

Newport Heights Density Comparison

1997 NEIGHBORHOOD MASTER PLAN (Proposed)

Total Acres: 153.66 acres
 Lot Acreage: 83.11 acres
 Total Dwelling Units: 438
 Gross Density: 2.85 DU/A
 Existing Net Density: 5.27 DU/A

PROPOSED NEWPORT HEIGHTS DEVELOPMENT

Total Acres: 10.71 acres
 Lot Acreage: 7.70 acres
 Total Dwelling Units: 49
 Gross Density: 4.58 DU/A
 Proposed Net Density: 6.36 DU/A

REVISED 1997 MASTER PLAN (Constructed)

Total Acres: 153.66 acres
 Lot Acreage: 88.46 acres
 Total Dwelling Units: 478
 Gross Density: 3.11 DU/A
 Proposed Net Density: 5.40 DU/A

Adjacent Density Study

Proposed Newport Heights
 Adjacent Lot Net Density: 5.1 DU/A



Existing Neighborhood
 Adjacent Lot Net Density: 3.77 DU/A
 Adjacent Lot Net Density: 7.68 DU/A
 Combined Net Density: 5.19 DU/A

Newport Heights
 Net Density: 6.36 DU/A

Newport Heights
 1997 Development Plan
 Existing Net Density: 5.27 DU/A
 Proposed Net Density: 5.40 DU/A



NEWPORT HEIGHTS DEVELOPMENT PLAN
 COLORADO SPRINGS, COLORADO
 Prepared for: DEVELOPMENT MANAGEMENT, INC.
 Colorado Springs, CO 80906
 (719) 475-2406

Prepared by:
 NASS DESIGN ASSOCIATES
 1000 North Academy Blvd., Suite 100
 Colorado Springs, CO 80906
 (719) 475-2406

FIGURE 8