

Development Criteria

This section will describe both the intensity and sequence of the proposed Trans-Park '81 development. The proposed project is anticipated to build out over a three (3) year period during which time there exists possibility of changes in economic and market conditions. Therefore it is important that the flexibility be maintained and a system of modifying the intensity and sequence of development described in this plan be established.

Development Intensity

Trans-Park '81 is intended to be an intensive multi-use business and employment center. The following criteria establishes the maximum intensity of development proposed for the Trans-Park '81 project (See Table _____).

Table _____

MAXIMUM LAND USE INTENSITIES

<u>Land Use Zone</u>	<u>Acreage</u>	<u>Approximate S. F.</u>
Garden Commercial	24	500,000 S.F.
Garden Industrial	11	210,000 S.F.

Sequence of Development

As an information item only regarding the sequence of infrastructure development, and not as a development criteria

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or regulation. The preliminary phasing plan proposes to develop the western most portion of the Garden Commercial Area first, followed by the Garden Industrial Area and finally the Center Garden Commercial Area. Each increment of development will be designed to assure the provision of adequate services and to be environmentally and functionally viable portion of the proposed project.

A detailed project phasing plan shall be approved by the City Engineer prior to approval of the first planning area plan.

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