

Capacity Assumptions Comparisons

NO DENSITY LIMIT ALTERNATIVE FOR COBE MEETING 2/24		SCENARIO 1 (4/05/2010)		SCENARIO 2 (4/05/2010)		SCENARIO 2A (4/15/2010)	
ZONE	ASSUMED DENSITIES	ZONE	ASSUMED DENSITIES	ZONE	ASSUMED DENSITIES	ZONE	ASSUMED DENSITIES
LR1 (LDT only) 318 acres	1/1350 (assumes apartments allowed)	LR1 (LDT + L1 outside DGA) 825 acres	1/1800	LR1 (LDT + L1 outside DGA) 825 acres	1/1800	LR1 (LDT + L1 outside DGA) 825 acres	1/1800
LR2 (all L1 zones and L2 outside DGA) 1,272 acres	1/1080	LR2 (L2 outside DGA) 523 acres	1/1320	LR2 (all L2 zones + L1 inside DGA) 1,124 acres	1/1110	LR2 (all L2 zones + L1 inside DGA) 1,124 acres	1/1110
LR2 (L2 inside DGA) 359 acres	1/930	LR2 (L2 inside DGA + L1 inside DGA) 601 acres	1/1070				
LR3 (L3 and L4 outside DGA) 874 acres	1/885	LR3 (L3 outside DGA + L4 outside DGA) 874 acres	1/957	LR3 (L3 outside DGA + L4 outside DGA) 874 acres	1/1038	LR3 (L3 outside DGA + L4 outside DGA) 874 acres	1/957
LR3 (L3 and L4 inside DGA) 959 acres	1/575	LR3 (L3 inside DGA + L4 inside DGA) 959 acres	1/670	LR3 (L3 inside DGA + L4 inside DGA) 959 acres	1/670	LR3 (L3 inside DGA + L4 inside DGA) 959 acres	1/670
TOTAL CAPACITY:	53,654	TOTAL CAPACITY:	38,903	TOTAL CAPACITY:	38,180	TOTAL CAPACITY:	38,980

RETAIN SOME DENSITY LIMITS: ALTERNATIVE FOR COBE MEETING 2/24		DPD PROPOSAL 2010 RUN		1989 EIS ASSUMPTIONS 2010 RUN - ADOPTED DENSITIES		1989 EIS ASSUMPTIONS 2010 RUN - ADJUSTED ASSUMED DENSITIES		2010 ESTIMATE OF CAPACITY UNDER CURRENT ZONING USING OBSERVED DENSITIES	
ZONE	ASSUME D DENSITIES	ZONE	ASSUMED DENSITIES	ZONE	ASSUMED DENSITIES	ZONE	ASSUMED DENSITIES	ZONE	ASSUMED DENSITIES
LR1 (LDT only)	1/1800	LR1 (LDT)	1/2000	LDT	1/2000	LDT	1/2000	LDT	1/2000
318 acres		318 acres		318 acres		318 acres		318 acres	
LR2 (all L1 zones and L2 outside DGA)	1/1200	LR2 (L2 outside DGA)	1/1320	L1	1/1600	L1	1/1725	L1	1/1800
1,272 acres		523 acres		749 acres		749 acres		749 acres	
LR2 (L2 inside DGA)	1/1000	LR2 (L2 inside DGA + L1 inside DGA)	1/1070	L2	1/1200	L2	1/1200	L2	1/1400
359 acres		601 acres		882 acres		882 acres		882 acres	
LR3 (L3 and L4 outside DGA)	1/960	LR3 (L3 + L4 outside DGA)	1/1038	L3	1/800	L3	1/900	L3	1/1000
874 acres		874 acres		1,619 acres		1,619 acres		1,619 acres	
LR3 (L3 and L4 inside DGA)	1/640	LR3 (L3 + L4 inside DGA)	1/670	L4	1/600	L4	1/600	L4	1/800
959 acres		959 acres		211 acres		211 acres		211 acres	
TOTAL CAPACITY: 43,680		TOTAL CAPACITY: 30,375		TOTAL CAPACITY: 35,327		TOTAL CAPACITY: 31,671		TOTAL CAPACITY: 26,800	

A more conservative interpretation of assumptions related to capacity analyzed in 1989 and the zoning actually adopted would be reflected in the following projected densities.

LDT: 1/2000

L1: 1/1725

L2: 1/1200

L3: 1/900

L4: 1/600

The resulting capacity with these assumed densities is 31,671 units.

While adopted densities more directly reflect the densities proposed in Alternative 2, many of the development standards, especially coverage, were more consistent with the proposals of Alternative 1, suggesting that the projected densities considered may be higher than what was assumed for Alternative 2 because it would have been easier to achieve the permitted densities, even though they were lower than the proposed densities of alternative 2.