

Table 3.1
PROPOSED PROJECT LAND USE SUMMARY

<u>Proposed Land Use</u>	<u>Approximate Acres¹</u>	<u>Approximate Number of Residential Units</u>	<u>Approximate Commercial Floor Area (square feet)</u>	<u>Number of Slips</u>
<i>Peninsula Marina Property:</i>				
Residential	19.32			
Towers (up to 8 at 18 to 21 stories each)	--	648	--	--
Low-Rise Flats (4 to 6 stories)	--	599	--	--
Townhouses (2 stories)	--	50	--	--
Commercial				
Office (7 to 9 stories)	10.12	--	300,000	--
Retail (2 stories)	--	--	12,000	--
Marina	<u>3.80</u>	<u>--</u>	<u>--</u>	<u>50 to 60</u>
Subtotals:	33.24	1,297	312,000	50 to 60
<i>Pete's Harbor Property:</i>				
Residential	11.55			
Towers (up to 5 at 18 to 21 stories each)	--	368	--	--
Low-Rise Flats (4 to 6 stories)	--	216	--	--
Townhouses (2 stories)	--	49	--	--
Marina	<u>1.66</u>	<u>--</u>	<u>--</u>	<u>30 to 40</u>
Subtotals:	13.21	633	--	30 to 40
TOTALS	46.45	1,930	312,000	80 to 100²

SOURCE: Glenborough-Pauls, LLC, April 2002, and the Redwood City Planning Department, December 2001.

¹ Except for the marinas, acreage calculations include public outdoor landscape/hardscape areas associated with the identified land uses. Numbers and heights of buildings are illustrative, and could change as project details are designed and refined throughout the City review process.

² The existing 147 slips in Outer Pete's Harbor would remain intact; however, no live-aboard tenants would be permitted, and the slips would be available only to project residents. Therefore, the total number of boat slips at Marina Shores Village would be 227 to 247.