Development Capacity Study

Councilmanic District 4
Urban Land

Map 2
Model Run Results

Sheet 2 of 2
Council District 4
Based on Data Updated to December 28, 2010

Legend

DISTRICT
- 4
- 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 4			
	Acres	**No. of Parcels**	**MODERATE ESTIMATE**	**HIGH ESTIMATE**
Vacant Parcels, Standard	230	234	70	169
Vacant Parcels, Undersized	26	149	75	149
Vacant Parcels, Substandard	36	94	101	202
Subtotal	**292**	**477**	**246**	**520**
Underdeveloped	688	870	752	2332
Subtotal	**980**	**1347**	**998**	**2852**
Less Environmentally Impacted (see Table 2)	**66**	**91**	**160**	**360**
TOTAL	**914**	**1256**	**838**	**2492**

TABLE 2: Environmentally Impacted Parcels

Model Run 12/28/2010

	Councilmanic District 4			
	Acres	**No. of Parcels**	**MODERATE ESTIMATE**	**HIGH ESTIMATE**
Vacant Parcels, Standard, Stream	24	29	73	163
Vacant Parcels, Undersized, Stream	3	22	11	22
Vacant Parcels, Substandard, Stream	3	5	9	18
Underdeveloped, Stream	35	33	66	153
Underdeveloped, Slope	1	2	1	4
TOTAL ENVIRONMENTALLY IMPACTED	**66**	**91**	**160**	**360**

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Feet
0 400 800 1,600

Scale: 1 inch = 800 feet