

Damascus Town Center

M-NCPPC

EXISTING DENSITY CALCULATIONS

7/26/2004

Rev. 1/11/2005

THEORETICAL DENSITY

Zone	Land Area (sf)	Land Area (ac)	Residential Units (du)	Residential Density (du/ac)	Non-Residential GFA (sf)	Non-Residential FAR
C-2	2,803,249	64.4	1384	21.5	4,204,874	1.50
C-T	43,560	1.0	0	0	21,780	0.50
O-M	277,913	6.4	137	21.5	416,870	1.50
PD-7	1,075,174	24.7	163	6.6	3,258	0.00
I-1	686,855	15.8	339	21.5	N/A*	N/A*
RE-2C	1,665,354	38.2	15	0.4	-	-
R-200	914,364	21.0	51	2.4	-	-
R-60	207,346	4.8	29	6.1	-	-
RT-8.0	262,474	6.0	59	9.8	-	-
R-30	514,476	11.8	184	17.7	-	-
Totals:	8,450,765	194.0	2361	12.2	4,646,781	0.55

* No maximum density limits in the I-1 zone.

HISTORICAL DENSITY

Zone	Land Area (sf)	Land Area (ac)	Residential Units (du)	Residential Density (du/ac)	Non-Residential GFA (sf)	Non-Residential FAR
C-2	2,803,249	64.4	-	-	840,975	0.30
C-T	43,560	1.0	-	-	14,810	0.34
O-M	277,913	6.4	-	-	97,270	0.35
PD-7	1,075,174	24.7	207	8.4	21,503	0.02
I-1	686,855	15.8	-	-	144,240	0.21
RE-2C	1,665,354	38.2	11	0.3	-	-
R-200	914,364	21.0	27	1.3	-	-
R-60	207,346	4.8	16	3.4	-	-
RT-8.0	262,474	6.0	23	3.8	-	-
R-30	514,476	11.8	71	6.0	-	-
Totals:	8,450,765	194.0	356	1.8	1,118,798	0.13

EXISTING BUILT DENSITY

Zone	Land Area (sf)	Land Area (ac)	Residential Units (du)	Residential Density (du/ac)	Non-Residential GFA (sf)	Non-Residential FAR
C-2	2,803,249	64.4	-	-	472,523	0.17
C-T	43,560	1.0	-	-	5,000	0.11
O-M	277,913	6.4	-	-	14,200	0.05
PD-7	1,075,174	24.7	163	6.6	307,958	0.29
I-1	686,855	15.8	-	-	18,891	0.03
RE-2C	1,665,354	38.2	2	0.1	87,697	0.05
R-200	914,364	21.0	8	0.4	33,452	0.04
R-60	207,346	4.8	-	-	-	-
RT-8.0	262,474	6.0	-	-	-	-
R-30	514,476	11.8	184	15.6	-	-
Totals:	8,450,765	194.0	357	1.8	939,721	0.11

PROPOSED DENSITY CALCULATIONS

7/26/2004
Rev. 1/11/2005

THEORETICAL DENSITY

Zone	Land Area (sf)	Land Area (ac)	Residential Units (du)	Residential Density (du/ac)	Non-Residential GFA (sf)	Non-Residential FAR
Properties to Remain Unchanged:						
TCZ-1	4,032,077	92.6	347	3.7	348,087	0.09
TCZ-2	460,631	10.6	-	-	110,591	0.24
Properties Suitable for Development or Redevelopment:						
TCZ-1	3,024,010	69.4	1388	20.0	1,512,005	0.50
TCZ-2	934,047	21.4	322	15.0	934,047	1.00
Totals:	8,450,765	194.0	2057	10.6	2,904,730	0.34

HISTORICAL DENSITY

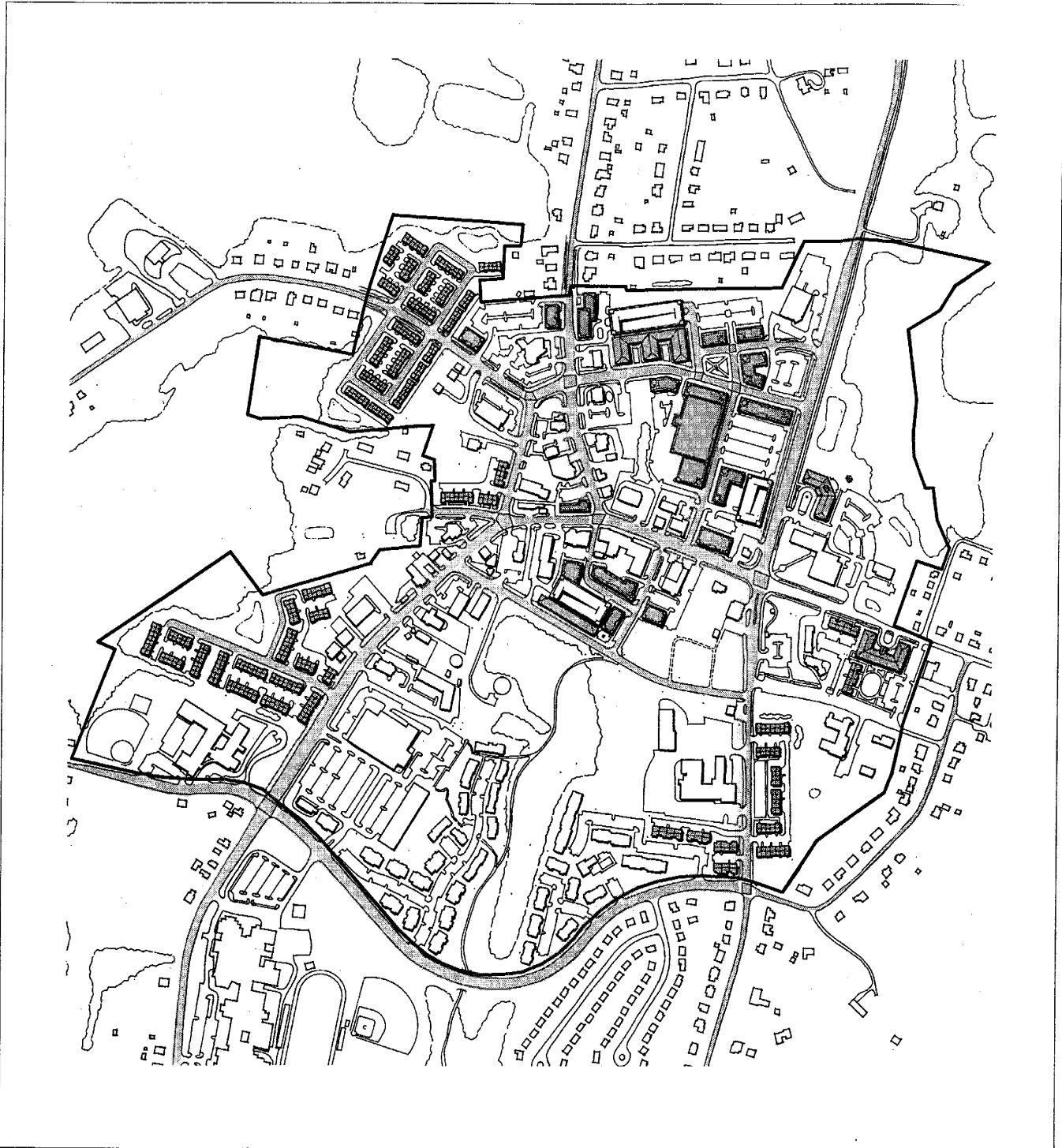
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Properties to Remain Unchanged:						
TCZ-1	4,032,077	92.6	347	3.7	348,087	0.09
TCZ-2	460,631	10.6	-	-	110,591	0.24
Properties Suitable for Development or Redevelopment:						
TCZ-1	3,024,010	69.4	805	11.6	1,028,163	0.34 *
TCZ-2	934,047	21.4	187	8.7	635,152	0.68 *
Totals:	8,450,765	194.0	1339	6.9	2,121,993	0.25

* Historical densities for are based on comparable mixed use zone (CBD-1.0) which achieve 68% of allowable standard method FAR and 58% of the standard method residential density.

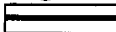


PROJECTED DENSITY

Zone	Land Area (sf)	Land Area (ac)	Residential Units (du)	Residential Density (du/ac)	Non-Residential GFA (sf)	Non-Residential FAR
Properties to Remain Unchanged:						
TCZ-1	4,032,077	92.6	347	3.7	348,087	0.09
TCZ-2	460,631	10.6	-	-	110,591	0.24
Properties Suitable for Development or Redevelopment:						
TCZ-1	3,024,010	69.4	805	11.6	1,028,163	0.34
TCZ-2	934,047	21.4	187	8.7	635,152	0.68
Totals:	8,450,765	194.0	1339	6.9	2,121,993	0.25

Town Center Illustrative

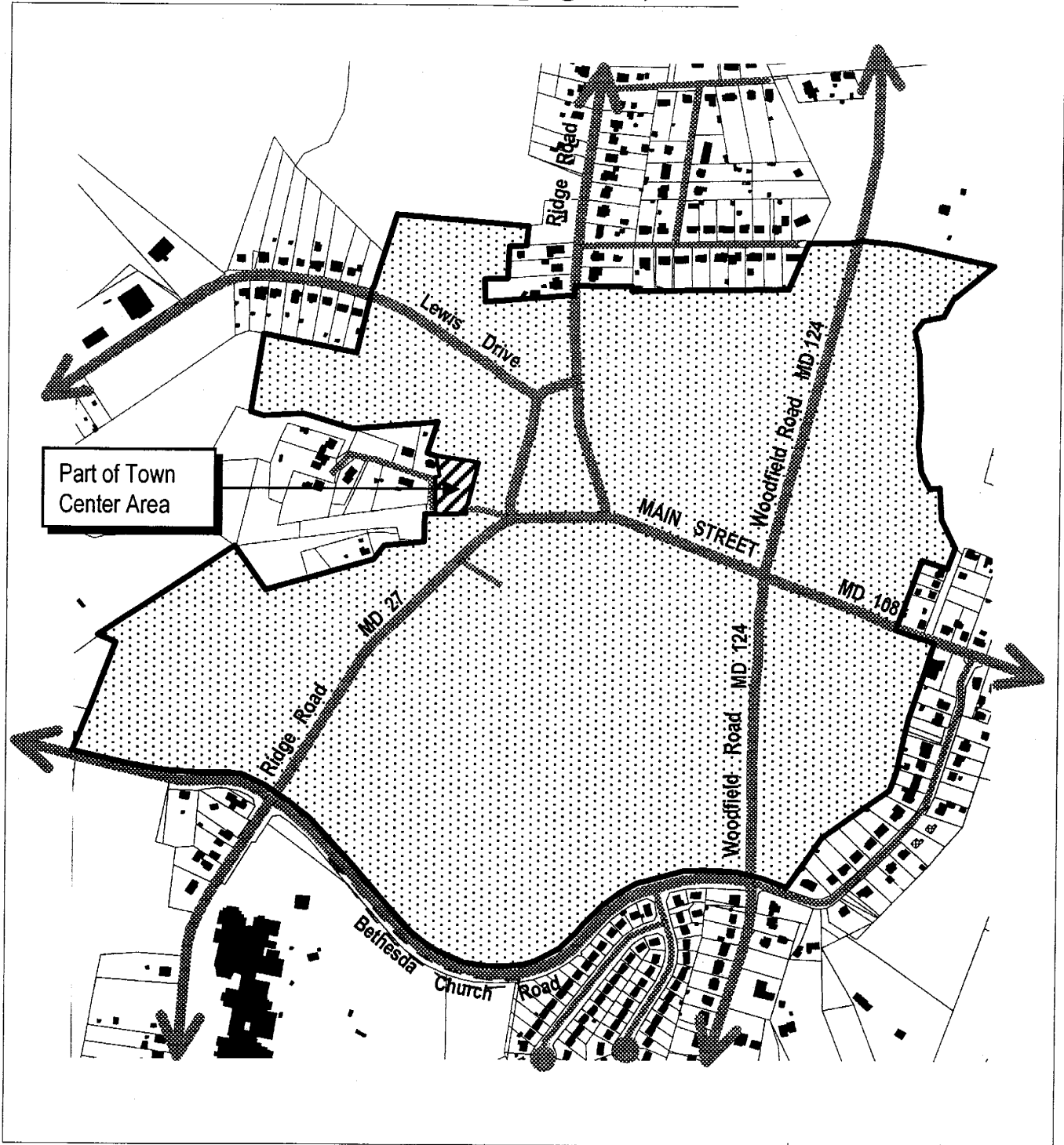





Legend:

-  Limits of the Town Center
-  Existing Buildings
-  Potential New Buildings



Town Center- Boundary (Errata page 16)



- Legend:
-  Limits of the Town Center
 -  Existing Streets
 -  Existing Buildings



Transition Properties and Alternative Scenarios Proposed for Zoning Change



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- | | | | |
|---------|---|---|---|
| ● ● ● ● | Master Plan Area Boundary | ⑦ | SW Ridge - RE-2C to R-200 |
| ① | Burdette - RE-2C to RNC | ⑧ | Kings Valley LTD - RDT to RNC/TDR |
| ② | Miller and Adjoining Properties - RE-2C to RE-1 | ⑨ | Casey / Lewis - RE-2C to RNC |
| ③ | Patuxent River Watershed Properties - RE-2C to RC | ⑩ | Souder and Adjoining - RE-2C to R-90 |
| ④ | Warfield - RE-2C to RNC/TDR | ⑪ | Clifford - RDT to RE-1 |
| ⑤ | Kingstead / Leishear - RE-2C to RNC/TDR | ⑫ | Leishear - RE-2C to RNC |
| ⑥ | Smart / Rice - RE-2C to RNC | ⑬ | Tune and Warthen Ave. vicinity - RE-2C to R-200 |
| | | ⑭ | NW Ridge - RE-2C to RE-1 |



NOT TO SCALE