

GLOSSARY

Privately provided attributes within a development that enhance public enjoyment. Amenities can include physical enhancements to public and private spaces which make those spaces more inviting to the general public.

AMENITY

One of six areas into which the Town Center Study Area was divided for detailed analysis.

ANALYSIS AREA

A divided roadway with a wide median and a formal streetscape of regularly spaced trees on both sides, as well as in the median.

BOULEVARD

The total volume and configuration of potential building mass within which the actual building must be located.

BUILDING ENVELOPE

A development area for which a recommended building height is established in a number of floors.

BUILDING HEIGHT ZONE

The distance a building is allowed to be located from (usually) a public right-of-way, street, park, or property line, etc.

BUILDING SETBACK

Those parcels within the Town Center that have received plan approval.

COMMITTED DEVELOPMENT

The public use space located at the center of the town core (TC-1).

COMMONS

A street crossing that is demarcated by striping or special paving.

CROSSWALK

A set of design principles or ideas intended to integrate existing and new development and guide future development in the Town Center.

DESIGN FRAMEWORK

A planted (**soft**) or paved (**hard**) area between the buildings and roadway or parking that is designed to provide a combination of access, visual transition, and spatial separation.

EDGE (also *soft edge*, *hard edge*)

The ratio of the gross floor area of a building to the area of the lot on which it is located.

FAR (floor area ratio)

A town landmark or feature, such as a tower, fountain, prominent building, or open space that serves as a reference point in the townscape.

FOCAL POINT

The portion of the streetscape located at the entrances of the Town Center or major development area.

GATEWAY

A planned feature that is assumed to become part of the future Town Center.

GIVEN

An area at the edge of the Town Center consisting of natural open space.

GREEN EDGE

GREENWAY	A continuous open space corridor usually with pedestrian and/or bicycle pathway linking parkland and/or open space area.
INTERNAL TRANSIT	A transit system exclusively serving the Town Center area.
LANDMARK	See focal point - a landmark has special historic or other significance.
MAIN STREET	The main shopping street of the Germantown Town Center or of any town center.
PEDESTRIAN-ORIENTED	Equipped with features to facilitate pedestrian activity and safety and provide a pleasant atmosphere for pedestrians.
PLACE-MAKING ELEMENT	A townscape feature such as a fountain, plaza, or park that is memorable to the citizens or visitors to an area.
PROJECT PLAN REVIEW	Required in the optional method of development in the Central Business District and Residential- Mixed Use Zones, project plan review allows greater density and mix of uses, provided the developer provides certain public amenities and an environment capable of supporting the extra density.
SENSE-OF-PLACE	The sense of identity that a particular place, landmark, or overall character provides to the Town Center.
SITE PLAN REVIEW	The detailed site development plans that carry out the policies and recommendations of the master plan. As there is flexibility in the layout of buildings, open space, circulation, and other features on the site, the Planning Board and its staff carefully review these elements with ample opportunity for public input. Site plan review examines such elements as building mass and location, open space and recreation, on-site vehicular and pedestrian circulation, parking area design, grading, landscaping, lighting, fencing, and signage. Through this review, issues of compatibility with adjacent land uses can be resolved.
SPECIAL STREET	A street with historical or open space character that serves as a pedestrian link.
STAGING	An element of a master plan and the County's growth management system that coordinates the schedule of public facility construction with the pace of private development.
STREETSCAPE	The design elements associated with a street that enhance its visual appeal and functional use for pedestrians as well as motorists and transit, such as trees, lighting, special paving, building setbacks, etc.

Analysis Area TC-1, the central area of Town Center with the broadest mix of uses and sufficiently compact to create a sense of urbanity.

TOWN CENTER CORE

The overall planning and design of the various elements that define the town, i.e., mass, scale, form, order, spatial relationship, and streetscapes.

TOWNSCAPE

Urban design is a profession that deals with the relationship between buildings and space, i.e., the form, mass, scale, configuration, character and location of buildings, and the design and character of public spaces.

URBAN DESIGN

A special purpose tax area for an urban location.

URBAN DISTRICT

An attribute consisting of perceived cohesiveness, created by the repetitive use of elements (scale, mass, height, and materials).

VISUAL CONTINUITY

The degree of attractiveness or orderliness of an environment visible from a vantage point or series of points.

VISUAL QUALITY

An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

WETLAND