

Capacity Calculation Assumptions for Designations with Employment Uses

| Designation | Intensity Standard | | Net Acreage | Res./Emp. Split | | Breakdown by Sector | | | | | Square feet per employee |
|------------------------------|--------------------|-----------------------|-------------|-----------------------|----------------------|---------------------|--------------|-------------|--------------------|----------------|--------------------------|
| | Allowed FAR Range | Assumed FAR (Typical) | | % Residential Acreage | % Employment Acreage | Retail Jobs | Service Jobs | Office Jobs | Manufacturing Jobs | Wholesale Jobs | |
| Neighborhood District South | 0.275 | 0.275 | 0.80 | 95% | 5% | 50% | 30% | 20% | | | 550 |
| Downtown Specific Plan | 1.5 | 1.5 | 0.85 | 25% | 75% | 40% | 30% | 30% | | | 300 |
| General Services Commercial | 0.0-2.0 | 0.275 | 0.85 | | 100% | 80% | 20% | | | | 550 |
| General Industrial | 0.0-3.0 | 0.25 | 0.85 | | 100% | | | 10% | 70% | 20% | 1500 |
| Industrial Park | 0.0-3.0 | 0.25 | 0.85 | | 100% | | | 20% | 80% | | 1500 |
| Public/Quasi-Public Facility | 0.275 | 0.275 | 0.85 | | 100% | | | 100% | | | 400 |
| Mixed Use | 0.3-2.5 | 0.5 | 0.85 | 50% | 50% | 75% | 15% | 10% | | | 300 |
| Neighborhood District North | 0.275 | 0.275 | 0.80 | 95% | 5% | 50% | 30% | 20% | | | 550 |
| Employment Center | 0.0-3.0 | 0.4 | 0.85 | | 100% | 5% | 5% | 60% | 30% | | 700 |
| Visitor Serving Commercial | 0.0-2.0 | 0.3 | 0.85 | | 100% | 80% | 20% | | | | 500 |
| City Gateway District | 0.0-2.0 | 1.0 | 0.85 | | 100% | 40% | 20% | 40% | | | 300 |

Following the August 24, 2017, GPAC Meeting, the Consultants and City staff reviewed the vacant and underutilized sites inventory and the capacity assumptions one more time to confirm the employment capacity numbers for the Draft 2040 Preferred Land Use Alternative. Based on this review, the employment capacity decreased to approximately 16,000 jobs. This decrease was a result of the following revisions:

- Reviewed all vacant and underutilized sites, and removed several sites that had previously been considered “underutilized,” particularly within the General Industrial designation. (Note: sites with projects that are either in the development pipeline or are currently being constructed are calculated as vacant since there currently are no jobs occupying the parcels (i.e., Performance Food Group Distribution Center and Hampton Inn Hotel).)
- Reviewed and either confirmed or modified the assumed FARs to make sure they reflect typical development standards and best practices.
- Reduced the assumed amount of redevelopment in the City Gateway designation to 25 percent of the designated area by 2040.
- Modified the residential and employment split for the Mixed-use designation to emphasize more residential development.