

PATRICK HENRY DRIVE SPECIFIC PLAN AREA

10/30/2020

Owner	Parcel # ¹	Area (sf)	Area (ac)	Based on Preferred Alternative Land Use									
				Land Use Designation ²	Proposed du/ac	Total # of Units (Low)	Total # of Units (High) ³	Public Parkland Dedication (ac) ⁴	Retail (sf) ⁵	Flex Space (sf) ⁵	Community Center/Library (sf) ⁶	Total Non-Residential Uses (sf) ⁷	Office (sf) ⁸
Drawbridge Realty (1)	1	124,774.48	2.86	Very High Density	51-99	146	284	0.00	0.00	0.00	0.00	0.00	0.00
Walnut Hill/KASA (2)	2	121,747.49	2.79	Urban Village	100-149	279	416	0.56	0.00	0.00	0.00	0.00	0.00
Bigler/Local Capital Group (3)	3	259,878.57	5.97	Urban Village	100-149	597	889	1.19	0.00	0.00	0.00	0.00	0.00
Raintree (4)	4	165,293.07	3.79	Very High Density	51-99	194	376	0.00	0.00	0.00	0.00	0.00	0.00
Z&L Properties/KT Urban (5)	5	166,429.74	3.82	Urban Center	120-250	458	955	0.98	32,500.00	0.00	45,000.00	77,500.00	0.00
O2 Micro (6)	6	109,729.01	2.52	Urban Center	120-250	302	630	0.00	8,000.00	0.00	0.00	8,000.00	0.00
Pactron/Summer Hill (7)	7	109,694.38	2.52	Urban Village	100-149	252	375	0.00	11,000.00	20,000.00	25,000.00	56,000.00	0.00
Sares Regis (8)	8	282,959.78	6.50	Urban Village	100-149	650	968	1.01	13,000.00	35,000.00	0.00	48,000.00	0.00
Pearlman (9)	9	429,654.21	9.86	High Density Flex	60-149	592	1,700	1.08	15,500.00	0.00	0.00	15,500.00	0.00
Dollinger Properties (10)	10	109,668.47	2.52	Urban Village	100-149	252	375	0.00	0.00	35,000.00	0.00	35,000.00	0.00
Kidder Mathews (11)	11	86,397.43	1.98	Urban Village	100-149	198	296	0.00	20,000.00	0.00	0.00	20,000.00	0.00
Mariott Center Owners Association (12)	12	393,672.77	9.04	Urban Center	120-250	1,084	2,259	1.51	50,000.00	0.00	0.00	50,000.00	0.00
Digital Realty Data Centers (13)	13	567,707.64	13.03	Urban Center/Urban Village	100-149;120-250	1,433	2,478	1.76	0.00	0.00	0.00	0.00	0.00
NET TOTAL:		2,927,607.03	67.21	-	-	6,438	12,000	8.09	150,000.00	90,000.00	70,000.00	310,000.00	0.00
Circulation roads		277,817.75	6.38										
GROSS TOTAL:		3,205,424.79	73.59										

1. Provided for landowners with multiple contiguous parcels

2. Very High Density: 51-99 du/ac; Urban Village: 100-149 du/ac; Urban Center: 120-250 du/ac; High Density Flex: 60-149 du/ac

3. Based on NOP, the total Residential units approved are 12,000 in Option A (Pearlman develops residential) and 10,300 in Option B (Pearlman develops offices)

4. Total Open Space Requirement defined as 22% of developable residential land. Calculation includes all parcels in phase 1 and 2

5. Approximate Area calculation based on Stakeholder's feedback and initial sketches

6. Library Space is based on City's requirement

7. Based on NOP, the total Non-residential uses approved are 310,000 sft

8. Alternate option for Pearlman in case if they don't plan to develop residential