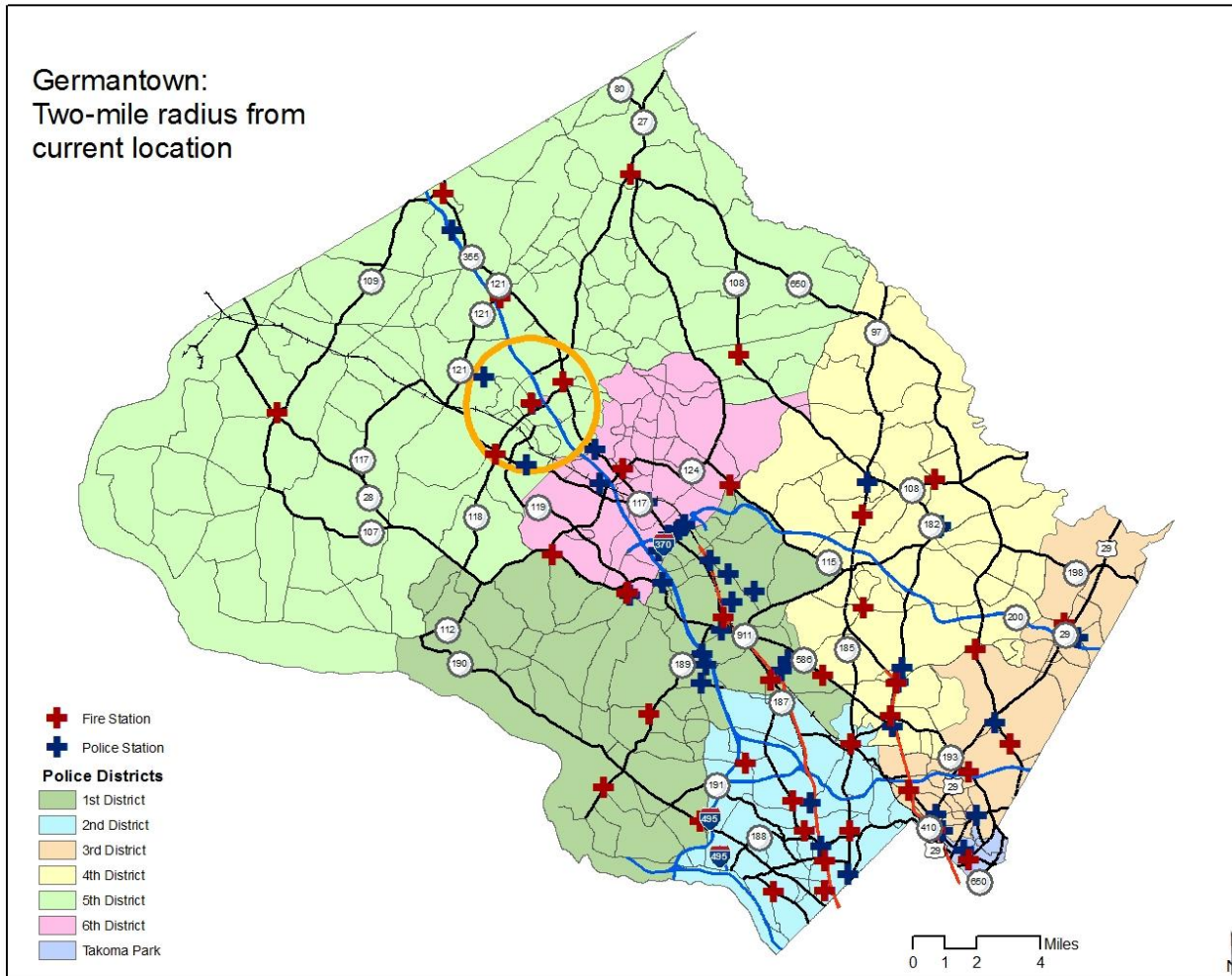


Site Selection Study:

Germantown Police/Fire Station

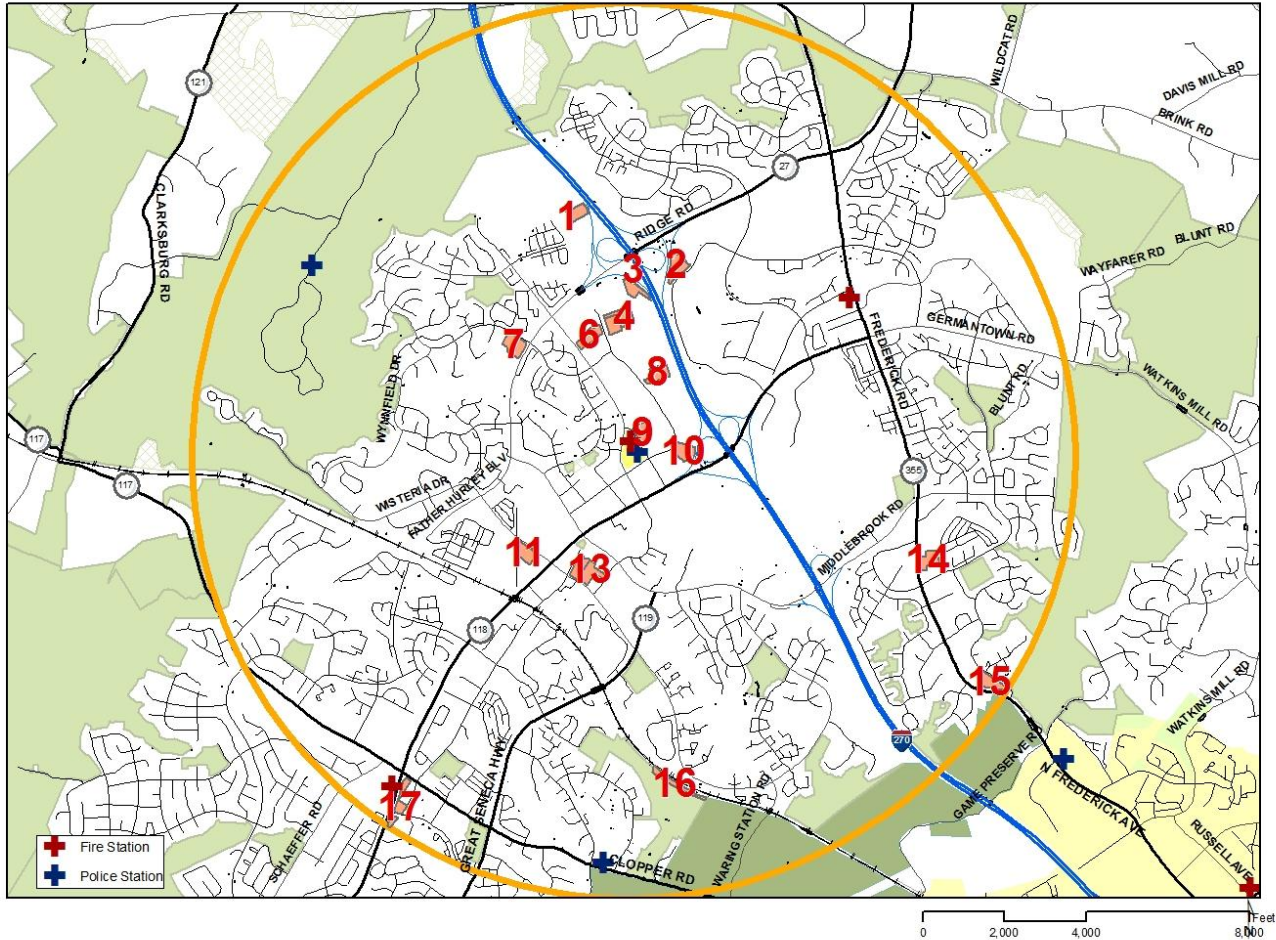
July 11, 2011

Location, Districts, Stations



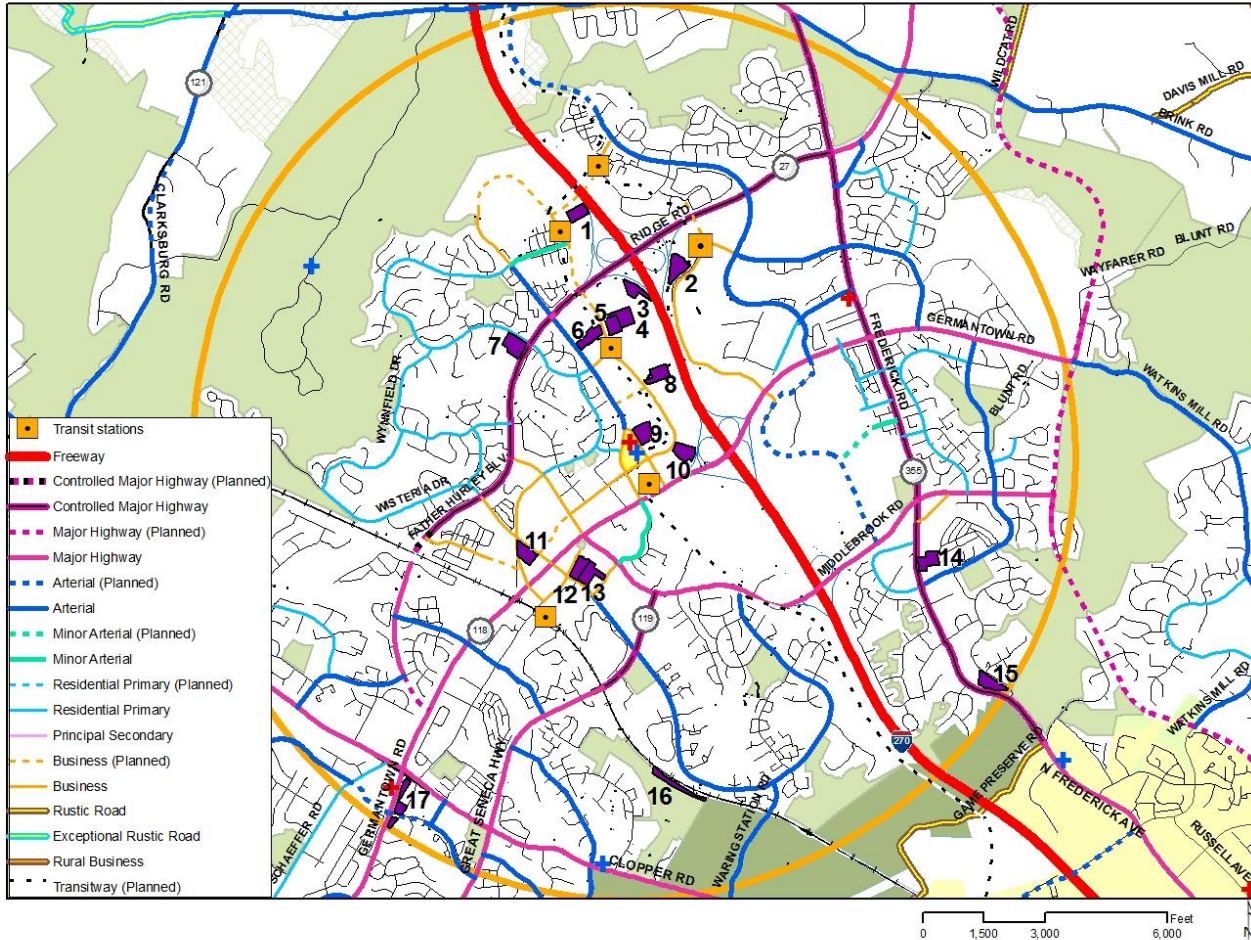
17 Properties (within two miles of the current location)

Germantown Properties (3-5 acres, developable)

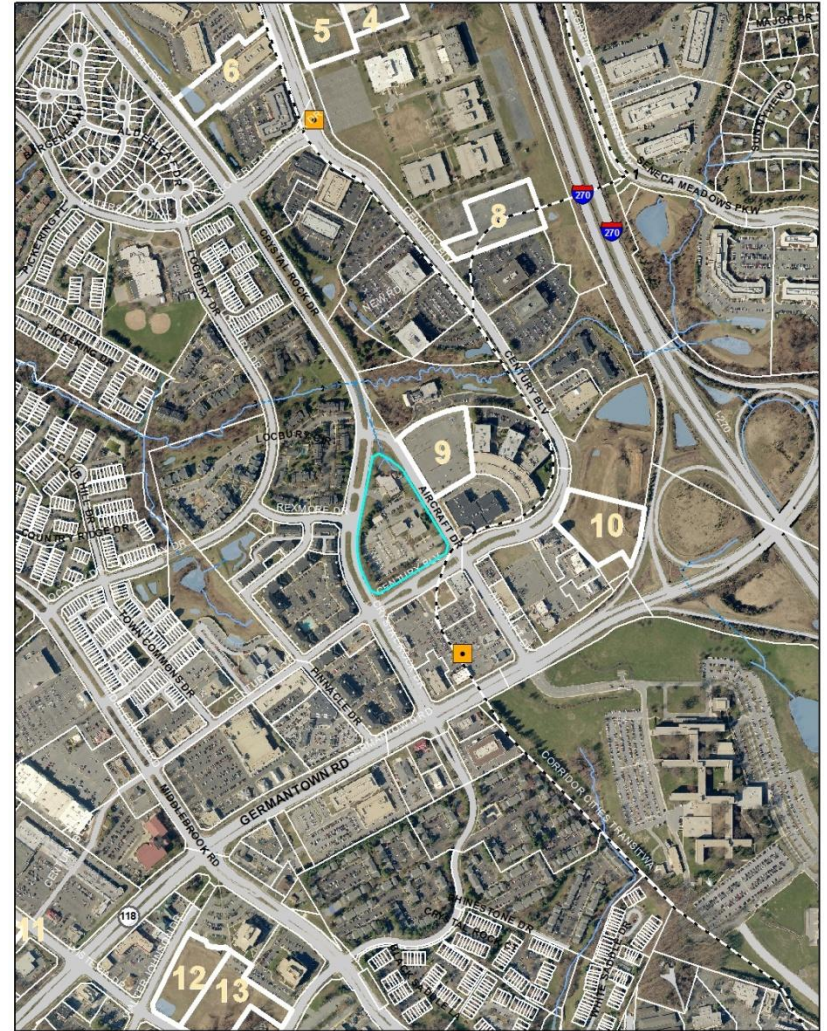


Transportation Elements

Transit Stations and Roadway Classifications



Existing Site



Property 1



MP recommendation (2009):

Mixed use, 60% minimum employment,
1.0 FAR

Zoning:

TMX-2

Access:

Business (future, landlocked parcel,
limited I-170 access)

Environment:

Field, trees

Applications:

419930230, 119881560, 820020280
(withdrawn)

Other:

Near future CCT station; Waters Family
Cemetery and archaeological sites in
vicinity

Property 2



MP recommendation (2009):

Mixed use, 70% minimum employment,
1.0 FAR

Zoning:

TMX-2

Access:

Business, possible I-270 ramp access

Environment:

Field, trees, slope at I-270 ramp

Applications:

119980040, 919990390 (60,000 sf medical
office approved by PB in 1999)

Other:

Near future CCT station; roughly triangular

Property 3



MP recommendation (2009):

Mixed use, 50-60% employment, 40-50% residential, open space, 1.0 FAR

Zoning:

TMX-2

Access:

Business (nearby—landlocked), potential I-270 ramp access

Environment:

Stream, steep slopes, forest, fields

Applications:

119881560, 91998006C (approved as outparcel)

Other:

Near future CCT station; archaeological sites in vicinity

Property 4



MP recommendation (2009):

Mixed use, 50-60% employment, 40-50% residential, 1.0 FAR

Zoning:

TMX-2

Access:

Business

Environment:

Trees, moderate slopes (north)

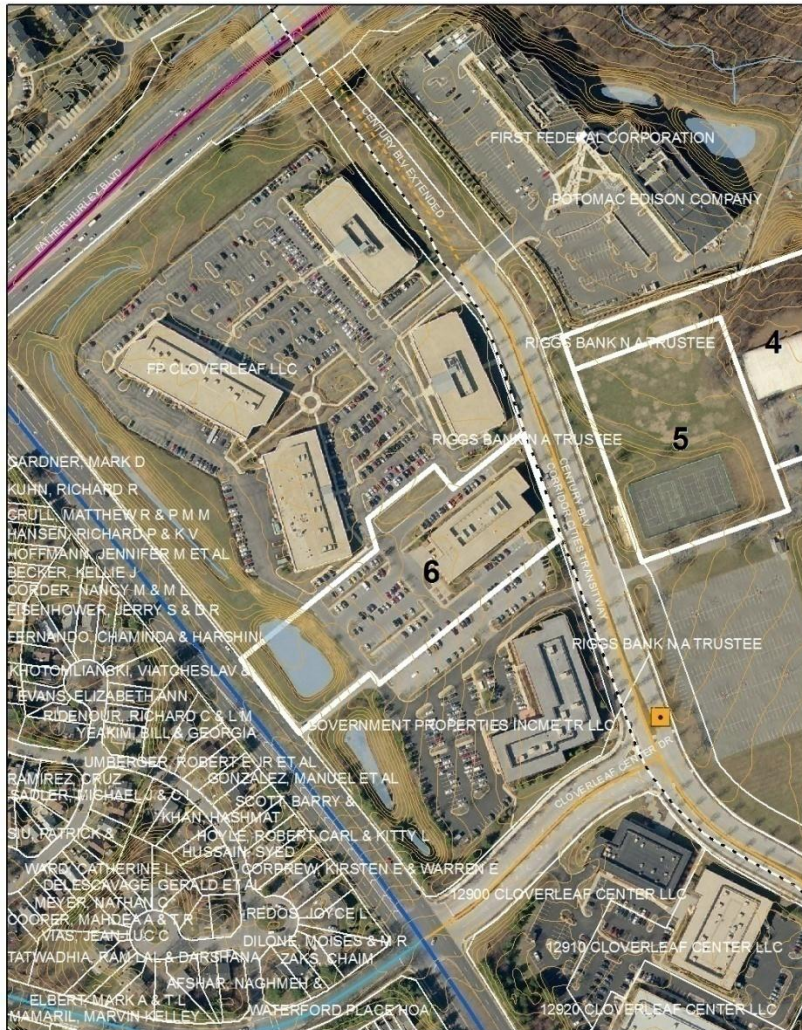
Applications:

420063560, 12002095A, 82003007A
(approves existing storage and parking to remain)

Other:

Near future CCT station; archaeological sites in vicinity

Property 6



MP recommendation (2009):

Mixed use, 50-60% employment, 40-50% residential, 1.0 FAR

Zoning:

TMX-2

Access:

Business (SWM adjacent to arterial)

Environment:

Slopes by SWM facility

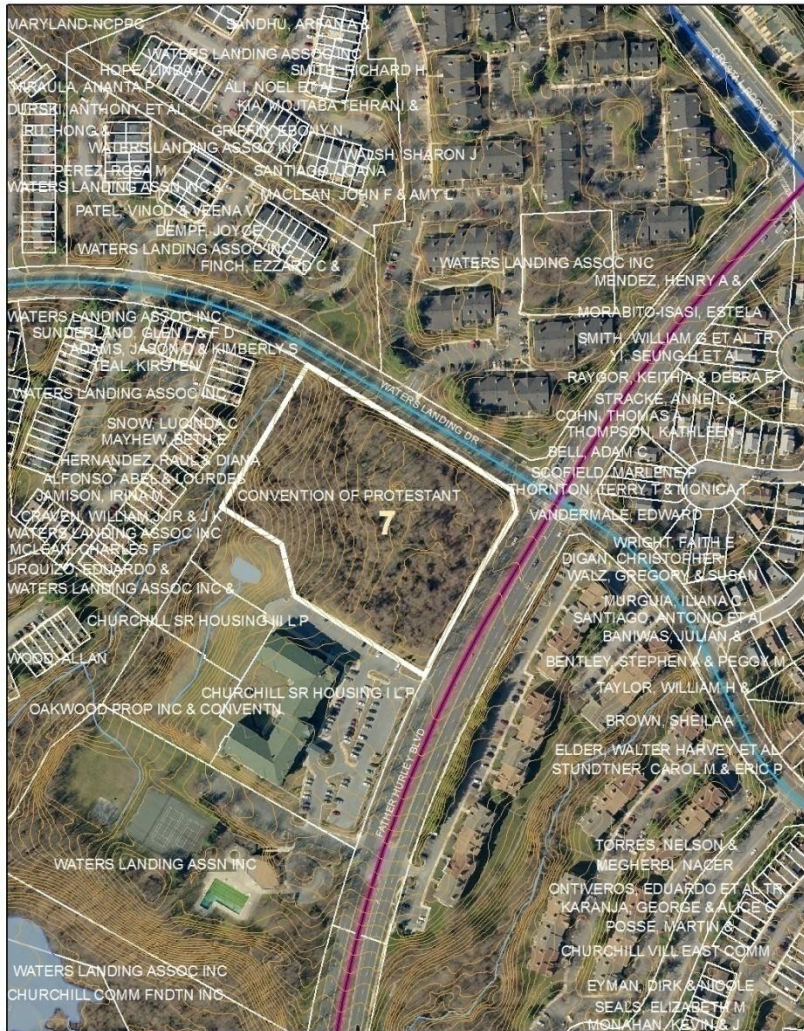
Applications:

119881560 (GIS does not show assessment for existing office building)

Other:

Existing office building; near future CCT station; archaeological sites in vicinity

Property 7



MP recommendation (1989):

Church or senior housing

Zoning:

Town sector

Access:

Controlled major highway, primary residential

Environment:

Forest, steep slopes, adjacent to stream

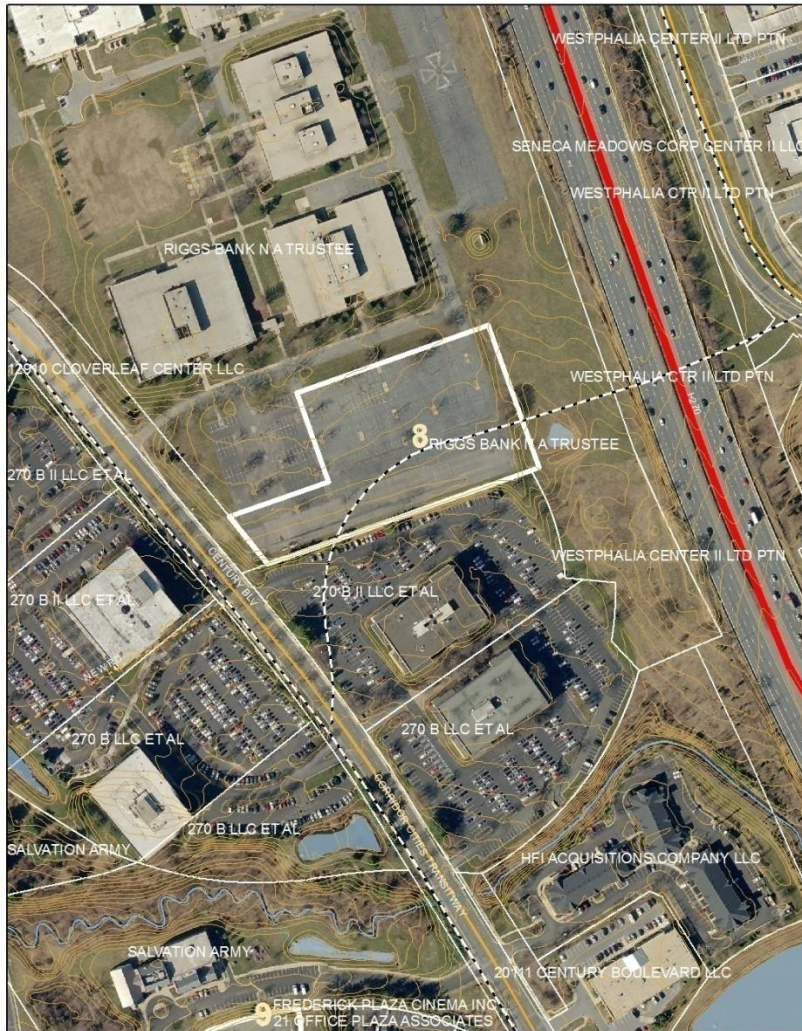
Applications:

419991390, 119930410 (church approved by PB in 1997)

Other:

Adjacent to established residential communities; limited access on Father Hurley Boulevard

Property 8



MP recommendation (2009):

Mixed use, 50-60% employment, 40-50% residential, 1.0 FAR

Zoning:

TMX-2

Access:

Business

Environment:

None (parking lot with no SWM)

Applications:

420063560, 12002095A, 82003007A
(approved parking to remain)

Other:

Crossed by future CCT alignment; near future CCT station

Property 9



MP recommendation (2009):

Mixed use, commercial, housing and entertainment, 2.0 FAR

Zoning:

TMX-2

Access:

Business

Environment:

None (parking lot)

Applications:

819990010 (parking for uses on other properties)

Other:

Opposite existing facility; near future CCT station; encumbered by parking requirements for other properties

Property 10



MP recommendation (2009):

Mixed commercial uses including hotels,
2.0 FAR

Zoning:

TMX-2

Access:

Business

Environment:

None (graded site)

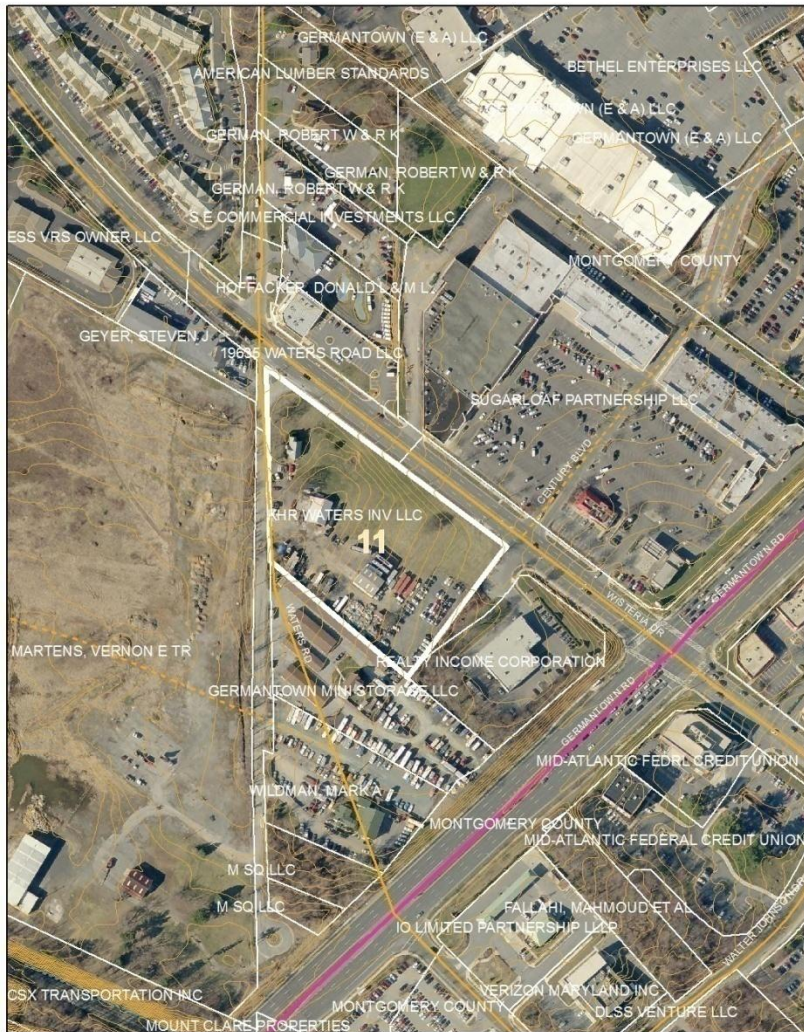
Applications:

12007065A, 820070150 (parking for
proposed 235,000 sf office building)

Other:

Under development; near future CCT
station

Property 11



MP recommendation (2009):

Mixed use, employment, retail and residential, 0.8 FAR

Zoning:

RMX-2C

Access:

Business

Environment:

Moderate slopes

Applications:

None

Other:

Existing uses (storage, car , truck and bus parking) may result in future mitigation needs

Properties 12 and 13



MP recommendation (2009):

Mixed use, 65% minimum office, hotel, service retail, 35% maximum residential

Zoning:

TMX-2

Access:

Business

Environment:

None (graded site)

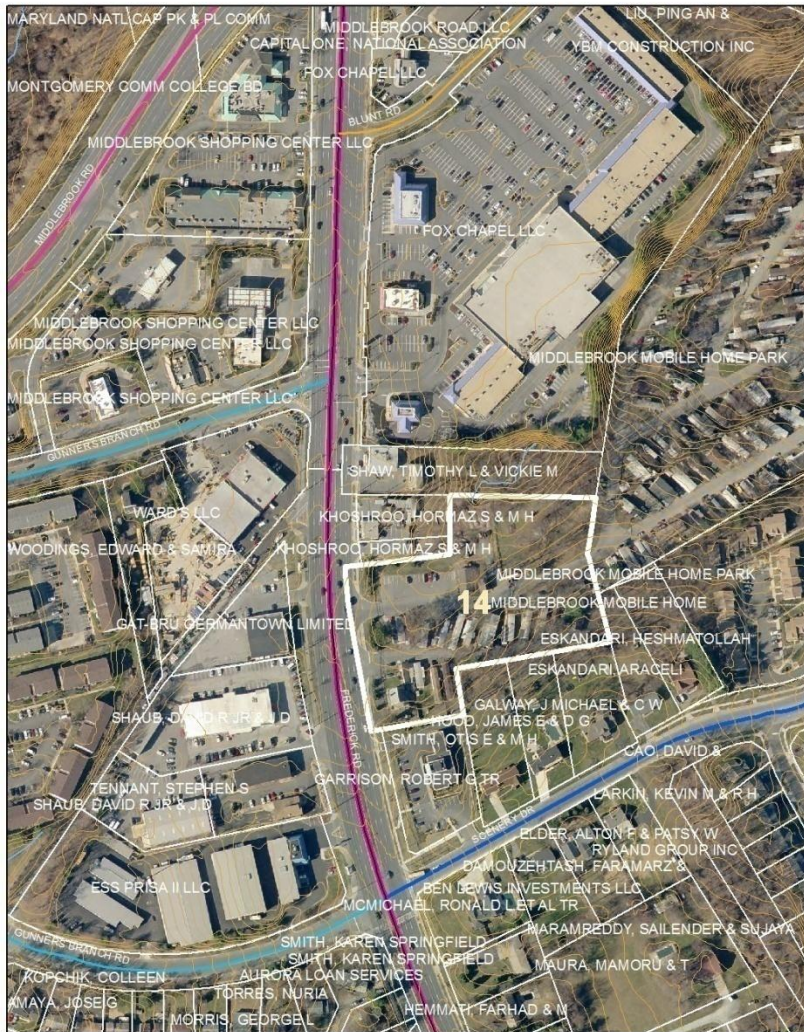
Applications:

119820130, 81984011B (77,700 sf and 96,000 sf office approved by PB, never constructed)

Other:

SWM facility

Property 14



MP recommendation (2009):

Mixed use, commercial (0.3 FAR) and residential (5 to 22 units per acre)

Zoning:

RMX-2C/TDR

Access:

Controlled major highway

Environment:

Moderate slopes

Applications:

420061540

Other:

Adjacent neighbors are residential and commercial; Sector plan calls for a combined development plan with Fox Chapel Shopping Center

Property 16



MP recommendation (1989):

None (between railroad and parkland)

Zoning:

R-60

Access:

CSX tracks

Environment:

Steep slopes, stream, edge of pond

Applications:

None

Other:

Extremely narrow

Property 17



MP recommendation (1989):

Mixed use, 50-60% employment, 40-50% residential, 1.0 FAR

Zoning:

R-200, R-200/TDR

Access:

Major highway, arterial

Environment:

Stream, steep slopes, forest

Applications:

420050740, 119900170 (never platted)

Other:

Odd shape created by dedication of roadways; opposite new Germantown Fire Station