

# BUILDOUT SCENARIO MAP & TABLES

## Town Center Specific Plan - Areas Keymap (9-7-2023 Draft)



A - Walmart Site / Post Office	H - Civic Center Site	O - Open Space / Park (east of SD River)	U - The Addison
B - Vacant Site (R-22)	I - Vacant Site (Parcel 6)	P - Sportsplex/Town Center Community	V - The Lakes
C - Town Center Parkway Plaza	J - HD Supply/County Treasurer/Fire Station	Q - Riverwalk Park	W - Edgemoor Hospital
D - Costco Site	K - Las Colinas Facility	R - San Remo	X - Vacant Site (R-14)
E - Mission Gorge Shopping Center	L - Polo Barn Site	S - Parkway	Y - Vacant Site (R-14)
F - Trolley Square Site	M - Residential along Park Ave	T - Vacant Site (R-14)	Z - Walker Trails
G - Karl Strauss Site	N - San Diego River		ZZ - Off-Broadway

*Note: For the purposes of the buildout analysis for the Town Center Specific Plan. The parcels within the Specific Plan area were grouped based on similar/same ownership, immediate adjacency, same land use designations, and historically similar development patterns. Refer to the buildout table for details.*



Town Center Specific Plan Buildout Summary (9-7-2023 Draft)

APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***
<b>SITE A - Walmart/Post Office Site</b>													
3810412300	291,710.39	6.70	Commercial	N/A	152,619	N/A	327,219	0.30	N/A	N/A	N/A	N/A	N/A
3810413900	53,322.97	1.22											
3810410500	33,945.85	0.78											
3810410400	41,926.99	0.96											
3810410200	46,690.03	1.07											
3810411800	21,206.10	0.49											
3810410300	44,484.62	1.02											
3810410100	33,129.58	0.76											
3810413800	19,119.69	0.44											
3810403700	350,260.92	8.04											
3810402800	154,933.60	3.56											
<b>SITE A TOTALS</b>		<b>25.04</b>			<b>152,619</b>		<b>327,219</b>						
<b>SITE B - Vacant Site (R-22)</b>													
3810403600	228,990.67	5.26	TC-R-22	22 to 30 DU/AC	N/A	N/A	N/A	N/A	N/A	116	158	47	205
<b>SITE B TOTALS</b>	<b>228,990.67</b>	<b>5.26</b>								<b>116</b>	<b>158</b>	<b>47</b>	<b>205</b>
<b>SITE C - Town Center Parkway Plaza</b>													
3810413100	37,292.01	0.86	Commercial	N/A	120,362	N/A	166,130	0.30	N/A	N/A	N/A	N/A	N/A
3810413300	61,836.64	1.42											
3810413500	26,998.81	0.62											
3810413000	27,875.50	0.64											
3810403800	74,237.25	1.70											
3810413600	30,004.87	0.69											
3810413200	78,112.58	1.79											
3810413400	10,920.09	0.25											
3810412700	51,346.99	1.18											
3810412800	90,563.12	2.08											
3810412900	26,095.23	0.60											
3810412500	25,118.71	0.58											
3810412600	13,364.23	0.31											
<b>SITE C TOTALS</b>	<b>553,766.02</b>	<b>12.71</b>			<b>120,362</b>		<b>166,130</b>						
<b>SITE D - Costco Site</b>													
3810411900	609,430.86	13.99	Commercial	N/A	272,287	N/A	395,156	0.30	N/A	N/A	N/A	N/A	N/A
3810411400	381,149.34	8.75											
3810411500	101,262.69	2.32											
3810412400	86,399.55	1.98											
3810411300	17,869.95	0.41											
3810412000	16,930.23	0.39											
3810411200	21,986.67	0.50											
3810410900	14,232.88	0.33											
3810413700	58,696.24	1.35											
3810410700	9,226.95	0.21											
<b>SITE D TOTALS</b>	<b>1,317,185.35</b>	<b>30.24</b>			<b>272,287</b>		<b>395,156</b>						



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<b>SITE E - Mission Gorge Shopping Center</b>														
3815302900	2,192.00	0.05	Commercial	N/A	113,037	N/A	134,971	0.30	N/A	N/A	N/A	N/A	N/A	
3815302200	7,816.00	0.18												
3815302300	6,158.00	0.14												
3815301100	83,200.00	1.91												
3815302400	11,439.00	0.26												
3815302500	4,947.00	0.11												
3815302000	31,622.00	0.73												
3815302600	8,093.00	0.19												
3815302700	9,588.00	0.22												
3815302800	208,576.00	4.79												
3815302100	14,051.00	0.32												
3815301600	15,278.00	0.35												
3815301700	12,825.00	0.29												
3815301400	34,118.00	0.78												
<b>SITE E TOTALS</b>	<b>449,903.00</b>	<b>10.33</b>			<b>113,037</b>		<b>134,971</b>							
<b>SITE F - Trolley Square Site</b>														
3810520500	470,142.12	10.79	Commercial	N/A	486,000	N/A	580,726	0.30	N/A	N/A	N/A	N/A	N/A	
3810520700	53,865.39	1.24												
3810520800	56,341.42	1.29												
3810520100	457,400.33	10.50												
3810520900	46,343.34	1.06												
3810521000	74,143.84	1.70												
3810520300	294,767.48	6.77												
3810520400	70,561.25	1.62												
3810520200	166,404.00	3.82												
3810520600	52,387.98	1.20												
3810521100	143,395.57	3.29												
3810521200	50,001.32	1.15												
<b>SITE F TOTALS</b>	<b>1,935,754.03</b>	<b>44.44</b>												
<b>SITE G - Karl Strauss Site</b>														
3810506400	441,204.52	10.13	Commercial	N/A	N/A	N/A	132,361	0.30	N/A	N/A	N/A	N/A	N/A	
<b>SITE G TOTALS</b>	<b>441,204.52</b>	<b>10.13</b>					<b>132,361</b>							
<b>SITE H - Civic Center Site</b>														
3810507604	256,121.16	5.88	TC-R-14	N/A	N/A	128	N/A	N/A	N/A	128	128	N/A	128	
3810506600	293,461.76	6.74	TC-Civic		N/A	N/A	88,038.53	0.30	N/A	N/A	N/A	N/A	N/A	
3810506709	169,628.02	3.89	TC-Civic		1856	N/A	50,888.41	0.30	N/A	N/A	N/A	N/A	N/A	
3810507500	297,001.44	6.82	TC-R-22		N/A	172	N/A	N/A	N/A	N/A	172	172	N/A	172
3810507100	23,841.57	0.55	Park/Open Space		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>SITE H TOTALS</b>	<b>1,040,053.96</b>	<b>23.88</b>			<b>1856</b>	<b>300</b>	<b>146,079.41</b>			<b>300</b>	<b>300</b>		<b>300</b>	



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<b>SITE I - Vacant Site (Parcel 6)</b>													
3810508200 (16A)	483,951.60	11.11	TC-R-30	30-36 DU/AC	N/A	N/A	181,482	N/A	10%	333	400	120	520
3810508200 (16B)	375,051.60	8.61	TC-R-14	14-22 DU/AC	N/A	N/A	90,012	N/A	10%	121	189	N/A	189
3810508200	475,070.19	10.91	Office Commercial	N/A	N/A	N/A	142,521	0.30	N/A	N/A	N/A	N/A	N/A
3810508200	158,326.00	11.11	Park/Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>SITE I TOTALS</b>	<b>1,492,399.39</b>	<b>41.74</b>					<b>414,015</b>			<b>454</b>	<b>589</b>	<b>120</b>	<b>709</b>
<b>SITE J - HD Supply/County Treasurer/Fire Station</b>													
3810508300	159,183.05	3.65	Office Commercial	N/A	83,257	N/A	180,942	0.30	N/A	N/A	N/A	N/A	N/A
3810505900	358,745.46	8.24											
3810504400	25,713.00	0.59											
3810503700	59,499.69	1.37											
<b>SITE J TOTALS</b>	<b>603,141.19</b>	<b>13.85</b>			<b>83,257</b>		<b>180,942</b>						
<b>SITE K - Institutional - Las Colinas</b>													
3810508000	1,916,126.09	43.99	Institutional	N/A	236,780	N/A	236,780	Assumes no change	N/A	N/A	N/A	N/A	N/A
<b>SITE K TOTALS</b>	<b>1,916,126.09</b>	<b>43.99</b>			<b>236,780</b>		<b>236,780</b>						
<b>SITE L - Polo Barn Site</b>													
3810508100 (20A)	337,590.00	7.75	TC-R-22	22 to 30 DU/AC	N/A	N/A	118,157	N/A	10%	171	233	70	303
3810508100 (20B)	435,600.00	10.00	TC-R-30	30 to 36 DU/AC	N/A		N/A	N/A	N/A	300	360	108	468
3810508100	195,584.40	4.49	Park/Open Space	N/A	3,288		58,675	0.30	N/A	N/A	N/A	N/A	N/A
<b>SITE L TOTALS</b>	<b>968,774.40</b>	<b>22.24</b>			<b>3,288</b>		<b>176,832</b>			<b>471</b>	<b>593</b>	<b>178</b>	<b>771</b>
<b>SITE M - R-22 Along Park Ave</b>													
3841031100	54,592.00	1.25	TC-R-22	22 to 30 DU/AC	17,124	N/A	N/A			28	38	11	49
3841054400	70,379.56	1.62			15,911	N/A	N/A			36	48	14	62
3841040600	18,122.41	0.42			1					9	12	4	16
3841040700	5,126.15	0.12			1					3	4	1	5
3841061300	6,823.66	0.16			1					3	5	2	7
3841061200	14,372.87	0.33			1					7	10	3	13
3841061500	14,008.24	0.32			1					7	10	3	13
3841061400	7,315.35	0.17			1					4	5	2	7
3841061600	26,306.15	0.60			1					13	18	5	23
3841061000	8,890.12	0.20			1		N/A	N/A		4	6	2	8
3841060200	4,047.16	0.09			1					2	3	1	4
3841060100	13,449.53	0.31			1					7	9	3	12
3841054000	26,423.22	0.61			1					13	18	5	23
3841053300	15,043.49	0.35			1					8	10	3	13
3841030900	8,975.23	0.21			1					5	6	2	8
3841030800	9,097.02	0.21			1					5	6	2	8
3841030700	11,708.34	0.27			1					6	8	2	10



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<b>SITE M - R-22 Along Park Ave (Continued)</b>														
3841030600	15,994.60	0.37	TC-R-22	22 to 30 DU/AC	N/A	N/A	N/A	N/A	N/A	8	11	3	14	
3841020900	9,253.50	0.21								1	5	6	2	8
3841020800	8,337.69	0.19								1	4	6	2	8
3841020300	13,155.21	0.30								1	7	9	3	12
3841020200	14,176.38	0.33								1	7	10	3	13
3841020700	14,648.30	0.34								1	7	10	3	13
3841011500	18,084.50	0.42								1	9	12	4	16
3841011800	9,668.83	0.22								1	5	7	2	9
3841011900	14,859.53	0.34								1	8	10	3	13
3841011400	24,406.21	0.56								1	12	17	5	22
3841011600	14,596.25	0.34								1	7	10	3	13
3841011700	9,293.83	0.21								1	5	6	2	8
3841011100	9,207.45	0.21								1	5	6	2	8
3841011200	9,491.11	0.22								1	5	7	2	9
3841010800	16,288.28	0.37								1	8	11	3	14
3841091700	7,793.76	0.18								1	4	5	2	7
3841091500	8,298.28	0.19								1	4	6	2	8
3841091400	8,643.69	0.20								1	4	6	2	8
3841091300	8,545.70	0.20								1	4	6	2	8
3841091200	8,627.28	0.20								1	4	6	2	8
3841091100	6,978.72	0.16								1	4	5	2	7
3841091900	10,675.82	0.25								1	5	7	2	9
3841092200	9,783.69	0.22								1	5	7	2	9
3841092100	19,772.28	0.45								1	10	14	4	18
3841083000	11,371.48	0.26								1	6	8	2	10
3841082700	13,981.75	0.32								1	7	10	3	13
3841081800	8,668.30	0.20								1	4	6	2	8
3841081700	8,571.43	0.20								1	4	6	2	8
3841081600	8,489.64	0.19								1	4	6	2	8
3841083300	17,468.24	0.40								1	9	12	4	16
3841083400	18,307.06	0.42								1	9	13	4	17
3841082500	10,577.21	0.24								1	5	7	2	9
3841071400	13,245.32	0.30								1	7	9	3	12
3841072400	6,483.93	0.15	1	3	4	1	5							
3841071700	8,611.30	0.20	1	4	6	2	8							
3841071600	8,789.93	0.20	1	4	6	2	8							
3841072200	13,829.80	0.32	1	7	10	3	13							
3841072800	6,143.02	0.14	1	3	4	1	5							
3841072000	5,520.68	0.13	1	3	4	1	5							
3841072900	32,531.30	0.75	1	16	22	7	29							
<b>SITE M TOTALS</b>	<b>79,7851.77</b>	<b>18.32</b>			<b>33,035</b>	<b>55</b>				<b>403</b>	<b>549</b>	<b>168</b>	<b>717</b>	





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<b>SITE N - San Diego River</b>													
3810507700	2,603,361.84	59.76	Floodway/ Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3810505500	117,614.07	2.70											
3810505700	131,116.93	3.01											
3810507800	30,929.29	0.71											
3810506000	80,955.33	1.86											
3810506100	62,788.38	1.44											
3810507900	30,925.67	0.71											
3811608000	327,901.36	7.53											
3817607700	354,942.95	8.15											
3811608200	136,259.86	3.13											
3810404200	1,738,044.00	39.90											
<b>SITE N TOTALS</b>	<b>5,614,839.68</b>	<b>128.90</b>											
<b>SITE O - Park / Open Space (east of San Diego River)</b>													
3817607700	354,942.95	8.15	Park/Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3811608200	136,259.86	3.13											
3810506900	461,082.89	10.59											
<b>SITE O TOTALS</b>	<b>952,285.70</b>	<b>21.86</b>											
<b>SITE P - Sportsplex/Town Center Community Park</b>													
3810511400	2,362,596.30	54.24	Park/Open Space	N/A	32,970	N/A	775,670	0.30	N/A	N/A	N/A	N/A	N/A
3810510900	222,970.98	5.12											
<b>SITE P TOTALS</b>	<b>2,585,567.28</b>	<b>59.36</b>			<b>32,970</b>		<b>775,670</b>						
<b>SITE Q - Riverwalk</b>													
3817400100	1,680.00	0.04	TC-R-14	14 to 22 DU/AC	N/A	N/A	N/A	N/A	N/A	1	1	N/A	1
3817400200	1,320.01	0.03								1	1		1
3817400300	1,319.99	0.03								1	1		1
3817400400	1,320.03	0.03								1	1		1
3817400500	1,320.06	0.03								1	1		1
3817400600	1,320.02	0.03								1	1		1
3817400700	1,320.04	0.03								1	1		1
3817400800	1,678.51	0.04								1	1		1
3817400900	1,680.01	0.04								1	1		1
3817401000	1,320.00	0.03								1	1		1
3817401100	1,320.03	0.03								1	1		1
3817401200	1,320.01	0.03								1	1		1
3817401300	1,319.98	0.03								1	1		1
3817401400	1,319.98	0.03								1	1		1
3817401500	1,680.08	0.04								1	1		1
3817401600	1,679.42	0.04								1	1		1



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<b>SITE Q - Riverwalk (Continued)</b>													
3817401700	1,319.99	0.03	TC-R-14	14 to 22 DU/AC	N/A	1	N/A	N/A	N/A	1	1	N/A	1
3817401800	1,319.99	0.03				1				1	1		
3817401900	1,319.99	0.03				1				1	1		
3817402000	1,320.01	0.03				1				1	1		
3817402100	1,679.37	0.04				1				1	1		
3817402200	1,679.37	0.04				1				1	1		
3817402300	1,319.98	0.03				1				1	1		
3817402400	1,320.05	0.03				1				1	1		
3817402500	1,319.94	0.03				1				1	1		
3817402600	1,679.43	0.04				1				1	1		
3817402700	1,680.02	0.04				1				1	1		
3817402800	1,319.97	0.03				1				1	1		
3817402900	1,319.98	0.03				1				1	1		
3817403000	1,319.98	0.03				1				1	1		
3817403100	1,320.03	0.03				1				1	1		
3817403200	1,320.03	0.03				1				1	1		
3817403300	1,680.03	0.04				1				1	1		
3817403400	1,680.05	0.04				1				1	1		
3817403500	1,319.93	0.03				1				1	1		
3817403600	1,319.98	0.03				1				1	1		
3817403700	1,319.98	0.03				1				1	1		
3817403800	1,320.01	0.03				1				1	1		
3817403900	1,319.99	0.03				1				1	1		
3817404000	1,680.03	0.04				1				1	1		
3817404100	1,679.94	0.04				1				1	1		
3817404200	1,319.98	0.03				1				1	1		
3817404300	1,320.02	0.03				1				1	1		
3817404400	1,320.02	0.03				1				1	1		
3817404500	1,320.01	0.03				1				1	1		
3817404600	1,677.88	0.04				1				1	1		
3817404700	1,680.04	0.04				1				1	1		
3817404800	1,320.02	0.03				1				1	1		
3817404900	1,320.02	0.03	1	1	1								
3817405000	1,320.01	0.03	1	1	1								
3817405100	1,320.02	0.03	1	1	1								



APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***
<b>SITE Q - Riverwalk (Continued)</b>													
3817405200	1,320.05	0.03	TC-R-14	14 to 22 DU/AC	N/A	N/A	N/A	N/A	N/A	1	1	N/A	1
3817405300	1,320.00	0.03								1	1		1
3817405400	1,680.10	0.04								1	1		1
3817405500	1,680.01	0.04								1	1		1
3817405600	1,320.00	0.03								1	1		1
3817405700	1,320.04	0.03								1	1		1
3817405800	1,320.04	0.03								1	1		1
3817405900	1,320.04	0.03								1	1		1
3817406000	1,320.02	0.03								1	1		1
3817406100	1,320.05	0.03								1	1		1
3817406200	1,678.61	0.04								1	1		1
3817410100	3,671.19	0.08								1	1		1
3817410200	3,494.81	0.08								1	1		1
3817410300	3,144.03	0.07								1	1		1
3817410400	3,666.43	0.08								1	1		1
3817410500	3,141.50	0.07								1	1		1
3817410600	3,489.00	0.08								1	1		1
3817410700	3,661.88	0.08								1	1		1
3817410800	3,486.00	0.08								1	1		1
3817410900	3,136.16	0.07								1	1		1
3817411000	3,657.34	0.08								1	1		1
3817411100	3,133.38	0.07								1	1		1
3817411200	3,654.30	0.08								1	1		1
3817411300	3,347.55	0.08								1	1		1
3817411400	3,359.97	0.08								1	1		1
3817411500	2,880.01	0.07								1	1		1
3817411600	3,200.02	0.07								1	1		1
3817411700	3,359.96	0.08								1	1		1
3817411800	2,879.99	0.07								1	1		1
3817411900	3,199.98	0.07								1	1		1
3817412000	2,880.04	0.07								1	1		1
3817412100	3,359.96	0.08								1	1		1
3817412200	2,879.99	0.07	1	1	1								
3817412300	3,360.07	0.08	1	1	1								
3817412400	3,359.99	0.08	1	1	1								
3817412500	3,359.94	0.08	1	1	1								
3817412600	2,880.02	0.07	1	1	1								
3817412700	3,360.00	0.08	1	1	1								
3817412800	2,879.96	0.07	1	1	1								





APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***
<b>SITE Q - Riverwalk (Continued)</b>													
3817412900	3,359.89	0.08	TC-R-14	14 to 22 DU/AC	N/A	N/A	N/A	N/A	N/A	1	1	N/A	1
3817413000	2,879.97	0.07								1	1		1
3817413100	3,359.96	0.08								1	1		1
3817413200	3,199.99	0.07								1	1		1
3817413300	3,359.96	0.08								1	1		1
3817413400	2,879.98	0.07								1	1		1
3817413500	3,442.36	0.08								1	1		1
3817413600	5,197.21	0.12								1	1		1
3817413700	3,366.68	0.08								1	1		1
3817413800	3,359.95	0.08								1	1		1
3817413900	2,880.09	0.07								1	1		1
3817414000	3,360.02	0.08								1	1		1
3817414100	3,199.96	0.07								1	1		1
3817414200	3,359.98	0.08								1	1		1
3817414300	3,360.06	0.08								1	1		1
3817414400	3,360.08	0.08								1	1		1
3817414500	2,879.90	0.07								1	1		1
3817414600	3,359.96	0.08								1	1		1
3817414700	2,879.91	0.07								1	1		1
3817414800	2,879.98	0.07								1	1		1
3817414900	3,199.97	0.07								1	1		1
3817415000	2,866.89	0.07								1	1		1
3817415100	3,576.81	0.08								1	1		1
3817415200	3,422.04	0.08								1	1		1
3817415300	3,345.50	0.08								1	1		1
3817415400	2,879.95	0.07								1	1		1
3817415500	3,431.90	0.08								1	1		1
3817415600	3,526.20	0.08								1	1		1
3817415700	3,528.02	0.08								1	1		1
3817415800	3,024.12	0.07								1	1		1
3817415900	3,023.98	0.07								1	1		1
3817416000	3,360.07	0.08								1	1		1
3817416100	3,786.61	0.09	1	1	1								
3817416200	3,263.34	0.07	1	1	1								
3817416300	3,272.22	0.08	1	1	1								
3817416400	3,832.92	0.09	1	1	1								
3817416500	3,201.41	0.07	1	1	1								
3817416600	3,569.98	0.08	1	1	1								



APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***
<b>SITE Q - Riverwalk (Continued)</b>													
3817416700	3,059.97	0.07	TC-R-14	14 to 22 DU/AC	N/A	1	N/A	N/A	N/A	1	1	N/A	1
3817416800	3,569.94	0.08				1				1	1		
3817416900	3,060.03	0.07				1				1	1		
3817417000	3,569.87	0.08				1				1	1		
3817417100	3,059.36	0.07				1				1	1		
3817420100	1,680.03	0.04				1				1	1		
3817420200	1,319.98	0.03				1				1	1		
3817420300	1,320.05	0.03				1				1	1		
3817420400	1,320.00	0.03				1				1	1		
3817420500	1,319.98	0.03				1				1	1		
3817420600	1,319.94	0.03				1				1	1		
3817420700	1,319.99	0.03				1				1	1		
3817420800	1,680.00	0.04				1				1	1		
3817420900	1,680.01	0.04				1				1	1		
3817421000	1,320.02	0.03				1				1	1		
3817421100	1,320.03	0.03				1				1	1		
3817421200	1,320.00	0.03				1				1	1		
3817421300	1,319.98	0.03				1				1	1		
3817421400	1,319.99	0.03				1				1	1		
3817421500	1,320.04	0.03				1				1	1		
3817421600	1,680.01	0.04				1				1	1		
3817421700	1,679.97	0.04				1				1	1		
3817421800	1,320.01	0.03				1				1	1		
3817421900	1,320.01	0.03				1				1	1		
3817422000	1,320.03	0.03				1				1	1		
3817422100	1,319.94	0.03				1				1	1		
3817422200	1,320.01	0.03				1				1	1		
3817422300	1,320.03	0.03				1				1	1		
3817422400	1,680.05	0.04				1				1	1		
3817422500	1,680.00	0.04				1				1	1		
3817422600	1,320.00	0.03				1				1	1		
3817422700	1,320.00	0.03	1	1	1								
3817422800	1,320.00	0.03	1	1	1								
3817422900	1,319.91	0.03	1	1	1								
3817423000	1,320.07	0.03	1	1	1								
3817423100	1,320.02	0.03	1	1	1								



APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***
<b>SITE Q - Riverwalk (Continued)</b>													
3817423200	1,680.01	0.04	TC-R-14	14 to 22 DU/AC	N/A	1	N/A	N/A	N/A	1	1	N/A	1
3817423300	1,680.04	0.04				1				1	1		
3817423400	1,320.00	0.03				1				1	1		
3817423500	1,320.01	0.03				1				1	1		
3817423600	1,320.00	0.03				1				1	1		
3817423700	1,320.05	0.03				1				1	1		
3817423800	1,320.00	0.03				1				1	1		
3817423900	1,320.03	0.03				1				1	1		
3817424000	1,679.95	0.04				1				1	1		
3817424100	1,680.01	0.04				1				1	1		
3817424200	1,319.94	0.03				1				1	1		
3817424300	1,320.02	0.03				1				1	1		
3817424400	1,320.01	0.03				1				1	1		
3817424500	1,319.98	0.03				1				1	1		
3817424600	1,320.04	0.03				1				1	1		
3817424700	1,320.02	0.03				1				1	1		
3817424800	1,679.95	0.04				1				1	1		
3817424900	1,679.98	0.04				1				1	1		
3817425000	1,319.99	0.03				1				1	1		
3817425100	1,680.02	0.04				1				1	1		
3817425200	1,680.04	0.04				1				1	1		
3817425300	1,319.94	0.03				1				1	1		
3817425400	1,320.05	0.03				1				1	1		
3817425500	1,319.98	0.03				1				1	1		
3817425600	1,319.98	0.03				1				1	1		
3817425700	1,319.95	0.03				1				1	1		
3817425800	1,320.01	0.03				1				1	1		
3817425900	1,319.96	0.03				1				1	1		
3817426000	1,320.03	0.03				1				1	1		
3817426100	1,679.93	0.04				1				1	1		
3817426200	1,680.02	0.04				1				1	1		
3817426300	1,320.07	0.03				1				1	1		
3817426400	1,319.96	0.03	1	1	1								
3817426500	1,320.02	0.03	1	1	1								
3817426600	1,319.97	0.03	1	1	1								
3817426700	1,319.99	0.03	1	1	1								
3817426800	1,319.98	0.03	1	1	1								





APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***							
<b>SITE Q - Riverwalk (Continued)</b>																				
3817426900	1,320.05	0.03	TC-R-14	14 to 22 DU/AC	N/A	1	N/A	N/A	N/A	1	1	N/A	1							
3817427000	1,680.01	0.04				1				1	1									
3817427100	1,680.01	0.04				1				1	1									
3817427200	1,320.01	0.03				1				1	1									
3817427300	1,319.92	0.03				1				1	1									
3817427400	1,320.01	0.03				1				1	1									
3817427500	1,319.97	0.03				1				1	1									
3817427600	1,320.02	0.03				1				1	1									
3817427700	1,680.00	0.04				1				1	1									
3817427800	1,680.01	0.04				1				1	1									
3817427900	1,320.04	0.03				1				1	1									
3817428000	1,320.01	0.03				1				1	1									
3817428100	1,319.99	0.03				1				1	1									
3817428200	1,320.04	0.03				1				1	1									
3817428300	1,319.99	0.03				1				1	1									
3817428400	1,320.00	0.03				1				1	1									
3817428500	1,679.93	0.04				1				1	1									
3817406300	30,077.66	0.69				N/A (Common areas)				N/A (Common areas)	N/A (Common areas)		N/A (Common areas)	N/A (Common areas)	N/A (Common areas)	N/A (Common areas)	N/A (Common areas)	N/A (Common areas)	N/A (Common areas)	N/A (Common areas)
3817406400	27,760.02	0.64																		
3817417200	15,084.43	0.35																		
3817406500	51,073.61	1.17																		
3817417400	5,707.40	0.13																		
3817417500	12,661.35	0.29																		
3817417600	11,197.39	0.26																		
3817417700	12,585.32	0.29																		
3817428600	14,690.74	0.34																		
3817428700	10,028.21	0.23																		
3817428800	2,639.75	0.06																		
3817428900	2,673.90	0.06																		
3817429000	16,189.03	0.37																		
3817429100	19,513.28	0.45																		
3817418100	14,845.27	0.34																		
3817418200	7887.58	0.18																		
3817429200	23967.99	0.55																		
3817429300	26747.75	0.61																		
3817429400	70216.10	1.61																		
<b>SITE Q TOTALS</b>	<b>818,220.51</b>	<b>18.78</b>				<b>218</b>				<b>218</b>	<b>218</b>		<b>218</b>							



APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***
<b>SITE R - San Remo</b>													
3813113600	6,641	0.15	TC-R-2	2 to 6 DU/AC	N/A (residential development)	1	N/A	N/A	N/A	1	1	N/A	1
3813113800	5,819	0.13				1				1	1		
3813114000	6,119	0.14				1				1	1		
3813114200	6,264	0.14				1				1	1		
3813114400	6,202	0.14				1				1	1		
3813110400	6,300	0.14				1				1	1		
3813114600	6,762	0.16				1				1	1		
3813110600	7,029	0.16				1				1	1		
3813110800	5,949	0.14				1				1	1		
3813110900	6,041	0.14				1				1	1		
3813111000	5,719	0.13				1				1	1		
3813111100	5,677	0.13				1				1	1		
3813111200	5,682	0.13				1				1	1		
3813111300	5,626	0.13				1				1	1		
3813111400	5,853	0.13				1				1	1		
3813111500	5,579	0.13				1				1	1		
3813111600	5,448	0.13				1				1	1		
3813111700	5,574	0.13				1				1	1		
3813111800	5,854	0.13				1				1	1		
3813111900	6,405	0.15				1				1	1		
3813112000	5,682	0.13				1				1	1		
3813112100	5,238	0.12				1				1	1		
3813112200	5,455	0.13				1				1	1		
3813112300	6,527	0.15				1				1	1		
3813112400	5,448	0.13				1				1	1		
3813112500	5,460	0.13				1				1	1		
3813112600	5,255	0.12				1				1	1		
3813112700	5,605	0.13				1				1	1		
3813112800	6,070	0.14				1				1	1		
3813112900	5,778	0.13				1				1	1		
3813113000	5,581	0.13				1				1	1		
3813113100	6,274	0.14				1				1	1		
3813113200	6,351	0.15				1				1	1		
3813113300	5,909	0.14				1				1	1		
3813113400	5,813	0.13				1				1	1		
3813113500	6,050	0.14				1				1	1		
<b>SITE R TOTALS</b>	<b>213,039</b>	<b>4.89</b>				<b>36</b>				<b>36</b>	<b>36</b>		<b>36</b>



APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***
<b>SITE S - Parkway</b>													
3810322900	99,579.61	2.29	Open Space/ Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3810323000	10,800.08	0.25											
<b>SITE S TOTALS</b>	<b>110,379.69</b>	<b>2.53</b>											
<b>SITE T - Vacant Site (R-14)</b>													
3810320800	47,051.31	1.08	TC-R-14	14 to 22 DU/AC	N/A	N/A	N/A	N/A	N/A	15	24	N/A	24
3810320700	45,289.93	1.04								15	23		23
<b>SITE T TOTALS</b>	<b>92,341.24</b>	<b>2.12</b>								<b>30</b>	<b>47</b>		<b>47</b>
<b>SITE U - The Addison (R-14)</b>													
3810322700	92,816.69	2.13	TC-R-14	14 to 22 DU/AC	N/A	47	N/A	N/A	N/A	30	47	N/A	47
3810323200	17,557.20	0.40								1	9		9
3810323400	19,918.56	0.46								1	10		10
<b>SITE U TOTALS</b>	<b>130,292.45</b>	<b>2.99</b>				<b>49</b>				<b>42</b>	<b>66</b>		<b>66</b>
<b>SITE V - The Lakes (R-14)</b>													
3810321389	214,803.00	4.93	TC-R-14	14 to 22 DU/AC	N/A	89	N/A	N/A	N/A	69	108	N/A	108
<b>SITE V TOTALS</b>	<b>214,803.00</b>	<b>4.93</b>				<b>89</b>				<b>69</b>	<b>108</b>		<b>108</b>
<b>SITE W - Edgemoor Hospital</b>													
3810511600	462,610.54	10.62	Institutional	N/A	130,513	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>SITE W TOTALS</b>	<b>462,610.54</b>	<b>10.62</b>			<b>130,513</b>								
<b>SITE X - Vacant Site (R-14)</b>													
3810511700	492,513.81	11.31	TC-R-14	14 to 22 DU/AC	N/A	N/A	N/A	N/A	N/A	158	249	N/A	249
<b>SITE X TOTALS</b>	<b>492,513.81</b>	<b>11.31</b>								<b>158</b>	<b>249</b>		<b>249</b>
<b>SITE Y - Vacant Site (R-14)</b>													
3810511800	913,217.61	20.96	TC-R-14	14 to 22 DU/AC	N/A	N/A	N/A	N/A	N/A	294	461	N/A	461
<b>SITE Y TOTALS</b>	<b>913,217.61</b>	<b>20.96</b>								<b>294</b>	<b>461</b>		<b>461</b>





APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***
<b>SITE Z - Walker Trails</b>													
3817600100	3,968.05	0.09	TC-R-7	7 to 14 DU/ AC	N/A	1	N/A	N/A	N/A	1	1	N/A	1
3817600200	3,645.00	0.08				1				1	1		
3817600300	3,806.99	0.09				1				1	1		
3817600400	3,644.99	0.08				1				1	1		
3817600500	3,790.77	0.09				1				1	1		
3817600600	3,560.21	0.08				1				1	1		
3817600700	3,842.98	0.09				1				1	1		
3817600800	3,717.23	0.09				1				1	1		
3817600900	4,970.13	0.11				1				1	1		
3817601000	5,876.18	0.13				1				1	1		
3817601100	4,023.61	0.09				1				1	1		
3817601200	3,825.31	0.09				1				1	1		
3817601300	3,699.71	0.08				1				1	1		
3817601400	4,044.26	0.09				1				1	1		
3817601500	3,872.53	0.09				1				1	1		
3817601600	4,045.04	0.09				1				1	1		
3817601700	4,287.16	0.10				1				1	1		
3817601800	3,446.06	0.08				1				1	1		
3817601900	3,439.98	0.08				1				1	1		
3817602000	3,760.00	0.09				1				1	1		
3817602100	3,440.02	0.08				1				1	1		
3817602200	3,440.01	0.08				1				1	1		
3817602300	4,407.47	0.10				1				1	1		
3817602400	3,659.78	0.08				1				1	1		
3817602500	3,440.01	0.08				1				1	1		
3817602600	3,759.98	0.09				1				1	1		
3817602700	3,458.38	0.08				1				1	1		
3817602800	3,641.24	0.08				1				1	1		
3817602900	3,885.51	0.09				1				1	1		
3817603000	3,450.17	0.08				1				1	1		
3817603100	3,760.01	0.09				1				1	1		
3817603200	3,440.00	0.08				1				1	1		
3817603300	3,919.91	0.09				1				1	1		
3817603400	3,759.91	0.09				1				1	1		
3817603500	3,440.11	0.08	1	1	1								
3817603600	4,015.59	0.09	1	1	1								
3817603700	3,899.23	0.09	1	1	1								
3817603800	4,010.84	0.09	1	1	1								
3817603900	4,670.40	0.11	1	1	1								
3817604000	3,888.33	0.09	1	1	1								



APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***							
<b>SITE Z - Walker Trails (Continued)</b>																				
3817604100	3,526.00	0.08	TC-R-7	7 to 14 DU/AC	N/A	N/A	N/A	N/A	N/A	1	1	N/A	1							
3817604200	3,525.93	0.08								1	1		1							
3817604300	4,049.27	0.09								1	1		1							
3817604400	3,526.13	0.08								1	1		1							
3817604500	3,526.08	0.08								1	1		1							
3817604600	3,854.11	0.09								1	1		1							
3817604700	3,526.07	0.08								1	1		1							
3817604800	3,526.12	0.08								1	1		1							
3817604900	3,526.01	0.08								1	1		1							
3817605000	4,254.57	0.10								1	1		1							
3817605100	3,567.67	0.08								1	1		1							
3817605200	3,690.36	0.08								1	1		1							
3817605300	4,020.63	0.09								1	1		1							
3817605400	3,542.79	0.08								1	1		1							
3817605500	3,854.00	0.09								1	1		1							
3817605600	4,307.27	0.10								1	1		1							
3817605700	5,378.76	0.12								1	1		1							
3817605800	5,347.93	0.12								1	1		1							
3817605900	4,742.19	0.11								1	1		1							
3817606000	5,532.45	0.13								1	1		1							
3817606100	3,766.31	0.09								1	1		1							
3817606200	3,431.20	0.08								1	1		1							
3817606300	4,051.55	0.09								1	1		1							
3817606400	3,413.91	0.08								1	1		1							
3817606500	3,482.35	0.08								1	1		1							
3817606600	3,807.02	0.09								1	1		1							
3817606700	3,664.45	0.08								1	1		1							
3817606800	18,931.41	0.43								N/A (common areas)	N/A (common areas)		N/A (common areas)	N/A (common areas)	N/A (common areas)	N/A (common areas)	N/A (common areas)	N/A (common areas)	N/A (common areas)	N/A (common areas)
3817606900	3,973.51	0.09																		
3817607000	2,829.49	0.06																		
3817607100	2,067.78	0.05																		
3817607200	1,861.11	0.04																		
3817607300	1,640.04	0.04																		
3817607400	495.26	0.01																		
3817607500	874.04	0.02																		
3817607600	53,478.97	1.23																		
<b>SITE Z TOTALS</b>	<b>347,245.81</b>	<b>7.97</b>			<b>67</b>							<b>67</b>								



APN	Area (S.F.)	Area (Acres)	Land Use Designation	Allowed Density Range	Existing Non-residential Buildings (S.F.)	Existing Dwelling Units	Potential Non-residential Buildings (S.F.)*	FAR Assumption for Non-residential	Mixed Use Overlay Assumption	Minimum Allowable Number of Dwelling Units	Maximum Allowable Number of Dwelling Units	State Density Bonus Assumption **	Total Dwelling Units ***
<b>SITE ZZ - Off-Broadway</b>													
3816822100	242,212.15	5.56	Commercial	N/A	90,563	N/A	115,188	N/A	N/A	N/A	N/A	N/A	N/A
3816822500	22,848.29	0.52											
3816822209	68,300.92	1.57											
3816822400	15,930.97	0.37											
3816822300	34,668.86	0.80											
<b>SITE ZZ TOTALS</b>	<b>383,961.19</b>	<b>8.81</b>			<b>90,563</b>		<b>115,188</b>						
<b>TOWN CENTER SPECIFIC PLAN AREA TOTALS</b>	<b>26,167,199 ****</b>	<b>608 ****</b>	-	-	<b>1,756,567</b>	<b>814</b>	<b>3,538,138 *</b>	N/A	N/A	<b>2,622</b>	<b>3,441</b>	<b>513 **</b>	<b>3,954 ***</b>

\* Non-residential buildings square footage assumes either FAR or Mixed-Use Overlay (Site I and L), where applicable (assumption indicated in the Table)

\*\* Assuming 30% density bonus

\*\*\* Maximum Allowable Number of Dwelling Units + Density Bonus Assumption

\*\*\*\* Total square footage and acreage excludes right-of-way parcels

