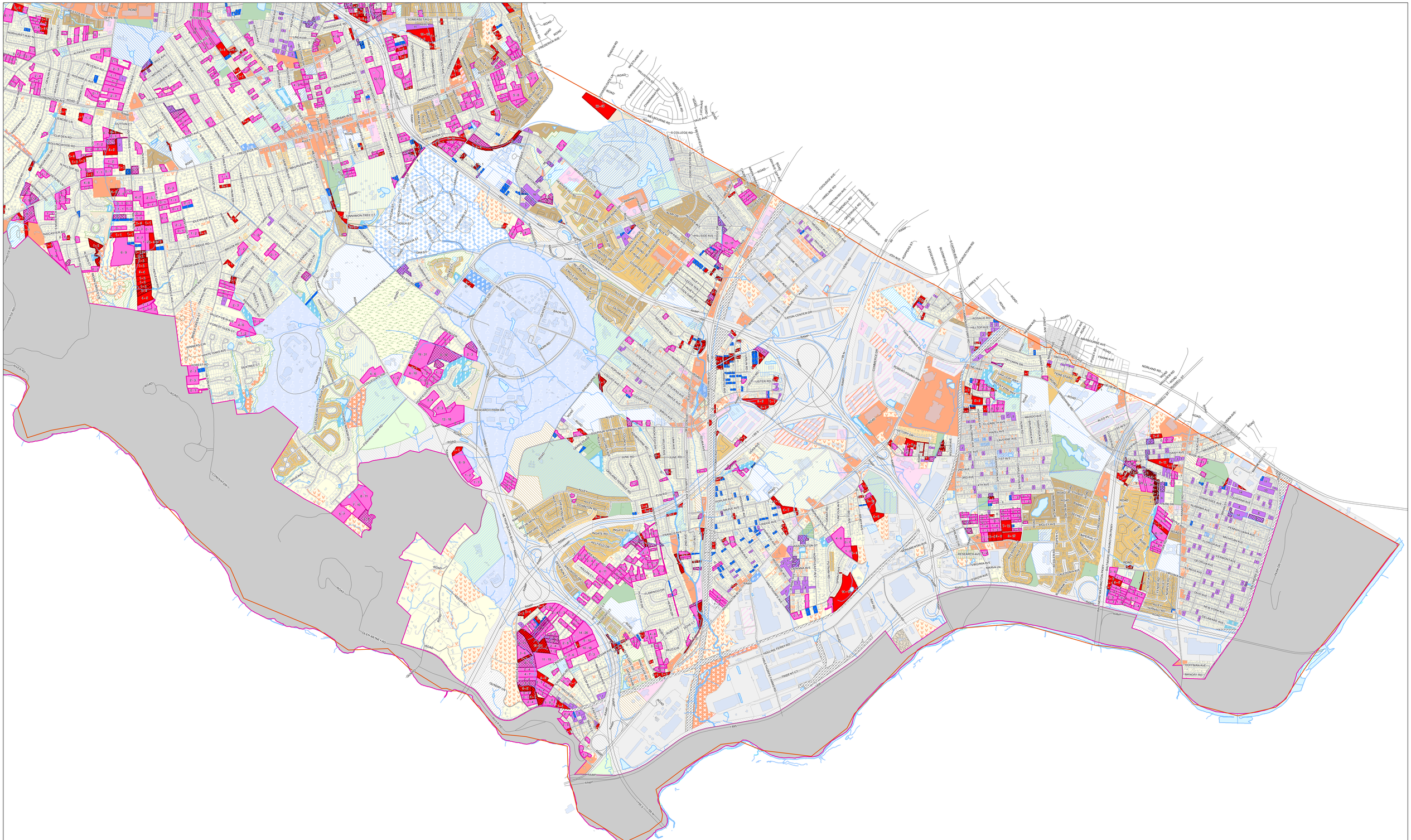

Development Capacity Study

Councilmanic District 1
Urban Land

Map 2
Model Run Results

Sheet 1 of 2
Council District 1

Based on Data Updated to December 28, 2010

Legend

- Councilmanic District Boundary
- Rural Land
- Buildings
- Hydrology
- Environmentally Impacted Parcels
- Vacant Parcels, Standard
- Vacant Parcels, Undersized
- Vacant Parcels, Substandard
- Underdeveloped Parcels

0 - 1 Number of Units Generated:
Moderate Estimate - High Estimate
(Note: For undersized and substandard parcels, only a high estimate is generated)

TABLE 1: Total Development Capacity

Model Run 12/28/2010

	Councilmanic District 1			
	Acres	No. of Parcels	MODERATE ESTIMATE	HIGH ESTIMATE
Vacant Parcels, Standard	296	414	508	1101
Vacant Parcels, Undersized	39	193	97	193
Vacant Parcels, Substandard	120	283	319	637
Subtotal	**455**	**890**	**923**	**1931**
Underdeveloped	990	940	939	2486
Subtotal	**1445**	**1830**	**1862**	**4417**
Less Environmentally Impacted (see Table 2)	**216**	**269**	**249**	**642**
TOTAL	**1229**	**1561**	**1613**	**3775**

TABLE 2: Environmentally Impacted Parcels

Model Run 12/28/2010

	Councilmanic District 1			
	Acres	No. of Parcels	MODERATE ESTIMATE	HIGH ESTIMATE
Vacant Parcels, Standard, Stream	69	125	100	254
Vacant Parcels, Undersized, Stream	3	15	8	15
Vacant Parcels, Substandard, Stream	23	42	59	117
Underdeveloped, Stream	80	67	83	201
Underdeveloped, Slope	41	20	25	55
TOTAL ENVIRONMENTALLY IMPACTED	**216**	**269**	**249**	**642**

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0 395 790 1,580 Feet

Scale: 1 inch = 800 feet