

Table 17.1

ALTERNATIVES COMPARISON: PROJECT CHARACTERISTICS--OVERALL PROJECT SITE

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		Hotel	
								Max Hgt.	Max. Stories	Number		Land (ac.)	Sq. Ft.	Land (ac.)	Rooms
--	Proposed Project	41.0	5.5	--	30.9	1,930	62.5	260	23	13	12,000	10.1	300,000	--	--
1	No Project--current status	29.4	17.1	--	1.0	13	13.0	0	--	--	8,600	16.2	88,400	--	--
2	Buildout Under Existing General Plan and Zoning Entitlements--Max. Residential w/ Commercial	41.0	5.5	--	11.6	462	39.8	80	7	6	20,000	29.4	878,000	--	--
3	Buildout Under Existing General Plan and Zoning Entitlements--All Commercial	41.0	5.5	--	--	--	--	80	7	--	20,000	41.0	1,230,000	--	--
4	Same Residential, Reduced Commercial, w/ Reduced Building Heights and Reduced Marina Fill	38.4	8.1	--	34.4	1,930	56.1	240	21	15	12,000	4.0	150,000	--	--
5	Same Residential, Reduced Commercial, w/ Reduced Building Heights, Reduced Marina Fill, and Added Park	40.4	6.1	3.0	32.4	1,930	59.6	190	17	15	12,000	5.0	150,000	--	--
6	Same Residential, Reduced Commercial, w/ Reduced Building Heights, Reduced Marina Fill, Added Hotel, and Increased Retail	39.2	7.3	--	34.5	1,930	55.9	236	21	17	25,000	4.0	150,000	0.7	200
7	Reduced Residential, Increased Commercial, w/ Reduced Building Heights, and Reduced Marina Fill (Previous Submittal)	40.2	6.3	--	23.0	1,300	56.5	205	20	11	17,000	17.2	518,000	--	--
8	Reduced Residential, Reduced Commercial, w/ Reduced Building Heights, No Marina Fill	29.4	17.1	--	22.9	850	37.1	190	17	7	5,000	6.5	198,000	--	--

Table 17.3

ALTERNATIVES COMPARISON: PROJECT CHARACTERISTICS--PETE'S HARBOR PORTION

Alt	Description	<u>Residential Component</u>						<u>Retail Component</u>							
		Developable Land (acres) less Marina	Marina (water) Area (acres)	Park Area (acres)	Land (ac.)	Units	Density (units/ac.)	<u>Main Resid. Towers</u>			Service Retail (sq. ft.)	<u>Office/Commercial</u>		<u>Hotel</u>	
								Max Hgt.	Max. Stories	Number		Land (ac.)	Sq. Ft.	Land (ac.)	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	Buildout 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	Buildout 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, Reduced Commercial, w/ Reduced Building Heights and Reduced Marina Fill	11.2	2.1	0.0	11.2	825	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,	10.3	3.0	0.0	10.3	500	48.5	190	17	4	0	0.0	0	0.0	0

**Reduced Commercial,
w/ Reduced Building
Heights, No Marina Fill**

**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)	Main Resid. Towers			Service Retail (sq. ft.)	Office/Commercial		Hotel				
					Land (ac.)	Units	Density (units/ac.)		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	--	0	1,600	16.2	88,400	0.0	0
2	Buildout Under Existing General Plan and Zoning Entitlements--Max. Residential w/ Commercial	29.4	3.8	0.0	0.0	0	0.0	0	--	0	20,000	29.4	878,000	0.0	0
3	Buildout Under Existing General Plan and Zoning Entitlements--All Commercial	29.4	3.8	0.0	0.0	0	0.0	0	--	0	20,000	29.4	878,000	0.0	0
4	Same Residential, Reduced Commercial, w/ Reduced Building 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, Reduced Commercial, w/ Reduced Building 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