

# Development Criteria

The following section describes the intensity of development and the sequence of development for the Meredith International Centre. These criteria were derived from an analysis of impacts generated by today's standards and projections of economic forces which will allow the project to develop as anticipated in this document. The development of Meredith International Centre will occur over a number of years during which it is inevitable that the economic climate and the conditions which generate impact will change. It is important that flexibility be maintained and a system for modifying the intensity and the sequence of development described in this plan be established.

## Development Intensity

Meredith International Centre is intended to be a high-density urban development which will become a regional focus and employment center. To this end the following maximum intensity of development is proposed:

| Use Type    | Intensity                 |
|-------------|---------------------------|
| Retail      | 400,000 s.f.              |
| Office      | 2,850,000 s.f.            |
| Hotel       | 900,000 s.f. (1200 rooms) |
| Residential | 800 units                 |

| Land-Use Zones    | Acreage   | Use Intensity                |
|-------------------|-----------|------------------------------|
| Urban Comm'l Core | 25.2 ac.  |                              |
| Urban Comm'l      | 109.0 ac. | 2,255,000 s.f.               |
| Garden Comm'l     | 103.4 ac. | 1,020,000 s.f.               |
| Urban Residential | 20.0 ac.  | 800 units                    |
|                   | 258.2 ac. | 4,150,000 s.f./<br>800 units |

The land use quantities in the above tables were limited by maximum acceptable impacts, primarily traffic on the road system outside the project area. If actual traffic impacts are less than those predicted through changes in transportation habits or other means, the development intensity should be adjusted after supplementary impact analysis. The mix of uses may change as well due to shifting economic conditions, these mixtures should remain flexible so long as additional impact is not incurred. Supplementary impact analysis will precede any change in the mix of uses.

## Sequence of Development

As an informational item only regarding the sequence of infrastructure development, and not as a development criteria or regulation, a preliminary phasing plan is included in this document. Due to changing economic conditions, changes in the sequence of development as shown in the accompanying figure are likely. However, each increment of development

will be designed to assure the provision of adequate services and to be an environmentally and functionally viable portion of the proposed project.

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

As shown in the accompanying figure, development west of Cucamonga Channel is expected to commence along Vineyard Avenue and proceed easterly. Since the entire project area is proposed to be sewered to existing 15" line near Archibald, it will be necessary to construct the sewer lines along future G Street at the beginning of project development. Along with the construction of sewer lines, the water and storm drain lines along G Street will also be constructed. G Street would thus be moved to its proposed alignment at the beginning of development. It is proposed that G Street not be constructed to its full width immediately, but be widened from an initial four lanes as traffic warrants. The ultimate right of way for G street will be dedicated at the time of initial improvement. The storm drain along the San Bernardino Freeway will be constructed prior to development south of G street. Water, sewer, and storm drain along the Major Arterials ringing the urban commercial core will be constructed in the second, third and fourth phases, as necessary.



Sequence of Construction