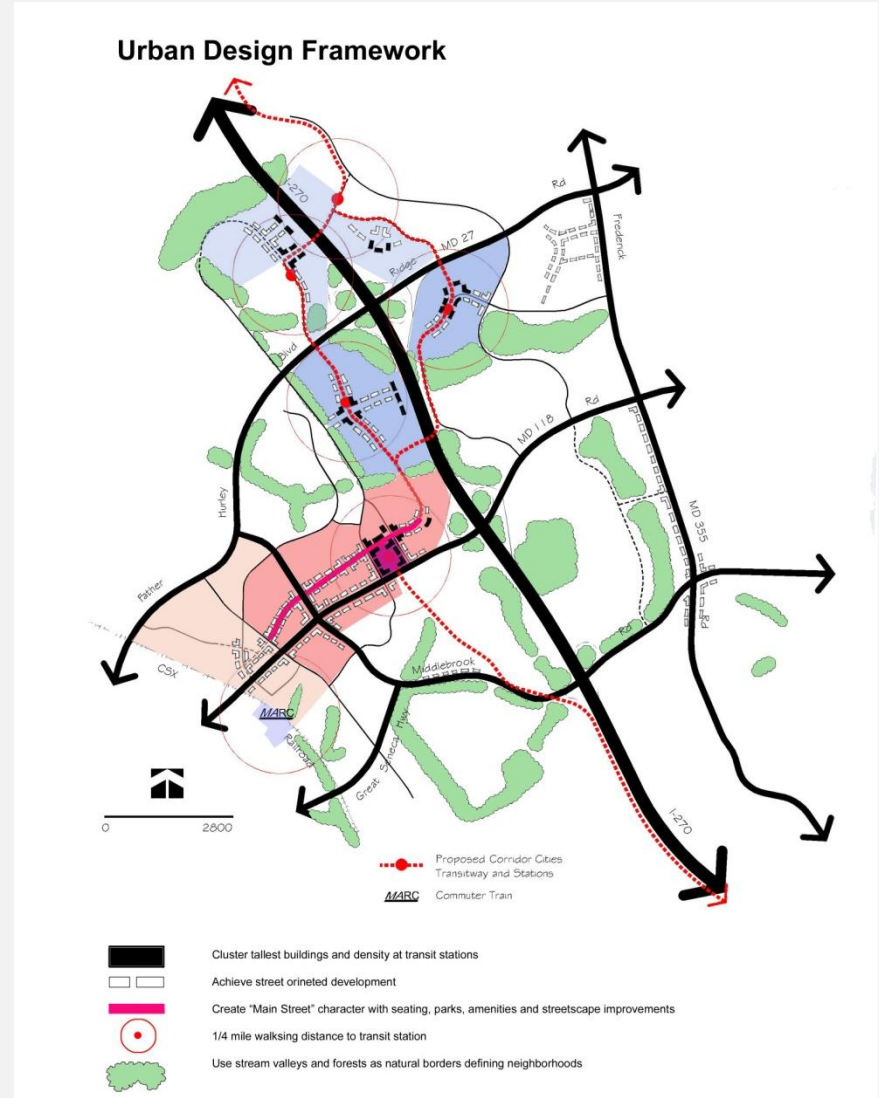
Germantown Forward

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

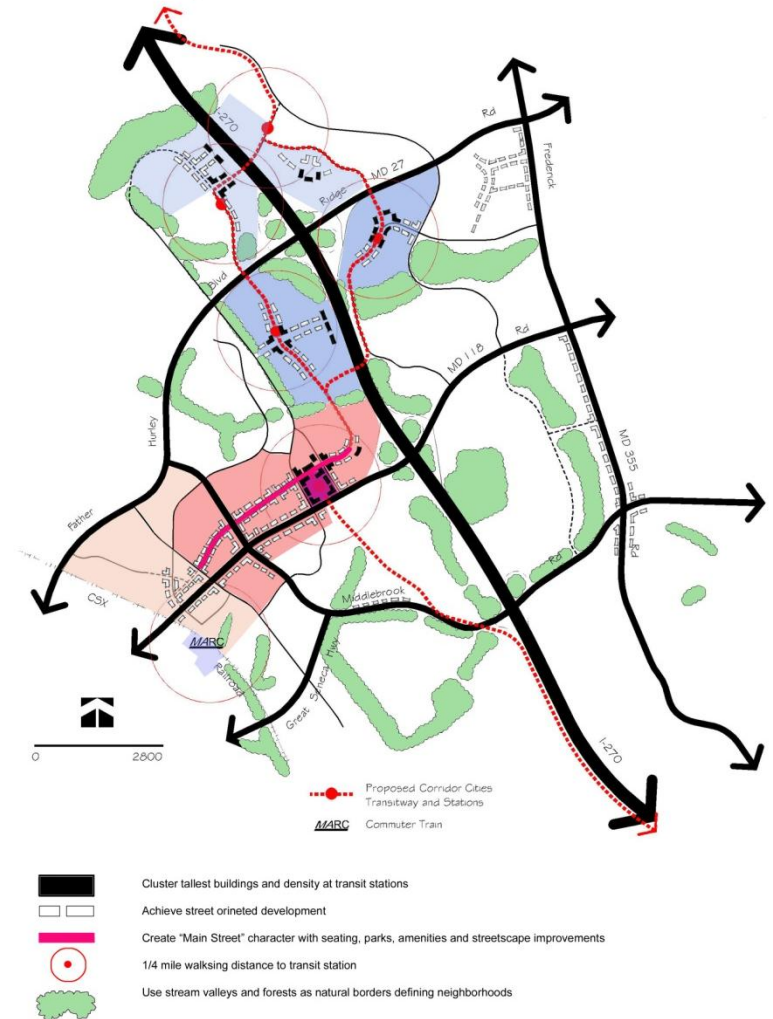
- Strengthen Community identity

Staff Recommendation

- Design quality
- Historic, cultural and nature oriented themes



Urban Design Framework



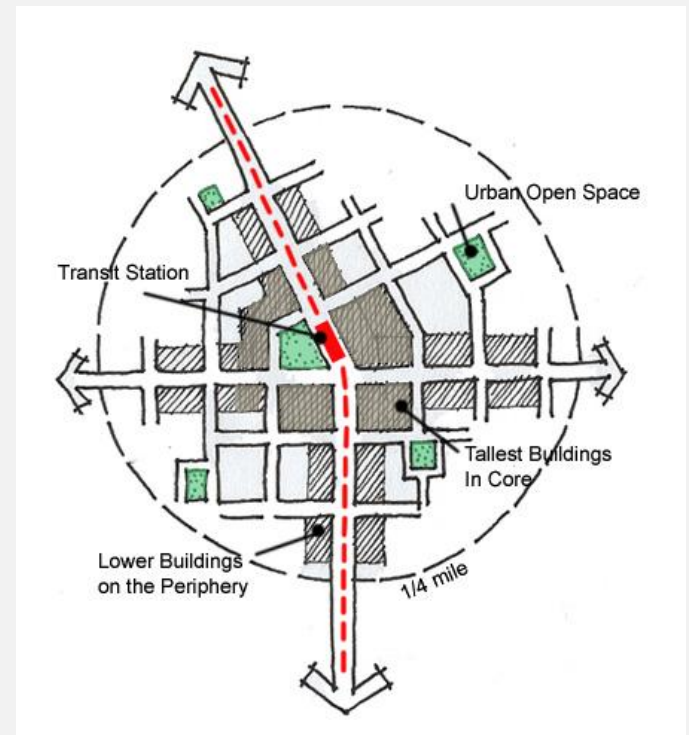
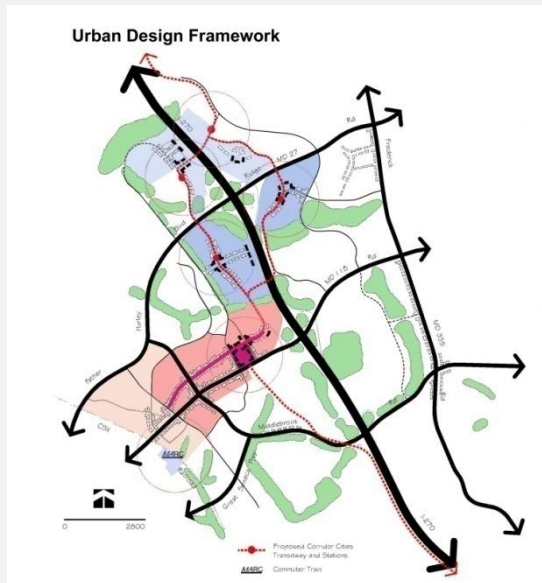
Germantown Forward

Public Testimony

- Hierarchy of places

Staff Recommendation

- **Compact Centers**



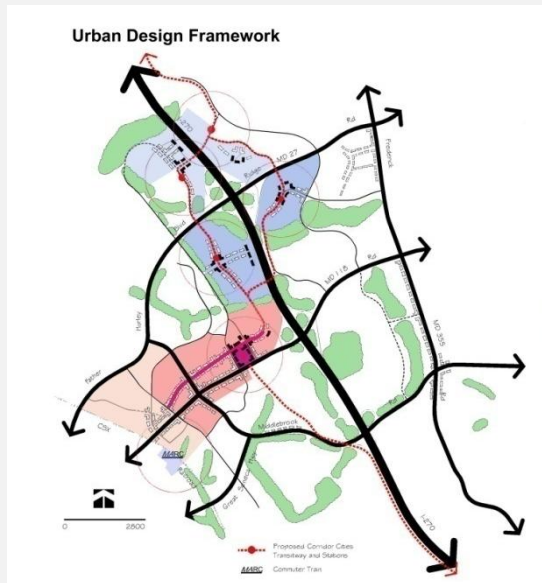
Germantown Forward

Public Testimony

- Change in community character

Staff Recommendation

- **Street Oriented Development**



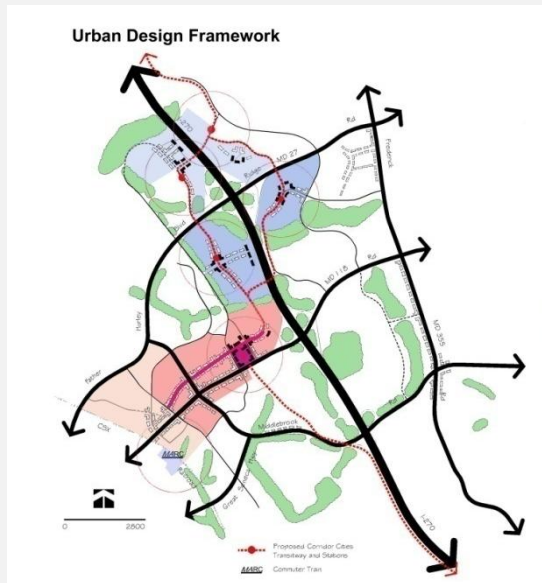
Germantown Forward

Public Testimony

- Change in community character

Staff Recommendation

- **Street Front Retail and Restaurant**



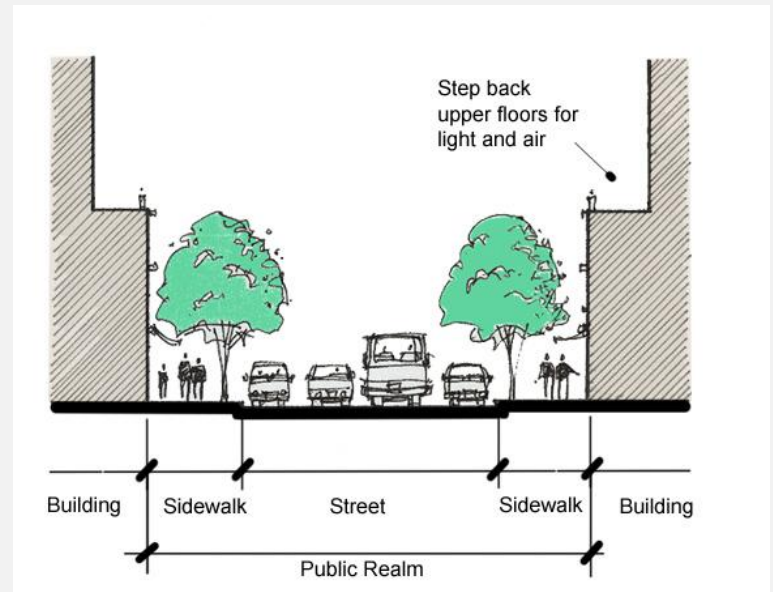
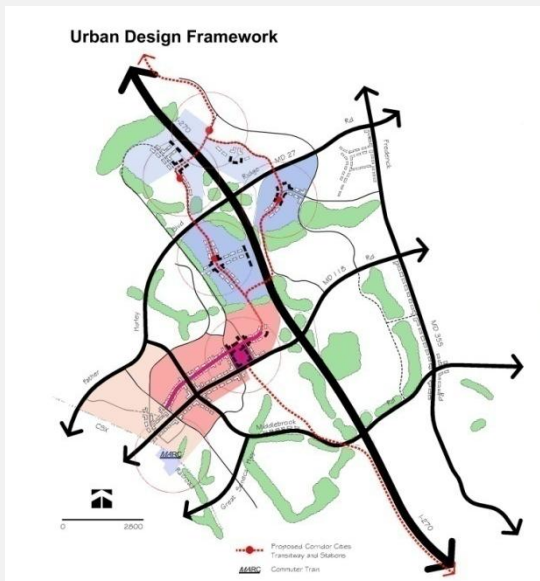
Germantown Forward

Public Testimony

- Change in community character
- Compatibility Concerns

Staff Recommendation

- **Building Form and Architectural Facade Design**



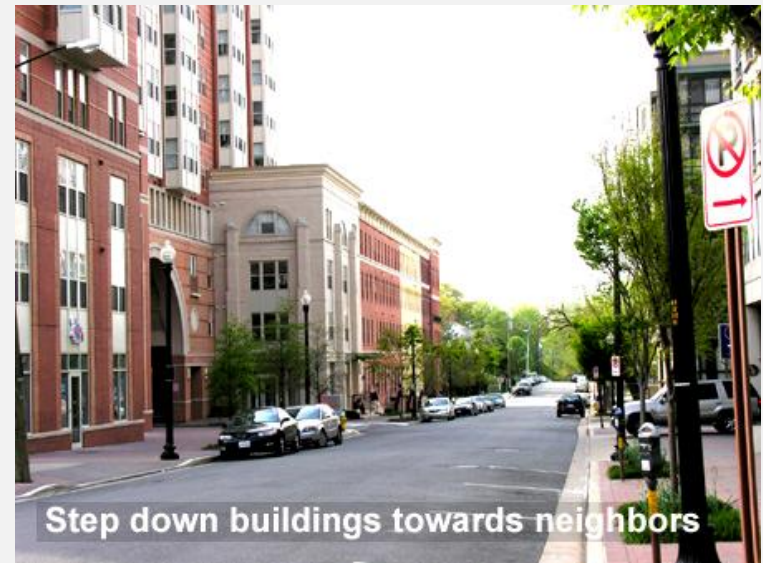
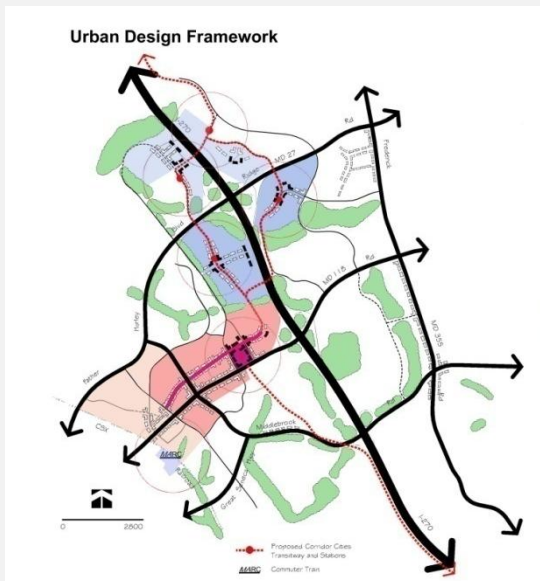
Germantown Forward

Public Testimony

- Concerns with building heights and change in community character
- Compatibility Concerns

Staff Recommendation

- **Building Height and Transitions**



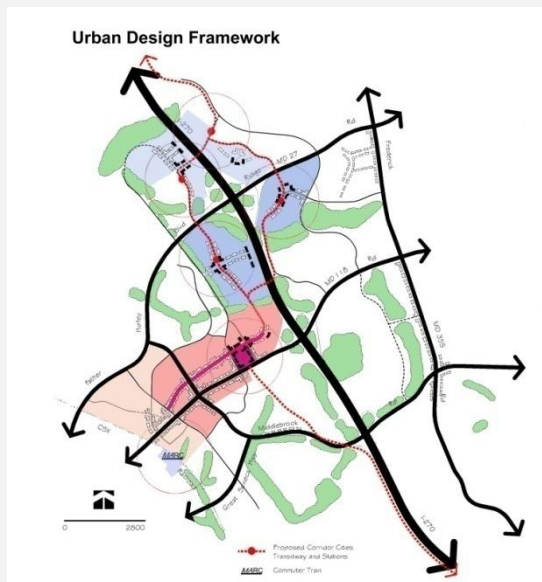
Germantown Forward

Public Testimony

- Change in community character
- Compatibility Concerns

Staff Recommendation

- **Views and Vistas**



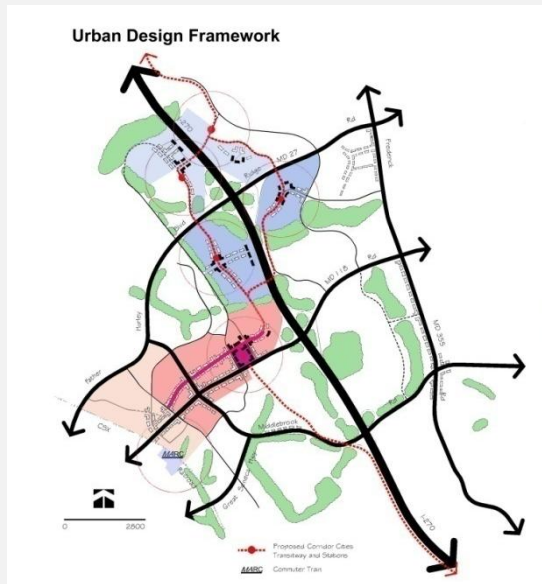
Germantown Forward

Public Testimony

- Compatibility Concerns

Staff Recommendation

- **Parking**



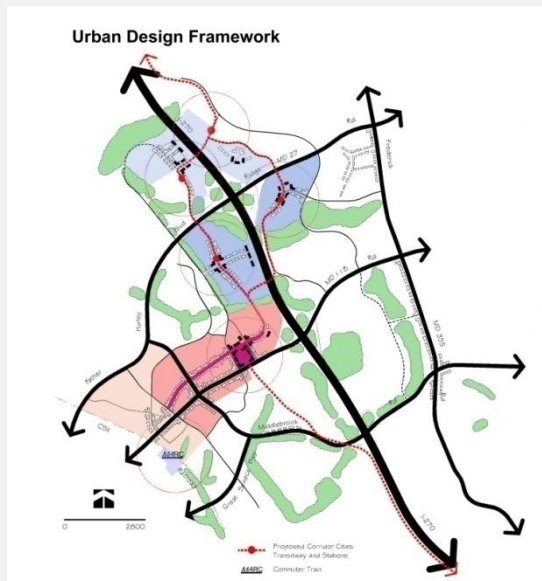
Germantown Forward

Public Testimony

- Change in community character
- Strengthen community identity

Staff Recommendation

- **Public Amenities Guideline**
- **Amenity List**



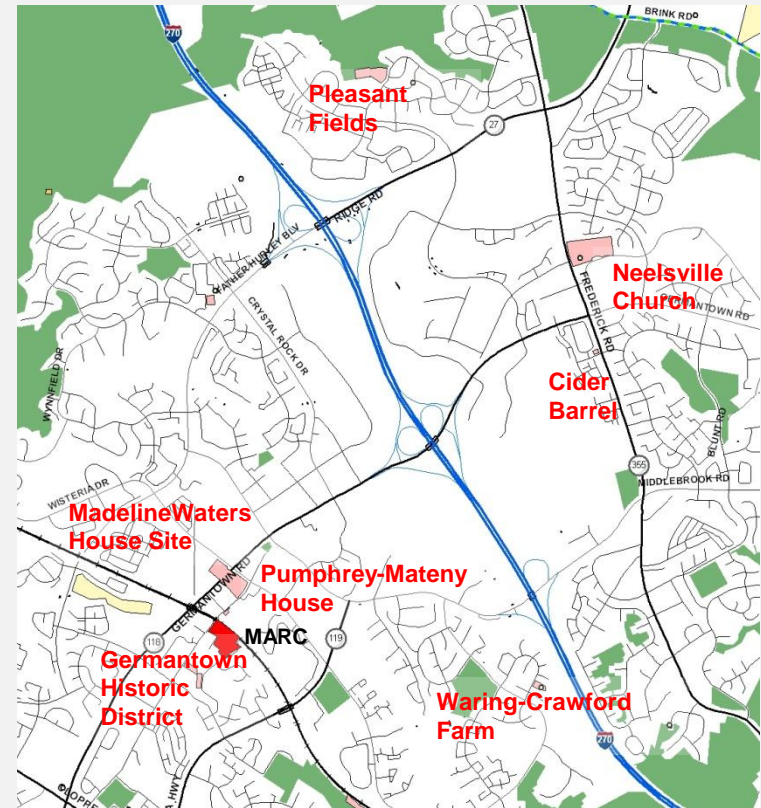
Germantown Forward

Public Testimony

- Change in community character
- Strengthen community identity

Staff Recommendation

- **Community Identity**
- **Historic Resources and Themes**



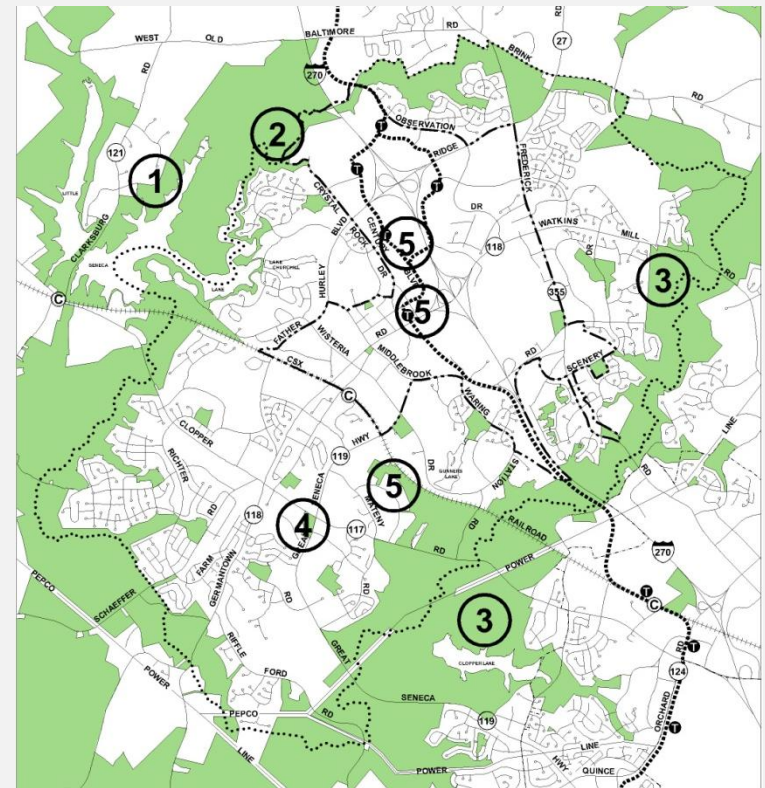
Germantown Forward

Public Testimony

- Change in community character
- Lacks community identity

Staff Recommendation

- **Community Identity**
- **Historic Resources and Themes**



Germantown Forward

Public Testimony

- Lacks community facilities

Staff Recommendation

- List proposed facilities

“1. Family oriented Urban Park.

2. Renovated Town Commons.

3. Redeveloped District 5 Police and Fire Station

4. New urban recreation center.”



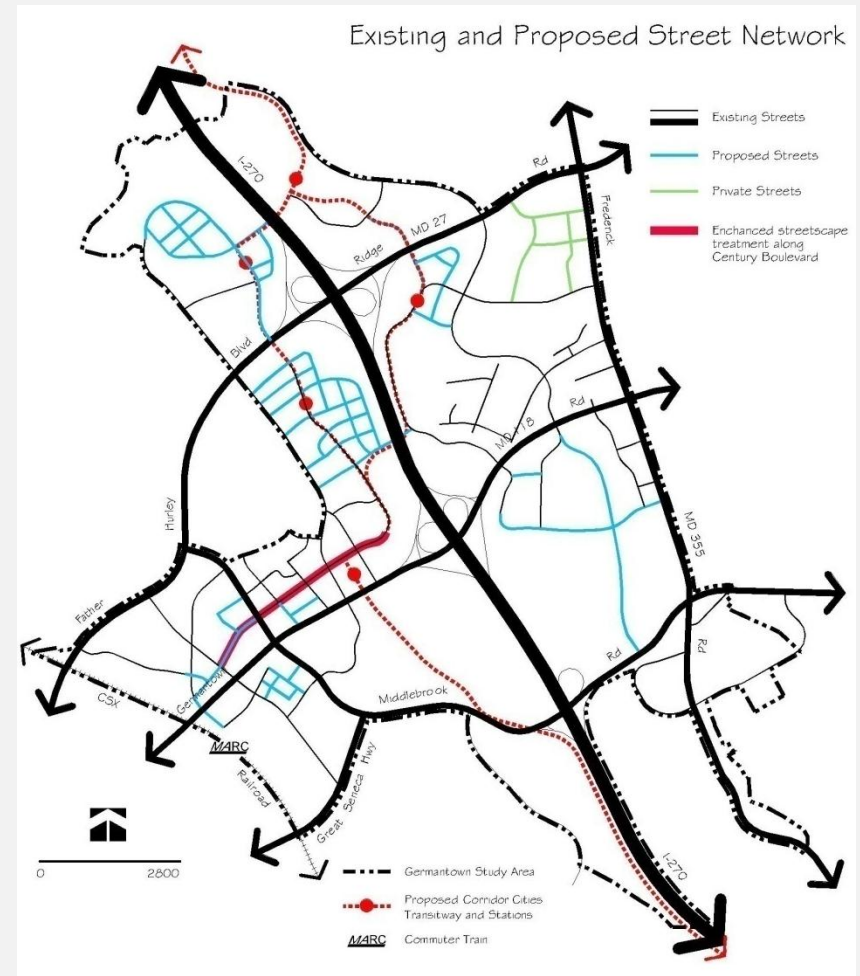
Germantown Forward

Public Testimony

- Unclear connectivity
- Do not connect
- Emphasize pedestrian and transit access

Staff Recommendation

- Connectivity
- Streets Network Map
- Block lengths



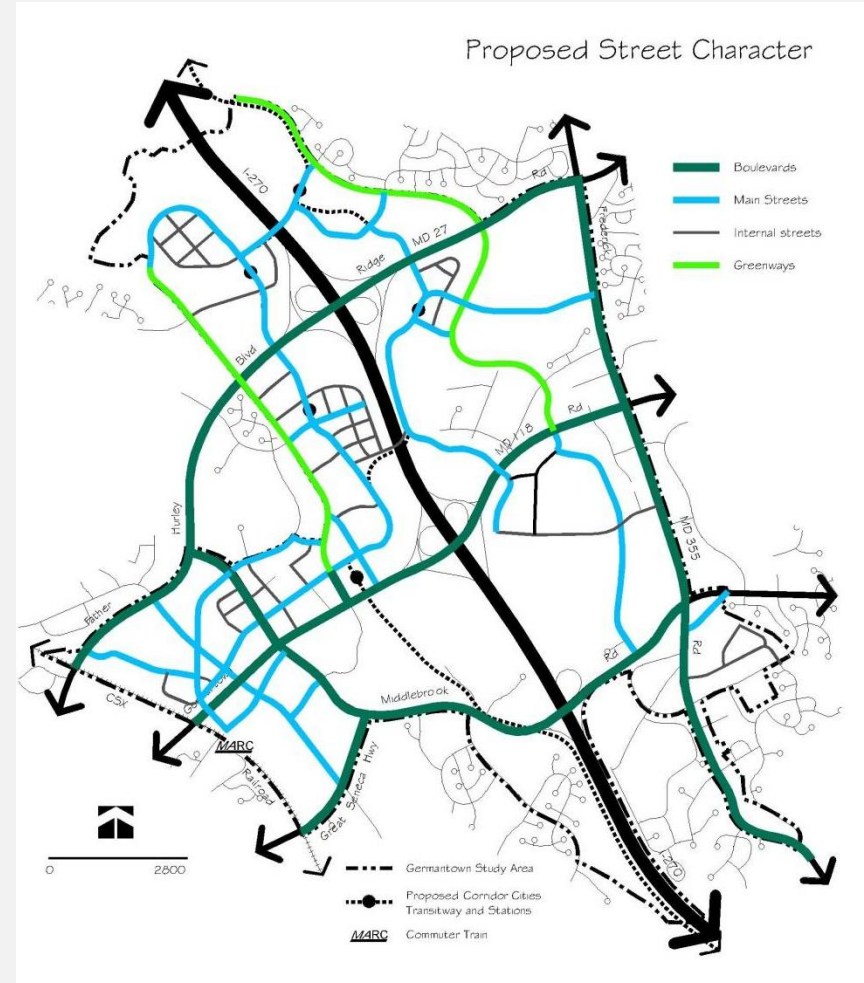
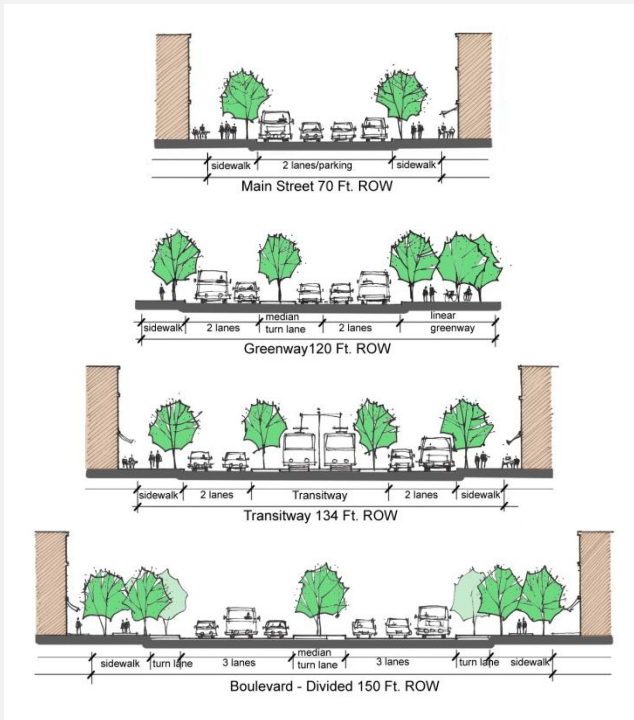
Germantown Forward

Public Testimony

- Strengthen community character

Staff Recommendation

- Street character concept
- Street cross sections



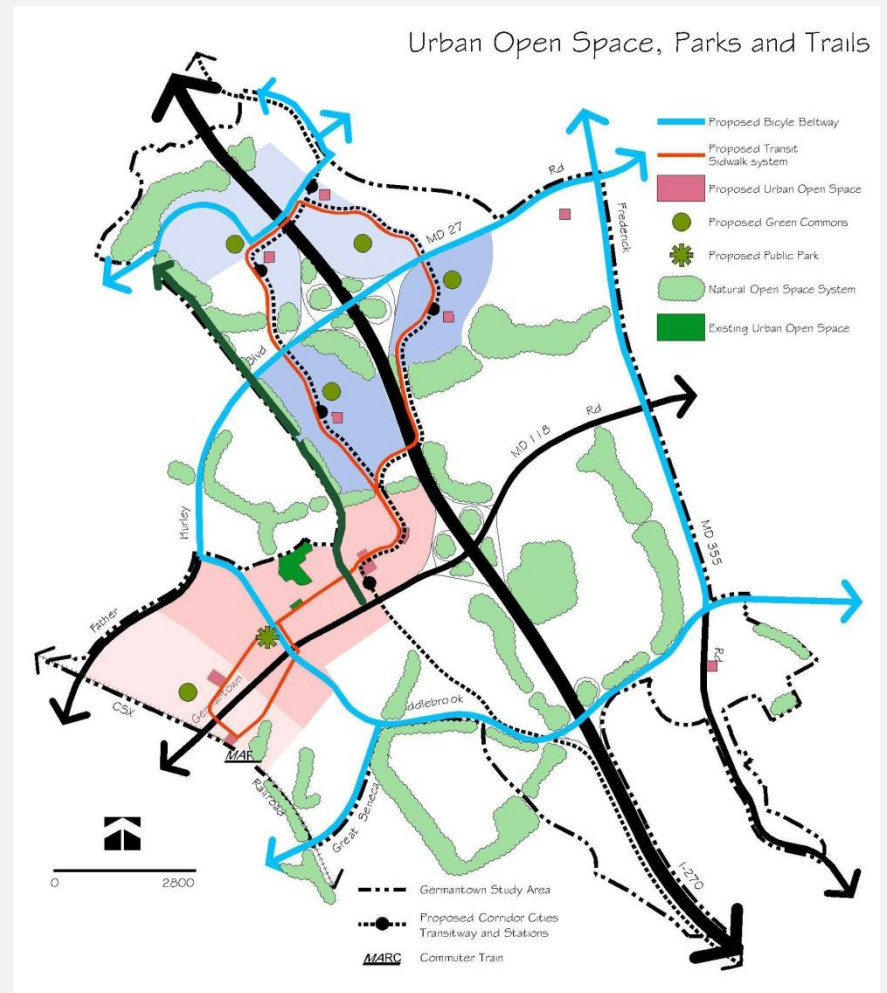
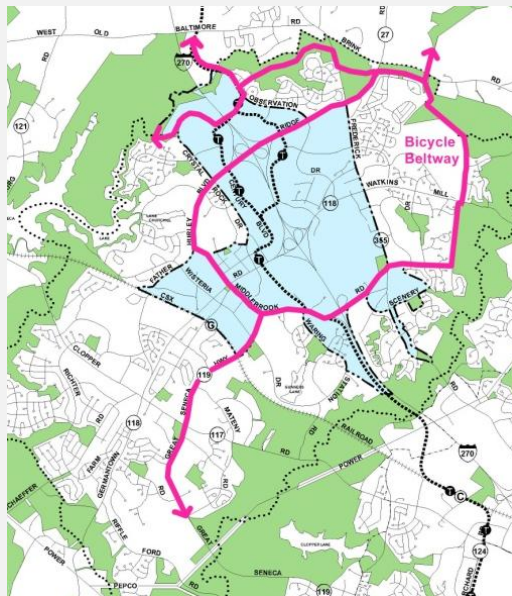
Germantown Forward

Public Testimony

- Improve access to Parks
- Strengthen sense of place and community character

Staff Recommendation

- Trails, sidewalks and bikeways
- Variety of urban open spaces



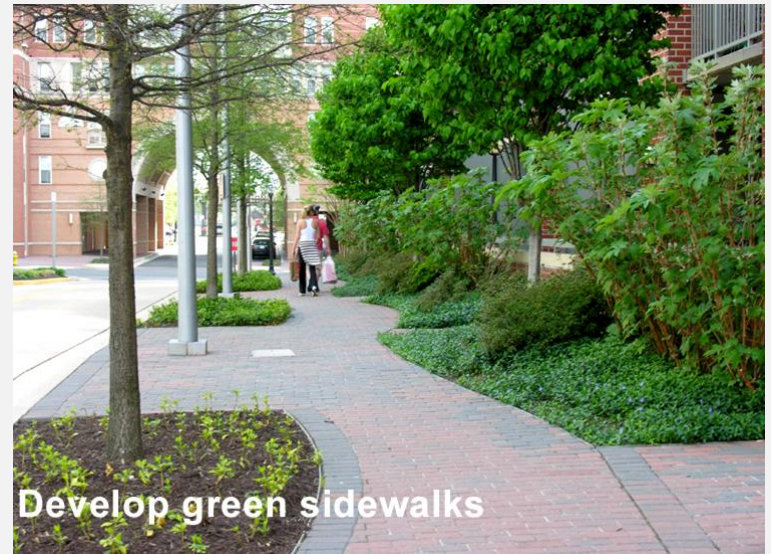
Germantown Forward

Public Testimony

- Improve access to Parks
- Lacks sense of place and community character

Staff Recommendation

- Connectivity
- Community character



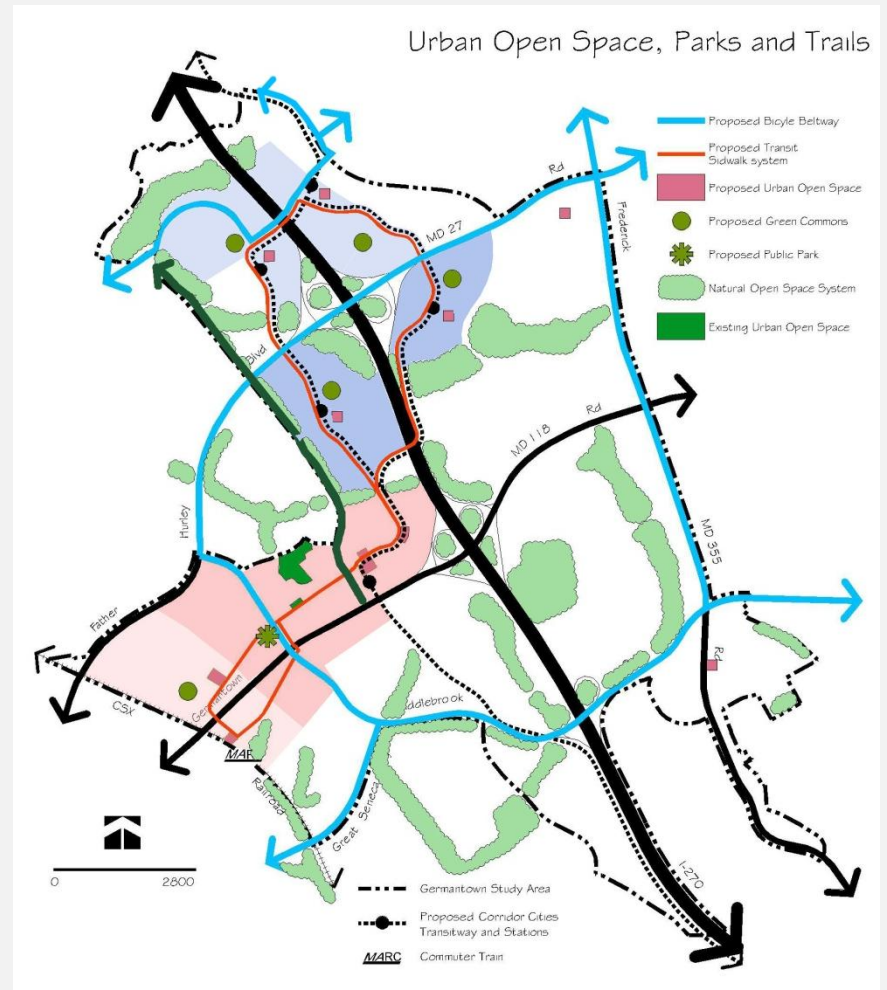
Germantown Forward

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



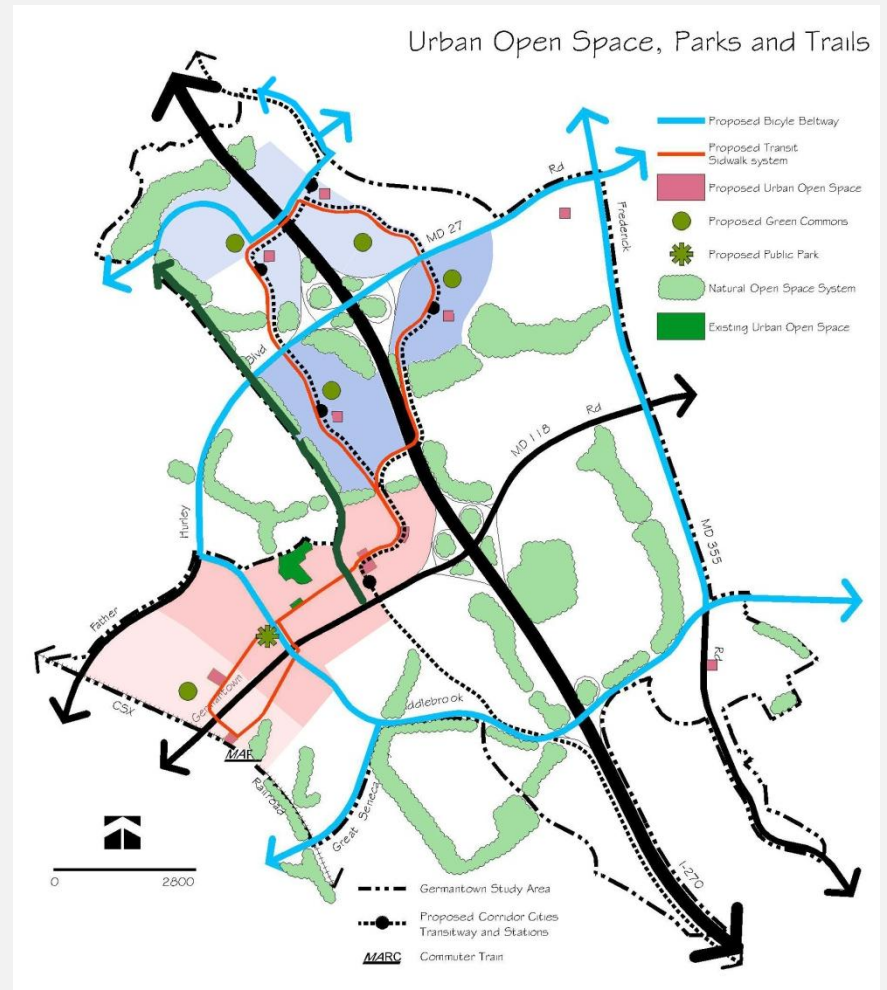
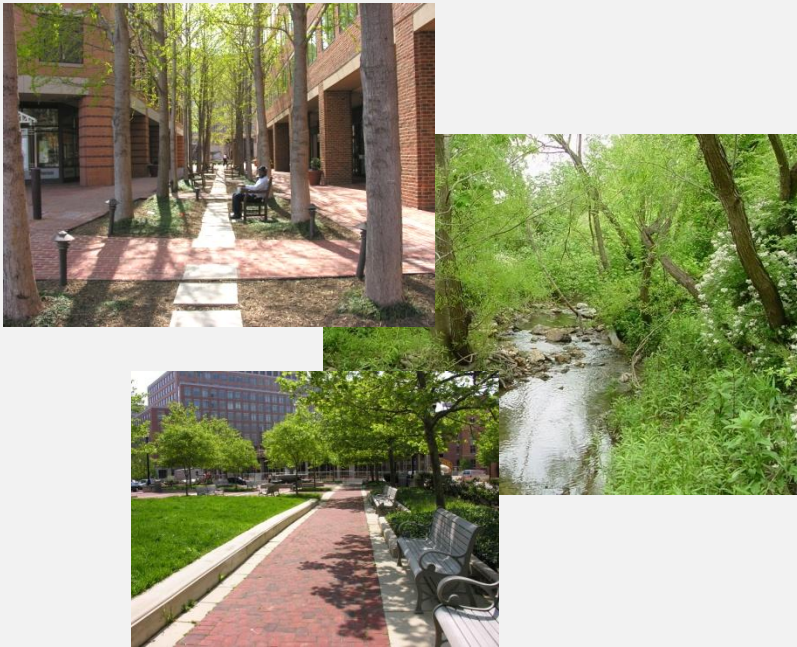
Germantown Forward

Public Testimony

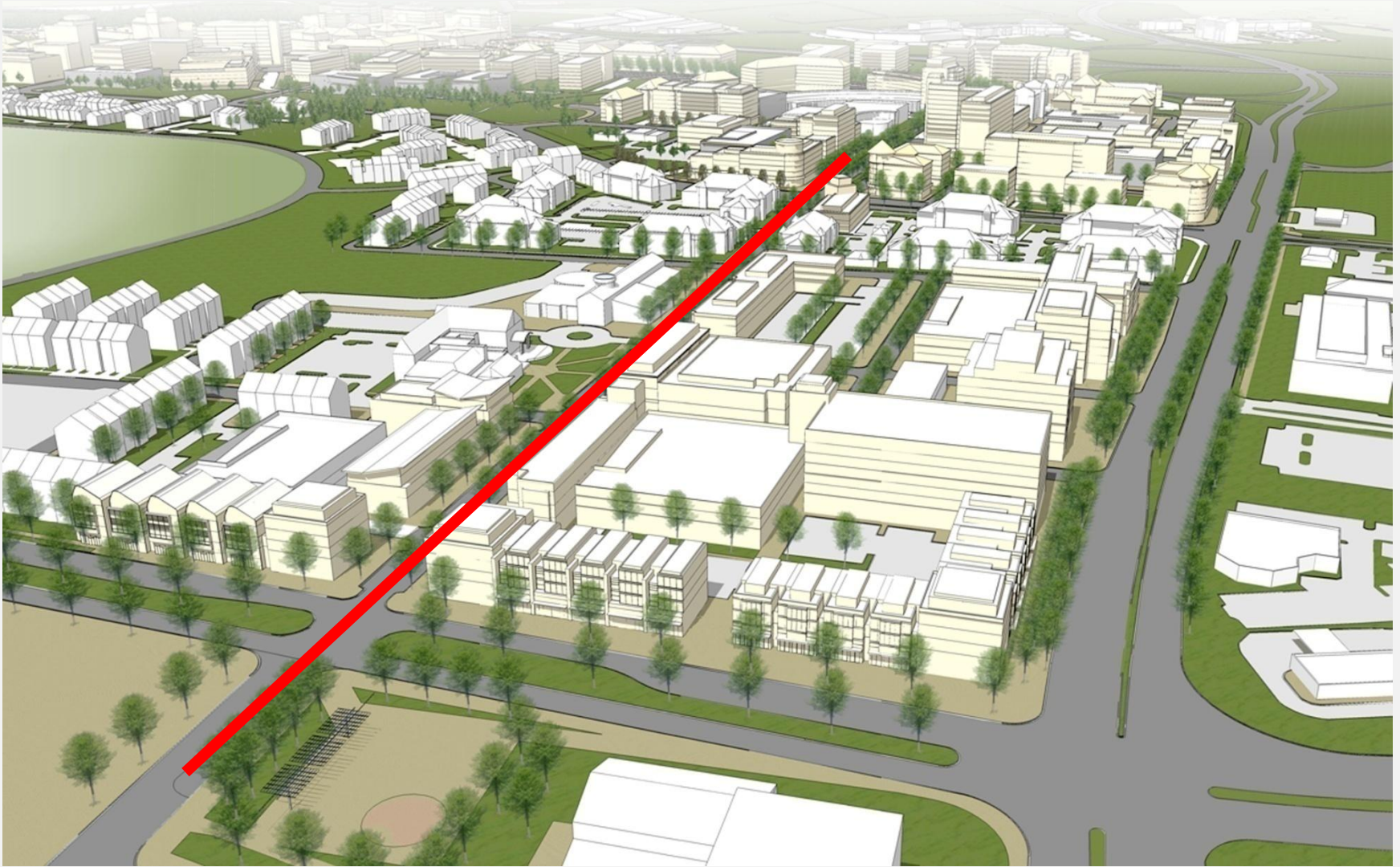
- Lacks sense of place and community character

Staff Recommendation

- Open Space Concept
- Community character



Germantown Forward



Germantown Forward

