

**Table 2  
Development Projections Revised (2/2/06)**

Project Subarea	Existing				Proposed				Net chg		
	du	Com. s.f.	Office s.f		du	Com. s.f.	Office s.f		# mf du	Com. s.f.	Office s.f
<b>B St. 2<sup>nd</sup> - 3<sup>rd</sup></b>											
Retail w/offices	0	3,600	0		20	6,000	0		+20	+2,400	0
University (B) Transitional	17- 19	0	0		32 39		800		+15 20		+800
<u>Low Density Res.</u>											
<b>B St. 3<sup>rd</sup> -4<sup>th</sup></b>											
Retail w/offices	0	0	0		0	0	0		0	0	0
University (B) Transitional	9 8	0	0		19 -20	0	0		+10- 11	0	0
<b>3<sup>rd</sup> St B – Univ.</b>											
Retail w/offices	3	4,360 <u>4,630</u>	0		49 39	8,200 <u>10,200</u>	19,200 <u>17,000</u>		+39 <u>+28</u>	+3,570 <u>+3,000</u>	19,200 <u>19,600</u>
Low Density Res.	7 6	0	0		0	0	0		0		
<b>Total</b>	<b>36- 38</b>	<b>7,960 <u>8,230</u></b>	<b>0</b>		<b>120 <u>117</u></b>	<b>14,200 <u>16,200</u></b>	<b>19,200 <u>17,800</u></b>		<b>+84-85 <u>79</u></b>	<b>+5,970 <u>+7,970</u></b>	<b>19,200 <u>17,800</u></b>

**Notes:**

- 1) Properties at the corners of B & 3 rd and the property at 232 University are included in the 3rd Street figures.
- 2) Property at 246 4<sup>th</sup> Street is included in the B St. 3<sup>rd</sup>-4<sup>th</sup> subarea.
- 3) Total shows addition of two B Street parcels in 3<sup>rd</sup> Street Retail w/offices subarea.
- 4) Existing duplex units are counted as single family dwelling units.
- 5) Property at the corner of B & 2<sup>nd</sup> Street and 239 Second Street are included in the B Street 2<sup>nd</sup>-3<sup>rd</sup> figures.
- 6) Under the assumptions the new units are listed under the proposed zoning designation.
- 7) Development Assumption figures have been modified to reflect addition of a new parcel (239 2<sup>nd</sup>) and continuing refinement including a shift of nonresidential space on one parcel from office use to general commercial use and reduction in projected dwelling units on another parcel. The trip generation rate for both commercial uses is the same.