

**Table 17.2
ALTERNATIVES COMPARISON: PROJECT CHARACTERISTICS--PENINSULA MARINA PORTION**

Alt	Description	Residential Component										Retail Component				
		Developable Land (acres) less Marina	Marina (water) Area (acres)	Park Area (acres)	Land (ac.)	Units	Density (units/ac.)	Main Resid. Towers	Service Retail (sq. ft.)	Office/Commercial	Sq. Ft.	Hotel	Rooms			
							Max Hgt.	Max. Stories	Number			Land (ac.)	Sq. Ft.	Land (ac.)	Rooms	
-	Proposed Project	29.4	3.8	0.0	19.3	1,297	67.1	260	23	8	12,000	10.1	300,000	0.0	0	
1	No Project--current status	19.1	14.1	0.0	0.0	0	0	0	--	0	1,600	16.2	88,400	0.0	0	
2	Builtout Under Existing General Plan and Zoning Entitlements--Max. Residential w/ Commercial	29.4	3.8	0.0	0.0	0	0	0	--	0	20,000	29.4	878,000	0.0	0	
3	Builtout Under Existing General Plan and Zoning Entitlements--All Commercial	29.4	3.8	0.0	0.0	0	0	0	--	0	20,000	29.4	878,000	0.0	0	
4	Same Residential, w/ Reduced Commercial, Heights and Reduced Marina Fill	27.2	6.0	0.0	23.2	1,105	47.6	180	16	9	12,000	4.0	150,000	0.0	0	
5	Same Residential, w/ Reduced Commercial, Heights, Reduced Marina Fill, and Added Park	29.2	4.0	2.5	21.7	1,297	59.8	190	17	10	12,000	5.0	150,000	0.0	0	
6	Same Residential, Reduced Commercial, w/ Reduced Building Heights, Reduced Marina Fill, Added Hotel, and Increased Retail	28.0	5.2	0.0	23.3	1,297	55.7	205	20	10	25,000	4.0	150,000	0.7	200	
7	Reduced Residential, Increased Commercial, w/ Reduced Building Heights, and Reduced Marina Fill (Previous Submittal)	29.1	4.1	0.0	11.9	828	69.6	205	20	7	12,000	17.2	518,000	0.0	0	
8	Reduced Residential, Reduced Commercial, w/ Reduced Building Heights, No Marina Fill	19.1	14.1	0.0	12.6	350	27.8	190	17	3	5,000	6.5	198,000	0.0	0	