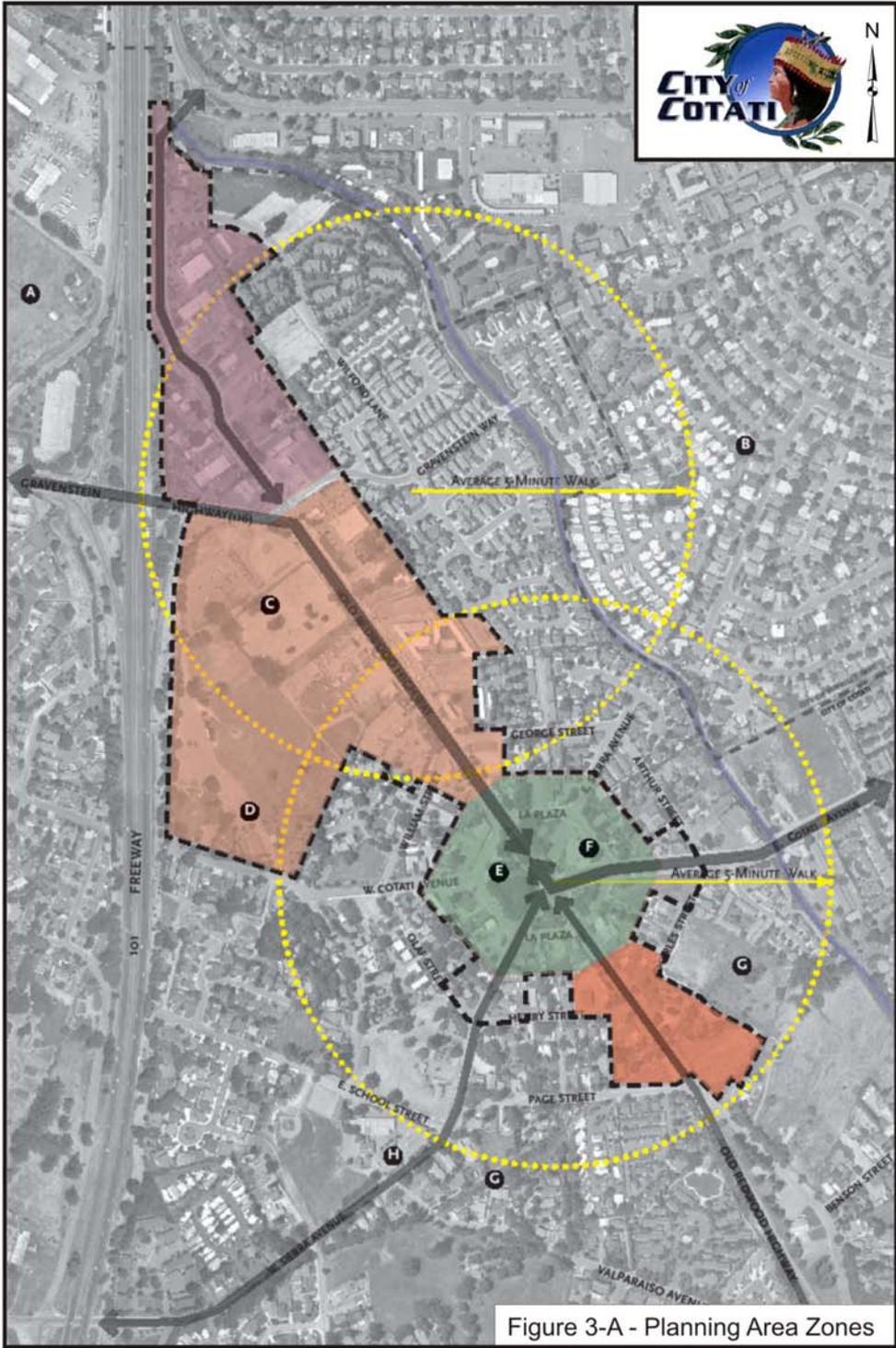


Appendix 3.0-B Buildout Analysis

Appendix 3.0-B Buildout Analysis

The development potential for the Downtown Specific Plan was calculated in order to understand how much additional residential and commercial building could take place. The following steps were used in this buildout approach:

- The DSP area was divided into four planning “zones”: Commerce Avenue, Northern Gateway, La Plaza, and the Historic Core. (see Figure 3-A)
- The DSP area was also divided into 28 “blocks.” These blocks represent development clusters under the proposed plan. (see Figure 3-B)
- The architects and planners reviewed the existing development in the area and, based upon age and quality, made assumptions about which buildings in the area would likely remain and which would be redeveloped. It was understood that these decisions would be made by property owners in the future, and only represents an informed estimate based upon their expertise.
- Estimates were made for the density of development anticipated in each block. Development allowances vary from area to area, because density and building height is permitted based in part on the context of an area. For example, tall buildings are typically not permitted next to short buildings. Instead, permits are granted in a way to allow a gradation of building height and massing. In all instances, the estimates are high, in order to provide a conservative basis for analysis.
- The range of commercial development assumed is 40% retail, 20% restaurants, 40% office.
- New residential development is multi-family.
- An Illustrative Diagram was created by Moule & Polyzoides, showing both existing buildings that would remain, and new development under the DSP. (see Figure 3-B)
- A 60 scale aerial photograph was used to identify and measure buildings that would be removed for redevelopment. This information was tabulated and assigned to a block. In some instances the building did not conform to a block (it might have overlapped two) but they were never double counted. Parcels with buildings that were assumed to be removed are shown in Figure 3-C.
- The DSP development potential is shown in Table 3-A.
- Development potential under the current general plan is shown in Table 3-B.
- Detailed information by block regarding existing, redeveloped and new development was tabulated and is shown in Table 3-C.



- | | |
|--|---|
|  Commerce Avenue |  La Plaza Park |
|  Northern Gateway |  Historic Core |

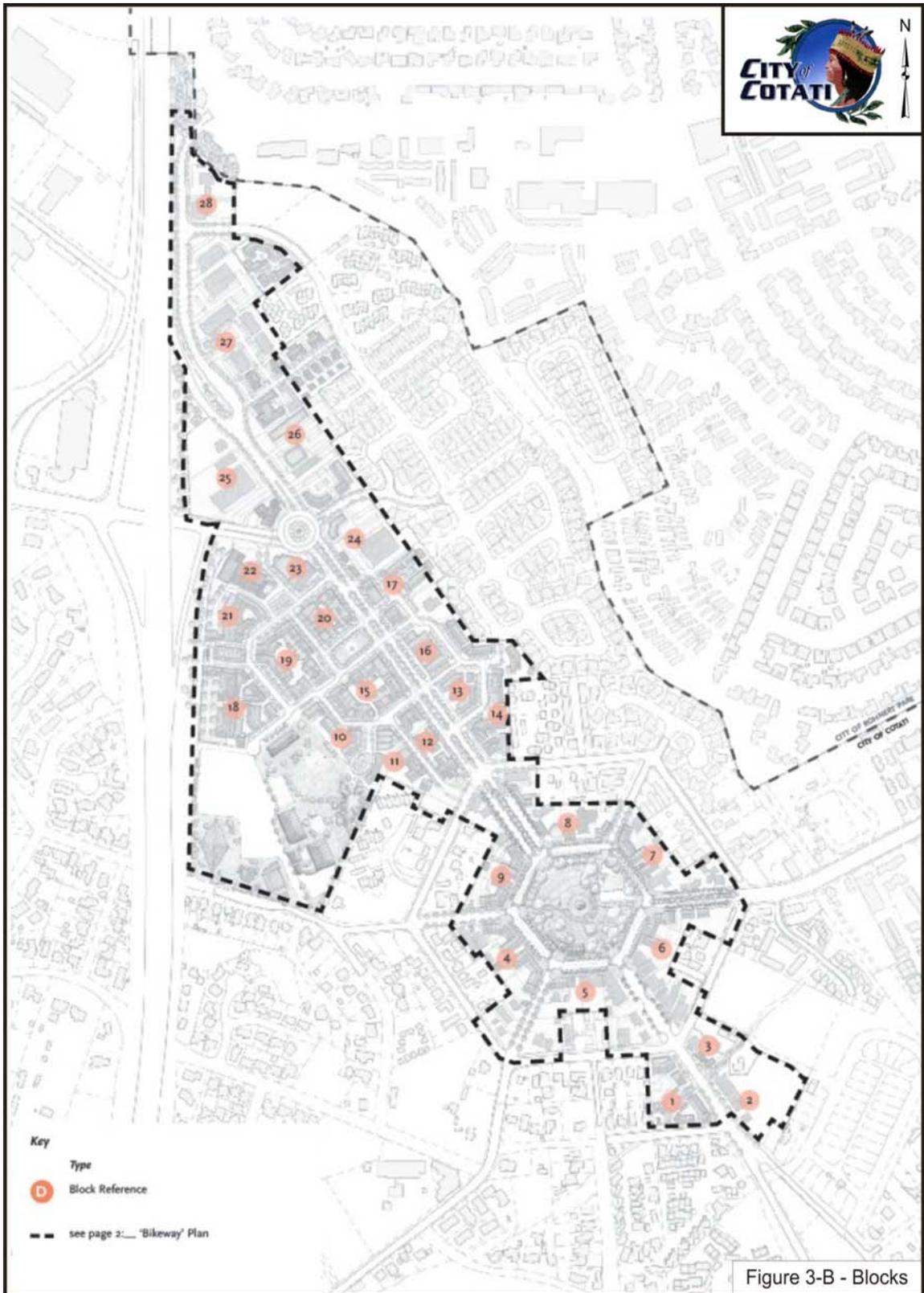


Figure 3-B - Blocks

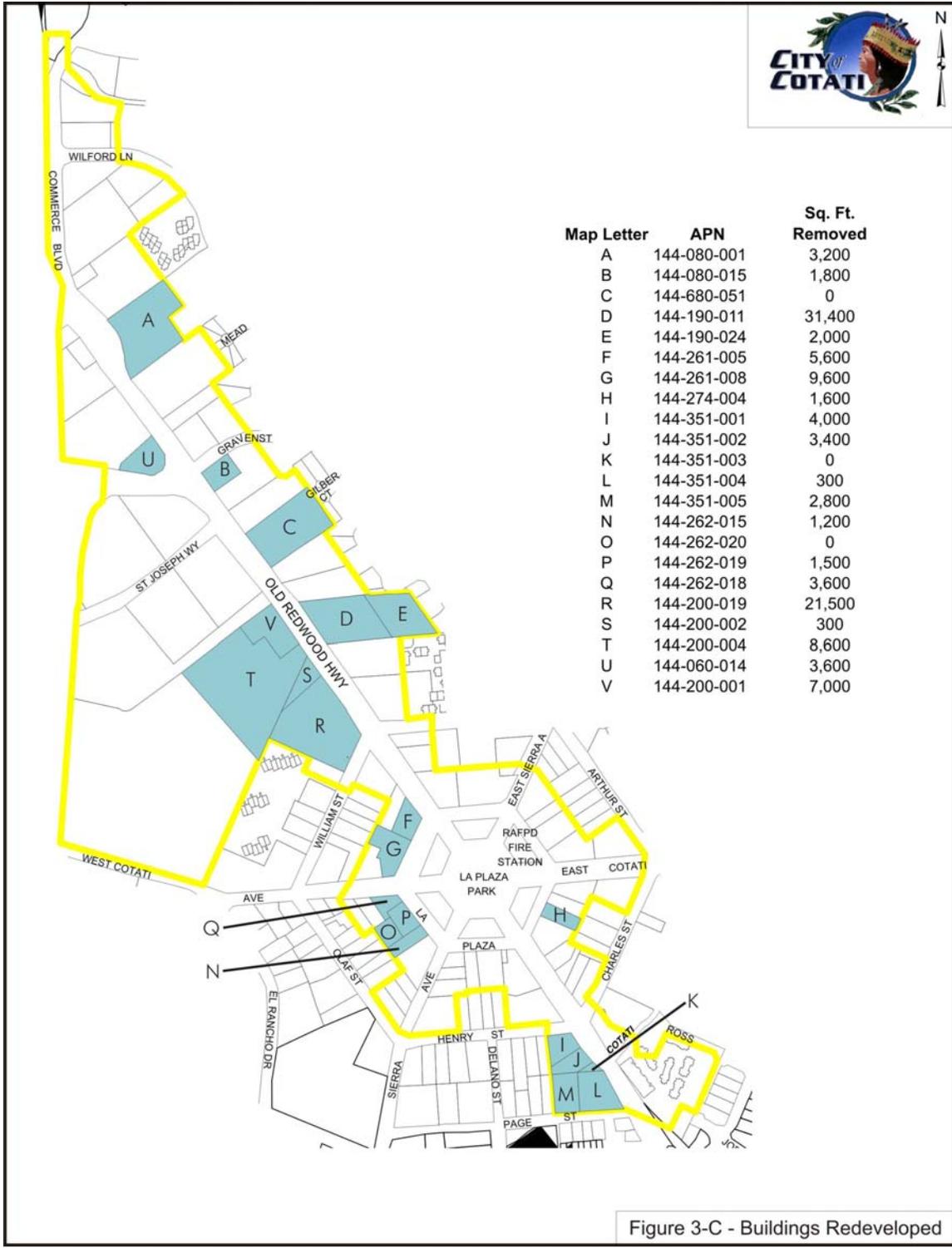


Figure 3-C - Buildings Redeveloped

Development Potential under the Downtown Specific Plan

Table 3-A DSP Buildout

District	Acres	Development Type	Existing	Net New	DSP Buildout
Commerce Avenue	6.5	Residential: Commercial/Retail: Open Space:	27 dwellings 30,000 sq. ft. 0 acres	34 dwellings 12,000 sq. ft. 0 acres	61 dwellings 42,000 sq. ft. 0 acres
Northern Gateway	36.2	Residential: Commercial/Retail: Open Space:	22 dwellings 58,000 sq. ft. 0 acres	207 dwellings 159,000 sq. ft. 0.86 acres	229 dwellings 217,000 sq. ft. 0.86 acres
La Plaza	11.3	Residential: Commercial/Retail: Open Space (La Plaza):	15 dwellings 59,000 sq. ft. 2.84 acres	74 dwellings 59,900 sq. ft. 0.91 acres (road)	89 dwellings 118,900 sq. ft. 3.75 acres
Historic Core	5.5	Residential: Commercial/Retail: Open Space:	55 dwellings 35,000 sq. ft. 0 acres	16 dwellings 6,150 sq. ft. 0 acres	71 dwellings 41,150 sq. ft. 0 acres
Total	59.5	Residential: Commercial/Retail: Open Space:	119 dwellings 182,000 sq. ft. 1.58 acres	331 dwellings 237,050 sq. ft. 3.03 acres	450 dwellings 419,050 sq. ft. 4.61 acres

Development Potential under the General Plan

Table 3-B General Plan Buildout

District	Acres	Development Type	Existing	Potential Add'l	GP Buildout
Commerce Avenue	6.5	Residential: Commercial/Retail:	27 dwellings 30,000 sq. ft.	41 dwellings 35,000 sq. ft.	68 dwellings 65,000 sq. ft.
Northern Gateway	36.2	Residential: Commercial/Retail:	22 dwellings 58,000 sq. ft.	302 dwellings 206,000 sq. ft.	324 dwellings 264,000 sq. ft.
La Plaza	11.3	Residential: Commercial/Retail:	15 dwellings 59,000 sq. ft.	120 dwellings 54,000 sq. ft.	135 dwellings 113,000 sq. ft.
Historic Core	5.5	Residential: Commercial/Retail:	55 dwellings 35,000 sq. ft.	13 dwellings 20,000 sq. ft.	68 dwellings 55,000 sq. ft.
Total	59.5	Residential: Commercial/Retail:	119 dwellings 182,000 sq. ft.	476 dwellings 315,000 sq. ft.	595 dwellings 497,000 sq. ft.

Table 3-C Block-by-Block Development Potential

	Block Number	Existing Building Area Removed*	Res	New Commercial	New Res'l	Net Add'l Commercial
		sq. ft.		sq. ft.	Total Units	
Commerce Avenue Zone						
	28	0				0
	27	0			24	0
	26a	0		12,000	10	12,000
	subtotal	0		12,000	34	12,000
Northern Gateway Zone						
	26b	3,200		20,000	7	16,800
	26c			7,000	5	7,000
	25	3,600		7,600	6	4,000
	24	1,800		9,100	7	7,300
	23			20,000	11	20,000
	22			27,000	0	27,000
	21			14,000	33	14,000
	20			13,900	21	13,900
	19			12,000	32	12,000
	18			10,000	34	10,000
	17			9,000	12	9,000
	16			16,800	11	16,800
	15	9,400		14,000	35	4,600
	14a	3,300		15,000	0	11,700
	13	33,400		11,100	8	-22,300
	12a	21,500		5,000	3	-16,500
	11a			11,700	4	11,700
	10			12,000		12,000
	subtotal	76,200	22	235,200	207	159,000
La Plaza Zone						
	14b			6,000	16	6,000
	12b			7,000	7	7,000
	11b				4	0
	9	15,200		16,000	12	800
	8			7,000		7,000
	7			12,000	10	12,000
	6	1,600		13,100	7	11,500
	5			4,400	4	4,400
	4	4,800		16,000	14	11,200
	subtotal	21,600		81,500	74	59,900
Historic Core Zone						
	3			2,650	3	2,650
	2					0
	1	10,500		14,000	13	3,500
	subtotal	10,500		16,650	16	6,150
TOTAL ALL ZONES		108,300		345,350	331	237,050