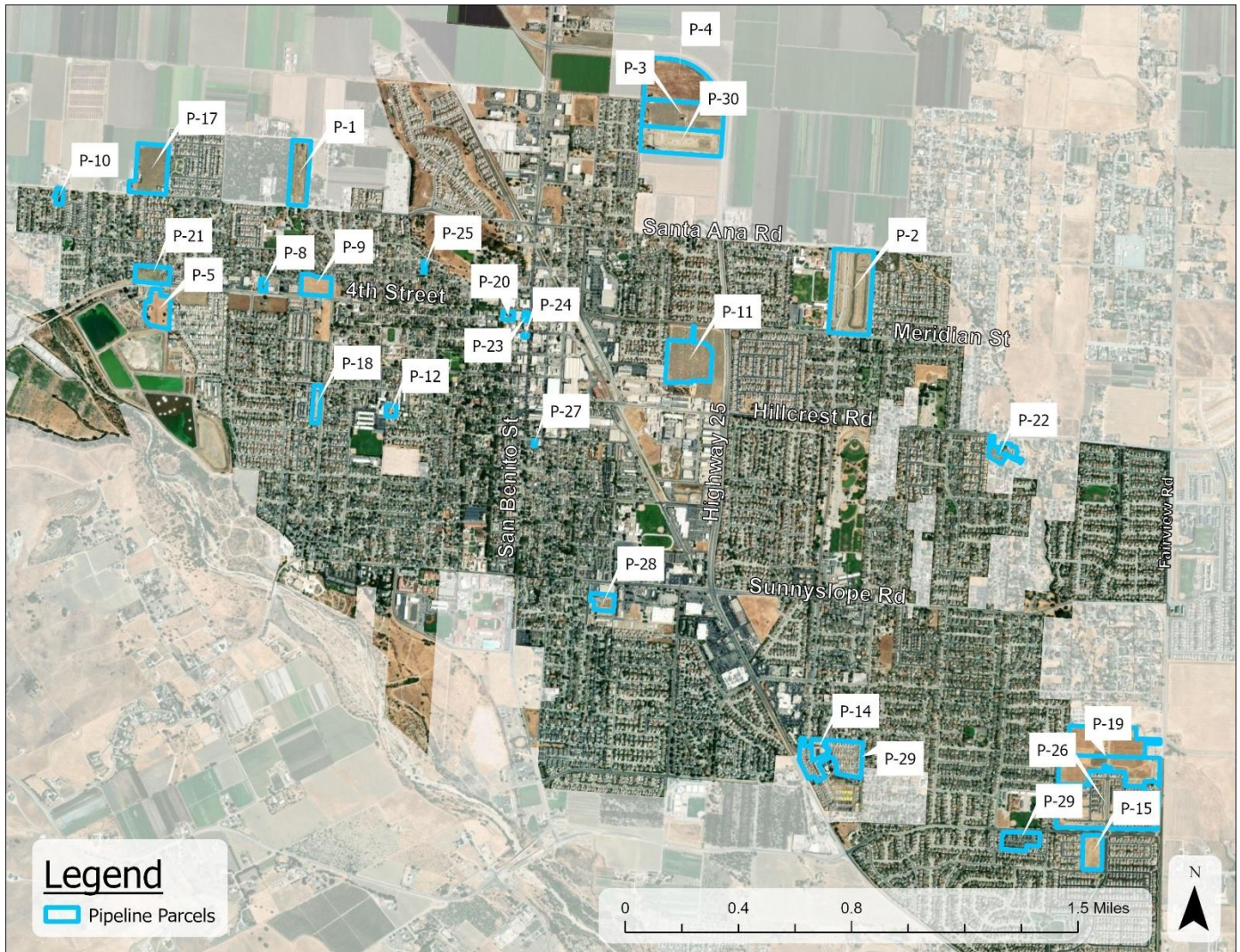


Figure F-1: Pipeline Projects



### 3. Existing Residential Capacity

Existing residential capacity includes those vacant parcels that are currently zoned for multi-family residential development and are not proposed to be rezoned (either a designation change and/or a change in density). This includes Medium- and High-Density Residential and Mixed-Use designated parcels.

As shown in **Table F-9: Existing Capacity**, there is an estimated existing residential capacity of 419 residential units (114 Very Low / Low, 81 Moderate, and 224 Above Moderate). To be conservative, a development capacity of 70 to 80 percent was applied to the Mixed-Use and High Density Residential designated parcels, respectively. This includes three parcels that are currently zoned High Density Residential, and one parcel designated Medium Density Residential, and six parcels designated Neighborhood Mixed-Use, and one parcel designated West Gateway Mixed-Use.