



## Beavercreek Road Concept Plan Implementation Acreage Estimate June 28<sup>th</sup>, 2019

### Purpose

This document outlines the revised land use acreage estimates for the Beavercreek Road Concept Plan Implementation.

### Estimated Net Acreage and Residential Units

<b>Land Use Category</b>	<b>Adj. Gross Ac<sup>1</sup></b>	<b>Net Ac</b>	<b>Units</b>
West Mixed Use Neighborhood	13.3	12.1	264
East Mixed Use Neighborhood	69.6	64.5	645
Slopes 25-35% <sup>2</sup> or Low Impact <sup>3</sup>	16.9	15.9	32
Main Street	7.2	6.6	165
Mixed Employment Village	28.3	25.5	
North Employment Campus	150.6	132.1	
Slopes 25-35%	3.3	3.0	
<i>Subtotal</i>	<i>289.2</i>	<i>259.6</i>	
<b>Other Land Uses</b>			
Parks/Open Space <sup>4</sup>	110.0	110.0	
Major and Minor ROW <sup>5</sup>	49.4	79.0	
<i>Subtotal</i>	<i>159.4</i>	<i>189.0</i>	
<b>Total</b>	<b>448.6</b>	<b>448.6</b>	<b>1105</b>

<sup>1</sup> Adjusted gross acreage excludes Major right-of-way and parks/open space identified in the Beavercreek Concept Plan. The estimate also excludes existing right-of-way along Beavercreek Road, Thayer Road and Loder Road, except for a portion of Loder Road that will be vacated and available for development once the road is realigned.

<sup>2</sup> Development on slopes between 25-35% is limited to 2 units per acre.

<sup>3</sup> The low-impact/conservation zone is limited to 2 units per acre and is thus consolidated with lands with slopes between 25-35%.

<sup>4</sup> Parks/Open space includes NROD, 50% of the Powerline Corridor, lands with slopes greater than 35%, and parkland dedications calculated at 8 acres per 1,000 residents. Estimated residents is calculated by estimating the total number of units and multiplying that number by the median household size based on ACS 2013-2017 data.

<sup>5</sup> Major right-of-way includes roadbeds identified in the BRCP Concept Plan. Minor right-of-way is calculated as an additional percentage of 10% for employment lands and 6% for lands with residential uses.