APPENDIX B:

DETAILED REASONABLE WORST CASE DEVELOPMENT SCENARIO (RWCDS) TABLES

REASONABLE WORST CASE DEVELOPMENT (RWCDS) TABLE
PROJECTED DEVELOPMENT SITES

SITE INFORMATION			EXISTING CONDTIIONS													NO-ACTION CONDITION									WITH-ACTION CONDITION										
Site	Block	Lot	Use	Lot Area (sf)	Existing Zoning	Comm.[1] Area (sf)	*Retail Area (sf)*	*Office Area (sf)*	*Garage Area (sf)*	*Stor.[2] Area (sf)*	*Fact.[3] Area (sf)*	*Other Area (sf)*	CF[4] Area (sf)	Resi.[5] Area (sf)	Total DUs[6]	Comm.[1] Area (sf)	*Retail Area (sf)*	*Office Area (sf)*	*Rest.[7] Area (sf)*	*Other Area (sf)*	CF[4] Area (sf)	Resi.[5] Area (sf)	Total DUs[6]	Par.[8]	Proposed Zoning	Comm.[1] Area (sf)	*Retail Area (sf)*	*Office Area (sf)*	*Rest.[7] Area (sf)*	CF[4] Area (sf)	Resi.[5] Area (sf)	UR DUs[9]	Aff. DUs[10]	Total DUs[1]	Par.[8]
BAY STREET CORRIDOR PROJECT AREA																																		
1	488	71	VACANT OFFICE BUILDING	15,000	M1-1	27,759	*0*	*27,759*	*0*	*0*	*0*	*0*	0	0	0	0	*0*	*0*	*0*	*0*	27,759	0	0	45	R6/C2-3	2,800	*2,800*	*0*	*0*	0	46,700	33	14	47	20
2	487	60, 64, 80	GAS STATION	80,647	M1-1	4,672	*3,520*	*0*	*0*	*0*	*0*	*1,152*	0	0	0	4,672	*4,672*	*0*	*0*	*0*	0	0	0	19	R6/C2-4	226,135	*20,000*	*186,135*	*20,000*	40,000	0	0	0	0	266
3	488	9	PARKING LOT	53,422	M1-1	0	*0*	*0*	*0*	*0*	*0*	*0*	0	0	0	0	*0*	*0*	*0*	*0*	0	0	0	0	R6/C2-3	8,000	*8,000*	*0*	*0*	0	203,551	0	204	204	51
4	488	18, 26, 175, 201, 206	MOTORCYCLE AND BOAT DEALER	54,709	M1-1	42,467	*21,988*	*0*	*5,401*	*1,428*	*13,650*	*0*	0	0	0	42,467	*42,467*	*0*	*0*	*0*	0	0	0	0	R6/C2-3	12,000	*7,000*	*0*	*5,000*	15,354	189,294	133	57	189	80
5	488	53, 65	GROCERY, PHARMACY, BANK, LAUNDRY	160,265	M1-1	45,050	*45,050*	*0*	*0*	*0*	*0*	*0*	0	0	0	45,050	*45,050*	*0*	*0*	*0*	0	0	0	204	R6/C2-3	31,000	*21,000*	*0*	*10,000*	21,000	476,875	334	143	477	203
6	489	5	CAR DEALER	11,020	M1-1	1,736	*0*	*0*	*1,736*	*0*	*0*	*0*	0	0	0	1,736	*1,736*	*0*	*0*	*0*	0	0	0	0	R6/C2-3	4,000	*0*	*0*	*4,000*	0	32,366	23	10	32	14
7	497	1, 7, 9	BREWERY, GOVT LEASED OFFICE, OFFICES, RESTAURANT	37,379	M1-1	83,530	*0*	*49,980*	*0*	*0*	*14,550*	*19,000*	0	0	0	83,530	*0*	*49,980*	*14,000*	19,550	0	0	0	0	R6/C2-4	35,000	*25,000*	*0*	*10,000*	0	154,138	108	46	154	66
8	498	1	GAS STATION	9,488	M1-1	1,320	*1,320*	*0*	*0*	*0*	*0*	*0*	0	0	0	1,320	*0*	*0*	*0*	1,320	0	0	0	0	R6B/C2-3	3,350	*3,350*	*0*	*0*	0	27,960	20	8	28	12
9	500	16, 18, 20, 22, 24	RESIDENTIAL USE, VACANTLAND	27,135	M1-1	0	*0*	*0*	*0*	*0*	*0*	*0*	2,970	840	1	2,970	*2,970*	*0*	*0*	0	0	840	1	0	R6/R6B/C 2-3	0	*0*	*0*	*0*	0	65,667	46	20	66	28
10	502	1	VACANT LAND	23,000	M1-1	0	*0*	*0*	*0*	*0*	*0*	*0*	0	0	0	0	*0*	*0*	*0*	*0*	0	0	0	0	R6/C2-3	10,000	*5,000*	*0*	*5,000*	0	63,260	44	19	63	27
11	505	4, 51	AUTO DEALER	25,250	M1-1	2,520	*0*	*0*	*2,520*	*0*	*0*	*0*	0	0	0	2,520	*2,520*	*0*	*0*	*0*	0	0	0	0	R6/C2-3	3,000	*3,000*	*0*	*0*	0	80,325	56	24	80	34
12	505	11, 12, 14	AUTO SHOP, RESIDENTIAL, SALON, HOUSE OF WORSHIP	17,787	M1-1	7,800	*1,800*	*1,500*	*1,500*	*3,000*	*0*	*0*	0	3,316	3	7,800	*7,800*	*0*	*0*	*0*	0	3,316	3	0	R6/C2-3	14,000	*0*	*8,000*	*6,000*	0	44,697	31	13	45	19
13	505	22, 24, 25	GARAGE, VACANT LAND	11,730	M1-1	3,664	*0*	*0*	*0*	*3,664*	*0*	*0*	0	0	0	3,664	*3,664*	*0*	*0*	00	0	0	0	0	R6/C2-3	0	*0*	*0*	*0*	0	38,709	27	12	39	16
14	505	18	AUTO REPAIR	5,185	M1-1	1,568	*0*	*0*	*1,568*	*0*	*0*	*0*	0	0	0	1,568	*1,568*	*0*	*0*	0	0	0	0	0	R6/C2-3	3,000	*0*	*0*	*3,000*	0	14,111	10	4	14	6
15	507	12, 17	MOTORCYCLE DEALER	7,890	M1-1	5,244	*3,052*	*1,724*	*468*	*0*	*0*	*0*	0	0	0	5,244	*3,052*	*1,724*	*0*	468	0	0	0	0	R6/C2-3	10,294	*10,294*	*0*	*0*	0	0	0	0	0	0
16	508	22, 23, 24	VACANT LAND	7,500	R3X	0	*0*	*0*	*0*	*0*	*0*	*0*	0	0	0	0	*0*	*0*	*0*	*0*	0	4,500	2	4	R6B/C2-3	4,200	*4,200*	*0*	*0*	0	13,950	10	4	14	6
17	509	1, 4, 8	PLUMBING SUPPLY WAREHOUSE, DELI	46,791	M1-1	26,274	*5,274*	*5,000*	*0*	*16,000*	*0*	*0*	0	0	0	26,274	*26,274*	*0*	*0*	*0*	0	0	0	0	R6/C2-3	14,000	*6,000*	*0*	*8,000*	0	140,410	38	42	140	60
CANAL STREET CORRIDOR PROJECT AREA																																		
18	526	11	CLOTHING STORE, BEAUTY SALON	18,560	C2-2/R4	10,400	*2,700*	*0*	*0*	*0*	*7,700*	*0*	0	0	0	10,400	*10,400*	*0*	*0*	*0*	0	0	0	0	R6B/C2-3	8,000	*8,000*	*0*	*0*	0	36,915	26	11	37	16
19	526	19, 21, 25	RESIDENTIAL, COMMERCIAL, PARKING	14,350	C2-2/R4	2,940	*0*	*0*	*0*	*0*	*0*	*2,940*	10,120	2,940	2	2,940	*2,940*	*0*	*0*	*0*	10,120	2,940	2	9	R6B/C2-3	0	*0*	*0*	*0*	8,324	26,403	18	8	26	11
20	526	57, 59, 61	AUTO PARTS STORE (3 BUILDINGS)	5,627	C2-2/R4	7,690	*7,690*	*0*	*0*	*0*	*0*	*0*	0	0	0	7,690	*7,690*	*0*	*0*	*0*	0	0	0	0	R6B/C2-3	3,000	*3,000*	*0*	*0*	0	10,617	7	3	11	0
21	526	8	VACANT LAND	5,790	C2-2/R4	0	*0*	*0*	*0*	*0*	*0*	*0*	0	0	0	2,000	*2,000*	*0*	*0*	*0*	0	3,790	4	4	R6B/C2-3	2,000	*2,000*	*0*	*0*	0	12,012	8	4	12	0
22	527	49	VACANT LAND	39,940	C2-2/ R3-2	0	*0*	*0*	*0*	*0*	*0*	*0*	0	0	0	21,000	*14,200*	*6,800*	*0*	*0*	0	0	0	70	R6B/C2-3	11,500	*11,500*	*0*	*0*	0	85,155	60	26	85	65
23	527	50, 52	VACANT LAND	12,600	C2-2/ R3-2	0	*0*	*0*	*0*	*0*	*0*	*0*	0	0	0	6,300	*6,300*	*0*	*0*	*0*	0	0	0	21	R6B/C2-3	4,500	*4,500*	*0*	*0*	0	25,992	18	8	26	11
24	527	55	1-STORY COMMERCIAL BUILDING (POSSIBLY VACANT)	4,500	C2-2/ R3-2	2,880	*2,880*	*0*	*0*	*0*	*0*	*0*	0	0	0	2,880	*2,880*	*0*	*0*	*0*	0	0	0	0	R6B/C2-3	2,000	*2,000*	*0*	*0*	0	8,890	6	3	9	0
25	527	65, 66, 68, 70	VACANT LOT	17,312	C2-2/ R3-2	0	*0*	*0*	*0*	*0*	*0*	*0*	0	0	0	9,000	*6,000*	*3,000*	*0*	*0*	0	0	0	30	R6B/C2-3	6,000	*6,000*	*0*	*0*	0	35,895	25	11	36	15
CITY DISPOSITION SITES																																		
1	9	9	VACANT COMMERCIAL BUILDING	11,500	C4-2/SG	37,675	*0*	*37,675*	*0*	*0*	*0*	*0*	0	0	0	37,675	*0*	*37,675*	*0*	*0*	0	0	0	0	C4-2/SG	37,675	*0*	*37,675*	*0*	0	0	0	0	0	0
2	34	1	TRANSPORTATION, UTILITY	114,730	C2-2/R5/HS	14,535	*0*	*0*	*14,535*	*0*	*0*	*0*	0	0	0	14,535	*0*	*0*	*0*	*14,535*	0	0	0	0	C2-2/R5/HS	35,000	*35,000*	*0*	*0*	0	108,413	54	54	108	189
3	6	20	PARKING	25,038	C4-2/SG	0	*0*	*0*	*0*	*0*	*0*	*0*	0	0	0	0	*0*	*0*	*0*	*0*	0	0	0	75	C4-2/SG	85,129	*0*	*85,129*	*0*	0	0	0	0	0	213
STAPLETON WATERFRONT PHASE III																																		
A	487	100	OPEN SPACE AND RECREATION	159,333	C4-2A/ SSWD	0	*0*	*0*	*0*	*0*	*0*	*0*	0	0	0	0	*0*	*0*	*0*	*0*	0	0	0	0	C4-2A/ SSWD	43,000	*43,000*	*0*	*0*	0	318,666	159	159	319	227
B1	487	100	OPEN SPACE AND RECREATION	154,545	C4-2A/ SSWD	50,000	*0*	*0*	*0*	*0*	*50,000*	*0*	0	0	0	0	*0*	*0*	*0*	*0*	0	0	0	0	C4-2A/ SSWD	0	*0*	*0*	*0*	0	308,000	154	154	308	116
TOTAL																343.235	*194,183*	*99,179*	*14,000*	*35,873*	37,879	15,386	12	481		618,583	*230,644*	*316,939*	*71,000*	84,678	2,568,971	1,508	1,061	2,569	1,771
INCREMENT																-									-	275,348	*36,461*	*217,760*	*57,000*	46,799	2,553,585	1,496	1,061	2,557	1,290

Notes:

[1] Comm. = Commercial.
[2] Stor. = Storage.
[3] Fact. = Factory.
[4] CF. = Community Facility.
[5] Resi. = Residential.
[6] DUs. = Dwelling Units.
[7] Rest. = Restaurant.

REASONABLE WORST CASE DEVELOPMENT SCENARIO (RWCDS) TABLE
POTENTIAL DEVELOPMENT SITES

SITE INFORMATION			EXISTING CONDTIIONS													NO-ACTION CONDITION									WITH-ACTION CONDITION											
Site	Block	Lot	Use	Lot Area (sf)	Existing Zoning	Comm.[1] Area (sf)	*Retail Area (sf)*	*Office Area (sf)*	*Garage Area (sf)*	*Stor.[2] Area (sf)*	*Fact.[3] Area (sf)*	*Other Area (sf)*	CF[4] Area (sf)	Resi.[5] Area (sf)	Total DUs[6]	Comm.[1] Area (sf)	*Retail Area (sf)*	*Office Area (sf)*	*Rest.[7] Area (sf)*	*Other Area (sf)*	CF[4] Area (sf)	Resi.[5] Area (sf)	Total DUs[6]	Par.[8]	Proposed Zoning	Comm.[1] Area (sf)	*Retail Area (sf)*	*Office Area (sf)*	*Rest.[7] Area (sf)*	CF[4] Area (sf)	Resi.[5] Area (sf)	UR DUs[9]	Aff. DUs[10]	Total DUs[1]	Par.[8]
BAY STREET CORRIDOR PROJECT AREA																																			
A	487	42	CAR RENTAL	7,940	M1-1	800	*800*	*0*	*0*	*0*	*0*	*0*	0	0	0	800	*800*	*0*	*0*	0	0	0	0	0	R6/C2-4	26,202	*5,000*	*21,202*	*0*	0	0	0	0	0	0
B	488	1	FAST FOOD	19,600	M1-1	7,131	*7,131*	*0*	*0*	*0*	*0*	*0*	0	0	0	7,131	*7,131*	*0*	*0*	0	0	0	0	0	R6/C2-3	8,500	*0*	*0*	*8,500*	0	56,180	39	17	56	24
C	488	157, 162, 164	AUTO REPAIR	13,386	M1-1	4,248	*0*	*0*	*4,248*	*0*	*0*	*0*	0	0	0	4,248	*4,248*	*0*	*0*	0	0	0	0	0	R6/C2-3	0	*0*	*0*	*0*	0	44,174	31	13	44	19
D	489	1	LAUNDRY AND RESIDENTIAL	6,394	M1-1	3,150	*3,150*	*0*	*0*	*0*	*0*	*0*	0	3,600	4	3,150	*3,150*	*0*	*0*	0	0	3,600	4	0	R6/C2-3	3,500	*3,500*	*0*	*0*	0	17,600	12	5	18	7
E	489	16	ELECTRICAL SUPPLY WAREHOUSE	3,750	M1-1	3,750	*0*	*0*	*0*	*3,750*	*0*	*0*	0	0	0	3,750	*0*	*0*	*0*	0	0	0	0	0	R6/C2-3	0	*0*	*0*	*0*	0	12,375	9	4	12	0
F	489	19	WAREHOUSE	9,216	M1-1	11,644	*0*	*2,507*	*0*	*0*	*4,657*	*4,480*	0	0	0	11,644	*11,644*	*0*	*0*	0	0	0	0	0	R6/C2-3	0	*0*	*0*	*0*	0	30,413	21	9	30	13
G	498	5	VEHICLE INSPECTION	18,580	M1-1	5,270	*0*	*0*	*0*	*0*	*0*	*5,270*	0	0	0	5,270	*5,270*	*0*	*0*	0	0	0	0	4	R6B/C2-3	0	*0*	*0*	*0*	0	44,964	31	13	45	19
H	498	74	FURNITURE/APPLIANCE RENTAL	6,000	M1-1	3,000	*3,000*	*0*	*0*	*0*	*0*	*0*	0	0	0	3,000	*3,000*	*0*	*0*	0	0	0	0	0	R6/C2-3	2,000	*2,000*	*0*	*0*	0	17,800	12	5	18	8
I	500	1, 10, 11, 12	AUTO PARTS STORE	22,308	M1-1	7,800	*7,800*	*0*	*0*	*0*	*0*	*0*	0	0	0	7,800	*7,800*	*0*	*0*	0	0	0	0	0	R6/C2-3	9,100	*9,100*	*0*	*0*	0	64,516	45	19	65	27
J	502	34	VACANT LAND/STORAGE	11,173	M1-1	0	*0*	*0*	*0*	*0*	*0*	*0*	0	0	0	0	*0*	*0*	*0*	0	0	0	0	0	R6B/C2-3	3,500	*3,500*	*0*	*0*	0	23,539	16	7	24	10
K	503	1	RETAIL STRIP, MOTORCYCLE DEALER, GYM	53,425	M1-1	65,934	*35,934*	*0*	*0*	*0*	*0*	*30,000*	0	0	0	65,934	*35,934*	*0*	*0*	30,000	0	0	0	0	R6/R6B/C2-3	9,000	*9,000*	*0*	*0*	0	142,170	100	43	142	60
L	503	32	CITY-LEASED SPACE PROBATION	16,925	M1-1	12,600	*0*	*12,600*	*0*	*0*	*0*	*0*	0	0	0	12,600	*0*	*12,600*	*0*	0	0	0	0	0	R6/C2-3	8,000	*8,000*	*0*	*0*	0	47,853	33	14	48	20
M	505	1	AUTO SHOP AND HOUSE OF WORSHIP	7,500	M1-1	5,000	*0*	*0*	*5,000*	*0*	*0*	*0*	0	800	2	5,000	*5,000*	*0*	*0*	0	0	800	2	0	R6/C2-3	6,000	*6,000*	*0*	*0*	0	18,750	13	6	19	8
N	507	1, 5, 6	HVAC WAREHOUSE AND RESTAURANT	19,635	M1-1	14,720	*3,751*	*0*	*0*	*10,969*	*0*	*0*	0	800	1	14,720	*14,720*	*0*	*0*	0	0	800	1	0	R6/C2-3	0	*0*	*0*	*0*	6,500	58,296	41	17	58	25
O	508	9, 21	AUTO SHOP AND RESIDENTIAL USE	12,322	M1-1	7,900	*0*	*3,950*	*3,950*	*0*	*0*	*0*	0	4,602	7	7,900	*7,900*	*0*	*0*	0	0	4,602	7	0	R6/R6B/C2-3	0	*0*	*0*	*0*	0	33,059	23	10	33	14
P	508	1	RESTAURANT AND DRIVE THRU	17,608	M1-1	1,575	*1,575*	*0*	*0*	*0*	*0*	*0*	0	0	0	1,575	*1,575*	*0*	*0*	0	0	0	0	0	R6/C2-3	8,000	*8,000*	*0*	*0*	0	50,106	35	15	50	21
Q	509	34	RETAIL AND WAREHOUSE	10,493	M1-1	10,600	*0*	*2,300*	*0*	*8,300*	*0*	*0*	0	0	0	10,600	*0*	*0*	*0*	10,600	0	0	0	0	R6/C2-3	0	*0*	*0*	*0*	0	34,627	24	10	35	15
R	510	43	VEHICLE INSPECTION	3,500	M1-1/R3X	3,216	*0*	*0*	*3,216*	*0*	*0*	*0*	0	0	0	3,216	*0*	*0*	*0*	*3,216*	0	0	0	0	R6/C2-3	0	0	0	0	0	11,550	8	3	12	0
S	511	1	POOL HALL	4,000	M1-1	4,000	*4,000*	*0*	*0*	*0*	*0*	*0*	0	0	0	4,000	*4,000*	*0*	*0*	0	0	0	0	0	R6/C2-3	1,500	*1,500*	*0*	*0*	0	11,700	8	4	12	0
CANAL STREET CORRIDOR PROJECT AREA																																			
T	526	43	UNKNOWN	2,814	C2-2/R4	3,016	*0*	*2,444*	*0*	*572*	*0*	*0*	0	0	0	3,016	*3,016*	*0*	*0*	*0*	0	0	0	0	R6B/C2-3	1,200	*1,200*	*0*	*0*	0	5,610	4	2	6	0
U	526	52	SINGLE FAMILY HOME	3,374	C2-2/R4	0	*0*	*0*	*0*	*0*	*0*	*0*	0	1,665	1	0	*0*	*0*	*0*	*0*	0	1,665	1	0	R6B/C2-3	700	*700*	*0*	*0*	0	7,465	5	2	7	0
V	526	53	CONSTRUCTION OFFICE, RESIDENTIAL	3,773	C2-2/R4	1,000	*0*	*0*	*0*	*1,000*	*0*	*0*	0	1,200	1	1,000	*1,000*	*0*	*0*	*0*	0	1,200	1	0	R6B/C2-3	1,500	*1,500*	*0*	*0*	0	7,631	5	3	8	0
W	527	59	2-STORY DAY CARE	9,000	C2-2/R3-2	6,400	*0*	*0*	*0*	*0*	*0*	*6,400*	0	0	0	0	*0*	*0*	*0*	*0*	6,400	0	0	0	R6B/C2-3	0	*0*	*0*	*0*	3,000	18,780	13	6	19	8

Notes:

[1] *Comm. = Commercial.*
[2] *Stor. = Storage.*
[3] *Fact. = Factory.*
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[6] *DUs. = Dwelling Units.*
[7] *Rest. = Restaurant.*