

Aerial View of Overpass and Underpass Alternatives



Looking at the Intersection of Clarksburg and Clopper Roads



Looking East on Barnesville Road towards the Intersection of Barnesville and Clopper Roads



CSX Underpass Replacement Study

January 19, 2017



**MARC Rail Communities Plan**  
 Boyds & Germantown  
[montgomeryplanning.org/marcrailplan](http://montgomeryplanning.org/marcrailplan)  
 The Montgomery County Planning Department



Conceptual Alternative for MARC Ride On and Parking Expansion

January 19, 2017

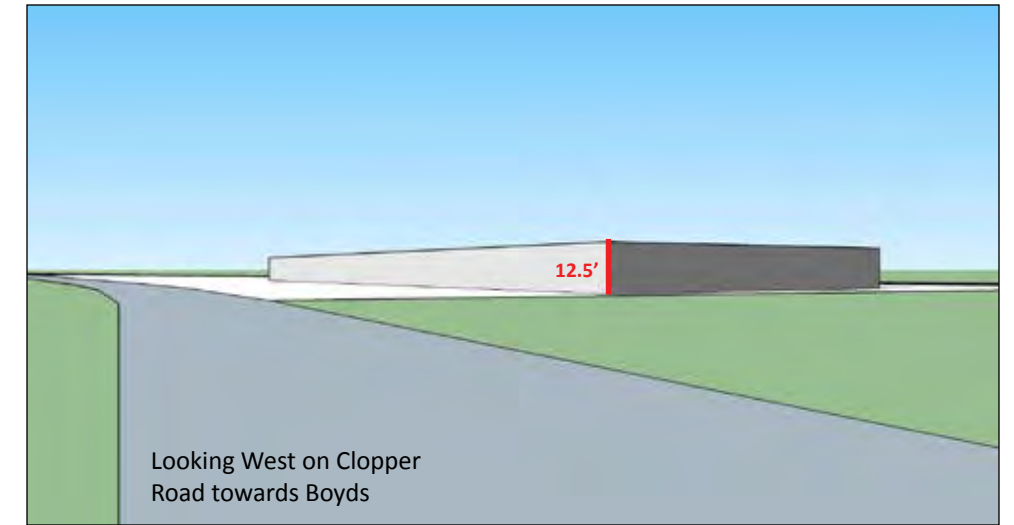
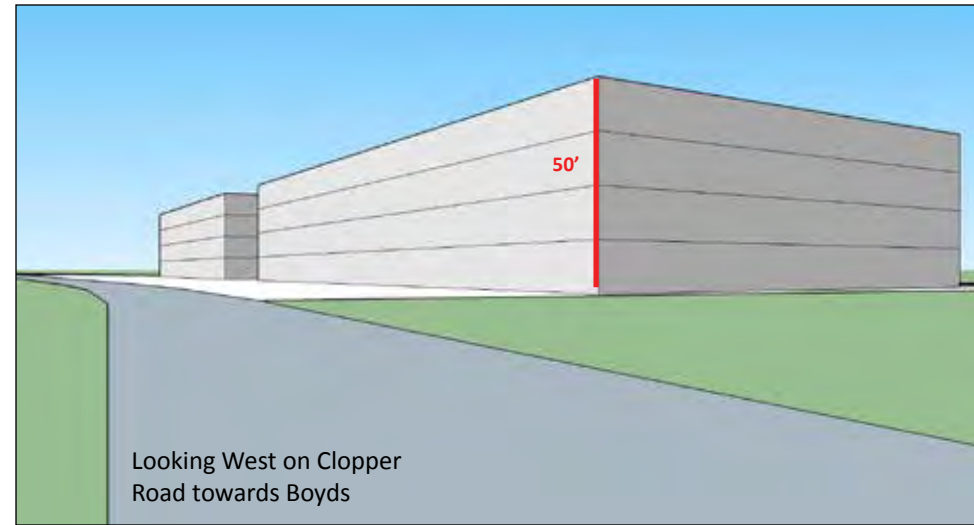
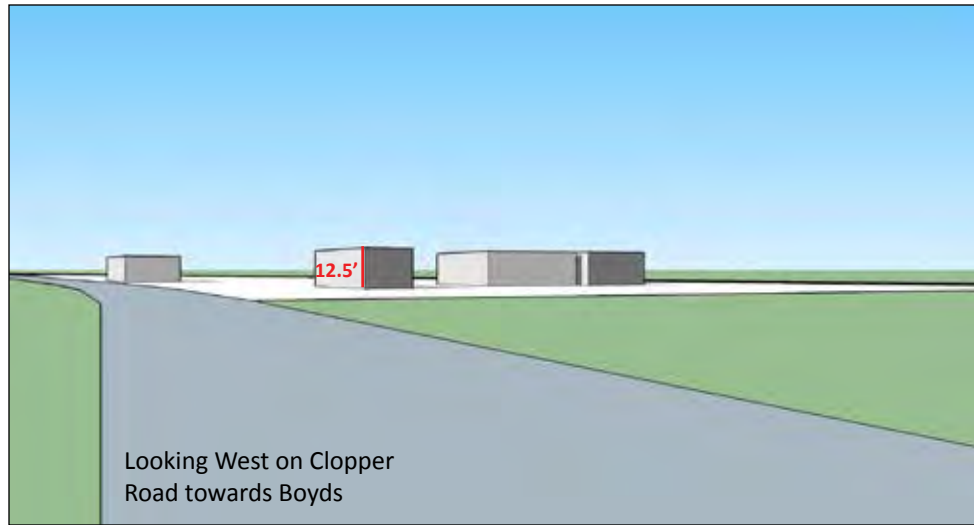
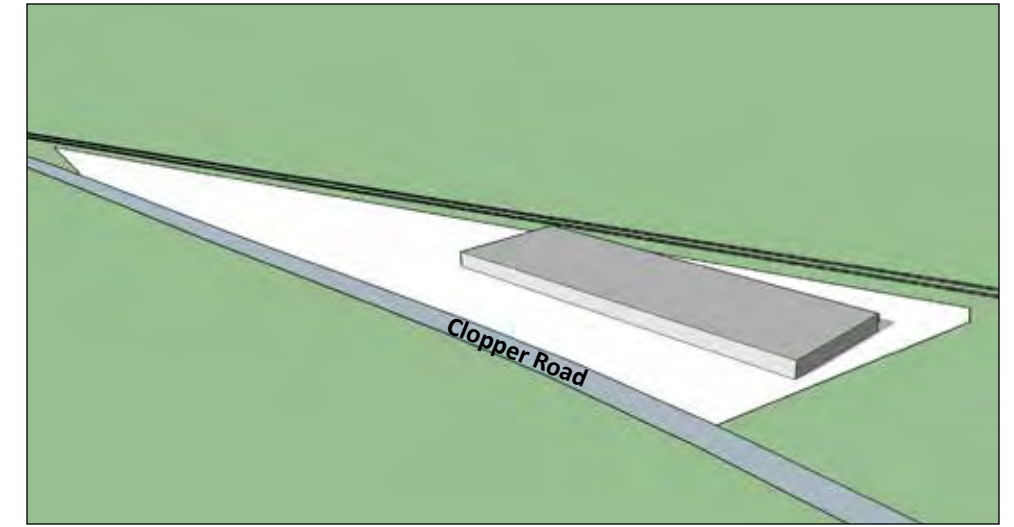
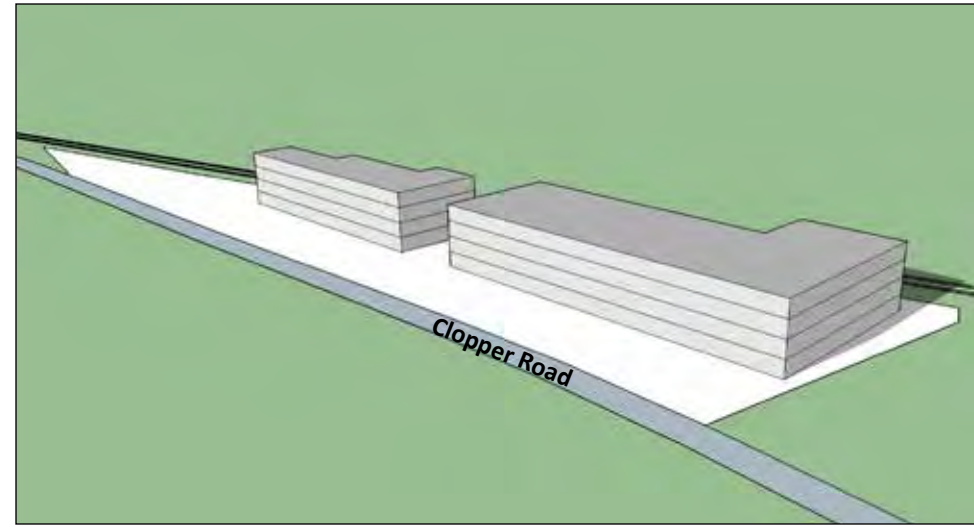
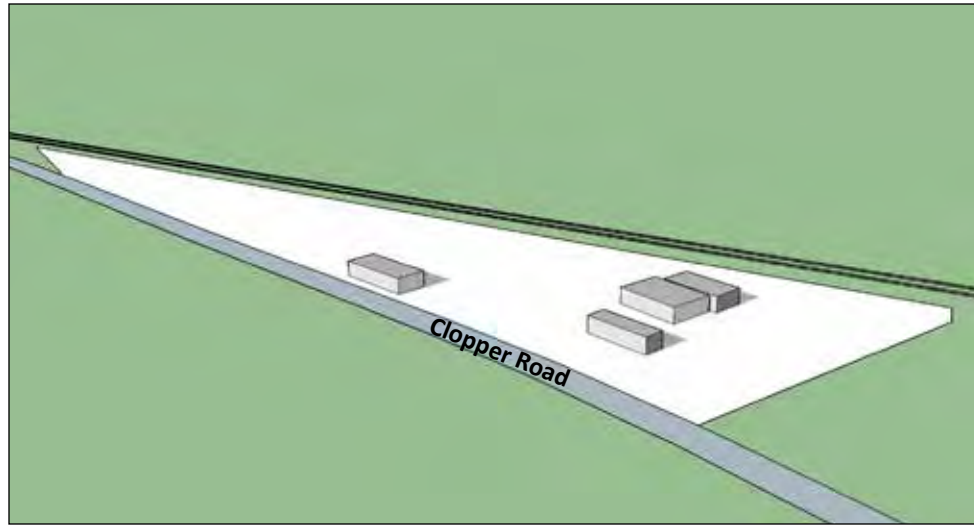


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**Existing Development**

**Property Size:** 136,343 sq. ft.  
**Existing Development:** approximately 5,100 sq. ft. on 1 Floor (0.04 FAR)

**Redeveloped under Current Zoning Density**

IM-2.5, H-50'  
**Property Size:** 136,343 sq. ft.  
**Development Potential:** 340,857.5 sq. ft.  
**What is Drawn:** 188,160 sq. ft. on 4 Floors (1.38 FAR)

**Note:** Current FAR designated for the site cannot be achieved.

**Proposed Zoning Density**

IM-0.5, H- TBD  
**Property Size:** 136,343 sq. ft.  
**Development Potential:** 68,171.5 sq. ft. (0.5 FAR)  
**What is Drawn:** 30,000 sq. ft. on 1 Floor (0.22 FAR)

Floor Area Ratio (FAR)

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