

## 4.0 LAND USE ILLUSTRATIVE

The development standards and guidelines contained within The Boulevards at South Bay Specific Plan permit a range of uses and intensities. To gain an understanding of what could be developed under the Specific Plan, the following illustrative presents conceptual drawings of building footprints and locations. It is important to note that the illustrative is purely conceptual and that a final plan may vary provided it complies with the regulations proposed herein.

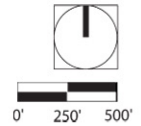
The illustrative seeks to create a vibrant mix of commercial and residential uses by integrating up to 1,550 residences with nearly 2 million square feet of retail and service stores, restaurants, entertainment venues and a 300-room hotel. Table 4.1 provides a breakdown of the potential mix of residential and commercial uses, while Figure 4.0a presents a conceptual illustration.

<b>Land Use Types</b>	<b>Specific Plan Land Use Category</b>	<b>Units or Square Footage</b>	
<b>Development District 1 (31 Acres)</b>			
Residential, Ownership Units	MU-M	900 units	
Residential, Rental Units	MU-M	400 units	
Commercial Recreation & Entertainment	MU-M	75,000 sf	
Neighborhood-Serving Commercial	MU-M	50,000 sf	
Restaurant	MU-M	25,000 sf	
<b>Subtotal</b>		<b>150,000 sf</b>	<b>1,300 units</b>
<b>Development District 2 (126 Acres)</b>			
Commercial Recreation & Entertainment	CM	139,000 sf	
Hotel (300 Rooms)	CM	200,000 sf	
Regional Commercial	CM	1,370,000 sf	
Neighborhood-Serving Commercial	CM	30,000 sf	
Restaurant	CM	56,125 sf	
<b>Subtotal</b>		<b>1,795,125 sf</b>	<b>0 units</b>
<b>Development District 3 (11 Acres)</b>			
Residential, Ownership Units	MU-M	250 units	
Neighborhood-Serving Commercial	MU-M	50,000 sf	
<b>Subtotal</b>		<b>50,000 sf</b>	<b>250 units</b>
<b>TOTAL</b>		<b>1,995,125 sf</b>	<b>1,550 units</b>



Legend

- Residential For-Sale
- Residential For-Rent
- Commercial
- Hotel



Source: Nadel Retail Architects, 2010.

Figure 4.0a Project Illustrative