

Good Neighbors Partnership Program Contacts

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Area of Interest Approximate Boundary

One of the goals of the neighborhood is promoting and sustaining mutually beneficial working relationships between the Historic Germantown Neighborhood Association and development projects within our neighborhood

HGNA's Area of Interest: bounded by Rosa Parks Boulevard on the West; the Cumberland River on the East, Jefferson Street on the South, and Hume Street and the Metro Water Treatment facility on the North. Germantown Historic Zoning District boundaries are Rosa Parks Boulevard on the West, Hume St. on the North, Third Ave. North on the East and Jefferson St. on the South, plus the 1400 block of Second Avenue North

Historic Germantown Neighborhood Association



GOOD NEIGHBORS PARTNERSHIP PROGRAM

GUIDING PRINCIPLES

HGNA 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 phases.

Projects reflect responsible design, and environmentally-sensitive work practices.

HGNA respects developer's right to implement projects consistent with their financial goals.

HISTORIC GERMANTOWN NEIGHBORHOOD ASSOCIATION (HGNA)

HGNA 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.

HGNA 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.



HGNA 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

HGNA 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, construc-

tion, 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.

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.

Provide energy efficient, subdued, and safe lighting for walking and parking areas that does not disturb neighboring properties.

CONSCIENTIOUS DESIGN

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?

What percentage of entire area is dedicated to open green space?

Will desirable, healthy, and mature trees be protected?

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 watering?

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?



CONSTRUCTION EXPECTATIONS

Construction work that is sensitive to nearby Germantown residents:

Causes minimal disruption to normal vehicular and pedestrian traffic.

Circumvents any temporary loss of on-street park-

ing 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

How will disruption to normal vehicular and pedestrian traffic be avoided?

How will the existing Germantown infrastructure be affected across the entire duration of the project?

Will there be any temporary or permanent loss of

on-street parking?

How will site-generated airborne pollution and noise be mitigated?.

Will construction occur beyond the hours of 6am to 7pm?

Will work take

place on Sundays and holidays?

Will active dust mitigation measures be instituted during demolition, sandblasting, and concrete and brick cutting?

