

**APPENDIX B:**  
**DETAILED REASONABLE WORST CASE DEVELOPMENT**  
**SCENARIO (RWCDs) TABLES**

**REASONABLE WORST CASE DEVELOPMENT (RWCDs) TABLE  
PROJECTED DEVELOPMENT SITES**

SITE INFORMATION			EXISTING CONDTHIONS													NO-ACTION CONDITION										WITH-ACTION CONDITION																		
Site	Block	Lot	Use	Lot Area (sf)	Existing Zoning	Comm. <sup>1</sup> Area (sf)	Retail Area (sf)	Office Area (sf)	Garage Area (sf)	Stor. <sup>2</sup> Area (sf)	Fact. <sup>3</sup> Area (sf)	Other Area (sf)	CF <sup>4</sup> Area (sf)	Resi. <sup>5</sup> Area (sf)	Total DUs <sup>6</sup>	Comm. <sup>1</sup> Area (sf)	Retail Area (sf)	Office Area (sf)	Rest. <sup>7</sup> Area (sf)	Other Area (sf)	CF <sup>4</sup> Area (sf)	Resi. <sup>5</sup> Area (sf)	Total DUs <sup>6</sup>	Par. <sup>8</sup>	Proposed Zoning	Comm. <sup>1</sup> Area (sf)	Retail Area (sf)	Office Area (sf)	Rest. <sup>7</sup> Area (sf)	CF <sup>4</sup> Area (sf)	Resi. <sup>5</sup> Area (sf)	UR DUs <sup>9</sup>	Aff. DUs <sup>10</sup>	Total DUs <sup>1</sup>	Par. <sup>8</sup>									
<b>BAY STREET CORRIDOR PROJECT AREA</b>																																												
1	488	71	VACANT OFFICE BUILDING	15,000	M1-1	27,759	0	27,759	0	0	0	0	0	0	0	0	0	0	0	0	0	27,759	0	0	45	R6/C2-3	2,800	2,800	0	0	0	0	46,700	33	14	47	20							
2	487	60, 64, 80	GAS STATION	80,647	M1-1	4,672	3,520	0	0	0	0	1,152	0	0	0	4,672	4,672	0	0	0	0	0	0	0	19	R6/C2-4	226,135	20,000	186,135	20,000	40,000	0	0	0	0	266								
3	488	9	PARKING LOT	53,422	M1-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	R6/C2-3	8,000	8,000	0	0	0	0	203,551	0	204	204	51							
4	488	18, 26, 175, 201, 206	MOTORCYCLE AND BOAT DEALER	54,709	M1-1	42,467	21,988	0	5,401	1,428	13,650	0	0	0	0	42,467	42,467	0	0	0	0	0	0	0	0	R6/C2-3	12,000	7,000	0	5,000	15,354	189,294	133	57	189	80								
5	488	53, 65	GROCERY, PHARMACY, BANK, LAUNDRY	160,265	M1-1	45,050	45,050	0	0	0	0	0	0	0	0	45,050	45,050	0	0	0	0	0	0	204	R6/C2-3	31,000	21,000	0	10,000	21,000	476,875	334	143	477	203									
6	489	5	CAR DEALER	11,020	M1-1	1,736	0	0	1,736	0	0	0	0	0	0	1,736	1,736	0	0	0	0	0	0	0	0	R6/C2-3	4,000	0	0	4,000	0	32,366	23	10	32	14								
7	497	1, 7, 9	BREWERY, GOVT LEASED OFFICE, OFFICES, RESTAURANT	37,379	M1-1	83,530	0	49,980	0	0	14,550	19,000	0	0	0	83,530	0	49,980	14,000	19,550	0	0	0	0	0	R6/C2-4	35,000	25,000	0	10,000	0	154,138	108	46	154	66								
8	498	1	GAS STATION	9,488	M1-1	1,320	1,320	0	0	0	0	0	0	0	0	1,320	0	0	0	1,320	0	0	0	0	0	R6B/C2-3	3,350	3,350	0	0	0	27,960	20	8	28	12								
9	500	16, 18, 20, 22, 24	RESIDENTIAL USE, VACANTLAND	27,135	M1-1	0	0	0	0	0	0	0	2,970	840	1	2,970	2,970	0	0	0	0	840	1	0	R6/R6B/C 2-3	0	0	0	0	0	65,667	46	20	66	28									
10	502	1	VACANT LAND	23,000	M1-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	R6/C2-3	10,000	5,000	0	5,000	0	63,260	44	19	63	27									
11	505	4, 51	AUTO DEALER	25,250	M1-1	2,520	0	0	2,520	0	0	0	0	0	0	2,520	2,520	0	0	0	0	0	0	0	0	R6/C2-3	3,000	3,000	0	0	0	80,325	56	24	80	34								
12	505	11, 12, 14	AUTO SHOP, RESIDENTIAL, SALON, HOUSE OF WORSHIP	17,787	M1-1	7,800	1,800	1,500	1,500	3,000	0	0	0	3,316	3	7,800	7,800	0	0	0	0	0	3,316	3	0	R6/C2-3	14,000	0	8,000	6,000	0	44,697	31	13	45	19								
13	505	22, 24, 25	GARAGE, VACANT LAND	11,730	M1-1	3,664	0	0	0	3,664	0	0	0	0	0	3,664	3,664	0	0	0	0	0	0	0	0	R6/C2-3	0	0	0	0	0	38,709	27	12	39	16								
14	505	18	AUTO REPAIR	5,185	M1-1	1,568	0	0	1,568	0	0	0	0	0	0	1,568	1,568	0	0	0	0	0	0	0	0	R6/C2-3	3,000	0	0	3,000	0	14,111	10	4	14	6								
15	507	12, 17	MOTORCYCLE DEALER	7,890	M1-1	5,244	3,052	1,724	468	0	0	0	0	0	0	5,244	3,052	1,724	0	468	0	0	0	0	0	R6/C2-3	10,294	10,294	0	0	0	0	0	0	0	0								
16	508	22, 23, 24	VACANT LAND	7,500	R3X	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,500	2	4	R6B/C2-3	4,200	4,200	0	0	0	13,950	10	4	14	6									
17	509	1, 4, 8	PLUMBING SUPPLY WAREHOUSE, DELI	46,791	M1-1	26,274	5,274	5,000	0	16,000	0	0	0	0	0	26,274	26,274	0	0	0	0	0	0	0	0	R6/C2-3	14,000	6,000	0	8,000	0	140,410	38	42	140	60								
<b>CANAL STREET CORRIDOR PROJECT AREA</b>																																												
18	526	11	CLOTHING STORE, BEAUTY SALON	18,560	C2-2/R4	10,400	2,700	0	0	0	7,700	0	0	0	0	10,400	10,400	0	0	0	0	0	0	0	0	R6B/C2-3	8,000	8,000	0	0	0	36,915	26	11	37	16								
19	526	19, 21, 25	RESIDENTIAL, COMMERCIAL, PARKING	14,350	C2-2/R4	2,940	0	0	0	0	0	2,940	10,120	2,940	2	2,940	2,940	0	0	0	10,120	2,940	2	9	R6B/C2-3	0	0	0	0	8,324	26,403	18	8	26	11									
20	526	57, 59, 61	AUTO PARTS STORE (3 BUILDINGS)	5,627	C2-2/R4	7,690	7,690	0	0	0	0	0	0	0	0	7,690	7,690	0	0	0	0	0	0	0	0	R6B/C2-3	3,000	3,000	0	0	0	10,617	7	3	11	0								
21	526	8	VACANT LAND	5,790	C2-2/R4	0	0	0	0	0	0	0	0	0	0	2,000	2,000	0	0	0	0	3,790	4	4	R6B/C2-3	2,000	2,000	0	0	0	12,012	8	4	12	0									
22	527	49	VACANT LAND	39,940	C2-2/R3-2	0	0	0	0	0	0	0	0	0	0	21,000	14,200	6,800	0	0	0	0	0	70	R6B/C2-3	11,500	11,500	0	0	0	85,155	60	26	85	65									
23	527	50, 52	VACANT LAND	12,600	C2-2/R3-2	0	0	0	0	0	0	0	0	0	0	6,300	6,300	0	0	0	0	0	0	21	R6B/C2-3	4,500	4,500	0	0	0	25,992	18	8	26	11									
24	527	55	1-STORY COMMERCIAL BUILDING (POSSIBLY VACANT)	4,500	C2-2/R3-2	2,880	2,880	0	0	0	0	0	0	0	0	2,880	2,880	0	0	0	0	0	0	0	0	R6B/C2-3	2,000	2,000	0	0	0	8,890	6	3	9	0								
25	527	65, 66, 68, 70	VACANT LOT	17,312	C2-2/R3-2	0	0	0	0	0	0	0	0	0	0	9,000	6,000	3,000	0	0	0	0	0	30	R6B/C2-3	6,000	6,000	0	0	0	35,895	25	11	36	15									
<b>CITY DISPOSITION SITES</b>																																												
1	9	9	VACANT COMMERCIAL BUILDING	11,500	C4-2/SG	37,675	0	37,675	0	0	0	0	0	0	0	37,675	0	37,675	0	0	0	0	0	0	0	C4-2/SG	37,675	0	37,675	0	0	0	0	0	0	0								
2	34	1	TRANSPORTATION, UTILITY	114,730	C2-2/R5/HS	14,535	0	0	14,535	0	0	0	0	0	0	14,535	0	0	0	14,535	0	0	0	0	0	C2-2/R5/HS	35,000	35,000	0	0	0	108,413	54	54	108	189								
3	6	20	PARKING	25,038	C4-2/SG	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	C4-2/SG	85,129	0	85,129	0	0	0	0	0	0	213									
<b>STAPLETON WATERFRONT PHASE III</b>																																												
A	487	100	OPEN SPACE AND RECREATION	159,333	C4-2A/SSWD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C4-2A/SSWD	43,000	43,000	0	0	0	318,666	159	159	319	227								
B1	487	100	OPEN SPACE AND RECREATION	154,545	C4-2A/SSWD	50,000	0	0	0	0	50,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C4-2A/SSWD	0	0	0	0	0	308,000	154	154	308	116								
<b>TOTAL</b>																343,235	194,183	99,179	14,000	35,873	37,879	15,386	12	481											618,583	230,644	316,939	71,000	84,678	2,568,971	1,508	1,061	2,569	1,771
<b>INCREMENT</b>																										275,348	36,461	217,760	57,000	46,799	2,553,585	1,496	1,061	2,557	1,290									

**Notes:**  
<sup>1</sup> Comm. = Commercial.                      <sup>6</sup> DUs = Dwelling Units.  
<sup>2</sup> Stor. = Storage.                              <sup>7</sup> Rest. = Restaurant.  
<sup>3</sup> Fact. = Factory.  
<sup>4</sup> CF. = Community Facility.  
<sup>5</sup> Resi. = Residential.

**REASONABLE WORST CASE DEVELOPMENT SCENARIO (RWCDS) TABLE  
POTENTIAL DEVELOPMENT SITES**

SITE INFORMATION			EXISTING CONDTHIONS													NO-ACTION CONDITION										WITH-ACTION CONDITION										
Site	Block	Lot	Use	Lot Area (sf)	Existing Zoning	Comm. <sup>1</sup> Area (sf)	Retail Area (sf)	Office Area (sf)	Garage Area (sf)	Stor. <sup>2</sup> Area (sf)	Fact. <sup>3</sup> Area (sf)	Other Area (sf)	CF <sup>4</sup> Area (sf)	Resi. <sup>5</sup> Area (sf)	Total DUs <sup>6</sup>	Comm. <sup>1</sup> Area (sf)	Retail Area (sf)	Office Area (sf)	Rest. <sup>7</sup> Area (sf)	Other Area (sf)	CF <sup>4</sup> Area (sf)	Resi. <sup>5</sup> Area (sf)	Total DUs <sup>6</sup>	Par. <sup>8</sup>	Proposed Zoning	Comm. <sup>1</sup> Area (sf)	Retail Area (sf)	Office Area (sf)	Rest. <sup>7</sup> Area (sf)	CF <sup>4</sup> Area (sf)	Resi. <sup>5</sup> Area (sf)	UR DUs <sup>9</sup>	Aff. DUs <sup>10</sup>	Total DUs <sup>1</sup>	Par. <sup>8</sup>	
<b>BAY STREET CORRIDOR PROJECT AREA</b>																																				
A	487	42	CAR RENTAL	7,940	M1-1	800	800	0	0	0	0	0	0	0	0	800	800	0	0	0	0	0	0	0	0	R6/C2-4	26,202	5,000	21,202	0	0	0	0	0	0	0
B	488	1	FAST FOOD	19,600	M1-1	7,131	7,131	0	0	0	0	0	0	0	0	7,131	7,131	0	0	0	0	0	0	0	0	R6/C2-3	8,500	0	0	8,500	0	56,180	39	17	56	24
C	488	157, 162, 164	AUTO REPAIR	13,386	M1-1	4,248	0	0	4,248	0	0	0	0	0	0	4,248	4,248	0	0	0	0	0	0	0	0	R6/C2-3	0	0	0	0	0	44,174	31	13	44	19
D	489	1	LAUNDRY AND RESIDENTIAL	6,394	M1-1	3,150	3,150	0	0	0	0	0	0	3,600	4	3,150	3,150	0	0	0	0	0	3,600	4	0	R6/C2-3	3,500	3,500	0	0	0	17,600	12	5	18	7
E	489	16	ELECTRICAL SUPPLY WAREHOUSE	3,750	M1-1	3,750	0	0	0	3,750	0	0	0	0	0	3,750	0	0	0	0	0	0	0	0	0	R6/C2-3	0	0	0	0	0	12,375	9	4	12	0
F	489	19	WAREHOUSE	9,216	M1-1	11,644	0	2,507	0	0	4,657	4,480	0	0	0	11,644	11,644	0	0	0	0	0	0	0	0	R6/C2-3	0	0	0	0	0	30,413	21	9	30	13
G	498	5	VEHICLE INSPECTION	18,580	M1-1	5,270	0	0	0	0	0	5,270	0	0	0	5,270	5,270	0	0	0	0	0	0	4	0	R6B/C2-3	0	0	0	0	0	44,964	31	13	45	19
H	498	74	FURNITURE/APPLIANCE RENTAL	6,000	M1-1	3,000	3,000	0	0	0	0	0	0	0	0	3,000	3,000	0	0	0	0	0	0	0	0	R6/C2-3	2,000	2,000	0	0	0	17,800	12	5	18	8
I	500	1, 10, 11, 12	AUTO PARTS STORE	22,308	M1-1	7,800	7,800	0	0	0	0	0	0	0	0	7,800	7,800	0	0	0	0	0	0	0	0	R6/C2-3	9,100	9,100	0	0	0	64,516	45	19	65	27
J	502	34	VACANT LAND/STORAGE	11,173	M1-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	R6B/C2-3	3,500	3,500	0	0	0	23,539	16	7	24	10
K	503	1	RETAIL STRIP, MOTORCYCLE DEALER, GYM	53,425	M1-1	65,934	35,934	0	0	0	0	30,000	0	0	0	65,934	35,934	0	0	30,000	0	0	0	0	0	R6/R6B/C2-3	9,000	9,000	0	0	0	142,170	100	43	142	60
L	503	32	CITY-LEASED SPACE PROBATION	16,925	M1-1	12,600	0	12,600	0	0	0	0	0	0	0	12,600	0	12,600	0	0	0	0	0	0	0	R6/C2-3	8,000	8,000	0	0	0	47,853	33	14	48	20
M	505	1	AUTO SHOP AND HOUSE OF WORSHIP	7,500	M1-1	5,000	0	0	5,000	0	0	0	0	800	2	5,000	5,000	0	0	0	0	0	800	2	0	R6/C2-3	6,000	6,000	0	0	0	18,750	13	6	19	8
N	507	1, 5, 6	HVAC WAREHOUSE AND RESTAURANT	19,635	M1-1	14,720	3,751	0	0	10,969	0	0	0	800	1	14,720	14,720	0	0	0	0	0	800	1	0	R6/C2-3	0	0	0	0	6,500	58,296	41	17	58	25
O	508	9, 21	AUTO SHOP AND RESIDENTIAL USE	12,322	M1-1	7,900	0	3,950	3,950	0	0	0	0	4,602	7	7,900	7,900	0	0	0	0	0	4,602	7	0	R6/R6B/C2-3	0	0	0	0	0	33,059	23	10	33	14
P	508	1	RESTAURANT AND DRIVE THRU	17,608	M1-1	1,575	1,575	0	0	0	0	0	0	0	0	1,575	1,575	0	0	0	0	0	0	0	0	R6/C2-3	8,000	8,000	0	0	0	50,106	35	15	50	21
Q	509	34	RETAIL AND WAREHOUSE	10,493	M1-1	10,600	0	2,300	0	8,300	0	0	0	0	0	10,600	0	0	0	10,600	0	0	0	0	0	R6/C2-3	0	0	0	0	0	34,627	24	10	35	15
R	510	43	VEHICLE INSPECTION	3,500	M1-1/R3X	3,216	0	0	3,216	0	0	0	0	0	0	3,216	0	0	0	3,216	0	0	0	0	0	R6/C2-3	0	0	0	0	0	11,550	8	3	12	0
S	511	1	POOL HALL	4,000	M1-1	4,000	4,000	0	0	0	0	0	0	0	0	4,000	4,000	0	0	0	0	0	0	0	0	R6/C2-3	1,500	1,500	0	0	0	11,700	8	4	12	0
<b>CANAL STREET CORRIDOR PROJECT AREA</b>																																				
T	526	43	UNKNOWN	2,814	C2-2/R4	3,016	0	2,444	0	572	0	0	0	0	0	3,016	3,016	0	0	0	0	0	0	0	0	R6B/C2-3	1,200	1,200	0	0	0	5,610	4	2	6	0
U	526	52	SINGLE FAMILY HOME	3,374	C2-2/R4	0	0	0	0	0	0	0	0	1,665	1	0	0	0	0	0	0	0	1,665	1	0	R6B/C2-3	700	700	0	0	0	7,465	5	2	7	0
V	526	53	CONSTRUCTION OFFICE, RESIDENTIAL	3,773	C2-2/R4	1,000	0	0	0	1,000	0	0	0	1,200	1	1,000	1,000	0	0	0	0	0	1,200	1	0	R6B/C2-3	1,500	1,500	0	0	0	7,631	5	3	8	0
W	527	59	2-STORY DAY CARE	9,000	C2-2/R3-2	6,400	0	0	0	0	0	6,400	0	0	0	0	0	0	0	0	6,400	0	0	0	0	R6B/C2-3	0	0	0	0	3,000	18,780	13	6	19	8

**Notes:**  
<sup>1</sup> Comm. = Commercial.      <sup>6</sup> DUs = Dwelling Units.  
<sup>2</sup> Stor. = Storage.      <sup>7</sup> Rest. = Restaurant.  
<sup>3</sup> Fact. = Factory.  
<sup>4</sup> CF = Community Facility.  
<sup>5</sup> Resi. = Residential.