

Map No.	Property	Presenter	Acres	Zone(s)
1	Montgomery College Academic Campus	John McLean	224.1	I-3 and R-60
2	Montgomery College Business Park	Rocky Sorell	~ 40	
3	Seneca Meadows	Bradley Chod	156 total, 40 left	I-3
4	Milestone Business Park	Reid Townsend		I-3
5	Neelsville Village Shopping Center	Sam Judd		
6	Far North Village (Waters Landing)	Eric Hart, Elise Holman	110	Town Sector
7	Century Park at Cloverleaf (Cloverleaf property)	Nicole Totah, Bruce Leonard		I-3

Map No.	Property	Presenter	Acres	Zone(s)
8	Century Technology Park (Fairchild/Orbital/Century)	Reid Townsend		I-3
9	Matan properties/Century 270	Karl Morris	12	
10	Town Center	not presented		
11	Germantown Commons Shopping Center	Sam Judd		
12	Wildman property	Mark Wildman	2	
13	Falahi property	Sue Carter	1	O-M
14	Rolling Hills Apartments	Judith Law	40	4 zones
15	Tim Shaw property	Sue Carter		C-1 and R-200
16	MCT Credit Union property	Sabrina Keppel	1.36	R-90
17	Bozzuto	Clark Wagner	24.6	C-1, R-200, R-30, R-90

Proposal					
Established in 1975-1978; now has four main buildings plus a few small facilities. Two forthcoming mandatory referral projects: 1) child care and 2) bioscience (120,000 sf). A total of 1M gsf with structured parking is expected in 20-30 years. An update of the campus master plan has been started; submission is expected in February 2009.					
Phase 1: 500,000 sf with surface parking. Phase 2: 1,000,000 with structured parking. 70-90% tech uses with additional admin and support. Lease option for an incubator adjacent to the Business Park.					
Eleven buildings with 793,000 sf completed, all surface parked. Bio/high tech renters. A CCT stop with higher density (about 850,000 sf) remains at the north end. Mixed office over retail, parking deck, no housing in drawings--done prior to MP discussions.					
One 6-story and one 2-story with full tenancy through 2014. Class A 6-story, 160,000 sf is under construction. Next building triggers structured parking. Future CCT stop. Can add 350,000 in two buildings or can mix residential, retail, office--6 or 8 or 12 story.					
Hotel - 12 story, 300-350 rooms; office - 10-12 story, class A, 1.3m sf; retail on first floors - 190,000 sf; residential - 4 story with a 10 story tower, beside the park, 12 story center with 4 story "face", 1870 Dus; 0.97 FAR overall. Participating in bridge over I-270.					
Up to 800,000 sf. Mix of uses with flexibility to allow change over time. Ped-oriented streets, higher density at transit, three options based on ULI report - 1.0, 1.5 and 1.8 FAR. <u>1.0</u> : mixed hotel, retail, residential, 4-6-8 stories. <u>1.5</u> : Similar mix, blocks accomodate different uses, 4-11 stories. <u>1.8</u> : to 20 stories, create a gateway, can still be flexible. Create a system of flexibility with a minimum and maximum--avoid restarting the approval process and missing opportunities. E.g., residential 25-60%, employment 40-75%.					

Proposal					
Mixed use 1.0 FAR. Office, retail, residential, hotel, lifestyle center. Six-8 stories. Structured parking wrapped by residential. Maintain 500,000 sf employment. Add 400,000 sf with retail with CCT. Upscale gym to provide community aspect--pool and daycare like a community center. About 950 MF + ?? townhouses. Eastern leg of CCT shown with THs.					
Four existing buildings are full--turning away tenants. Bethesda tenants will come to Germantown, but the area needs the product. Trophy, class A office, 200,000 sf with surface parking. Now new proposal for 276,000 sf, 8-story, 12-20,000 sf retail, structured parking. Parking today to accomodate expansion for future 300-500,000 sf users. Bigger, closer to the street, ped plazas, pond, trails, coffee shop. Phase 2, sister building, 180,000 sf.					
Two acres of a 36-acre site. Formerly TC5. Extend the Town Center to the MARC station. Increase the density of the TC to create a critical mass. Retail below, office above, walk to MARC. Need walkability, connectivity.					
Loop road from 1989 plan is preventing development of the site. Access to MARC has been provided from 118, so remove loop road and allow office development under existing O-M.					
468 identical 2-BR apartments, 25 years old. Close to MARC. Under zones, 1,700 units can be built--split zoning makes form undesirable. No redevelopment plans for five years. Focus: sustainability, walkability, transit, MARC. Forested in center of site. Add lighting and landscaping along Wisteria Drive.					
Two markets now--non-conforming. Can't put parking on R-200. Fox Chapel zoning should be extended.					
Vacant home, was a church. 7,000 sf 2-story building, with minimal paving. Access traveling south requires a U-turn. Rezone (C-1) or special exception?					
Middlebrook MH Park - 180-190 units. New partnership just executed. Redevelop perhaps as a mixed-use neighborhood, per the charrette. Apply a mixed-use zone to the whole area					

Germantown CAC meeting, Nov. 13, 2007

UPDATED 121907

Presentations by property owners

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Presentations by property owners

Proposal				
In 20-30 years, a total of 1M gsf (w/ structured parking) is expected. Submit campus master plan around Feb 2009. Consolidate multiple zones.				
Phase 1: 500,000 gsf; phase 2, 1M gsf w/ structured parking. 70-90% tech uses + admin and support. Lease option for an adjacent incubator.				
800,000 gsf developed, 860,000 sf more allowed. Proposes mixed use office over retail and mid rise office at future CCT stop. Addl FAR needed to redevelop ex. buildings to mixed use.				
Six-story Class A, 160,000 sf is under construction. Can add 350,000 gsf of office in two buildings or can mix residential, retail and office w/ structured parking. Height options, 6-8-12 story.				
Meeting scheduled with Evans & Avant Dec 13, 2007				
Hotel (12 story, 300-350 rooms) Office over retail (10-12 story, 1.3M sf) Residential (4-12 story, 1870 DUs)				
Prelim plan approved for ~500,000 sf of flex/office space - up to 800,000 sf under I-3. Studied at 1.0 1.5 and 1.8 FAR w/ a mix of office, residential, retail, hotel alts. Ability to convert between use-mix by creating street blocks is important.				
Mixed office, retail, residential, hotel, lifestyle center. 6-8 story, 1.0 FAR. Maintain 500,000 sf employment, add 400,000 sf retail, 950 MF units + 130 THs.				
276,000 sf, 8- story, 12-20,000 sf retail, amenities. Expand to 300-350,000 sf with structured parking.				
Meeting scheduled with Evans & Avant Dec 13, 2007				
Office over retail. Need walkability, connection to MARC.				
Remove loop road; develop under existing O-M.				
Awkward split zoning. Redevelop (now 468 DUs) with up to 1,700 MF Dus per current zoning. No plans for 5 years.				
Non-conforming uses on split-zoned property. Extend Fox Chapel zoning.				
7,000 sf 2 story building with minimal paving. Rezone.				
Redevelop as a mixed-use neighborhood. Rezone.				