

- Notes:**
- All Calculations are for the **USB using Comp. Plan Designations** for **VACANT & PARTIALLY VACANT (x2.5 size)**
  - Analysis **did not include Redevelopment potential** of existing development

X = Did not include  
 (+) = Included in calculation  
 (-) = Subtracted from calculation

	Preliminary BLI			Winterbrook HNA BLI -6/09	FCS Demographics BLI 5/7/10	COMMENTS - Apply mostly for Prelim. BLI 5/29/08
	5/29/08					
	Low	Medium	High		Medium	
<b>A) Gross Buildable Lands:</b>						
Lands included:						
- Vacant	(+)	(+)	(+)	(+)	(+)	
- Partially vacant	(+)	(+)	(+)	(+)	(+)	x2.5 times the size of underlying zone
Lands Excluded						
- Land in the floodway	(-)	(-)	(-)	(-)	(-)	Code prohibits new SFD in floodway (only new replacement of existing). We did not remove capacity for lots in the floodplain because the Code allows development in the floodplain if the finished floor level is +1 above the 100 flood base elevation
- Public (city, county, state & school district) lands	(-)	(-)	(-)	(-)	(-)	Designation does not allow residential use
- Park/Semi-Public/ Open Space Lands	(-)	(-)	(-)	(-)	(-)	Designation does not allow residential use
- Industrial/Industrial Park Lands	(-)	(-)	(-)	(-)	(-)	Designation does not allow residential use
- Land developed with condominiums were removed from consideration	(-)	(-)	(-)	(-)	(-)	It was unlikely that all the individual condos would be consolidated to redevelop
- Lands with approved development (subdivision/partitions) applications or those pending that are likely to be approved.	(-)	(-)	(-)	(-)	(-)	Low probability these approved projects will redevelop in the near future
<b>B) Gross Buildable Land to Net Buildable Land</b>						
- Steep Slopes:						
I) 0-25%	100%	100%	100%	(+)	(+)	Assume 100% density transfer
II) >25-50%	50%	100%	100%	X	X	Assume 100% density transfer, except for "low" where it would be 50%
III) >50%	1 unit	25%	100%	X	X	The code allows development on slopes >50%
- Sensitive Lands Overlay-100% encumbered lots	1 unit	1 unit	1 unit	1 unit	1 unit	The code allows at least 1 SFD for lots that are completely encumbered by natural resources (RP & RC)
- Sensitive Lands Overlay: Streams/Wetlands	0%	50%	100%	0%	50%	Assumes 100% density transfer. Also assumes realistically that maybe 0% & 50% of lot can be developed.
Tree groves						
	25%	25%	50%	50%	25%	At least 50% of the tree grove (RC) is required to be protected. Assumptions were made under low and medium that that at times, more than 50% of tree will be preserved, in this case 75%, which leaves 25% of the land to be developed.
- ROW: 20%	(-)	(-)	(-)	(-)	(-)	Subtract 20% of gross developable land for all options.
- Metro 20% Underbuild Factor	(-)	(-)	(-)	(-)	(-)	This was only applied to Residential Part 1 lands (R-15, 10, 7.5, 6, 5, 3, 2.5)
<b>C) Net Buildable Land to Dwelling Unit Capacity</b>						
Residential - (Part 1 - SF requirement) R-15, 10, 7.5, 6, 5, 3, 2.5	80%	80%	80%	100% - clear and objective stds	75%-80%?	Does not include consolidation of lots. Acreages are aggregated. This was originally assumed at 100% development potential, but then reduced after applying the 20% underbuild factor
- VACANT- all residential designations	(+)	(+)	(+)	(+)	(+)	
- PARTIALLY VACANT LOT						
- 2x zone requirement			(+)			Provides a greater number of "buildable lots"
- 2.5x zone requirement	(+)	(+)		(+)	(+)	Took out Existing DU from parent lot - more conservative assumption
Residential - (Part 2 - FAR requirement) R-2, R-0, DD, WR	50%	75%	100%	100% - clear and objective stds	75%-80%?	Includes all parcels w/building to land value of ≤200% AND that are 4,000 sf or greater. This assumption was based on three developments. Assumption was made based on built average, each unit was 2,000 sf.
Commercial - NC, GC, CI	0%	10%	30%	X	10%	Per Redevelopment Director, the development/redevelopment potential of these commercial lands could be up to 40% , but more likely 10%
Commercial - HC, CR&D	0%	0%	10%	X	0%	Our assumption at this time is that these commercial zones will not redevelop with any residential uses, except for the high option.
Mixed Use & Comm. - EC, R-0/NC, OC/R-3, OC/R-2.5, OC/NC, R-0/EC, GC/R-0	5%	20%	50%	X	20%	Per Redevelopment Director, the development/redevelopment potential of these commercial lands could be up to 50% , but more likely 20%

<b>1) Preliminary BLI - 5/29/08</b>						
A) Residential Part 1 - vacant	415	499	566			
x2.5 parcel size	1,843	2,019	2,203			We also went in and took out parcels that we new would likely not be further developed, such as large parcels on the lake with mega-mansions
A1) Residential Part 2 (per FAR)	94	151	211			
B) Commercial	33	278	931			
C) Mixed-Use or Split Zone	30	116	290			
<b>Grand Total</b>	<b>2,415</b>	<b>3,063</b>	<b>4,201</b>			Medium Range - - - Comm (278) + Mixed-Use (116) = 394
						3,063 - 394 = 2,669 DU
						<b>2,669 x 2.4 = 6,405 people</b>

<b>2) HNA BLI - ~6/09</b>						<b>Clear &amp; Objective Standards</b>
A) Residential Vacant				445		
x2.5				1,713		
<b>Grand Total</b>				<b>2,158</b>		<b>2,158 x 2.4 = 5,179 people</b>

<b>3) Demographics BLI by Census Tracts- 5/7/10</b>						<b>"Medium"</b>	Attempted to use the "medium" range assumptions from 5/29/08
A) Residential - - Vacant						273	preliminary BLI & only ≤ 25% slope
- - x2.5						1,798	
B) Commercial - - Vacant						8	
- - x2.5						34	
C) Mixed-Use or Split Zone - - Vacant						3	
- - x2.5						108	
<b>Grand Total</b>						<b>2,224</b>	Comm (42) + Mixed-Use (111) = 153
							2,224 - 153 = 2,071 - - - - in ballpark for 2009 HNA BLI
							<b>2,224 x 2.4 = 5,337 people</b>