

VI. STATISTICAL SUMMARIES

At build out, the project is likely to approximate the uses, floor areas and intensities represented in Table 12 and the "Illustrative Plan" (see Figure 6 on page 7). Ultimately build-out may be above or below what is described in the Illustrative Plan

and Table 12, but is limited by maximum allowable intensities set forth in Table 2 on page 18.

Table 13 summarizes these maximum allowable intensities and the maximum floor areas that

might be permitted. When the maximum intensity is applied to every commercial district, the overall (average) intensity for these districts is a Floor Area Ratio (FAR) of 0.39.

Table 12, Summary of Illustrative Plan

EXPECTED USES	ESTIMATED AREA, FLOOR AREA OR UNITS				
	Entertainment District 8.2 acres	Main Street District 22.3 acres	6th Street District 15.3 acres	Total Commercial Area 45.8 acres	Residential District 10.0 acres
Cinema (4,500 seats, 18 screens)	85,000 sq.ft.	0 sq.ft.	0 sq.ft.	85,000 sq.ft.	not applicable
Retail (New)	33,750 sq.ft.	35,500 sq.ft.	95,000 sq.ft.	164,250 sq.ft.	
Restaurant (New)	13,000 sq.ft.	5,000 sq.ft.	12,000 sq.ft.	30,000 sq.ft.	
Office (New / Above Retail)	23,750 sq.ft.	40,200 sq.ft.	37,000 sq.ft.	100,950 sq.ft.	
Subtotal New Commercial	155,500 sq.ft.	80,700 sq.ft.	144,000 sq.ft.	380,200 sq.ft.	
Retail (Remaining)	0 sq.ft.	180,000 sq.ft.	0 sq.ft.	180,000 sq.ft.	not applicable
Restaurant (Remaining)	0 sq.ft.	10,700 sq.ft.	0 sq.ft.	10,700 sq.ft.	
Office (Remaining)	0 sq.ft.	80,000 sq.ft.	23,000 sq.ft.	103,000 sq.ft.	
Quasi-Public (Remaining)	0 sq.ft.	0 sq.ft.	15,000 sq.ft.	15,000 sq.ft.	
Subtotal Remaining Comm'l & QP	0 sq.ft.	270,700 sq.ft.	38,000 sq.ft.	308,700 sq.ft.	
Total Commercial	155,500 sq.ft.	351,400 sq.ft.	182,000 sq.ft.	688,900 sq.ft.	not applicable
Single-Family (6-12 du/ac)				not applicable	5.1-11 units/ac
Parks & Plazas	1.2 acres	0.2 acres	1.0 acres	2.4 acres	1.4 acres
PROJECTED F.A.R.	0.44	0.36	0.27	0.35	not applicable

Table 13, Summary of Maximum Build-Out

	Entertainment District 8.2 acres	Main Street District 22.3 acres	6th Street District 15.3 acres	Total Commercial Area 45.8 acres	Residential District 10.0 acres
MAX. ALLOWABLE FAR/DENSITY	0.45	0.40	0.35	overall (average) FAR 0.39	5.1-11 units per net acre
MAX. ALLOWABLE FLOOR AREA	160,736 sq.ft.	388,555 sq.ft.	233,264 sq.ft.	782,555 sq.ft.	not applicable