

Westside Project Dwelling Unit Yield Estimate - Residential Alternative 1

Area	Gross Acres	Slope >25%	Riparian Area	Landslide Area	Developable Land	R/W Set-aside 20%	Net Area	Assumed Density	Slope Deduction	Estimated Unit Yield
South of David Hill (West)	57.38	1.11 ¹	9.12 ²	34.16 ³	12.99	2.6	10.39	4.35 du/na ⁴	20%	36
North of David Hill (West)	24.30	6.57	0.00	0.00	17.73	3.55	14.18	4.35 du/na	15%	52
North of David Hill (MU-RML)	21.42	1.95	4.41	0.00	15.06	3.01	12.05	12.0	15%	122
North David Hill (MU-Com)	8.50	0.00	4.9	0.00	3.60	0.70	2.90	See Footnote 5	0%	4 ⁵
Watercrest R-7	99.75	1.65	0.3	0.00	72.62 ⁶	14.52	58.10	6.22 du/a	10%	325
Thatcher R-10	98.66	2.85	0.00	0.00	95.81	19.16	76.65	4.35 du/na	10%	300
Suburban Residential	43.12	7.5	0.00	0.00	35.62	7.12	28.50	1.0 du/na	15%	24
Purdin Road Area (Mostly R-7 with RML along David Hill Road)	239.20	0.00	25.2	0.00	214.5	42.89	171.61	131.4 x 6.22 40.2 x 12.0 du/na	0%	1,299 ⁷
TOTAL	592.33	21.63	43.93	34.16	467.93⁸	93.55	374.4	5.77		2,162

¹ Outside landslide area.

² Outside landslide area.

³ Landslide area includes slope and riparian area.

⁴ du/na = dwelling units per net acre.

⁵ Assumes limited residential above retail or standalone –plex development.

⁶ The land area within Thatcher Park and Thatcher Woods has been deducted from the land area. This deduction is approximately 25.18 acres.

⁷ Purdin Road area density is approximately 7.57 du/na (1,299 units/171.61 net acres = 7.57).

⁸ This number does not include Thatcher Park and Thatcher Woods (25.18 acres).

Westside Project Dwelling Unit Yield Estimate - Residential Alternative 2

Area	Gross Acres	Slope >25%	Riparian Area	Landslide Area	Developable Land	R/W Set-aside 20%	Net Area	Assumed Density	Slope Deduction	Estimated Unit Yield
South of David Hill (West)	57.38	1.11 ⁹	9.12 ¹⁰	34.16 ¹¹	12.99	2.60	10.39	1.0	20%	8
North of David Hill (West)	24.30	6.57	0.00	0.00	17.73	3.55	14.18	4.35	15%	52
North of David Hill (MU-R10)	21.42	1.95	4.41	0.00	15.06	3.01	12.05	4.35	15%	44
North David Hill (MU-Com)	8.50	0.00	4.90	0.00	3.60	0.70	2.90		0%	4 ¹²
Watercrest R-7	99.75	1.65	0.30	0.00	72.62 ¹³	14.52	58.10	6.22	10%	325
Thatcher R-10	98.66	2.85	0.00	0.00	95.81	19.16	76.65	4.35	10%	300
Suburban Residential Area	43.12	7.5	0.00	0.00	35.62	7.12	28.50	4.35	15%	105
Purdin (Mostly RML east with R-7 east)	239.2	0.00	25.20	0.00	214.5	42.89	Total 171.61	48.05 x 6.22 123.56 x 12.0	0%	1,780 ¹⁴
TOTAL	592.33	21.63	43.93	34.16	467.93¹⁵	93.55	374.4	6.99		2,618

Purdin Road Area Non-Residential Land Use Assumptions

Area	School Gross/Net	School Building (Square ft.)	Commercial Gross/Net	Commercial Employees	Commercial Building(s)/Parking (square ft.)	Industrial Land Assumptions	Industrial Employees ¹⁶ (Build Out)	Industrial Buildings (Build-Out) (Square Feet)
Purdin Road	10.9/10.9	50,000	5.0/4.0	44 ¹⁷	43,560 ¹⁸ sf total	171.16 acres net developable land - 34.32 acres non-industrial use (office/limited retail) = 136.8 net acres for industrial activities. Assumed FAR of 0.3 for industrial activities. Assumed Employees per Acre = 16.9 employees/acre. Light Industrial: 130.6 gross acres/107.16 net acres General Industrial: 79.99 gross acres/63.99 net acres	2,311 ¹⁹	2,242,468 ^{20,21}

⁹ Outside landslide area.

¹⁰ Outside landslide area.

¹¹ Landslide area includes slope and riparian area

¹² Assumes limited residential above retail or stand-alone –plex development.

¹³ The land area within Thatcher Park and Thatcher Woods has been deducted from the land area. The deduction is approximately 25.18 acres.

¹⁴ Purdin Road area density is approximately 10.37 du/na (1,780 units/171.61 net acres = 10.37).

¹⁵ This number does not include Thatcher Park or Thatcher Woods.

¹⁶ Assumes 171.6 net industrial acres of developable land plus an additional 20% non-industrial use factor for office space and support retail for a total 136.8 acres of industrial land.

¹⁷ Based on EOA estimate of 11.0 employees per net commercial acre (11.0 employees per net acre x 4.0 net acres = 44).

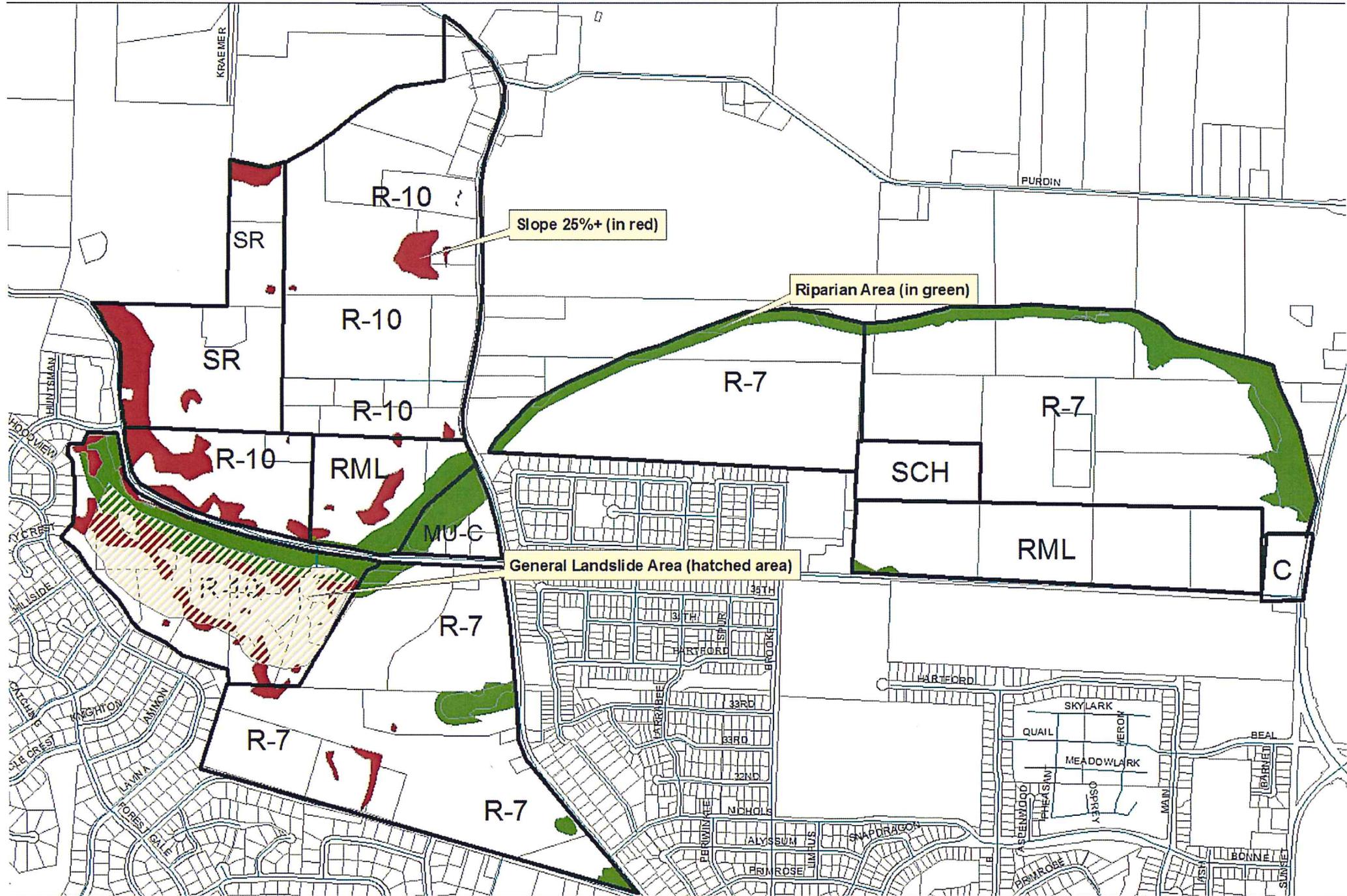
¹⁸ Based on land area totaling 4.0 net acres or 174,240 and an assumed FAR of 0.25 for commercial land use.

¹⁹ Based on 16.9 employees per net acre from EOA (136.8 net acres x 16.9 employees per acre = 2,311).

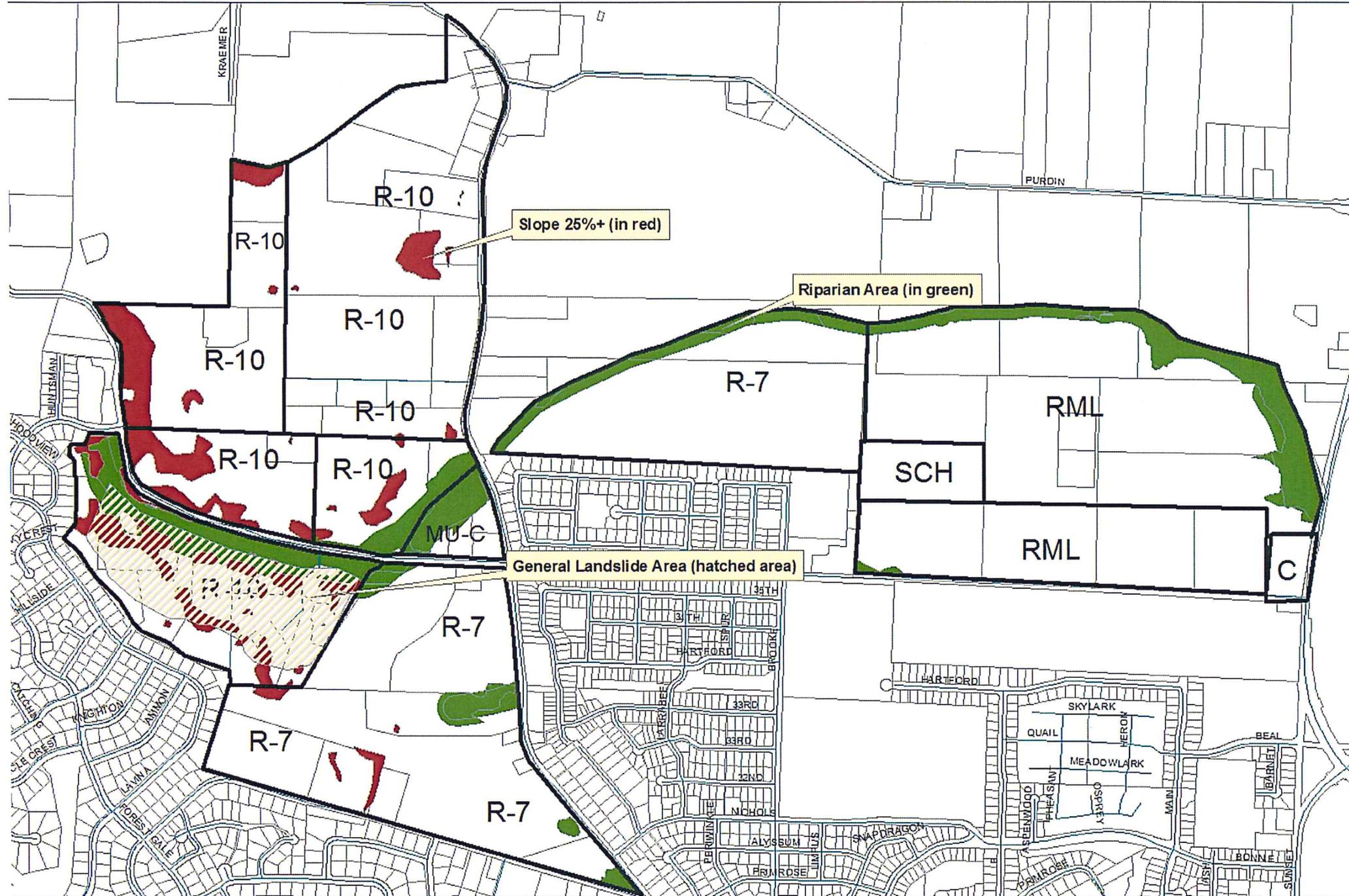
²⁰ Based on 171.6 net acres developed at 0.30 FAR.

²¹ The EOA Assumes 141.9 net acres of land for industrial use over 20 years. This would equate to 1,854,349 square feet of industrial space at an FAR of 0.30.

Constrained/Undevelopable Areas Alternative 1



Constrained/Undevelopable Areas Alternative 2



Industrial Alternative

