

**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	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	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	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	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	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	0	-45,273
	2351	12	M1-2	10,000	2.00	0	0	0	10,000	0	0	0	0	0	0													
	2351	1	M1-2	6,480	2.00	0	0	0	6,480	0	0	0	0	6,480	0													
	2350	1	M1-2	12,635	2.00	0	0	0	19,800	0	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	0	-29,640	63,700	0
	2350	16	M1-2	9,800	2.00	0	0	0	0	0	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	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	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	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	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	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	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	0
	2341	37	M1-2	5,050	2.00	1,150	0	0	0	0	0	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	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	0	117,360*	0	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	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	0	-1,430
	2333	10	M1-2	2,500	2.00	2,440	0	0	0	0	0	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	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	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	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	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	0	-23,239
	2320	6	M1-2	2,309	2.00	0	0	0	0	0	0	0	0	0	0													
	2320	7	M1-2	2,316	2.00	0	0	0	0	0	0	0	0	0	0													
	2320	8	M1-2	2,318	2.00	0	0	0	0	0	0	0	0	0	0													
	2320	9	M1-2	2,321	2.00	0	0	0	0	0	0	0	0	0	0													
	2320	10	M1-2	2,324	2.00	0	0	0	0	0	0	0	0	0	0													
	2320	11	M1-2	9,342	2.00	0	0	0	0	0	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	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	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	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	0
	2334	62	M1-2	1,955	2.00	0	0	0	0	1	0	0	0	0	0													
	2334	63	M1-2	2,736	2.00	0	0	0	0	1	0	0	0	0	0													
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	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	