

Attachments

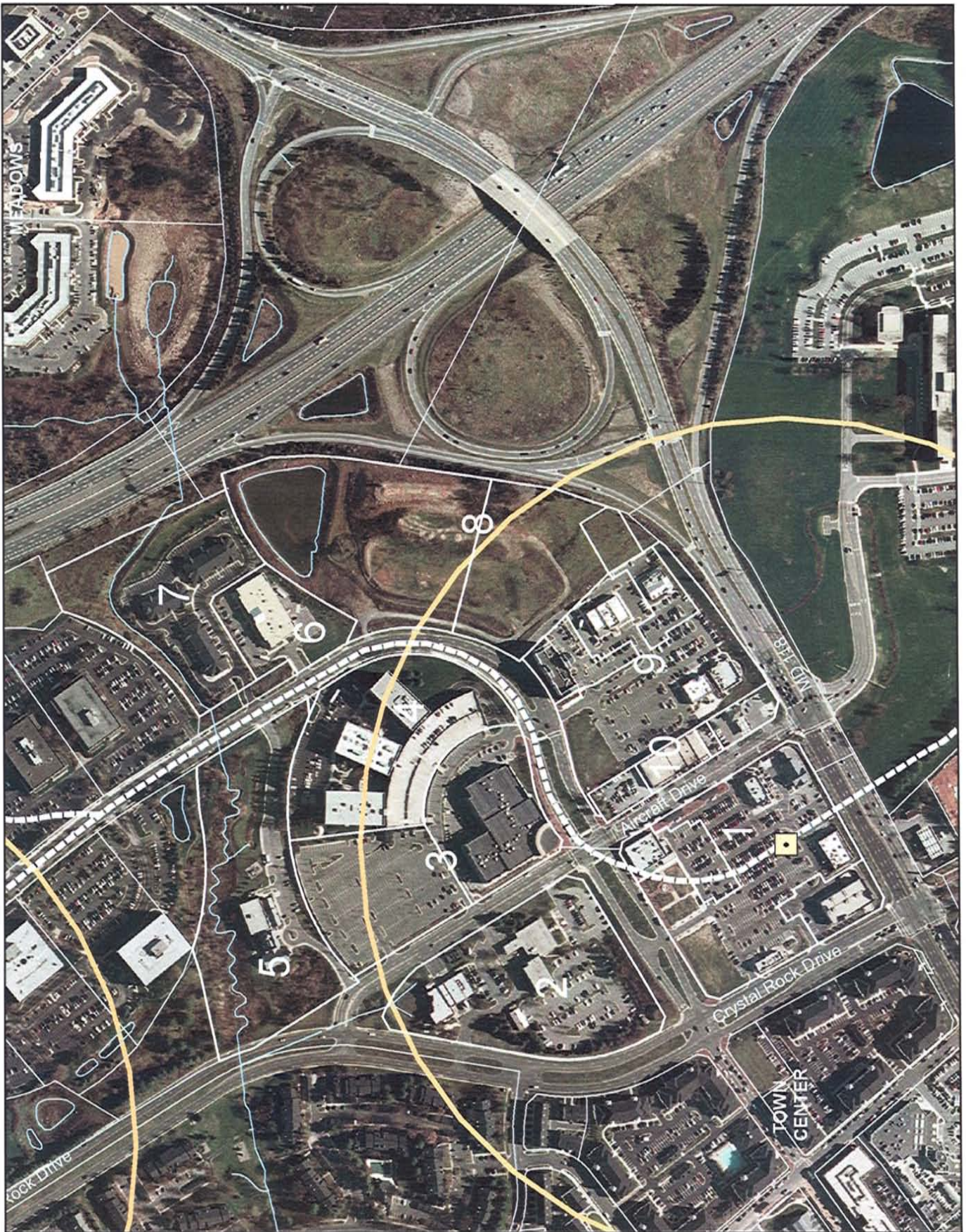
5. Town Center 3-D Illustration
6. Town Center Core (aerial)
7. Town Center Core (property data)
8. Town Center Core Extended (aerial)
9. Town Center Core Extended (property data)

ATTACHMENT 5



ATTACHMENT 6

Town Center Core: Applies to properties 1-10



ATTACHMENT 7

TOWN CENTER CORE

I.D.	Ltr#	Property Name	Size (acres)	Current Zone	Staff Recommendation	Property Owner Request	Comments
1		Bellmead & others/Transit Center	10	T-S	T-S at 2.0 FAR (217,000 sf office, 610 du)	No comment	
2	46	Police/Fire Station	6.92	I-3	TMX with 1.0 FAR (80,000 sf public safety with 225 du)	Concerned that mixed use development near police/fire station would impair operations. Opposes public open space on site	Response: Apply TMX Zone. Promote workforce housing for public safety workers on site. Continue open space recommendation subject to acceptable access/egress from Station #29.
3		Cinema Property	7.26	I-3	TMX	No comment	
4	53	Century XXI/Savitar	6.1	I-1	TMX with 1.0 FAR (no residential)	TMX with 2.0 FAR for residential and retail use	Response: Include residential in TMX recommendation. Maintain 1.0 FAR principle would preclude retail with parking in front.
5		Salvation Army	8.98	I-3	TMX with 0.5 FAR due to environmental constraints	No comment	
6		Asset Capital Property	2.11	I-3	TMX with 1.0 FAR not likely to redevelop	No comment	
7		Homestead Suites	5.35	I-3	TMX with 1.0 FAR (139,000 sf non-residential) not likely to redevelop	No comment	

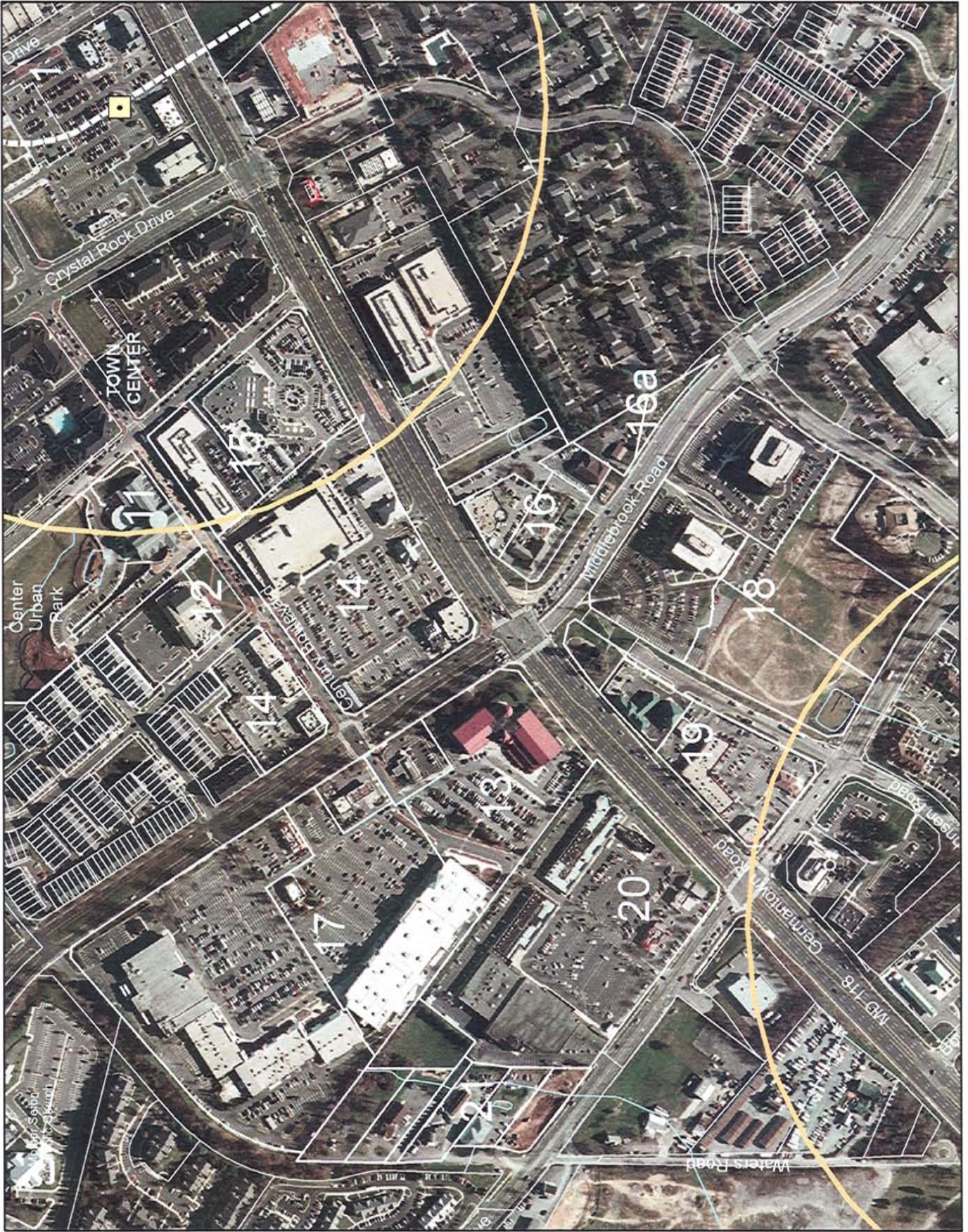
TOWN CENTER CORE

I.D.	Ltr#	Property Name	Size (acres)	Current Zone	Staff Recommendation	Property Owner Request	Comments
8	41	Matan Property	12.7	I-3	TMX with 1.0 FAR	Requests 1.5 FAR; concerns about BLT, structured parking, staging. Densities may be premature given status of CCT	Pending preliminary/site plan under current zoning for 263,500 sf Response: Apply TMX zone with 1.0 FAR; height limits for standard method according to Adopted TMX text. Worksession #5 will address staging
9		Bellmead	15.6	T-S	T-S with 0.35 FAR (236,000 sf)	No comment	
10		Faranoff Property	1.1	I-3	TMX with 1.0 FAR (45,000 sf)	No comment	

M:\germantown\Town Center Core properties.oct 6 staff report.092408.updated 092908.doc

ATTACHMENT 8

Town Center Core Extended: Applies to properties 11-21



ATTACHMENT 9

TOWN CENTER CORE (EXTENDED)

I.D.	Ltr#	Property Name	Size (acres)	Current Zone	Staff Recommendation	Property Owner Request	Comments
11		Library & Park	8.28	T-S	T-S	No comment	Urban park design beginning; construction completed FY11
12		BlackRock Center for the Arts	2.0	T-S	T-S	No comment	
13		Upcounty Regional Services Center	5.45	T-S	T-S	No comment	
14		Safeway and other retail	10.7	T-S	T-S with 1.0 FAR (276,000 sf office & 132,500 retail)	No comment	
15		Euromotors; retail and office	5.13	T-S	T-S with 0.6 FAR (110,000 office; 25,000 sf retail; 88,000 other)	No comment	
16	Add. letter	Karageorge/Mi Rancho/Bud Wildman	3.5	C-3	TMX with 1.0 FAR	Bud Wildman requests grandfather provision extend to adjacent R-200 special exception property he is negotiating to purchase.	Response: Apply TMX zone. Grandfather provisions can only apply when property in use when SMA adopted.
17		Germentown Commons retail center	19.4	T-S	T-S with 0.5 FAR (25,000 office; 231,000 sf office; 165 du)	No comment	