MAC ad hoc committee

Analysis of Current, Proposed and Potential MAC Developments - Dwelling Units per Acre (DU/A)

Development/Site	Total Acres	Actual MAC Projects DU/A	Range of Dwelling Units per Acre* Applied to Approved, Proposed and Potential MAC Developments											
			15 DU/A	20 DU/A	25 DU/A	30 DU/A	35 DU/A	40 DU/A	45 DU/A	50 DU/A	55 DU/A	60 DU/A	65 DU/A	70 DU/A	75 DU/A
Vienna Market (approved; 44 townhouses)	2.0	22	30	40	50	60	70	80	90	100	110	120	130	140	150
444 Maple Ave (proposed; 160 apartments)	2.8	57	42	56	70	84	98	112	126	140	154	168	182	196	210
380 Maple Ave W (potential; 45 condominiums)	.9	50	14	18	23	27	32	36	41	45	50	54	59	63	68
Center and Maple	.7	--	11	14	18	21	25	28	32	35	39	42	46	49	53
Rite Aid	1.0	--	15	20	25	30	35	40	45	50	55	60	65	70	75
SunTrust	1.6	--	24	32	40	48	56	64	72	80	88	96	104	112	120
Giant Shopping Center	10.4	--	156	208	260	312	364	416	468	520	572	624	676	728	780

*Table includes a range of dwelling units per acre for medium density residential developments based on information found in the following reports: "Creating Great Neighborhoods: Density in Your Community" by the Local Government Commission in cooperation with U.S. EPA, "Higher-Density Development: Myth and Fact" and "Yes in My Backyard: How States and Local Communities Can Find Common Ground in Expanding Housing Choice and Opportunity" both by the Urban Land Institute, and "Visualizing Density" by the Lincoln Institute of Land Policy, as well as best practices of local jurisdictions.