

Housing Types Presentation

Germantown Citizens Advisory Committee June 2007



Innovative Housing Types

- Single-family Cottages
- Urban Townhouses
- Stacked Townhouses (2 over 2's)
- Charleston houses (2 over 1's)
- Live-Work Units
- Multi-family
 - Garden-style walk-up
 - 4-story, elevator, surface parked
 - 4-story, wrapped around parking garage
 - 4-story, on a parking podium

Urban Cottages (carriage homes)



sleeping
living
parking



10 to 12 per acre?

Urban Townhouses



10 to 18 per acre?



Stacked Townhouses



Upper unit
2000-2300
sq. ft.

Lower unit
1400-1700
sq. ft.

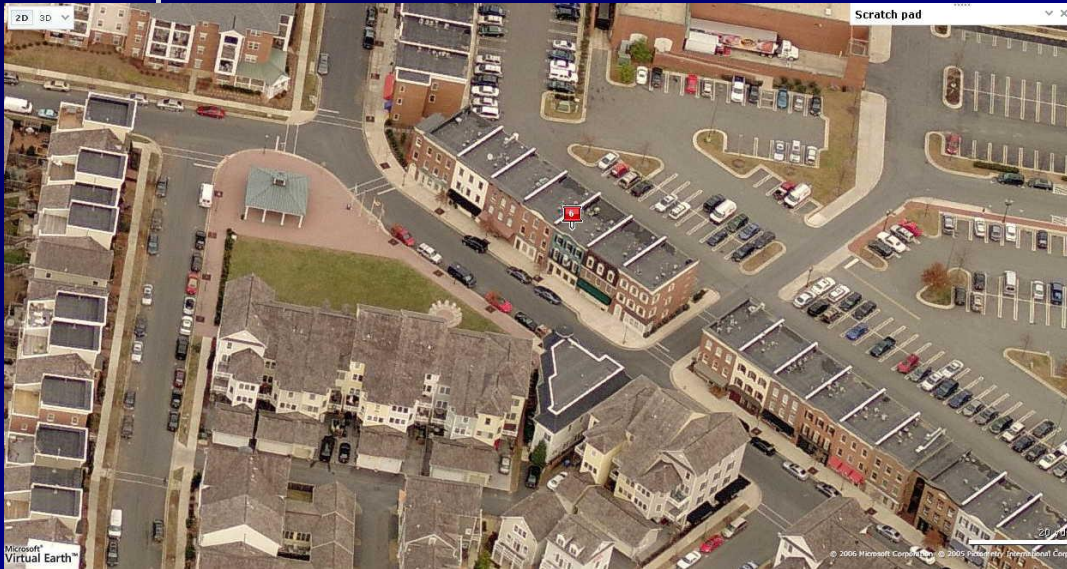


Charleston Houses (2 over 1)



18 to 25 per acre?

Live Work Units



12 dwelling units per acre
+ 24,000 sq. ft. commercial?



Multi-family, garden style walkup

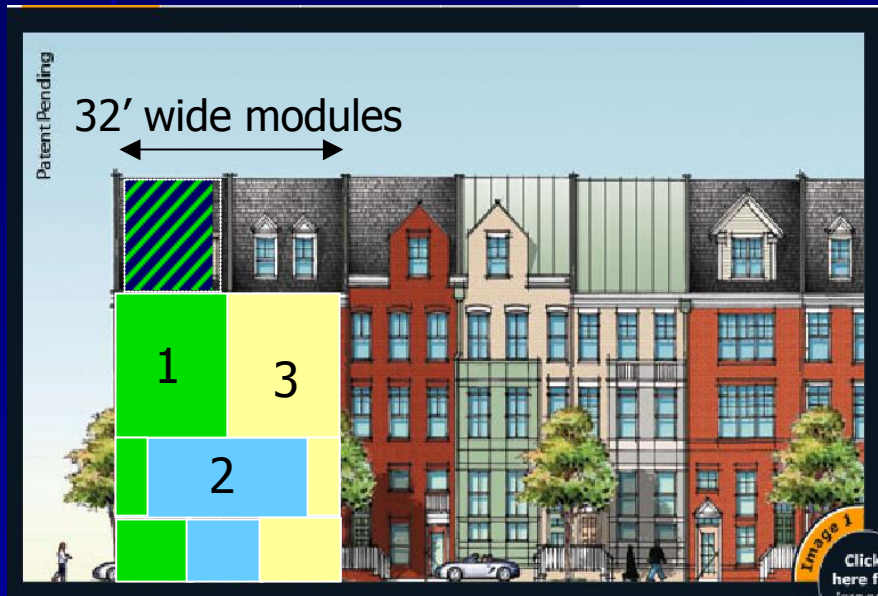


20 to 30 per acre?

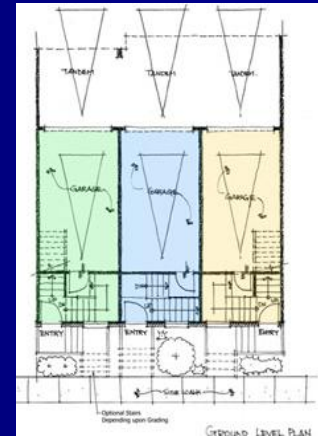


Multi-family, 2 over 1's, with Private Garages that look like townhouses

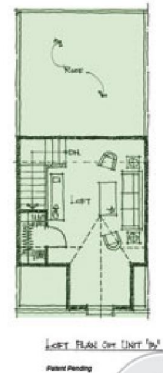
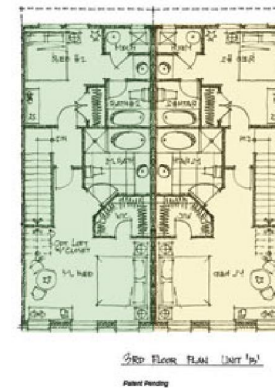
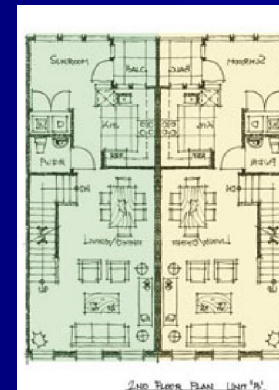
- 3 units per module
- 2 level units over 1 flat
- 3 garages per module



Avg. Unit Size = 1,200 Sq. Ft.
30 to 40 per acre?



Module =
32' x 38'



Multifamily, 4-story elevator, private garages, mostly condos

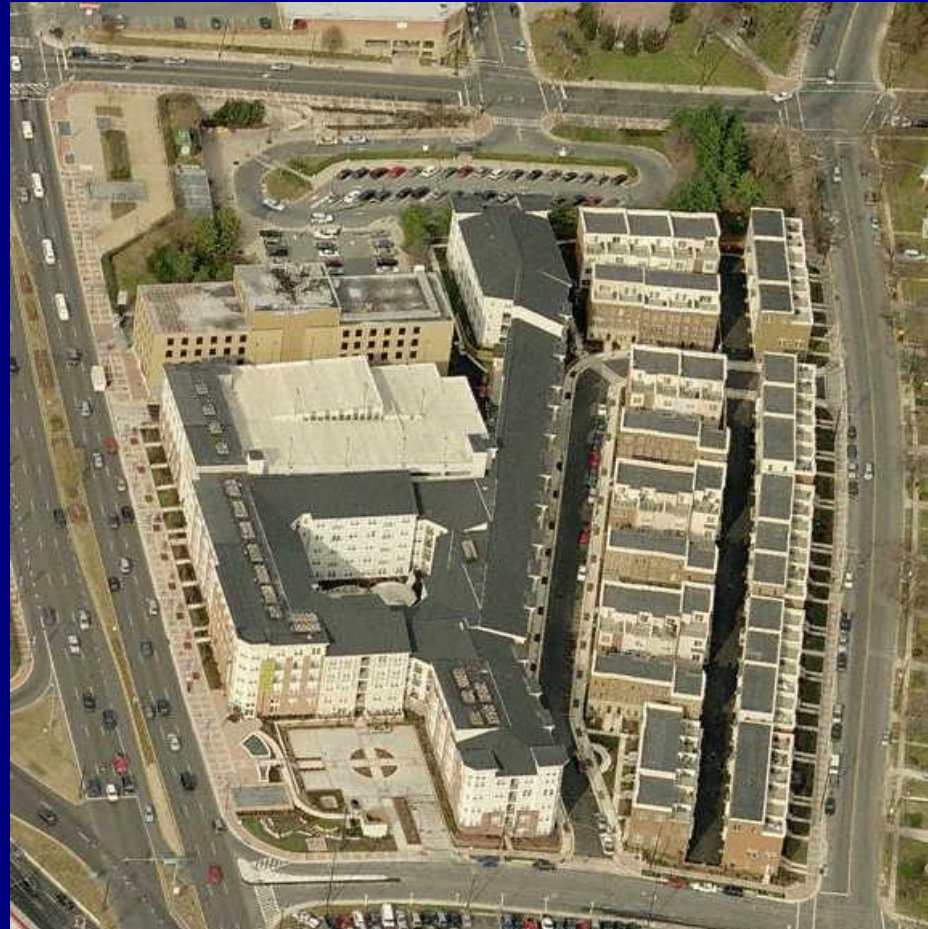


25 to 35 per acre?

Multifamily (garage parking), both condos and apartments, ancillary retail on occasion



50 to 70 per acre?



Multifamily (podium building), usually wood frame over parking on concrete podium

55 to 100 per acre?



Multifamily (podium building)



Sales Price or Rent

\$400
\$2.00

\$300
\$1.70

\$200
\$1.35

\$100
\$1.00

Increasing Density, Cost, Sales Price/Rent

4-story w/ podium parking Gar.
(55 to 65/acre)

4-story w/ parking Gar.
(45 to 55/acre)

4-story Elevator Condos

3/4 -story Walk up Apartments/Condos

Townhouses

SF Homes



= Rockville Today

= Gaithersburg Today

= Germantown Today

↑ Bethesda, DC, Arlington, etc.

3-6/acre

7-15/acre

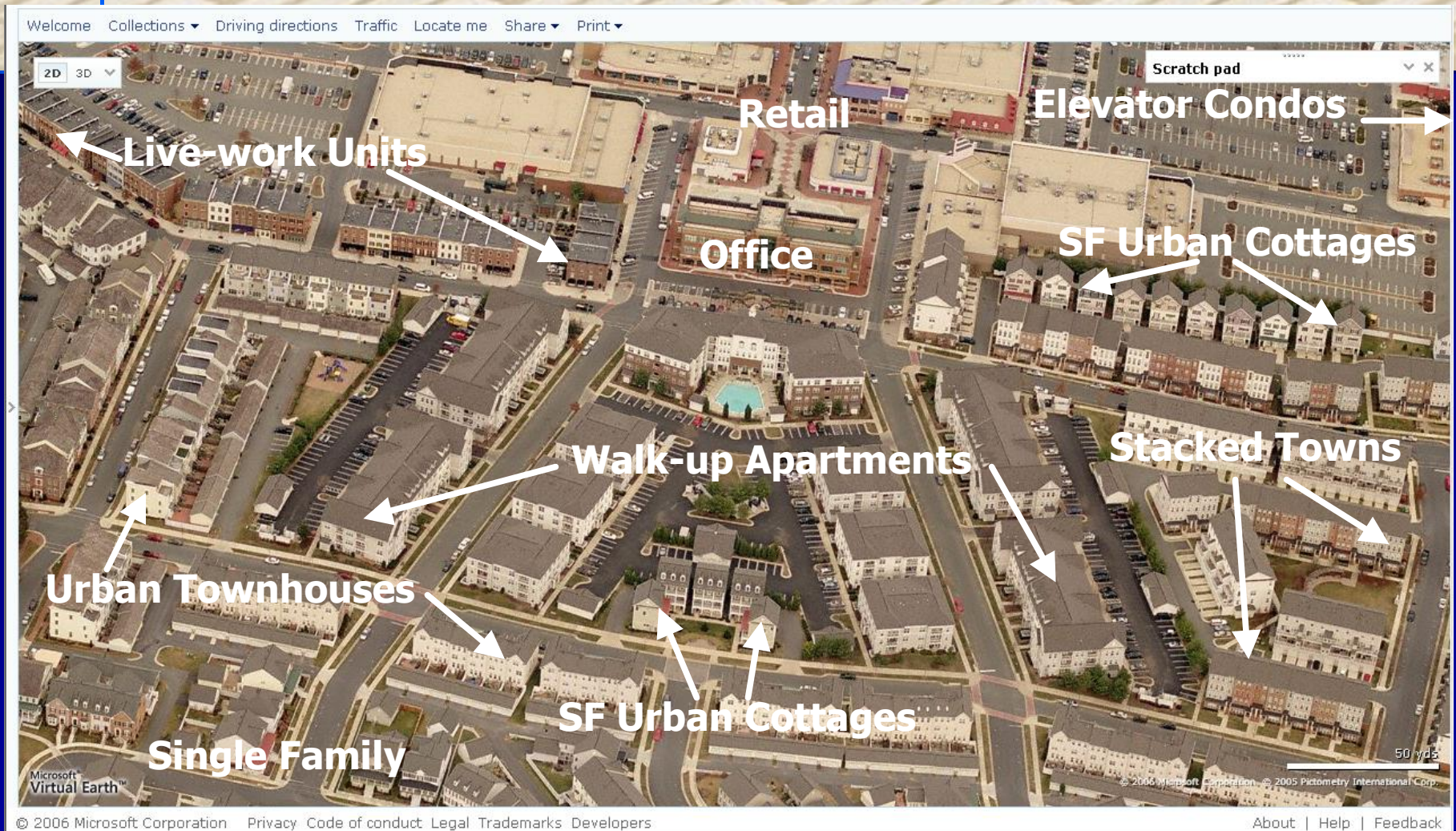
16-25/acre

26-49/acre

50-100/acre

Density

Is Mixed Use Housing A Good Idea?



What Does The Urban Land Institute Say?

