APPENDIX C:
Lower Density Alternative Reasonable Worst Case Development Scenario (RWCDS) Tables

Lower Density Alternative
Reasonable Worst Case Development Scenario

Site Description			*Existing Conditions*								*Future No-Action*					*Future With-Action*							*Increment*				
Development Sites	*Tax Block*	*Tax Lot*	*Existing Zoning*	*Lot Area(sf)*	*Maximum Floor Area Ratio (FAR)*	*Commercial Floor Area*	*Office*	*Community Facility*	*Industrial Floor Area*	*Dwelling Units*	*Commercial Floor Area*	*Office*	*Community Facility*	*Industrial Floor Area (sf)*	*Dwelling Units*	*Proposed Zoning*	*Affordable Units*	*Total Dwelling Units*	*Commercial Floor Area*	*Office*	*Community Facility Floor Area (sf)*	*Industrial Floor Area(sf)*	*Total Dwelling Units*	*Commercial Floor Area(sf)*	*Office*	*Community Facility Floor Area (sf)*	*Industrial Floor Area (sf)*
1	2349	112	M2-1	191,000	2.00	0	0	0	14,759	0	0	0	0	14,759	0	C4-4	124	621	143,250	0	0	0	621	143,250	0	0	-14,759
2	2349	100	M2-1	147,900	2.00	0	0	0	0	0	0	0	0	0	0	C4-4	52	260	60,000	0	0	0	0	60,000	0	0	0
3	2323	28	M2-1	144,890	2.00	0	0	0	21,700	0	0	0	0	21,700	0	R7-2/ C2-4	94	471	108,668	0	0	0	471	108,668	0	0	-21,700
4	2349	15	M2-1	54,543	2.00	0	0	0	0	0	0	0	0	10,000	0	R7-2/ C2-4	0	0	0	0	0	10,000	0	0	0	0	0
5	2351	22	M1-2	16,182	2.00	0	0	0	0	0	0	0	0	16,182	0	M1-4/ R8A	21	103	13,755	0	0	0	103	13,755	0	0	-16,182
6	2351	20	M1-2	9,200	2.00	0	0	0	8,993	0	0	0	0	45,273	0	M1-4/ R8A	49	243	32,568	0	0	0	243	32,568	0	0	-45,273
	2351	12	M1-2	10,000	2.00	0	0	0	10,000	0																	
	2351	1	M1-2	6,480	2.00	0	0	0	6,480	0																	
	2350	1	M1-2	12,635	2.00	0	0	0	19,800	0																	
7	2350	11	C4-4	12,010	6.5 (for CF)	0	0	9,975	0	0	0	29,640	78,065	0	0	M1-4/ R8A	0	0	0	0	141,765	0	0	0	-29,640	63,700	0
	2350	16	M1-2	9,800	2.00	0	0	0	0	0																	
8	2349	90	M1-2	33,600	2.00	0	0	0	237,000	0	0	395,000	0	0	0	M1-4/ R8A	0	302	32,917	0	0	0	302	32,917	-395,000	0	0
9	2344	112	M1-2	44,541	2.00	82,956	0	0	0	0	82,956	0	0	0	0	M1-4/ R8A	57	283	37,860	0	0	0	283	-45,096	0	0	0
10	2344	110	M1-2	6,550	2.00	0	0	0	0	0	0	0	0	14,400	0	M1-4/ R6A	0	11	2,600	0	0	0	11	2,600	0	0	-14,400
11	2344	75	M1-2	13,280	2.00	1,000	0	0	12,000	0	0	19,000	0	0	0	M1-4/ R6A	7	35	1,000	0	0	11,500	35	1,000	-19,000	0	11,500
12	2344	60	M1-2	27,454	2.00	0	0	0	43,820	0	0	0	0	43,820	0	M1-4/ R6A	18	92	7,303	0	0	0	92	7,303	0	0	-43,820
13	2345	5	M1-2	10,053	2.00	0	0	0	0	0	0	0	0	20,106	0	C4-4D	13	64	8,545	0	0	0	64	8,545	0	0	-20,106
14	2341	40	M1-2	4,000	2.00	2,450	0	0	0	0	3,600	0	0	0	0	C4-4D	11	57	7,693	0	0	0	57	4,093	0	0	0
	2341	37	M1-2	5,050	2.00	1,150	0	0	0	0						C4-4D											
15	2341	28	M1-2	17,860	2.00	1,404	0	0	0	0	1,404	0	0	0	0	C4-4D	23	113	15,181	0	0	0	113	13,777	0	0	0
16	2341	10	M1-2	31,900	2.00	8,900	0	0	0	0	8,900	0	0	0	0	C4-4D	0	0	108,460*	0		0	0	117,360*	0	0	0
18	2322	28	M2-1	33,640	2.00	0	0	14,100	0	0	0	0	0	33,640	0	M1-4/ R7X	28	140	28,594	0	0	0	140	28,594	0	0	-33,640
19	2333	6	M1-2	10,000	2.00	0	0	0	1,430	0	2,440	0	0	1,430	0	M1-4/ R7X	10	52	10,625	0	0	0	52	8,185	0	0	-1,430
	2333	10	M1-2	2,500	2.00	2,440	0	0	0	0																	
20	2333	1	M1-2	10,974	2.00	0	0	0	0	0	2,195	0	0	0	0	M1-4/ R7X	9	46	9,328	0	0	0	46	7,133	0	0	0
21	2320	66	M1-2	11,500	2.00	0	0	0	0	0	0	23,000	0	0	0	M1-4/ R7X	10	48	9,775	0	0	0	48	9,775	-23,000	0	0
22	2320	73	M1-2	1,051	2.00	0	0	0	837	0	0	0	0	837	0	M1-4/ R7X	0	3	837	0	0	0	3	837	0	0	-837
23	2320	45	M1-2	2,400	2.00	2,700	0	0	0	0	2,700	0	0	0	0	M1-4/ R7A	0	8	2,700	0	0	0	8	0	0	0	0
24	2320	5	M1-2	2,309	2.00	0	0	0	0	0	0	0	0	23,239	0	M1-4/ R7A	0	0	18,000	0	0	0	0	18,000	0	0	-23,239
	2320	6	M1-2	2,309	2.00	0	0	0	0	0																	
	2320	7	M1-2	2,316	2.00	0	0	0	0	0																	
	2320	8	M1-2	2,318	2.00	0	0	0	0	0																	
	2320	9	M1-2	2,321	2.00	0	0	0	0	0																	
	2320	10	M1-2	2,324	2.00	0	0	0	0	0																	
	2320	11	M1-2	9,342	2.00	0	0	0	0	0																	
25	2318	5	M1-2	5,969	2.00	0	0	0	11,907	0	0	17,907	0	0	0	M1-4/ R7A	0	12	5,969	0	0	0	12	5,969	-17,907	0	0
26	2335	58	M1-2	11,500	2.00	0	0	12,524	5,000	0	0	0	12,524	5,000	0	M1-4/ R6A	0	62	0	0	12,524	0	62	0	0	0	-5,000
27	2335	57	M1-2	3,500	2.00	0	0	0	0	0	0	9,804	0	0	0	M1-4/ R6A	0	7	2,451	0	0	0	7	2,451	-9,804	0	0
30	2334	61	M1-2	2,040	2.00	2,163	0	0	0	0	2,163	0	0	0	2	M1-4/ R7A	5	25	5,721	0	0	0	23	3,558	0	0	0
	2334	62	M1-2	1,955	2.00	0	0	0	0	1																	
	2334	63	M1-2	2,736	2.00	0	0	0	0	1																	
31	2333	31	M1-2	22,150	2.00	0	0	0	0	0	0	0	0	0	0	M1-4/ R7A	17	83	18,828	0	0	0	83	18,828	0	0	0
Total # of sites = 31				**954,082**		**105,163**		**36,599**	**393,726**	**2**	**106,358**	**494,351**	**90,589**	**250,386**	**2**		**547**	**3,140**	**692,626**	**0**	**154,289**	**21,500**	**2,878**	**595,168**	**-494,351**	**63,700**	**-228,886**