

Good Neighbors Partnership Program



Historic Germantown Neighborhood Association (HGN)

HGN Vision: What we aspire to be

A vibrant historic urban neighborhood of individuals, families, and businesses living and working together while sharing values about community and quality of life.

HGN Mission: How we plan to get there

Create a proactive sustainable engagement of the entire community to embrace a vision of cherishing, protecting, and preserving the neighborhood's core values.

GUIDING PRINCIPLES

HGN wants to partner with developers to ensure that:

- Projects comply fully with all Metro government regulations for new developments.
- Projects are consistent with Historic Germantown Neighborhood Association's Vision, Mission, and Core Values during all their phases.
- Projects reflect responsible design, and environmentally-sensitive work practices.
- HGN respects developer's right to implement projects consistent with their financial goals.

HGN CORE VALUES

Quality of Life

Caring about the physical, social, and emotional well-being of this neighborhood and all of its residents by supporting and sustaining a deeply-ingrained culture of community involvement.

Inclusion

Cultivating a friendly culture of community that welcomes and supports people with diverse voices and viewpoints to shape and guide this neighborhood's future.

Neighborhood Integrity

Preserving and enhancing its historic and architectural character while promoting new development that complements the old.

Collaboration through Communication

Using all available communication opportunities to promote relationships and create an informed and involved citizen base.

Environment

Championing all elements of environmental stewardship across the boundaries of this neighborhood.

Core Value Expectations for Developers

Quality of Life

Establish and implement objectives that sustain the project’s long term involvement and contribution to the community.

Communication

Initiate and maintain open lines of communication with the HGN to achieve the goal of complete project transparency.

Neighborhood Integrity

Design buildings and streetscapes that complement and are compatible with the historic nature of the Germantown community.

Environment

Adhere to high standards of environmental stewardship during the design, construction, and ownership phases.

Inclusion

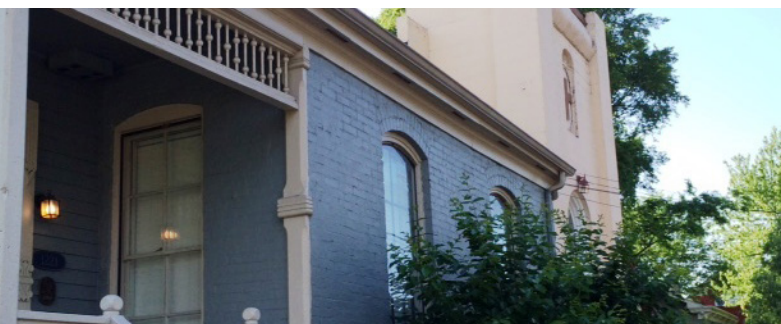
Actively adopt and implement exemplary practices that are welcoming of all people.



Design Expectations

Projects that are designed to be compatible with Germantown’s historic neighborhood:

- Comply with the spirit and legal requirements of the Germantown Historic Overlay District.
- Require somewhat less than 100% buildout of all developable area.
- Use exterior materials that are architecturally consistent with the existing neighborhood and incorporate brick sidewalks whenever this is feasible or when they abut historic brick sidewalks.
- Preserve desirable, healthy, and mature trees currently on the site.
- Provide ample open green space.
- Incorporate some form of public art.
- Integrate dog walking areas and adequate numbers of dog waste stations.
- Incorporate rainwater collection and irrigation systems.
- Plant native species that require minimal watering.
- Minimize sight barriers to abutting properties.
- Include public sidewalk benches consistent with the Americans with Disabilities Act (ADA) requirements.
- Feature charging stations for electric cars.
- Call for pervious exterior parking and walking surfaces.
- Comply with all aspects of Metro’s Low Impact Development guidelines.
- Provide energy efficient, subdued, and safe lighting for walking and parking areas that does not disturb neighboring properties.



Conscientious Design

Project developers in Germantown are accountable to address these central questions:

- How does the project address the spirit and legal requirements of the Germantown Historic Overlay District and Metro Planning regulations?
- What is the percent buildout of developable area?
- Will brick sidewalks be installed?
- What percentage of the entire building exterior will consist of brick?
- If less than 100% brick, will the other exterior materials be high quality, durable and attractive?
- Will desirable, healthy, and mature trees be protected?
- What percentage of entire area is dedicated to open green space?
- What amount is budgeted for public art?
- How will the shade footprint affect neighboring buildings and sidewalks?
- How will dog walking and dog waste collection be accommodated?
- Are sight barriers to abutting properties minimized?
- Does the landscaping plan emphasize native plants and species that require minimal irrigation?
- Will pervious materials be used for parking and walking surfaces?
- Will ADA compliant public sidewalk street furniture be installed?
- Are charging stations included in the plan?
- Does the lighting plan emphasize subdued systems that ensure public safety?
- Does the project include a homeowners association and agreement?
- Does the project include any owner or investor-owned short term rentals?



Construction Expectations

Project developers in Germantown are expected to be sensitive to how construction work impacts nearby residents.

- Causes minimal disruption to normal vehicular and pedestrian traffic.
- Circumvents any temporary loss of on-street parking or street accessibility.
- Precludes all sidewalk and alley closures except under emergency conditions.
- Occurs between the hours of 6am to 7pm.
- Excludes work on Sundays and holidays.
- Mitigates dust during demolition and sandblasting.
- Uses a water-based method for cutting bricks and concrete.
- Conducts regular street sweeping to remove site-generated dirt, dust, and fallen materials.



Construction Practices

During construction there should be minimal disruption to normal vehicular and pedestrian traffic in the neighborhood.

- There should be minimal impact to the infrastructure of the Germantown neighborhood.
- Dust mitigation measures will be instituted during demolition, sandblasting, and concrete and brick cutting.
- Little or no loss of on-street parking should occur.
- Temporary or permanent loss of on-street parking will be avoided.
- Site-generated airborne pollution and noise will be mitigated.
- Work beyond the hours of 6am to 7pm and on Sundays and holidays will be avoided.
- A regularly scheduled clean-up program will be instituted to collect site-generated dirt, trash, and fallen materials from the site and abutting areas.



