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May 17, 2007

TO: Board of County Supervisors

FROM: Stephen K. Griffin, AICP
Director of Planning

THRU: Craig S. Gerhart
County Executive

RE: Residential Build-Out Analysis

The attached build-out analysis has been prepared to assist with the review and update of the comprehensive plan. The build-out analysis has three distinct components:

- An analysis of undeveloped and unzoned acreage within the Development Area - 13,600 additional units could be built if remaining land in the Development Area currently zoned A-1 was zoned consistent with the Comprehensive Plan, using the mid-point density range.
- An analysis of land already zoned, but undeveloped – As previously reported in the Residential Inventory, there are about 30,980 units zoned and unbuilt.
- An analysis of residential units that could be developed in the Rural Area - Approximately 2,435 more units could be built in the rural area in 10-acre lot subdivisions, and an additional 2,114 could be built on existing undeveloped lots less than 20 acres.

In summary, there is capacity for more than 49,159 dwelling units to be built. Adding this to the 131,731 units that existed as of December 2006 brings the build-out to 180,890 units. There are three attachments that provide the data and methodology used by staff to arrive at this conclusion.

Staff will be discussing this information with the Planning Commission, the Land Use Advisory Committee, and the Mobility Committee as part of the comprehensive plan update.

Attachments:

Residential Build-out Analysis

May 17, 2007

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- A. Build-out Analysis
- B. Build-out Analysis Methodology
- C. Residential Inventory

cc: Planning Commission
Land Use Advisory Committee
Mobility Committee

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Build-Out Analysis

| Component | # of Housing Units | Comment |
|-----------------------------|---------------------------|---|
| Planned & Unzoned | 13,600 | Approx. mid-point from table below |
| Residential Inventory | 30,980 | Attachment C |
| Rural Area Build-Out | 4,579 | Attachment B, Item III |
| Sub-total Units to be Built | 49,159 | |
| Existing Units | 131,731 | 4 th Qtr. Demographic Fact Sheet |
| Total | 180,890 | |

| Development Area Undeveloped A-1 Zoned Acreage Analysis | | | | |
|---|--------------------------------|--------------------------------------|--|--|
| Residential Housing Units available for each Land Use Designation as of 12/31/2006 | | | | |
| Land Use Designation | Undeveloped A-1 Acreage | Density per Acre | Potential Total Units (Minimum) | Potential Total Units (Maximum) |
| CEC | 967 | 6 - 12 dus/acre | 1,087 | 2,176 |
| DCR | 86 | 1 du/10 acres | 0 | 0 |
| ER | 3,929 | See "Methodology 4" for explanation. | 0 | 0 |
| REC | 586 | 16 - 30 dus/acre | 1,758 | 3,296 |
| RPC | 0 | N/A | 0 | 0 |
| SRH | 239 | 10 - 15 dus/acre | 1,793 | 2,689 |
| SRL | 1,409 | 1 - 4 dus/acre | 1,032 | 4,128 |
| SRM | 94 | 4 - 6 dus/acre | 282 | 423 |
| SRR | 3,634 | 1 du/1 - 5 acres | 644 | 3,221 |
| UMU | 101 | 30 - 60 dus/acre | 750 | 1,500 |
| URH | 37 | 20 - 30 dus/acre | 550 | 833 |
| URL | 0 | N/A | 0 | 0 |
| URM | 47 | 8 - 10 dus/acre | 282 | 705 |
| | 11,129 | | 8,183 | 18,971 |

Build-Out Methodology

I. Analysis of Undeveloped and Unzoned Acreage within the Development Area

For this analysis, undeveloped acreage was considered land zoned A-1 located in the Development Area with little or no improvements. Table A shows that there are about 11,100 undeveloped acres zoned A-1 within the Development Area, planned for between 8,183 and 18,971 units. All of this land would have to be rezoned to achieve these planned densities. Given this range, we can assume that about 13,600 additional housing units could be built. This figure is the potential unit yield assuming developments occur with a density at the mid-point between the maximum and the minimum density range.

Assumptions Used to Calculate Unit Yield for Undeveloped Acreage

1. Densities are calculated using a buildable factor of 75% for all designations except SRR, which uses a factor of 85%. This factor accounts for the open space, environmental constraints, and roads within a development.
2. Residential capacity was calculated based on the density range provided for each land use category in the comprehensive plan.
3. No unit yield is shown for ER and DCR. These designations could, however, yield residential units if results of the required environmental and cultural resources studies can accommodate development.
4. No acreage was reported for RCC land. However, residential multi-family development is permitted in this category.
5. For CEC, REC, and UMU, it was assumed that residential development would occur in 25% of the CEC and REC areas and 33% of the UMU areas.

Methodology Used to Calculate Undeveloped Land

1. Determined the acreage of each land use category using GIS. Lands already developed were then subtracted, as were lands zoned but not yet developed (residential inventory). Government land not yet designated PL, such as a school or fire station, were also subtracted.
2. Developed land was any land shown as being subdivided - it can be an occupied dwelling or a dwelling under construction for which a building permit was issued. Multi-family dwellings already built are also included.

II. Residential Inventory

As previously distributed to you, approximately 30,980 units are zoned but unbuilt as of December 2006. During the previous eight years, approximately 11,570 units were added to the residential inventory through the rezoning process. The residential inventory is shown in Attachment C

III. Rural Area

To determine the capacity for additional residential development in the Rural Area, all parcels zoned A-1 that were 20 acres or greater in size were assumed to have the potential to be developed in 10-acre lots. Parcels less than 20 acres but more than ½ acre were assumed to have the potential for one residential unit.

Together, all parcels of at least 20 acres were found to have the potential for approximately 2,435 more housing units. There are also 2,114 undeveloped lots available that are less than 20 acres. The total potential new housing units in the Rural Area are approximately 4,579.



Inventory of Units in Residential Rezoning Remaining to be Built as of December 31, 2006

Revised 5/7/2007

Column descriptions:

Columns 1-3 - The first three columns identify the rezoning case - case name, case number, and zoning district of the rezoning case.

Column 4 - This column indicates the unit type counted in the inventory, either single-family detached (SF), single-family attached (i.e., townhouse) (TH), or multi-family (MF). In cases where the proffers allow a mix of unit types with a cap on total number of units, the cap is provided in Column 5.

Column 5 - This column indicates the maximum number of units permitted by the proffers. In cases where the proffers did not specify the maximum, a maximum theoretical yield was calculated based on the zoning district and acreage.

Column 6 - This column reflects the number of units based on assigned premise addresses that have been issued a certificate of occupancy.

Column 7 - This column represents the difference of Column 5 & 6 and represents the number of units yet to be built for that rezoning case.

| Case Name | Case Number | Zone | Type | Approved | Built | Remaining |
|------------------------------|---------------|------|-------|----------|-------|-----------|
| AKRON ESTATES | PLN2001-00138 | R-4 | SF | 11 | 10 | 1 |
| ALBRITE TROWBRIDGE | PLN2002-00155 | R-4 | SF | 38 | 37 | 1 |
| ALISONS RIDGE | PLN2001-00148 | R-4 | SF | 18 | 16 | 2 |
| ARROWOOD | REZ1987-0014 | R-4 | SF | 275 | 246 | 29 |
| ASHLEY RIDGE | REZ1999-0032 | R-4 | SF | 75 | 71 | 4 |
| ASHLEY RIDGE III | PLN2001-00171 | R-4 | SF | 105 | 96 | 9 |
| BARRETT (SUNNYBROOK) | REZ1983-0037 | R-16 | MF | 304 | 0 | 304 |
| BARRONS GRANT (PORT POTOMAC) | REZ1995-0008 | R-6 | TH | 910 | 132 | 778 |
| BEATTY PROPERTY | PLN2006-00074 | PMR | SF | 53 | 0 | 53 |
| BEAVER CREEK | REZ1995-0010 | PMR | SF | 245 | 241 | 4 |
| BELL AIR | PLN2004-00379 | R-4 | SF | 31 | 4 | 27 |
| BELMONT CENTER | REZ1999-0022 | PMD | Mixed | 1,813 | 1021 | 792 |

Attachment C – Residential Inventory

| Case Name | Case Number | Zone | Type | Approved | Built | Remaining |
|---|---------------|------|------|----------|-------|-----------|
| BLITZ TIPP (PORT O DUMFRIES) | REZ1958-0118 | R-16 | MF | 60 † | 0 | 60 |
| BOCS (CRAMERS RIDGE, STONEWALL MANOR) | REZ1998-0034 | R-4 | SF | 660 | 459 | 201 |
| BOCS (HORNBAKER) | REZ1995-0043 | R-4 | SF | 20 | 16 | 4 |
| BOLT PROPERTY | PLN2005-00384 | R-4 | SF | 60 | 0 | 60 |
| BRANDERMILL | REZ1989-0044 | SR-1 | SF | 35 | 33 | 2 |
| BREN MILL | REZ1987-0047 | SR-1 | SF | 65 | 48 | 17 |
| BRIARWOOD OVERLOOK | PLN2004-00383 | R-16 | MF | 48 | 0 | 48 |
| BRIDLEWOOD | REZ1988-0001 | R-4 | SF | 435 | 229 | 206 |
| BROAD RUN OAKS | REZ2000-0002 | PMR | SF | 400 | 371 | 29 |
| BURNSIDE FARMS | PLN2002-00249 | R-4 | SF | 49 | 34 | 15 |
| BYRNE & DE GASTYNE PROPERTIES | PLN2006-00160 | R-4 | SF | 12 | 2 | 10 |
| CAFRITZ (NEW PORT, PORT POTOMAC) | REZ1958-0040 | R-4 | SF | 929 | 636 | 293 |
| CAMP GLENKIRK | PLN2003-00350 | PMR | SF | 157 | 1 | 156 |
| CARDINAL CREST | REZ1999-0033 | R-2 | SF | 22 | 16 | 6 |
| CARDINAL POINTE | PLN2003-00210 | R-4 | SF | 40 | 8 | 32 |
| CARDINAL RIDGE | REZ1987-0081 | R-4 | SF | 113 | 108 | 5 |
| CATHOLICS FOR HOUSING | PLN2004-00394 | PMR | SF | 23 | 13 | 10 |
| CATON'S RIDGE | PLN2005-00407 | PMD | MF | 220 | 0 | 220 |
| CHARLES A. YOUNG | PLN2005-00223 | SR-1 | SF | 3 | 1 | 2 |
| CHATSWORTH VILLAGE | PLN2003-00228 | R-16 | MF | 120 | 0 | 120 |
| CHRIST CHAPEL | REZ1991-0014 | R-30 | MF | 90 † | 0 | 90 |
| CHURCH OF CHRIST | REZ1973-0031 | R-16 | MF | 24 | 10 | 14 |
| CLARKE PROPERTY | PLN2006-00534 | PMR | SF | 21 | 2 | 19 |
| CLASSIC HOLLOW | PLN2003-00433 | SR-1 | SF | 24 | 6 | 18 |
| CLASSIC RIDGE | PLN2003-00424 | SR-1 | SF | 20 | 1 | 19 |
| CLASSIC SPRINGS | PLN2003-00268 | SR-1 | SF | 33 | 1 | 32 |
| CLASSIC WOODS | PLN2001-00172 | SR-5 | SF | 6 | 1 | 5 |
| COLD STREAM DEVELOPMENT (CARDINAL KNOLLS) | REZ1987-0084 | R-6 | TH | 44 | 38 | 6 |

Attachment C – Residential Inventory

| Case Name | Case Number | Zone | Type | Approved | Built | Remaining |
|-------------------------------|---------------|------------|-------|----------|-------|-----------|
| COMPTON (CHESAPEAKE APTS) | REZ1969-0009 | R-16 | MF | 486 † | 199 | 287 |
| CROSSMAN CREEK | PLN2001-00146 | R-4 | SF | 90 | 87 | 3 |
| DALE CITY | REZ1990-0006 | RPC | Mixed | 16,717 | 14720 | 1997 |
| DANE RIDGE | PLN2004-00072 | R-16 | MF | 126 | 0 | 126 |
| DAWSON PROPERTY | PLN2004-00390 | R-6 | SF | 11 | 0 | 11 |
| DOMINION VALLEY | PLN2005-00197 | RPC | Mixed | 3,270 | 2067 | 1203 |
| EBY | REZ1966-0009 | R-16 | MF | 25 † | 0 | 25 |
| ELIFF | PLN2000-00056 | R-4 | SF | 80 | 71 | 9 |
| ELLIS PLANTATION | REZ1998-0001 | SR-1 | SF | 70 | 59 | 11 |
| ELROD (POTOMAC CLUB, PARK SQ) | REZ1973-0025 | R-16 | MF | 1,020 † | 69 | 951 |
| EWELL'S MILL ESTATES | PLN2005-00119 | PMR | SF | 100 | 1 | 99 |
| FELD | PLN2001-00160 | R-4 | SF | 111 | 53 | 58 |
| FOUR SEASONS | REZ1999-0027 | PMR | TH | 500 | 0 | 500 |
| FOUR SEASONS | REZ1999-0027 | PMR | MF | 300 | 0 | 300 |
| FOUR SEASONS | REZ1999-0027 | PMR | SF | 700 | 682 | 18 |
| FOXBOROUGH ESTATES | REZ1989-0062 | R-6 | TH | 272 | 129 | 143 |
| GARCIA | PLN2001-00147 | SR-1 | SF | 30 | 15 | 15 |
| GEISEL | REZ1984-0048 | SR-1, SR-5 | SF | 3 | 0 | 3 |
| GEORGETOWN VILLAGE | REZ1967-0007 | R-6 | TH | 954 | 827 | 127 |
| GLENKIRK ESTATES | PLN2000-00031 | PMR | SF | 575 | 314 | 261 |
| GREENHILL CROSSING | PLN2002-00157 | R-6 | SF | 15 | 7 | 8 |
| HABITAT FOR HUMANITY | REZ1997-0001 | SR-1 | SF | 3 | 0 | 3 |
| HAILEE'S GROVE | PLN2004-00179 | R-4 | SF | 21 | 1 | 20 |
| HAILEE'S GROVE II | PLN2004-00338 | R-4 | SF | 20 | 0 | 20 |
| HAILEE'S GROVE III | PLN2006-00364 | R-4 | SF | 2 | 0 | 2 |
| HAMPSTEAD LANDING | REZ1997-0026 | PMR | SF | 150 | 147 | 3 |
| HARBOR STATION SOUTH ADDITION | PLN2006-00195 | PMR | MF | 236 | 0 | 236 |
| HARBOR STATION SOUTH ADDITION | PLN2006-00195 | PMR | TH | 237 | 0 | 237 |

| Case Name | Case Number | Zone | Type | Approved | Built | Remaining |
|-----------------------------------|--------------------|----------------|-------------|-----------------|--------------|------------------|
| HARBOR STATION SOUTH AMENDMENT | PLN2006-00194 | PMR | Mixed | 762 | 0 | 762 |
| HAWKINS | REZ1958-0073 | R-4 | SF | 30 | 23 | 7 |
| HAWKINS ESTATES | PLN2005-00256 | PMR | SF | 311 | 3 | 308 |
| HELLER PROPERTY | PLN2002-00173 | RPC | SF | 168 | 59 | 109 |
| HERITAGE HUNT | REZ1998-0013 | PMR | Mixed | 1,950 | 1520 | 430 |
| HERSCH FARM | REZ1997-0011 | R-4 | SF | 83 | 82 | 1 |
| HESS (RIVER OAKS) | REZ1967-0034 | R-16 | MF | 556 | 0 | 556 |
| HESSICK | REZ1993-0016 | R-4 | SF | 4 | 3 | 1 |
| HINCE PROPERTY | PLN2005-00569 | SR-1 | SF | 2 | 1 | 1 |
| HOADLY FALLS | PLN2005-00207 | SR-1 | SF | 16 | 0 | 16 |
| HOPEWELLS LANDING I | PLN2003-00082 | R-4 | SF | 233 | 85 | 148 |
| HOPEWELLS LANDING II | PLN2003-00203 | R-4 | SF | 32 | 0 | 32 |
| HUNTERS RIDGE | REZ1995-0003 | SR-1 | SF | 85 | 83 | 2 |
| HURWITZ | PLN2001-00173 | R-4 | SF | 64 | 34 | 30 |
| INDEPENDENCE | REZ1996-0029 | R-6 | SF | 257 | 245 | 12 |
| INDEPENDENCE | REZ1996-0029 | R-6 | TH | 400 | 247 | 153 |
| INNISBROOKE | REZ1998-0036 | R-4 | SF | 115 | 40 | 75 |
| INNOVATION AT PW | REZ2000-0001 | R-16 | MF | 300 | 252 | 48 |
| JOHNSON ESTATES | REZ1990-0036 | R-4 | SF | 15 | 12 | 3 |
| JOHNSON WIMSATT (WAYSIDE VILLAGE) | REZ1967-0029 | R-4, R-6, R-16 | SF | 1,308 | 823 | 485 |
| JPI-YORKSHIRE | PLN2006-00072 | PMR | SF | 4 | 0 | 4 |
| JPI-YORKSHIRE | PLN2006-00072 | PMR | MF | 110 | 0 | 110 |
| KATIES GROVE | PLN2002-00357 | R-6 | TH | 60 | 14 | 46 |
| KELLEY | PLN2004-00049 | R-4 | SF | 47 | 12 | 35 |
| KELLYS KNOLL | REZ1989-0095 | SR-1 | SF | 12 | 7 | 5 |
| KENSINGTON | PLN2005-00232 | R-30 | MF | 333 | 0 | 333 |
| KINGBERRY WOODS | REZ1987-0078 | SR-1 | SF | 21 | 15 | 6 |

| Case Name | Case Number | Zone | Type | Approved | Built | Remaining |
|----------------------------------|--------------------|-------------|-------------|-----------------|--------------|------------------|
| KINNICK | REZ1999-0021 | SR-1 | SF | 3 | 2 | 1 |
| LAKE TERRAPIN | REZ1989-0045 | R-4, R-6 | SF | 366 | 242 | 124 |
| LAKERIDGE CROSSING | REZ1995-0001 | R-6 | TH | 90 | 79 | 11 |
| LANI | REZ1997-0023 | SR-1 | SF | 36 | 1 | 35 |
| LANIER FARMS | PLN2001-00134 | R-4 | SF | 220 | 172 | 48 |
| LAURIANNE WOODS | REZ1989-0031 | R-4 | SF | 46 | 45 | 1 |
| LAYCOCK PROPERTY | PLN2006-00004 | R-4 | SF | 2 | 1 | 1 |
| LINTON CREST | REZ1999-0034 | R-4 | SF | 162 | 35 | 127 |
| LOWERY ESTATES | REZ1997-0028 | SR-1 | SF | 12 | 7 | 5 |
| LUNSFORD | REZ1994-0024 | SR-5 | SF | 1 | 0 | 1 |
| MADISON CRESCENT | PLN2002-00154 | PMD | SF | 60 | 0 | 60 |
| MADISON CRESCENT | PLN2002-00154 | PMD | TH | 242 | 0 | 242 |
| MADISON CRESCENT | PLN2002-00154 | PMD | MF | 190 | 0 | 190 |
| MADISON FARM | REZ1996-0033 | PMR | SF | 86 | 82 | 4 |
| MALLARD LANDING | REZ1987-0090 | SR-1 | SF | 85 | 79 | 6 |
| MALVERN CHASE | PLN2002-00170 | SR-1 | SF | 32 | 29 | 3 |
| MANASSAS TRACE | PLN2003-00113 | R-4 | SF | 215 | 59 | 156 |
| MARBURY | REZ1997-0006 | RPC | SF | 75 | 72 | 3 |
| MARTIN LONAS (POTOMAC HIGHLANDS) | REZ1967-0032 | R-16 | MF | 250 | 29 | 221 |
| MAXFIELD | PLN2001-00037 | SR-1 | SF | 46 | 45 | 1 |
| MEADOWLIN | REZ1986-0001 | SR-1 | SF | 44 | 17 | 27 |
| MIDDLEBROOKS GARDEN | PLN2002-00132 | R-4 | SF | 11 | 10 | 1 |
| MITSOPOULOS | PLN2003-00044 | SR-1 | SF | 9 | 0 | 9 |
| MORRIS FARM | PLN2003-00030 | PMR | TH | 56 | 45 | 11 |
| MORRIS FARM | PLN2003-00030 | PMR | SF | 604 | 241 | 363 |
| MUSE HILL | REZ1994-0023 | R-4 | SF | 80 | 69 | 11 |
| NATIONAL CAPITAL PRESBYTERIAN | PLN2001-00033 | R-4 | SF | 12 | 10 | 2 |

| Case Name | Case Number | Zone | Type | Approved | Built | Remaining |
|--------------------------|--------------------|-------------|-------------|-----------------|--------------|------------------|
| NEW BRISTOW HEIGHTS | PLN2003-00397 | PMR | SF | 51 | 14 | 37 |
| NEW BRISTOW VILLAGE | PLN2001-00157 | PMR | SF | 420 | 229 | 191 |
| NEW DOMINON HUNT ESTATES | PLN2003-00079 | R-4 | SF | 30 | 29 | 1 |
| OLD BRIDGE ESTATES | REZ1987-0074 | R-6 | TH | 168 | 154 | 14 |
| OLENDER PLACE | PLN2001-00061 | R-4 | SF | 10 | 9 | 1 |
| OPITZ CROSSING | PLN2004-00247 | PMR | MF | 130 | 0 | 130 |
| ORCHARD BRIDGE | PLN2001-00170 | R-16 | MF | 20 | 0 | 20 |
| ORCHARD BRIDGE | REZ1985-0003 | R-16 | MF | 1,260 | 0 | 1260 |
| ORCHARD GLEN | REZ1995-0030 | R-30 | MF | 70 | 0 | 70 |
| ORCHARD GLEN | REZ1983-0040 | R-16 | MF | 645 | 504 | 141 |
| PANDAZIDES | REZ1965-0031 | R-16 | MF | 34 † | 0 | 34 |
| PARKWAY WEST | PLN2002-00161 | R-4 | SF | 173 | 108 | 65 |
| PARKWAY WEST II | PLN2006-00679 | R-4 | SF | 22 | 1 | 21 |
| PARKWAY WEST III | PLN2006-00689 | R-4 | SF | 16 | 1 | 15 |
| PEMBROOKE | REZ1990-0067 | R-4 | SF | 825 | 649 | 176 |
| PEMBROOKE | REZ1990-0067 | R-6 | TH | 675 | 223 | 452 |
| PENNYPACKER SQUARE | REZ1987-0042 | R-4, R-6 | TH | 63 | 0 | 63 |
| PENNYPACKER SQUARE | REZ1987-0042 | R-4, R-6 | SF | 87 | 0 | 87 |
| PIEDMONT MEWS | PLN2002-00150 | R-6 | SF | 80 | 40 | 40 |
| PIEDMONT MEWS ADDITION | PLN2004-00096 | R-6 | SF | 2 | 1 | 1 |
| PIEDMONT SOUTH | PLN2000-00068 | PMR | Mixed | 900 | 732 | 168 |
| POTOMAC CENTER | PLN2005-00589 | R-30 | MF | 268 | 0 | 268 |
| POTOMAC HEIGHTS | PLN2004-00189 | PMR | MF | 288 | 0 | 288 |
| POTOMAC VIEW | PLN2001-00165 | SR-1 | SF | 46 | 32 | 14 |
| POWELLS CREEK OVERLOOK | REZ1990-0041 | R-4 | SF | 51 | 4 | 47 |
| POWELLS LANDING | REZ1988-0023 | R-4 | SF | 370 | 240 | 130 |
| POWELLS LANDING | REZ1988-0023 | R-6 | TH | 193 | 29 | 164 |

| Case Name | Case Number | Zone | Type | Approved | Built | Remaining |
|--------------------------|--------------------|----------------|-------------|-----------------|--------------|------------------|
| PRICE EAGLE | REZ1986-0018 | R-16 | MF | 20 | 0 | 20 |
| QUAKER HOMES | PLN2000-00054 | R-4 | SF | 31 | 29 | 2 |
| REID'S PROSPECT | PLN2000-00041 | PMR, R-2 | SF | 159 | 0 | 159 |
| REID'S PROSPECT | PLN2000-00041 | PMR | TH | 161 | 0 | 161 |
| REID'S PROSPECT | PLN2000-00041 | PMR | MF | 200 | 0 | 200 |
| REPUBLIC | PLN2001-00175 | PMR, R-4 | SF | 749 | 0 | 749 |
| RESERVE AT LAKE MANASSAS | PLN2003-00146 | SR-1 | SF | 38 | 9 | 29 |
| RIPPON CENTER | PLN2006-00098 | PMR | MF | 550 | 0 | 550 |
| RIPPON LANDING | REZ1986-0026 | RPC | TH | 1,055 | 857 | 198 |
| RIPPON LANDING | REZ1986-0026 | RPC | MF | 728 | 172 | 556 |
| RIVERS EDGE | REZ1989-0002 | SR-5 | SF | 14 | 13 | 1 |
| ROCK HILL ESTATES | REZ1988-0093 | R-4 | SF | 109 | 70 | 39 |
| RUBENSTEIN | REZ1967-0008 | R-16 | MF | 516 | 394 | 122 |
| RUDDLE | PLN2003-00361 | SR-1 | SF | 9 | 0 | 9 |
| RUNNING CREEK | PLN2001-00164 | SR-1 | SF | 26 | 7 | 19 |
| SALE PROPERTY | PLN2004-00199 | R-4 | SF | 15 | 1 | 14 |
| SARATOGA HUNT | PLN2000-00115 | R-4 | SF | 155 | 139 | 16 |
| SIMPSON | PLN2001-00120 | PMR | SF | 300 | 278 | 22 |
| SIMS | PLN2002-00125 | PMR | SF | 127 | 77 | 50 |
| SIMS | PLN2002-00125 | PMR | MF | 400 | 0 | 400 |
| SMALLS CROSSING | PLN2004-00171 | R-4 | SF | 35 | 1 | 34 |
| SMITH CARTER | PLN2001-00345 | SR-1 | SF | 21 | 0 | 21 |
| SOMERSET | REZ1998-0002 | R-4, R-6, R-16 | Mixed | 1,443 | 1065 | 378 |
| SOUTHBRIDGE | PLN2000-00078 | PMR | SF | 287 | 0 | 287 |
| SOUTHBRIDGE | PLN2000-00077 | PMD, PMR | Mixed | 2,213 | 0 | 2213 |
| SPRIGGS RUN ESTATES | PLN2003-00008 | R-4 | SF | 94 | 13 | 81 |
| SPRIGGS WOOD | PLN2004-00238 | R-4 | SF | 11 | 2 | 9 |

| Case Name | Case Number | Zone | Type | Approved | Built | Remaining |
|----------------------------------|--------------------|-------------|-------------|-----------------|--------------|------------------|
| SPRINGVALE ESTATES | REZ1989-0057 | SR-1 | SF | 68 | 62 | 6 |
| SPY GLASS HILL | PLN2000-00067 | PMR | SF | 200 | 176 | 24 |
| SUDLEY MANOR HOUSE | REZ1997-0029 | RPC | MF | 72 | 1 | 71 |
| SUMMERHILL | REZ1994-0006 | R-4 | SF | 33 | 30 | 3 |
| TACKETT'S VILLAGE | PLN2004-00375 | PMR | MF | 72 | 0 | 72 |
| TAYLOE CROTEAU | PLN2006-00419 | SR-1 | SF | 2 | 1 | 1 |
| TERUSIAK | PLN2001-00169 | SR-1 | SF | 8 | 2 | 6 |
| THE MEADOWS AT BARNES CROSSING | PLN2005-00242 | R-4 | SF | 168 | 0 | 168 |
| THE PRESERVE ON THE OCCOQUAN | PLN2000-00044 | SR-1 | SF | 111 | 69 | 42 |
| TOKEN VALLEY | PLN2003-00109 | SR-1 | SF | 12 | 0 | 12 |
| TOWNES OF NEWPORT (PORT POTOMAC) | REZ1993-0010 | R-6 | TH | 910 | 69 | 841 |
| TURNING LEAF ESTATES | PLN2004-00389 | R-4 | SF | 20 | 0 | 20 |
| UNIVERSITY VILLAGE | PLN2003-00250 | R-6 | SF | 45 | 1 | 44 |
| UNIVERSITY VILLAGE | PLN2003-00250 | R-6 | MF | 336 | 0 | 336 |
| VANDELINDE PROPERTY | PLN2006-00269 | SR-1 | SF | 5 | 1 | 4 |
| VENTURA | PLN2003-00412 | R-4 | SF | 2 | 0 | 2 |
| VICTORY RIDGE | PLN2004-00191 | R-4 | SF | 70 | 4 | 66 |
| VILLAGE PLACE | PLN2002-00139 | PMD | TH | 475 | 51 | 424 |
| WALKER'S STATION | PLN2005-00374 | PMR | TH | 35 | 0 | 35 |
| WALKER'S STATION | PLN2005-00374 | PMR | MF | 320 | 0 | 320 |
| WANANT PROPERTY | PLN2004-00309 | R-4 | SF | 26 | 2 | 24 |
| WELLINGTON GLEN | PLN2004-00105 | PMD | MF | 624 | 0 | 624 |
| WENTWORTH GREEN | PLN2004-00385 | PMR | MF | 302 | 0 | 302 |
| WENTWORTH GREEN | PLN2004-00385 | PMR | SF | 173 | 0 | 173 |
| WEST MARKET | PLN2003-00260 | R-4 | SF | 27 | 13 | 14 |
| WEST POTOMAC | PLN2004-00349 | PMR | MF | 654 | 0 | 654 |
| WESTMARKET | REZ1988-0081 | R-6 | TH | 372 | 138 | 234 |

| Case Name | Case Number | Zone | Type | Approved | Built | Remaining |
|-------------------------|---------------|------|------|----------|--------------|---------------|
| WHISPERING DOVE ESTATES | PLN2004-00064 | R-4 | SF | 7 | 2 | 5 |
| WHITE OAK ESTATES | PLN2001-00083 | R-4 | SF | 70 | 57 | 13 |
| WINDING CREEK | REZ1988-0084 | R-4 | SF | 440 | 402 | 38 |
| WINDSOR ESTATES | REZ1990-0032 | SR-5 | SF | 17 | 16 | 1 |
| WINSLOW CHASE | REZ1987-0076 | R-6 | TH | 76 | 75 | 1 |
| WOODBIDGE CLAY AND BELL | REZ1958-0100 | R-16 | MF | 558 | 175 | 383 |
| WOODWARD | REZ1965-0013 | R-16 | MF | 16 † | 0 | 16 |
| YOUNG PROPERTY | PLN2005-00223 | SR-1 | SF | 3 | 0 | 3 |
| | | | | | total | 30,980 |

Notes:

1. Unless otherwise noted, approved units are based on recorded proffers.
2. Built units are based on 12/31/2006 GIS Premise Address database.
3. Cases marked with a † are not proffered, the approved number of units is based on a theoretical yield considering allowed density and buildable area.
4. Unit types listed as mixed were approved with flexibility between unit types, therefore, only the unit cap is available.
5. Dale City remaining units are based on Hylton Enterprises' "Land Pipeline Report".
6. Zoning Case REZ1958-0000 (BOCS) is not included in this report.
7. These totals do not include any developed land zoned A-1.