

Block Areas and Density

Table D defines blocks in acres. Table D also identifies the amount of green/open space per block (in acres).

The Comprehensive Plan allows for the Hollymead Town Center Neighborhood Model District (NMD) a maximum residential density of 34 dwelling units per acre (DUA), with a minimum DUA of 6.

Individual blocks within Area A-2 may exceed the 34 DUA max. provided that the Area A-2 NMD gross density does not exceed 809 units

Density may increase in individual blocks by a maximum of 25% above the maximum units shown on Table D provided that the Area A-2 gross density does not exceed 1222 units.

Table D - Block Areas and Use Density

Block Number	Block Area (acres)	Green / Open Space (acres)	Planned Residential Density and Units						Non - Residential			
			Single Family Attached Units		Multi Family Units		Mixed Use Units		Retail	Office	Hotel	Total Gross Non-Residential Floor Area to be provided
			min.	max.	min.	max.	min.	max.				
A-1	3.5	1.30	0	0	0	0	0	0	-	60,000	-	60,000
B-1	6	0.50	31	62	136	272	50	100	35,000	-	-	35,000
B-2	5.5	1.20	85	170	74	148	0	0	-	-	-	0
B-3	2	0.85	0	0	0	0	0	0	-	20,000		20,000
B-4	2	1.40	0	0	20	25	0	0	-	-	-	0
C-1	4	0.20	14	28	0	0	50	100	12,000	12,000	-	24,000
C-2	3	1.00	4	8	0	0	10	20	5,000	5,000	-	10,000
C-3	1.5	0.00	15	30	0	0	0	0	-	-	-	0
C-4	2	0.00	38	76	0	0	10	20	-	-	-	0
C-5	3	1.10	0	0	17	33	0	0	-	-	-	0
*C-6	3	3.00	0	0	0	0	0	0	-	-	-	0
D-1	4	0.00	0	0	0	0	33	65	-	-	100,000	100,000
D-2	5	0.20	0	0	0	0	33	65	20,000	100,000	-	120,000
TOTAL	44.5	10.75	187	374	247	478	185	370				369,000
Summary By Type												
Urban Density	12.0		138	276	74	181	10	20	0	0	0	0
Mixed Use	32.5		49	98	156	297	175	350	72,000	197,000	100,000	369,000
Total	44.5		187	374	230	478	185	370				369,000

* Block C-6 is to be used for a stormwater management facility. It is shown in this analysis because its acreage is part of the overall Area A-2 density calculation.