

Table 17.3

ALTERNATIVES COMPARISON: PROJECT CHARACTERISTICS--PETE'S HARBOR 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			
--	Proposed Project	11.6	1.7	0.0	11.6	633	54.8	240	21	5	0	0.0	0	0.0	0	
1	No Project--current status	10.3	3.0	0.0	1.0	13	13.0	0	--	0	7,000	0.0	0	0.0	0	
2	Bulldozer Under Existing General Plan and Zoning Entitlements--Max. Residential w/ Commercial	11.6	1.7	0.0	11.6	462	39.8	80	7	6	0	0.0	0	0.0	0	
3	Bulldozer Under Existing General Plan and Zoning Entitlements--All Commercial	11.6	1.7	0.0	0.0	0	--	0	--	0	0	11.6	352,000	0.0	0	
4	Same Residential, w/ Reduced Building Heights and Reduced Marina Fill	11.2	2.1	0.0	11.2	826	73.7	240	21	6	0	0.0	0	0.0	0	
5	Same Residential, Reduced Commercial, w/ Reduced Building Heights, Reduced Marina Fill, and Added Park	11.2	2.1	0.5	10.7	633	59.2	190	17	5	0	0.0	0	0.0	0	
6	Same Residential, Reduced Commercial, w/ Reduced Building Heights, Reduced Marina Fill, Added Hotel, and Increased Retail	11.2	2.1	0.0	11.2	633	56.5	236	21	7	0	0.0	0	0.0	0	
7	Reduced Residential, Increased Commercial, w/ Reduced Building Heights, and Reduced Marina Fill (Previous Submittal)	11.1	2.2	0.0	11.1	472	42.5	205	20	4	5,000	0.0	0	0.0	0	
8	Reduced Residential, Reduced Commercial, w/ Reduced Building Heights, No Marina Fill	10.3	3.0	0.0	10.3	500	48.5	190	17	4	0	0.0	0	0.0	0	