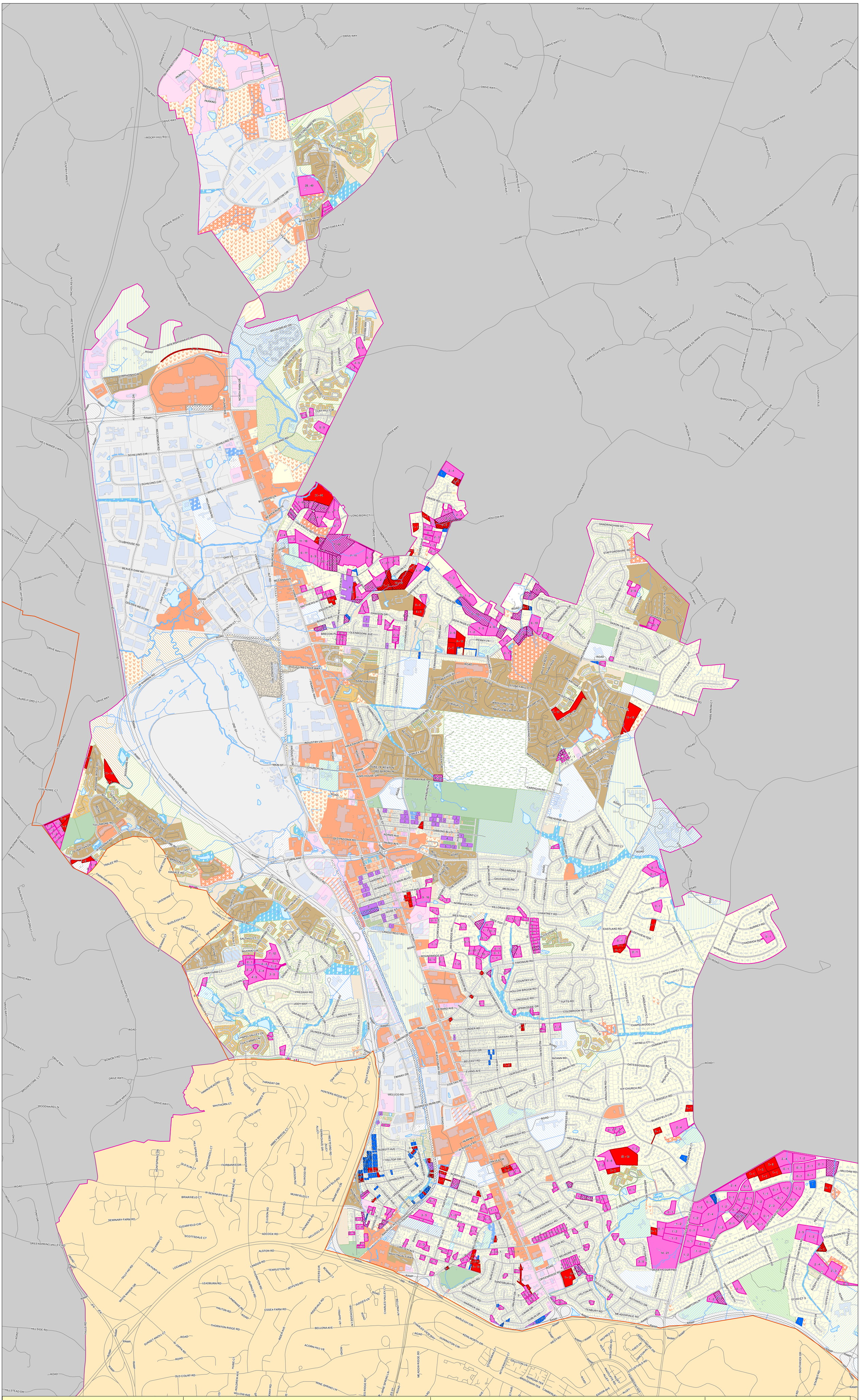

Development Capacity Study

Councilmanic District 3
Urban Land

Map 2
Model Run Results

Sheet 1 of 3
Council District 3

Based on Data Updated to December 28, 2010

Legend

- 3
- 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 3			
	Acres	No. of Parcels	MODERATE ESTIMATE	HIGH ESTIMATE
Vacant Parcels, Standard	245	146	274	484
Vacant Parcels, Undersized	35	133	67	133
Vacant Parcels, Substandard	44	65	84	167
Subtotal	**324**	**344**	**424**	**784**
Underdeveloped	1086	692	611	1566
Subtotal	**1410**	**1036**	**1035**	**2350**
Less Environmentally Impacted (see Table 2)	**219**	**152**	**180**	**397**
TOTAL	**1191**	**884**	**855**	**1953**

TABLE 2: Environmentally Impacted Parcels

Model Run 12/28/2010

	Councilmanic District 3			
	Acres	No. of Parcels	MODERATE ESTIMATE	HIGH ESTIMATE
Vacant Parcels, Standard, Stream	42	27	38	70
Vacant Parcels, Undersized, Stream	9	31	16	31
Vacant Parcels, Substandard, Stream	13	10	35	69
Underdeveloped, Stream	63	45	54	138
Underdeveloped, Slope	92	39	38	89
TOTAL ENVIRONMENTALLY IMPACTED	**219**	**152**	**180**	**397**

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0 400 800 1,600 Feet

Scale: 1 inch = 800 feet