

Montgomery County, Virginia
Third Workshop for the Prices Fork Village Plan: “Affirm The Vision” May 7, 2005

Buildout Estimate Assumptions

I. OVERALL ASSUMPTIONS:

Total Expansion Area: 875 ac. Approx. - Infrastructure Capacity: 1,750 d.u. Approx.¹ - Projected Gross Density: 2 du/ac. Approx.

II. LAND USE TOTALS

NEIGHBORHOOD / AREA ²	Acreage	New Retail & Office ³	TOTAL SQUARE FEET	Small scale walk-up multi-family ⁴	Single-family attached Townhomes ⁵	Single-family detached homes ⁶	Existing Units	New Units	TOTAL UNITS	AVERAGE DENSITY
		 		 	 	 				
New East Neighborhood	100 ac.	Yes – Local Only	150,000	Yes	Yes	Yes	0	500	500	5 du/ac ⁷
New Central Neighborhood	125 ac.	Yes – Local Only	30,000	No	Yes	Yes	0	500	500	4 du/ac
Historic Village Neighborhood	125 ac.	Yes – as Small Infill & Adaptive Reuse	40,000	Only as Small Scale Adaptive Reuse	Only Small Scale & not in viewshed or existing road frontage of historic Village area	Yes	100	50	150	1 du/ac
Rural & Infill Areas	525 ac.	Yes – Scattered Rural Scale	10,000	No	No	Yes	300	300	600	1 du/ac
TOTALS	875 ac.		230,000				400	1,350	1,750	2 du/ac

¹ Estimated capacity for both existing and new development from the County Comprehensive Plan

² As shown on the Draft Land Use Plan for review at the May 7, 2005 Community Meeting

³ New retail and office uses are intended to serve a local market only – no “big box” stores

⁴ Multi-family in the new neighborhood is intended to be small-scale walk-up apartments or condominiums – integrated with lower density units in a mixed-density neighborhood plan. In the Historic Village, multi-family is intended to be small-scale adaptive reuse of existing structures integrated into the historic design character of the village

⁵ Attached units the new neighborhoods are intended to be small-scale townhome projects on traditional streetscapes – integrated with lower density units in a mixed-density neighborhood plan. In the Historic Village, attached units are intended to be village-scale townhome projects located away from the historic road frontages and areas visible from the historic structures

⁶ Single-family detached homes are intended to include a variety of lot sizes and densities and be compatible with the Village design character

⁷ Requires density transfer from surrounding viewshed to achieve 5 du/ac

GENERAL NOTES:

1. The above table summarizes estimates for the FULL BUILDOUT of the Prices Fork Draft Land Use Plan, as presented for citizen review and evaluation at the May 7, 2005 Community Meeting
2. The Full Buildout of this planning area is beyond the 25-year time horizon of the Comprehensive Plan
3. All acreages and unit totals (both existing and new) are approximate and have not been verified
4. The buildout assumptions and acreages in the table are based on the draft Land Use Plan dated May 7, 2005
5. The photos are intended to represent typical scale and design character of each development type, rather than specific unit types