

13.B.12 FGPU BUILD OUT PROJECTIONS & ALTERNATE PROJECT
LOCATION ALTERNATIVE BUILDOUT PROJECTIONS

Projected 2050 Buildout

Updated 7/28/2022

AVR		Existing Development	Total 2050 Buildout (Adopted Land Use)	Total 2050 FGPU Horizon Buildout (Preferred Alternative)	Delta (change 2050 NB to 2050 Preferred)
<1	Dwelling Units	18,179	22,729	23,325	595
<0.75	Retail/Office Space (SF)	6,858,359	13,133,424	13,332,112	198,688
<0.75	Industrial Space (SF)	4,031,983	5,772,092	5,772,092	(0)
	Population	58,582	72,961	74,872	1,911

Source: 2020 Decennial Census, Table H1, Table P1

Notes

¹The Assessed Value Ratio (AVR) was used to determine which parcels are most likely to redevelop. AVR is the assessed building value compared to the land value of each site (building value/land value). If the land value is greater than the building value, it will have a lower AVR and is therefore likely to redevelop. Only parcels zoned for residential uses with an AVR of less than 1 (and less than 0.75 for commercial and industrial uses) were assumed to be redeveloped.

²Vacant land and redevelopment sites were assumed to build out at 75% of capacity (versus 100 % capacity which would not be realistic) based on the density and intensity assumptions associated with each land use designation.

Adopted NC Land Use and Zoning

Zoning	Acreage	Land Use	Maximum Allowed Growth					Assumed Growth				
			Acreage	Density (du/ac)	FAR	Dwelling Units	SOFT	"Realistic" Growth Factor Applied	Density (du/ac)	FAR	Dwelling Units	SOFT
RS-1	155.7	Low Medium Density Residential	1,207	9		10,866	-	0.75	7		8,150	-
RS-2	1,051.7	Medium Density Residential	132	23		3,031	-	0.75	17		2,273	-
RS-3	98.0	High Density Residential	177	75		13,304	-	0.75	56		9,978	-
RM-1	33.7	Minor Mixed-Use (75% Residential)	121	48		5,801	-	0.75	36		4,350	-
RM-2	99.9	Minor Mixed-Use (15% Residential/ Retail/Office)	24	48	2.00	1,160	2,105,599	0.75	36	1.50	870	1,579,199
RM-3	77.5	Minor Mixed-Use (10% Retail/Office)	16		1.50	-	1,052,799	0.75		1.13	-	789,600
MXT	-	Major Mixed-Use (60% Residential)	233	75		17,445	-	0.75	56		13,084	-
MXC-1	122.8	Major Mixed-Use (25% Residential/ Retail/Office)	97	75	3.50	7,269	14,776,007	0.75	56	2.63	5,452	11,082,005
MXD-1	38.3	Major Mixed-Use (15% Retail/Office)	58		3.00	-	7,599,089	0.75		2.25	-	5,699,317
MXC-2	89.0	Commercial Automotive	61		1.00	-	2,678,931	0.75		0.75	-	2,009,198
MXD-2	298.6	Service Commercial	15		1.50	-	981,701	0.75		1.13	-	736,276
CA	61.5	Industrial	228		2.00	-	19,895,019	0.75		1.50	-	14,921,264
CS	15.0	Institutional	227		3.00	-	29,670,170	0.75		2.25	-	22,252,628
ML	107.6	Open Space	136		0.25	-	1,481,911	0.75		0.19	-	1,111,433
MH	4.5					58,876	80,241,227				44,157	60,180,920
MM	116.2											
I	227.0			Units		58,876					44,157	
OS	136.1			Residents								
	2,733.4			Retail/Office		29,194,127					21,895,595	
				Industrial		19,895,019					14,921,264	

Underdeveloped Sites (AVR less than 1.0)

Zoning	Acreage - Vacant	Total Acreage	Vacant	Land Use	Maximum Allowed Growth					Assumed Growth				
					Acreage	Density (du/ac)	FAR	Dwelling Units	SOFT	"Realistic" Growth Factor Applied	Density (du/ac)	FAR	Dwelling Units	SOFT
RS-1	48.8	58.1	9.2	Low Medium Density Residential	339.7	9		3,057	-	0.75	7		2,293	-
RS-2	290.9	308.3	17.4	Medium Density Residential	38.0	23		874	-	0.75	17		655	-
RS-3	28.8	29.3	0.5	High Density Residential	33.9	75		2,545	-	0.75	56		1,909	-
RM-1	9.1	9.3	0.1	Minor Mixed-Use (75% Residential)	52.5	48		2,519	-	0.75	36		1,889	-
RM-2	22.5	22.6	0.1	Minor Mixed-Use (15% Residential/ Retail/Office)	10.5	48	2.00	504	914,326	0.75	36	1.50	378	685,745
RM-3	11.4	12.4	1.0	Minor Mixed-Use (10% Retail/Office)	7.0		1.50	-	457,163	0.75		1.13	-	342,872
MXT	-	-	-	Major Mixed-Use (60% Residential)	121.0	75		9,077	-	0.75	56		6,807	-
MXC-1	51.4	54.2	2.7	Major Mixed-Use (25% Residential/ Retail/Office)	50.4	75	3.50	3,782	7,687,829	0.75	56	2.63	2,836	5,765,872
MXD-1	18.5	19.0	0.5	Major Mixed-Use (15% Retail/Office)	30.3		3.00	-	3,953,741	0.75		2.25	-	2,965,306
MXC-2	51.5	53.0	1.5	Commercial Automotive	30.1		1.00	-	1,311,522	0.75		0.75	-	983,641
MXD-2	150.2	152.2	2.0	Service Commercial	9.2		1.50	-	602,309	0.75		1.13	-	451,731
CA	30.1	30.1	-	Industrial	96.8		2.00	-	8,437,192	0.75		1.50	-	6,327,894
CS	9.2	9.2	-	Institutional	33.7		3.00	-	4,405,018	0.75		2.25	-	3,303,764
ML	37.3	42.4	5.1	Open Space	39.4		0.25	-	428,583	0.75		0.19	-	321,437
MH	4.5	4.5	-					22,357	28,197,683				16,768	21,148,262
MM	55.1	55.4	0.3											
I	33.7	39.0	5.3					Units				16,768		
OS	39.4	39.4	-					Residents						
	892.5	938.4	45.8					Retail/Office	14,926,890			11,195,168		
								Industrial	8,437,192			6,327,894		

Vacant Sites

Zoning	Acreage	Land Use	Maximum Allowed Growth					Assumed Growth				
			Acreage	Density (du/ac)	FAR	Dwelling Units	SOFT	"Realistic" Growth Factor Applied	Density (du/ac)	FAR	Dwelling Units	SOFT
RS-1	9.2	Low Medium Density Residential	47.9	9		431	-	0.75	7		323	-
RS-2	38.7	Medium Density Residential	0.6	23		14	-	0.75	17		10	-
RS-3	0.5	High Density Residential	1.1	75		79	-	0.75	56		59	-
RM-1	0.1	Minor Mixed-Use (75% Residential)	4.1	48		198	-	0.75	36		148	-
RM-2	0.1	Minor Mixed-Use (15% Residential/ Retail/Office)	0.8	48	2.00	40	71,868	0.75	36	1.50	30	53,901
RM-3	1.0	Minor Mixed-Use (10% Retail/Office)	0.5		1.50	-	35,934	0.75		1.13	-	26,950
MXT	-	Major Mixed-Use (60% Residential)	9.9	75		741	-	0.75	56		556	-
MXC-1	5.0	Major Mixed-Use (25% Residential/ Retail/Office)	4.1	75	3.50	309	627,585	0.75	56	2.63	232	470,689
MXD-1	0.5	Major Mixed-Use (15% Retail/Office)	2.5		3.00	-	322,758	0.75		2.25	-	242,068
MXC-2	1.8	Commercial Automotive	1.6		1.00	-	69,479	0.75		0.75	-	52,109
MXD-2	14.6	Service Commercial	-		1.50	-	-	0.75		1.13	-	-
CA	1.6	Industrial	7.7		2.00	-	669,056	0.75		1.50	-	501,792
CS	-	Institutional	5.5		3.00	-	720,283	0.75		2.25	-	540,212
ML	5.1	Open Space	139.0		0.25	-	1,513,710	0.75		0.19	-	1,135,283
MH	-					1,811	4,030,671				1,358	3,023,003
MM	2.6											
I	5.5			Units		1,811				Units	1,358	
OS	-			Residents						Residents		
	86.3			Retail/Office		1,127,622				Retail/Office	845,717	
				Industrial		669,056				Industrial	501,792	
				Units	18,126							
				Residents								
				Retail/Office	12,040,884							
				Industrial	6,829,685							

Underdeveloped Sites (AVR less than 0.75)

Zoning	Acreage - Vacant	Total Acreage	Vacant	Land Use	Maximum Allowed Growth					Assumed Growth				
					Acreage	Density (du/ac)	FAR	Dwelling Units	SOFT	"Realistic" Growth Factor Applied	Density (du/ac)	FAR	Dwelling Units	SOFT
RS-1	31.5	40.7	9.2	Low Medium Density Residential	242.2	9		2,179	-	0.75	7		1,635	-
RS-2	210.6	227.9	17.3	Medium Density Residential	23.5	23		541	-	0.75	17		405	-
RS-3	18.1	18.5	0.5	High Density Residential	29.4	75		2,205	-	0.75	56		1,654	-
RM-1	5.4	5.6	0.1	Minor Mixed-Use (75% Residential)	43.8	48		2,102	-	0.75	36		1,577	-
RM-2	19.6	19.7	0.1	Minor Mixed-Use (15% Residential/ Retail/Office)	8.8	48	2.00	420	763,055	0.75	36	1.50	315	572,291
RM-3	9.8	10.8	1.0	Minor Mixed-Use (10% Retail/Office)	5.8		1.50	-	381,527	0.75		1.13	-	286,145
MXT	-	-	-	Major Mixed-Use (60% Residential)	80.8	75		6,061	-	0.75	56		4,546	-
MXC-1	40.7	43.4	2.7	Major Mixed-Use (25% Residential/ Retail/Office)	33.7	75	3.50	2,525	5,133,445	0.75	56	2.63	1,894	3,850,084
MXD-1	17.7	18.2	0.5	Major Mixed-Use (15% Retail/Office)	20.2		3.00	-	2,640,058	0.75		2.25	-	1,980,043
MXC-2	36.8	38.1	1.3	Commercial Automotive	21.8		1.00	-	948,800	0.75		0.75	-	711,600
MXD-2	97.9	99.9	2.0	Service Commercial	6.1		1.50	-	398,052	0.75		1.13	-	298,539
CA	21.8	21.8	-	Industrial	80.7		2.00	-	7,027,067	0.75		1.50	-	5,270,300
CS	6.1	6.1	-	Institutional	16.9		3.00	-	2,213,631	0.75		2.25	-	1,660,223
ML	25.7	30.8	5.1	Open Space	39.4		0.25	-	428,583	0.75		0.19	-	321,437
MH	4.5	4.5	-					16,033	19,934,218				12,025	14,950,663
MM	50.5	50.9	0.3											
I	16.9	22.3	5.3					Units	16,033			Units	12,025	
OS	39.4	39.4	-					Residents				Residents		
	653.0	698.4	45.4					Retail/Office	10,264,937			Retail/Office	7,698,703	
								Industrial	7,027,067			Industrial	5,270,300	

TOTALS	
Dwelling Units	18,126
Retail/Office	8,544,420
Industrial	5,772,092

Future NC Land Use and Zoning

Zoning	Acreage	Maximum Allowed Growth					Assumed Growth					
		Land Use	Acreage	Density (du/ac)	FAR	Dwelling Units	SQFT	"Realistic" Growth Factor Applied	Density (du/ac)	FAR	Dwelling Units	SQFT
RS-1	156	Low Medium Density Residential	1,167	9		10,505	-	0.75	7		7,878	-
RS-2	1,011	Medium Density Residential	159	23		3,655	-	0.75	17		2,741	-
RS-3	91	High Density Residential	177	75		13,289	-	0.75	56		9,967	-
RM-1	68	Minor Mixed-Use (75% Residential)	144	48		6,930	-	0.75	36		5,198	-
RM-2	100	Minor Mixed-Use (15% Residential/ Retail/Office)	29	48	2.00	1,386	2,515,608	0.75	36	1.50	1,040	1,886,706
RM-3	77	Minor Mixed-Use (10% Retail/Office)	19		1.50	-	1,257,804	0.75		1.13	-	943,353
MXT	2	Major Mixed-Use (60% Residential)	233	75		17,445	-	0.75	56		13,084	-
MXC-1	152	Major Mixed-Use (25% Residential/ Retail/Office)	97	75	3.50	7,269	14,776,007	0.75	56	2.63	5,452	11,082,005
MXD-1	38	Major Mixed-Use (15% Retail/Office)	58		3.00	-	7,599,089	0.75		2.25	-	5,699,317
MXC-2	89	Commercial Automotive	61		1.00	-	2,678,938	0.75		0.75	-	2,009,203
MXD-2	299	Service Commercial	15		1.50	-	981,701	0.75		1.13	-	736,276
CA	61	Industrial	228		2.00	-	19,895,019	0.75		1.50	-	14,921,264
CS	15	Institutional	209		3.00	-	27,280,780	0.75		2.25	-	20,460,585
ML	108	Open Space	136		0.25	-	1,484,055	0.75		0.19	-	1,113,041
MH	4					60,478	78,469,001				45,359	58,851,751
MM	116											
I	209			Units		60,478				Units		45,359
OS	136			Residents						Residents		
	2,733			Retail/Office		29,809,148				Retail/Office		22,356,861
				Industrial		19,895,019				Industrial		14,921,264

Adopted NC Land Use and Zoning

Zoning	Acreage	Maximum Allowed Growth					Assumed Growth					
		Land Use	Acreage	Density (du/ac)	FAR	Dwelling Units	SQFT	"Realistic" Growth Factor Applied	Density (du/ac)	FAR	Dwelling Units	SQFT
RS-1	156	Low Medium Density Residential	1,207	9		10,866	-	0.75	7		8,150	-
RS-2	1,052	Medium Density Residential	132	23		3,031	-	0.75	17		2,273	-
RS-3	98	High Density Residential	177	75		13,304	-	0.75	56		9,978	-
RM-1	34	Minor Mixed-Use (75% Residential)	121	48		5,801	-	0.75	36		4,350	-
RM-2	100	Minor Mixed-Use (15% Residential/ Retail/Office)	24	48	2.00	1,160	2,105,599	0.75	36	1.50	870	1,579,199
RM-3	77	Minor Mixed-Use (10% Retail/Office)	16		1.50	-	1,052,799	0.75		1.13	-	789,600
MXT	-	Major Mixed-Use (60% Residential)	233	75		17,445	-	0.75	56		13,084	-
MXC-1	123	Major Mixed-Use (25% Residential/ Retail/Office)	97	75	3.50	7,269	14,776,007	0.75	56	2.63	5,452	11,082,005
MXD-1	38	Major Mixed-Use (15% Retail/Office)	58		3.00	-	7,599,089	0.75		2.25	-	5,699,317
MXC-2	89	Commercial Automotive	61		1.00	-	2,678,938	0.75		0.75	-	2,009,203
MXD-2	299	Service Commercial	15		1.50	-	981,701	0.75		1.13	-	736,276
CA	61	Industrial	228		2.00	-	19,895,019	0.75		1.50	-	14,921,264
CS	15	Institutional	227		3.00	-	29,670,170	0.75		2.25	-	22,252,628
ML	108	Open Space	136		0.25	-	1,481,911	0.75		0.19	-	1,111,433
MH	4					58,876	80,241,234				44,157	60,180,925
MM	116											
I	227			Units		58,876				Units		44,157
OS	136			Residents						Residents		
MLR	328			Retail/Office		29,194,134				Retail/Office		21,895,600
	3,061			Industrial		19,895,019				Industrial		14,921,264

Underdeveloped Sites (AVR less than 0.75)

Zoning	Acreage - Vacant	Total Acreage	Vacant	Maximum Allowed Growth						Assumed Growth				
				Land Use	Acreage	Density (du/ac)	FAR	Dwelling Units	SQFT	"Realistic" Growth Factor Applied	Density (du/ac)	FAR	Dwelling Units	SQFT
RS-1	31.5	40.7	9.2	Low Medium Density Residential	231.7	9		2,085	-	0.75	7		1,564	-
RS-2	200.2	217.3	17.1	Medium Density Residential	30.5	23		701	-	0.75	17		526	-
RS-3	16.4	16.8	0.5	High Density Residential	29.4	75		2,205	-	0.75	56		1,654	-
RM-1	14.1	14.4	0.3	Minor Mixed-Use (75% Residential)	52.3	48		2,512	-	0.75	36		1,884	-
RM-2	19.6	19.7	0.1	Minor Mixed-Use (15% Residential/ Retail/Office)	10.5	48	2.00	502	911,983	0.75	36	1.50	377	683,987
RM-3	9.8	10.8	1.0	Minor Mixed-Use (10% Retail/Office)	7.0		1.50	-	455,991	0.75		1.13	-	341,994
MXT	1.2	1.2	-	Major Mixed-Use (60% Residential)	80.8	75		6,061	-	0.75	56		4,546	-
MXC-1	50.9	55.7	4.8	Major Mixed-Use (25% Residential/ Retail/Office)	33.7	75	3.50	2,525	5,133,445	0.75	56	2.63	1,894	3,850,084
MXD-1	17.7	18.2	0.5	Major Mixed-Use (15% Retail/Office)	20.2		3.00	-	2,640,058	0.75		2.25	-	1,980,043
MXC-2	36.8	38.1	1.3	Commercial Automotive	21.8		1.00	-	948,800	0.75		0.75	-	711,600
MXD-2	97.9	99.9	2.0	Service Commercial	6.1		1.50	-	398,052	0.75		1.13	-	298,539
CA	21.8	21.8	-	Industrial	80.7		2.00	-	7,027,067	0.75		1.50	-	5,270,300
CS	6.1	6.1	-	Institutional	9.0		3.00	-	1,179,192	0.75		2.25	-	884,394
ML	25.7	30.8	5.1	Open Space	39.4		0.25	-	428,583	0.75		0.19	-	321,437
MH	4.5	4.5	-					16,592	19,123,171				12,444	14,342,378
MM	50.5	50.9	0.3											
I	9.0	12.3	3.3											
OS	39.4	39.4	-											
	653.0	698.4	45.4											
								Units	16,592				Units	12,444
								Residents					Residents	
								Retail/Office	10,488,329				Retail/Office	7,866,247
								Industrial	7,027,067				Industrial	5,270,300

TOTALS	
Dwelling Units	18,719
Retail/Office	8,745,178
Industrial	5,772,092

Current West Side Specific Land Use and Zoning

Zoning	Acreage	Land Use	Maximum Allowed Growth					Assumed Growth				
			Acreage	Density (du/ac)	FAR	Dwelling Units	SQFT	"Realistic" Growth Factor Applied	Density (du/ac)	FAR	Dwelling Units	SQFT
RS-4	17	Single-Family Residential	17	17		304	-	0.75	13		228	-
MCR-1	17	Multi-Use Commercial-Residential (75% Residential)	13	24		310	-	0.75	18		233	-
MCR-2	32	Multi-Use Commercial-Residential (15% Residential/ Retail/Office)	3	24	0.60	62	67,532	0.75	18	0.5	47	50,649
CL	23	Multi-Use Commercial-Residential (10% Retail/Office)	2		0.60	-	45,022	0.75		0.5	-	33,766
IC	4	Multi-Use Commercial-Residential (60% Residential)	19	48		928	-	0.75	36		696	-
OSR	5	Multi-Use Commercial-Residential (25% Residential/ Retail/Office)	8	48	0.60	387	210,458	0.75	36	0.5	290	157,844
	99	Multi-Use Commercial-Residential (15% Retail/Office)	5		0.60	-	126,275	0.75		0.5	-	94,706
		Limited Commercial	23		0.60	-	601,740	0.75		0.5	-	451,305
		Civic Institutional	4		3.00	-	465,946	0.75		2.3	-	349,460
		Open Space Reserve	5			-	-			0.0	-	-
						1,991	1,516,973		1,493		1,137,730	
						Units	1,991		Units	1,493		
						Residents			Residents			
						Retail/Office	1,051,027		Retail/Office	788,270		
						Industrial			Industrial			

Underdeveloped Sites (AVR less than 1.0)

Zoning	Acreage - Vacant	Total Acreage	Vacant	Land Use	Maximum Allowed Growth					Assumed Growth				
					Acreage	Density (du/ac)	FAR	Dwelling Units	SQFT	"Realistic" Growth Factor Applied	Density (du/ac)	FAR	Dwelling Units	SQFT
RS-4	11.6	11.6	-	Single-Family Residential	12	17		202	-	0.75	13		152	-
MCR-1	9.3	9.7	0.4	Multi-Use Commercial-Residential (75% Residential)	7	24		168	-	0.75	18		126	-
MCR-2	11.0	12.0	1.0	Multi-Use Commercial-Residential (15% Residential/ Retail/Office)	1	24	0.60	34	36,586	0.75	18	0.5	25	27,440
CL	12.0	12.6	0.6	Multi-Use Commercial-Residential (10% Retail/Office)	1		0.60	-	24,391	0.75		0.5	-	18,293
IC	-	-	-	Multi-Use Commercial-Residential (60% Residential)	7	48		317	-	0.75	36		238	-
OSR	-	-	-	Multi-Use Commercial-Residential (25% Residential/ Retail/Office)	3	48	0.60	132	72,033	0.75	36	0.5	99	54,024
	44.0	46.0	2.0	Multi-Use Commercial-Residential (15% Retail/Office)	2		0.60	-	43,220	0.75		0.5	-	32,415
				Limited Commercial	12		0.60	-	314,023	0.75		0.5	-	235,518
				Civic Institutional	-		3.00	-	-	0.75		2.3	-	-
				Open Space Reserve	-			-	-			0.0	-	-
						854	490,253		640		367,690			
						Units	854		Units	640				
						Residents			Residents					
						Retail/Office	490,253		Retail/Office	367,690				
						Industrial			Industrial					

Vacant Sites

Zoning	Acreage	Land Use	Maximum Allowed Growth					Assumed Growth				
			Acreage	Density (du/ac)	FAR	Dwelling Units	SQFT	"Realistic" Growth Factor Applied	Density (du/ac)	FAR	Dwelling Units	SQFT
RS-4	0.1	Single-Family Residential	0	17		2	-	0.75	13		2	-
MCR-1	0.6	Multi-Use Commercial-Residential (75% Residential)	0	24		10	-	0.75	18		8	-
MCR-2	1.3	Multi-Use Commercial-Residential (15% Residential/ Retail/Office)	0	24	0.60	2	2,187	0.75	18	0.5	2	1,640
CL	0.6	Multi-Use Commercial-Residential (10% Retail/Office)	0		0.60	-	1,458	0.75		0.5	-	1,094
IC	-	Multi-Use Commercial-Residential (60% Residential)	1	48		37	-	0.75	36		28	-
OSR	5.5	Multi-Use Commercial-Residential (25% Residential/ Retail/Office)	0	48	0.60	15	8,414	0.75	36	0.5	12	6,310
	8.1	Multi-Use Commercial-Residential (15% Retail/Office)	0		0.60	-	5,048	0.75		0.5	-	3,786
		Limited Commercial	1		0.60	-	16,158	0.75		0.5	-	12,119
		Civic Institutional	-		3.00	-	-	0.75		2.3	-	-
		Open Space Reserve	5			-	-			0.0	-	-
						67	33,266				50	24,949
			Units			67			Units			50
			Residents						Residents			
			Retail/Office			33,266			Retail/Office			24,949
			Industrial						Industrial			
Units			690									
Residents												
Retail/Office			392,639									

Underdeveloped Sites (AVR less than 0.75)

Zoning	Acreage - Vacant	Total Acreage	Vacant	Land Use	Maximum Allowed Growth					Assumed Growth				
					Acreage	Density (du/ac)	FAR	Dwelling Units	SQFT	"Realistic" Growth Factor Applied	Density (du/ac)	FAR	Dwelling Units	SQFT
RS-4	9.3	9.3	-	Single-Family Residential	9	17		162	-	0.75	13		122	-
MCR-1	7.6	8.0	0.4	Multi-Use Commercial-Residential (75% Residential)	6	24		137	-	0.75	18		103	-
MCR-2	9.2	10.3	1.0	Multi-Use Commercial-Residential (15% Residential/ Retail/Office)	1	24	0.60	27	29,888	0.75	18	0.5	21	22,416
CL	10.5	11.1	0.6	Multi-Use Commercial-Residential (10% Retail/Office)	1		0.60	-	19,925	0.75		0.5	-	14,944
IC	-	-	-	Multi-Use Commercial-Residential (60% Residential)	6	48		266	-	0.75	36		200	-
OSR	-	-	-	Multi-Use Commercial-Residential (25% Residential/ Retail/Office)	2	48	0.60	111	60,391	0.75	36	0.5	83	45,293
	36.7	38.7	2.0	Multi-Use Commercial-Residential (15% Retail/Office)	1		0.60	-	36,235	0.75		0.5	-	27,176
				Limited Commercial	10		0.60	-	274,209	0.75		0.5	-	205,657
				Civic Institutional	-		3.00	-	-	0.75		2.3	-	-
				Open Space Reserve	-			-	-			0.0	-	-
						704	420,649				528	315,487		
			Units			704			Units			528		
			Residents						Residents					
			Retail/Office			420,649			Retail/Office			315,487		
			Industrial						Industrial					
			TOTALS											
			Dwelling Units			690								
			Retail/Office			340,436								
			Industrial			-								

Future West Side Specific Land Use and Zoning

Zoning	Acreage	Land Use	Maximum Allowed Growth				Assumed Growth					
			Acreage	Density (du/ac)	FAR	Dwelling Units	SOFT	"Realistic" Growth Factor Applied	Density (du/ac)	FAR	Dwelling Units	SOFT
RS-4	17	Single-Family Residential	17	17		304	-	0.75	13		228	-
MCR-1	21	Multi-Use Commercial-Residential (75% Residential)	16	24		385	-	0.75	18		289	-
MCR-2	32	Multi-Use Commercial-Residential (15% Residential/ Retail/Office)	3	24	0.60	77	83,881	0.75	18	0.5	58	62,911
CL	19	Multi-Use Commercial-Residential (10% Retail/Office)	2		0.60	-	55,921	0.75		0.5	-	41,941
IC	4	Multi-Use Commercial-Residential (60% Residential)	19	48		928	-	0.75	36		696	-
OSR	5	Multi-Use Commercial-Residential (25% Residential/ Retail/Office)	8	48	0.60	387	210,458	0.75	36	0.5	290	157,844
	99	Multi-Use Commercial-Residential (15% Retail/Office)	5		0.60	-	126,275	0.75		0.5	-	94,706
		Limited Commercial	19		0.60	-	492,749	0.75		0.5	-	369,562
		Civic Institutional	4		3.00	-	465,946	0.75		2.3	-	349,460
		Open Space Reserve	5			-	-			0.0	-	-
						2,081	1,435,230				1,561	1,076,423
						Units	2,081		Units	1,561		
						Residents			Residents			
						Retail/Office	969,284		Retail/Office	726,963		
						Industrial			Industrial			

Current West Side Specific Land Use and Zoning

Zoning	Acreage	Land Use	Maximum Allowed Growth				Assumed Growth					
			Acreage	Density (du/ac)	FAR	Dwelling Units	SOFT	"Realistic" Growth Factor Applied	Density (du/ac)	FAR	Dwelling Units	SOFT
RS-4	17	Single-Family Residential	17	17		304	-	0.75	13		228	-
MCR-1	17	Multi-Use Commercial-Residential (75% Residential)	13	24		310	-	0.75	18		233	-
MCR-2	32	Multi-Use Commercial-Residential (15% Residential/ Retail/Office)	3	24	0.60	62	67,532	0.75	18	0.5	47	50,649
CL	23	Multi-Use Commercial-Residential (10% Retail/Office)	2		0.60	-	45,022	0.75		0.5	-	33,766
IC	4	Multi-Use Commercial-Residential (60% Residential)	19	48		928	-	0.75	36		696	-
OSR	5	Multi-Use Commercial-Residential (25% Residential/ Retail/Office)	8	48	0.60	387	210,458	0.75	36	0.5	290	157,844
	99	Multi-Use Commercial-Residential (15% Retail/Office)	5		0.60	-	126,275	0.75		0.5	-	94,706
		Limited Commercial	23		0.60	-	601,740	0.75		0.5	-	451,305
		Civic Institutional	4		3.00	-	465,946	0.75		2.3	-	349,460
		Open Space Reserve	5			-	-			0.0	-	-
						1,991	1,516,973				1,493	1,137,730
						Units	1,991		Units	1,493		
						Residents			Residents			
						Retail/Office	1,051,027		Retail/Office	788,270		
						Industrial			Industrial			

Underdeveloped Sites (AVR less than 1.0)

Zoning	Acreage - Vacant	Total Acreage	Vacant	Land Use	Maximum Allowed Growth				Assumed Growth					
					Acreage	Density (du/ac)	FAR	Dwelling Units	SOFT	'Realistic' Growth Factor Applied	Density (du/ac)	FAR	Dwelling Units	SOFT
RS-4	11.6	11.6	-	Single-Family Residential	12	17		202	-	0.75	13		152	-
MCR-1	9.5	9.8	0.4	Multi-Use Commercial-Residential (75% Residential)	7	24		171	-	0.75	18		128	-
MCR-2	11.0	12.0	1.0	Multi-Use Commercial-Residential (15% Residential/ Retail/Office)	1	24	0.60	34	37,138	0.75	18	0.5	26	27,854
CL	11.9	12.5	0.6	Multi-Use Commercial-Residential (10% Retail/Office)	1		0.60	-	24,759	0.75		0.5	-	18,569
IC	3.6	3.6	-	Multi-Use Commercial-Residential (60% Residential)	7	48		317	-	0.75	36		238	-
OSR	-	-	-	Multi-Use Commercial-Residential (25% Residential/ Retail/Office)	3	48	0.60	132	72,033	0.75	36	0.5	99	54,024
	47.6	49.5	2.0	Multi-Use Commercial-Residential (15% Retail/Office)	2		0.60	-	43,220	0.75		0.5	-	32,415
				Limited Commercial	12		0.60	-	310,343	0.75		0.5	-	232,757
				Civic Institutional	4		3.00	-	465,946	0.75		2.3	-	349,460
				Open Space Reserve	-			-	-			0.0	-	-
								857	953,439				642	715,079
					Units	857				Units	642			
					Residents					Residents				
					Retail/Office	487,493				Retail/Office	365,620			
					Industrial					Industrial				

Vacant Sites

Zoning	Acreage	Land Use	Maximum Allowed Growth				Assumed Growth							
			Acreage	Density (du/ac)	FAR	Dwelling Units	SOFT	'Realistic' Growth Factor Applied	Density (du/ac)	FAR	Dwelling Units	SOFT		
RS-4	0.1	Single-Family Residential	0	17		2	-	0.75	13		2	-		
MCR-1	0.6	Multi-Use Commercial-Residential (75% Residential)	0	24		10	-	0.75	18		8	-		
MCR-2	1.3	Multi-Use Commercial-Residential (15% Residential/ Retail/Office)	0	24	0.60	2	2,187	0.75	18	0.5	2	1,640		
CL	0.6	Multi-Use Commercial-Residential (10% Retail/Office)	0		0.60	-	1,458	0.75		0.5	-	1,094		
IC	-	Multi-Use Commercial-Residential (60% Residential)	1	48		37	-	0.75	36		28	-		
OSR	5.5	Multi-Use Commercial-Residential (25% Residential/ Retail/Office)	0	48	0.60	15	8,414	0.75	36	0.5	12	6,310		
	8.1	Multi-Use Commercial-Residential (15% Retail/Office)	0		0.60	-	5,048	0.75		0.5	-	3,786		
		Limited Commercial	1		0.60	-	16,158	0.75		0.5	-	12,119		
		Civic Institutional	-		3.00	-	-	0.75		2.3	-	-		
		Open Space Reserve	5			-	-			0.0	-	-		
								67	33,266			50	24,949	
					Units	67				Units	50			
					Residents					Residents				
					Retail/Office	33,266				Retail/Office	24,949			
					Industrial					Industrial				

Units
Residents
Retail/Office
693
390,569

Underdeveloped Sites (AVR less than 0.75)

Zoning	Acreage - Vacant	Total Acreage	Vacant	Land Use	Maximum Allowed Growth				Assumed Growth				
					Acreage	Density (du/ac)	FAR	Dwelling Units	SOFT	"Realistic" Growth Factor Applied	Density (du/ac)	FAR	Dwelling Units
RS-4	9.3	9.3	-	Single-Family Residential	9	17		162	-	0.75	13	122	-
MCR-1	7.8	8.1	0.4	Multi-Use Commercial-Residential (75% Residential)	6	24		140	-	0.75	18	105	-
MCR-2	9.2	10.3	1.0	Multi-Use Commercial-Residential (15% Retail/ Office)	1	24	0.60	28	30,440	0.75	18	21	22,830
CL	10.4	11.0	0.6	Multi-Use Commercial-Residential (10% Retail/Office)	1		0.60	-	20,293	0.75	0.5	-	15,220
IC	-	-	-	Multi-Use Commercial-Residential (60% Residential)	6	48		266	-	0.75	36	200	-
OSR	-	-	-	Multi-Use Commercial-Residential (25% Residential/ Retail/Office)	2	48	0.60	111	60,391	0.75	36	83	45,293
	36.7	38.7	2.0	Multi-Use Commercial-Residential (15% Retail/Office)	1		0.60	-	36,235	0.75	0.5	-	27,176
				Limited Commercial	10		0.60	-	270,529	0.75	0.5	-	202,897
				Civic Institutional	-		3.00	-	-	0.75	2.3	-	-
				Open Space Reserve	-			-	-		0.0	-	-
								707	417,889			530	313,416

Units	707	Units	530
Residents		Residents	
Retail/Office	417,889	Retail/Office	313,416
Industrial		Industrial	

TOTALS	
Dwelling Units	693
Retail/Office	338,366
Industrial	-

Current Harbor District Specific Area Plan Zoning

Zoning	Acreage	Land Use	Acreage	Maximum Allowed Growth			"Realistic" Growth	Assumed Growth		
				Density (du/ac)	FAR	SQFT		Density (du/ac)	FAR	SQFT
CT	23.8	Tourist Commercial	23.8		1.00	1,034,865	0.75	0.75		776,149
OS	0.2	Open Space	0.2		0.25	2,306	0.75	0.19		1,730
OSR	41.6	Open Space Reserve	41.6			-	0.75	0.00		-
	66					1,037,171				777,879

Underdeveloped Sites (AVR less than 0.75)

Zoning	Acreage	Land Use	Acreage	Maximum Allowed Growth			"Realistic" Growth	Assumed Growth		
				Density (du/ac)	FAR	SQFT		Density (du/ac)	FAR	SQFT
CT	2.4	Tourist Commercial	2.4		1.00	103,672	0.75	0.75		77,754
OS	-	Open Space	-		0.25	-	0.75	0.19		-
OSR	-	Open Space Reserve	-			-	0.75	0.00		-
	2					103,672				77,754

Vacant Sites

Zoning	Acreage	Land Use	Acreage	Maximum Allowed Growth			"Realistic" Growth	Assumed Growth		
				Density (du/ac)	FAR	SQFT		Density (du/ac)	FAR	SQFT
CT	9.1	Tourist Commercial	9.1		1.00	394,843	0.75	0.75		296,132
OS	-	Open Space	-		0.25	-	0.75	0.19		-
OSR	-	Open Space Reserve	-			-	0.75	0.00		-
	9					394,843				296,132

Retail/Office 373,887

TOTALS	
Dwelling Units	-
Retail/Office	373,887
Industrial	-

Pipeline Projects

Project/Location	APN	Existing Use	Zone	Project Density (du/ac)	Existing Units	Proposed Units	Net Units
E 16th St and National City Blvd		Vacant	DSP DZ 13	104	0	201	201
W 14th St and National City Blvd		Non-Vacant: Single-Family Detached	DSP DZ 12A	110	3	31	28
W 15th St and Roosevelt Ave		Non-Vacant: Commercial	DSP DZ 12B	125	2	32	30
W 16th St and National City Blvd		Non-Vacant: Commercial	DSP DZ 12B	21	1	5	4
233 Roosevelt Ave		Non-Vacant: Multi-family Residential	DSP DZ 1A	541	2	400	398
National City Blvd and Plaza Blvd		Non-Vacant: Commercial	DSP DZ 6	232	3	300	297
1320 Highland Ave	5600501100	Non-Vacant: Civic & Commercial	RM-3/MXD-2	39	0	145	145
2323 D Ave		Non-Vacant: Multi-family Residential	RM-3	20	457	457	0

Pipeline Projects Summary

Downtown Specific Plan	969
City	145

In-Progress Projects

Project/Location	Zone	Project Density (du/ac)	Proposed Units	Commercial SQFT
130 E 8th St	DSP DZ 9	164	108	7000
E 11th St and National City Blvd	DSP DZ 5B	98	131	

Completed Projects

Project/Location	APN	Zone	Project Density (du/ac)	Proposed Units
1904 F Ave	5602521400	RM-3	36	10
604-612 E 18th St	5602331000	RM-3	34	10
	5622521700			
48-150 E 31st St	5622521800	MXC-1	33	61
	5622522000			
	5622521900			
900 E 12th St	5610110600	MXC-2	47	15
1126 E 8th St	5565106300	MXC-2	56	47
	5574301500			
1447 Sheryl Ln	5574302700	MXC-2	40	70
900 Palm Ave	5571802100	MXC-2	35	77
	7602359800			
2120 Hoover Ave	5603911200	MCR-2TOD	106	201
	5603911100			
	5602060800			
Total				491

TOTALS	
Dwelling Units	145

Retail/Office	7,000
Industrial	-

NC Statistics

National City	
Commercial	2,323,331
Industrial	4,031,983
Minor Mixed Use	4,269,910
Major Mixed Use	7,396,680
West Side SP	
WSP Minor Mixed Use	465,175
WSP Major Mixed Use	981,462
Dwelling Units	18,179
Source: 2020 ACS 5-Year Estimates Comparison Profiles, Table CP04	
Average Household Size	3.21
Source: 2020 ACS 5-Year Estimates Comparison Profiles, Table CP02	
Population	58,582
Source: 2020 Decennial Census, Table P1	
2011 EIR DSP Units	4,007
2011 EIR Comm SQFT	3,874,682

Commercial/Retail SQFT	
Commercial	2,323,331
Minor Mixed-Use (15% Retail/Office)	640,487
Minor Mixed-Use (10% Retail/Office)	426,991
Major Mixed-Use (25% Retail/Office)	1,849,170
Major Mixed-Use (15% Retail/Office)	1,109,502
WSP Minor Mixed-Use (15% Retail/Office)	69,776
WSP Minor Mixed-Use (10% Retail/Office)	46,518
WSP Major Mixed-Use (25% Retail/Office)	245,366
WSP Major Mixed-Use (15% Retail/Office)	147,219
	6,858,359

Industrial SQFT	
Industrial SQFT	4,031,983
	4,031,983

Number of Dwelling Units (Citywide)	
Dwelling Units	18,179
	18,179

Population (Citywide)	
Population	58,582
	58,582

Number of Dwelling Units (Downtown)	
Dwelling Units	3,768
	3,768

Commercial/Retail SQFT (Downtown)	
Commercial	3,867,682
	3,867,682

Future NC Land Use and Zoning

Zoning	Acreage	Maximum Allowed Growth						Assumed Growth				
		Land Use	Acreage	Density (du/ac)	FAR	Dwelling Units	SOFT	"Realistic" Growth Factor Applied	Density (du/ac)	FAR	Dwelling Units	SOFT
RS-1	-	Low Medium Density Residential	-	9	-	-	-	0.75	7	-	-	-
RS-2	-	Medium Density Residential	-	23	-	-	-	0.75	17	-	-	-
RS-3	-	High Density Residential	-	75	-	-	-	0.75	56	-	-	-
RM-1	-	Minor Mixed-Use (75% Residential)	22	48	-	1,051	-	0.75	36	-	788	-
RM-2	-	Minor Mixed-Use (15% Residential/ Retail/Office)	4	48	2.00	210	381,371	0.75	36	1.50	158	286,029
RM-3	-	Minor Mixed-Use (10% Retail/Office)	3	-	1.50	-	190,686	0.75	-	1.13	-	143,014
MXT	-	Major Mixed-Use (60% Residential)	-	75	-	-	-	0.75	56	-	-	-
MXC-1	29	Major Mixed-Use (25% Residential/ Retail/Office)	-	75	3.50	-	-	0.75	56	2.63	-	-
MXD-1	-	Major Mixed-Use (15% Retail/Office)	-	-	3.00	-	-	0.75	-	2.25	-	-
MXC-2	-	Commercial Automotive	-	-	1.00	-	-	0.75	-	0.75	-	-
MXD-2	-	Service Commercial	-	-	1.50	-	-	0.75	-	1.13	-	-
CA	-	Industrial	-	-	2.00	-	-	0.75	-	1.50	-	-
CS	-	Institutional	-	-	3.00	-	-	0.75	-	2.25	-	-
ML	-	Open Space	-	-	0.25	-	-	0.75	-	0.19	-	-
MH	-					1,261	572,057				946	429,043
MM	-											
I	-			Units		1,261				946		
OS	-			Residents								
	29			Retail/Office		572,057				429,043		
				Industrial		-				-		

Underdeveloped Sites (AVR less than 1.0)

Zoning	Acreage - Vacant	Total Acreage	Vacant	Maximum Allowed Growth						Assumed Growth				
				Land Use	Acreage	Density (du/ac)	FAR	Dwelling Units	SOFT	"Realistic" Growth Factor Applied	Density (du/ac)	FAR	Dwelling Units	SOFT
RS-1	-			Low Medium Density Residential	-	9	-	-	-	-	0.75	7	-	-
RS-2	-			Medium Density Residential	-	23	-	-	-	-	0.75	17	-	-
RS-3	-			High Density Residential	-	75	-	-	-	-	0.75	56	-	-
RM-1	-			Minor Mixed-Use (75% Residential)	5.0	48	-	242	-	-	0.75	36	181	-
RM-2	-			Minor Mixed-Use (15% Residential/ Retail/Office)	1.0	48	2.00	48	87,724	-	0.75	36	36	65,793
RM-3	-			Minor Mixed-Use (10% Retail/Office)	0.7	-	1.50	-	43,862	-	0.75	-	-	32,897
MXT	1.2			Major Mixed-Use (60% Residential)	-	75	-	-	-	-	0.75	56	-	-
MXC-1	5.5			Major Mixed-Use (25% Residential/ Retail/Office)	-	75	3.50	-	-	-	0.75	56	-	-
MXD-1	-			Major Mixed-Use (15% Retail/Office)	-	-	3.00	-	-	-	0.75	-	-	-
MXC-2	-			Commercial Automotive	-	-	1.00	-	-	-	0.75	-	-	-
MXD-2	-			Service Commercial	-	-	1.50	-	-	-	0.75	-	-	-
CA	-			Industrial	-	-	2.00	-	-	-	0.75	-	-	-
CS	-			Institutional	-	-	3.00	-	-	-	0.75	-	-	-
ML	-			Open Space	-	-	0.25	-	-	-	0.75	-	-	-
MH	-							290	131,587			217	98,690	
MM	-													
I	-			Units			290				217			
OS	-			Residents										
	6.7			Retail/Office			131,587				98,690			
				Industrial			-				-			

Vacant Sites

Zoning	Acreage	Land Use	Maximum Allowed Growth				Assumed Growth				
			Acreage	Density (du/ac)	FAR	Dwelling Units	SOFT	"Realistic" Growth Factor Applied	Density (du/ac)	FAR	Dwelling Units
RS-1	-	Low Medium Density Residential	-	9	-	-	-	0.75	7	-	-
RS-2	-	Medium Density Residential	-	23	-	-	-	0.75	17	-	-
RS-3	-	High Density Residential	-	75	-	-	-	0.75	56	-	-
RM-1	-	Minor Mixed-Use (75% Residential)	5.4	48	-	261	-	0.75	36	-	196
RM-2	-	Minor Mixed-Use (15% Residential/ Retail/Office)	1.1	48	2.00	52	94,803	0.75	36	1.50	39
RM-3	-	Minor Mixed-Use (10% Retail/Office)	0.7	-	1.50	-	47,402	0.75	-	1.13	-
MXT	-	Major Mixed-Use (60% Residential)	-	75	-	-	-	0.75	56	-	-
MXC-1	7.3	Major Mixed-Use (25% Residential/ Retail/Office)	-	75	3.50	-	-	0.75	56	2.63	-
MXD-1	-	Major Mixed-Use (15% Retail/Office)	-	-	3.00	-	-	0.75	-	2.25	-
MXC-2	-	Commercial Automotive	-	-	1.00	-	-	0.75	-	0.75	-
MXD-2	-	Service Commercial	-	-	1.50	-	-	0.75	-	1.13	-
CA	-	Industrial	-	-	2.00	-	-	0.75	-	1.50	-
CS	-	Institutional	-	-	3.00	-	-	0.75	-	2.25	-
ML	-	Open Space	-	-	0.25	-	-	0.75	-	0.19	-
MH	-					313	142,205				235
MM	-										106,654
I	-			Units Residents		313				235	
OS	-			Retail/Office		142,205				106,654	
	7.3			Industrial		-				-	

Units Residents 453
 Retail/Office 205,344
 Industrial -

Underdeveloped Sites (AVR less than 0.75)

Zoning	Acreage - Vacant	Total Acreage	Vacant	Land Use	Maximum Allowed Growth				Assumed Growth				
					Acreage	Density (du/ac)	FAR	Dwelling Units	SOFT	"Realistic" Growth Factor Applied	Density (du/ac)	FAR	Dwelling Units
RS-1	-	-	-	Low Medium Density Residential	-	9	-	-	-	0.75	7	-	-
RS-2	-	-	-	Medium Density Residential	-	23	-	-	-	0.75	17	-	-
RS-3	-	-	-	High Density Residential	-	75	-	-	-	0.75	56	-	-
RM-1	-	-	-	Minor Mixed-Use (75% Residential)	5.0	48	-	242	-	0.75	36	-	181
RM-2	-	-	-	Minor Mixed-Use (15% Residential/ Retail/Office)	1.0	48	2.00	48	87,724	0.75	36	1.50	36
RM-3	-	-	-	Minor Mixed-Use (10% Retail/Office)	0.7	-	1.50	-	43,862	0.75	-	1.13	-
MXT	1.2	-	-	Major Mixed-Use (60% Residential)	-	75	-	-	-	0.75	56	-	-
MXC-1	5.5	-	-	Major Mixed-Use (25% Residential/ Retail/Office)	-	75	3.50	-	-	0.75	56	2.63	-
MXD-1	-	-	-	Major Mixed-Use (15% Retail/Office)	-	-	3.00	-	-	0.75	-	2.25	-
MXC-2	-	-	-	Commercial Automotive	-	-	1.00	-	-	0.75	-	0.75	-
MXD-2	-	-	-	Service Commercial	-	-	1.50	-	-	0.75	-	1.13	-
CA	-	-	-	Industrial	-	-	2.00	-	-	0.75	-	1.50	-
CS	-	-	-	Institutional	-	-	3.00	-	-	0.75	-	2.25	-
ML	-	-	-	Open Space	-	-	0.25	-	-	0.75	-	0.19	-
MH	-	-	-					290	131,587				217
MM	-	-	-										98,690
I	-	-	-			Units Residents		290			217		
OS	-	-	-			Retail/Office		131,587			98,690		
	6.7	-	-			Industrial		-			-		

TOTALS	
Dwelling Units	453
Retail/Office	205,344
Industrial	-

Proposed Rezoning for Preferred Alternative (FGPU)

	Existing Development	Total 2050 Buildout (Adopted Land Use)	Total 2050 FGPU Horizon Buildout (Preferred Alternative)	Delta (change 2050 NB to 2050 Preferred)
Dwelling Units	18,179	22,729	23,325	595
Retail/Office Space (SF)	6,858,359	13,133,424	13,332,112	198,688
Industrial Space (SF)	4,031,983	5,772,092	5,772,092	(0)
Population	58,582	72,961	74,872	1,911

Rezoning with Alternate Project Location

	Existing Development	Total 2050 Buildout (Adopted Land Use)	Total 2050 FGPU Horizon Buildout (Alternate Project Location)	Delta (change 2050 NB to 2050 Preferred)
Dwelling Units	18,179	22,729	23,425	696
Retail/Office Space (SF)	6,858,359	13,133,424	13,244,407	110,983
Industrial Space (SF)	4,031,983	5,772,092	5,772,092	(0)
Population	58,582	72,961	75,251	2,291

With the alternative site, the city would get 119 additional dwelling units but would lose 87,705 SF of commercial space when compared to the proposed rezoning. This is because a big part of the alternative site is currently zoned for commercial uses but in this scenario, this location would be rezoned to RM-2, which is purely residential.