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)

10 to 12 per acre?
sleeping
living
parking
Urban Townhouses

10 to 18 per acre?
Stacked Townhouses

18 to 25 per acre?

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?
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

$100 $1.00
$200 $1.35
$300 $1.70
$400 $2.00

SF Homes
Townhouses
3/4 - story Walk up Apartments/Condos
4-story Elevator Condos
4-story w/ parking Gar. (45 to 55/acre)
4-story w/ podium parking Gar. (55 to 65/acre)

Bethesda, DC, Arlington, etc.

Increasing Density, Cost, Sales Price/Rent

Density
3-6/acre 7-15/acre 16-25/acre 26-49/acre 50-100/acre

= Rockville Today
= Gaithersburg Today
= Germantown Today
Is Mixed Use Housing A Good Idea?

- Live-work Units
- Urban Townhouses
- Single Family
- SF Urban Cottages
- Walk-up Apartments
- Office
- Retail
- Elevator Condos
- Stacked Towns
What Does The Urban Land Institute Say?