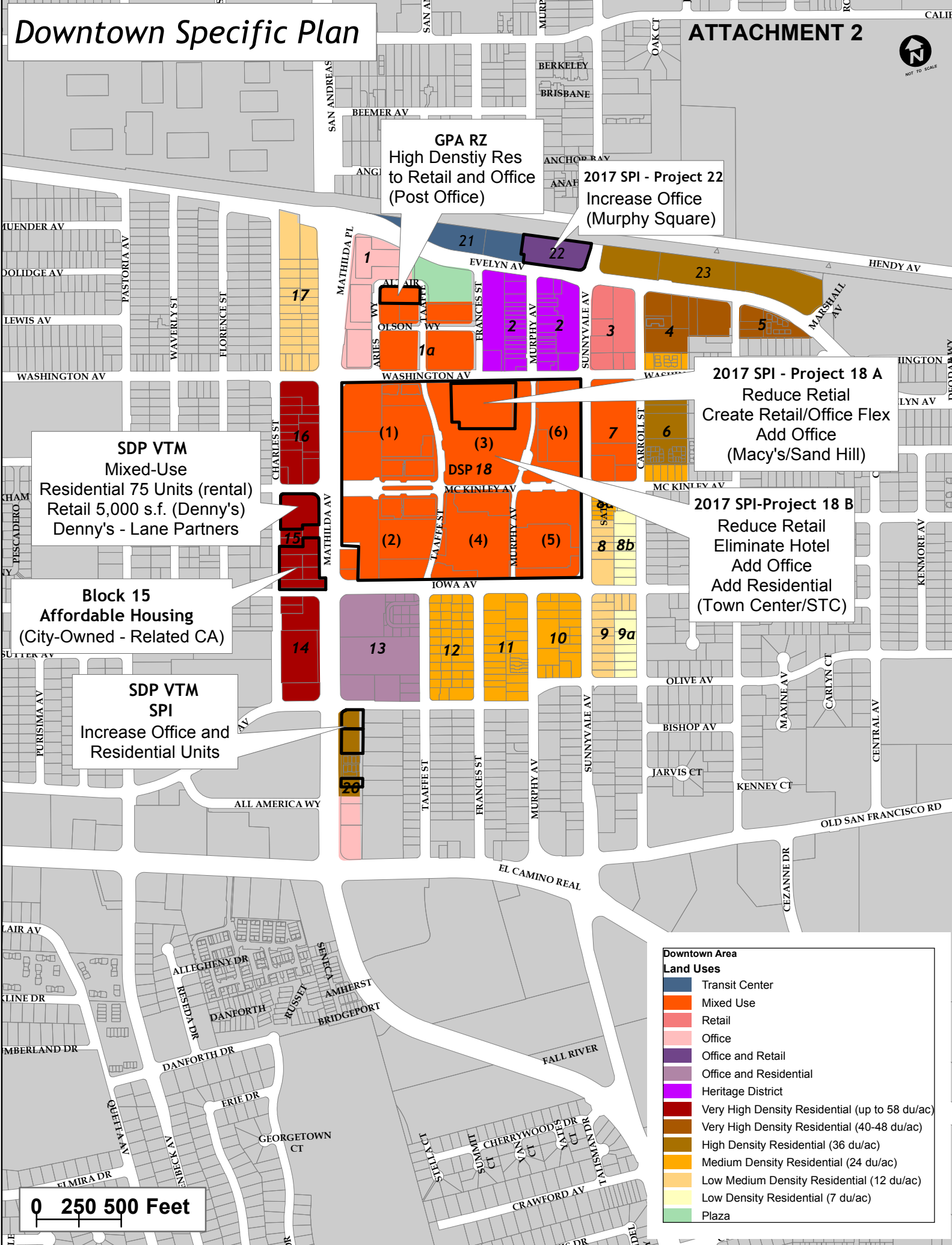


Downtown Specific Plan

ATTACHMENT 2



GPA RZ
High Density Res
to Retail and Office
(Post Office)

2017 SPI - Project 22
Increase Office
(Murphy Square)

2017 SPI - Project 18 A
Reduce Retail
Create Retail/Office Flex
Add Office
(Macy's/Sand Hill)

2017 SPI-Project 18 B
Reduce Retail
Eliminate Hotel
Add Office
Add Residential
(Town Center/STC)

SDP VTM
Mixed-Use
Residential 75 Units (rental)
Retail 5,000 s.f. (Denny's)
Denny's - Lane Partners

Block 15
Affordable Housing
(City-Owned - Related CA)

SDP VTM
SPI
Increase Office and
Residential Units

Downtown Area Land Uses

Blue	Transit Center
Orange	Mixed Use
Light Orange	Retail
Pink	Office
Purple	Office and Retail
Light Purple	Office and Residential
Light Blue	Heritage District
Dark Red	Very High Density Residential (up to 58 du/ac)
Red	Very High Density Residential (40-48 du/ac)
Dark Orange	High Density Residential (36 du/ac)
Orange	Medium Density Residential (24 du/ac)
Light Orange	Low Medium Density Residential (12 du/ac)
Yellow	Low Density Residential (7 du/ac)
Green	Plaza

0 250 500 Feet