

Northside Neighborhood & Pellissier Ranch Specific Plan

Project Description

Introduction

The Northside Specific Plan has been designed to accommodate a safe, healthy and balanced community that celebrates the history and culture of the greater Riverside area, while providing recreation and open space opportunities for the region. Residential, commercial, employment and agriculture will be linked together through safe streets, connected trails, greenbelts and bicycle corridors create a unique part of the cities of Riverside and Colton. A special focus of the community includes the creation of the Spanish Town Heritage Village; and the restoration and enhancement of the Springbrook Arroyo, which would be a feature of a new neighborhood retail center and expanded central park. The area's landscaping and architectural details will reflect a connection with the past, from the early settlement of La Placita and the Old Spanish Trail period, to twentieth century Riverside.

Planning Approach and Community Engagement

Over the last few years, the Riverside community has been actively discussing the future of the Northside Neighborhood with City staff and elected officials. To achieve a common vision for the neighborhood, the City of Riverside initiated a community-based planning process that would result in the creation of the Northside Specific Plan. This plan would establish goals, policies, and regulations to guide future development and achieve the Community's vision.

Guided by the project's Community Involvement Plan, a first round of community outreach was conducted during spring and summer 2017. The goal of this outreach was to develop goals and objectives for the Northside Neighborhood project, share planning implications from baseline studies and technical issues, and solicit input from the neighborhood on ideas and issues related to the Northside Specific Plan vision. This input was then synthesized, and used to develop a set of preliminary concepts.

Input from the community was then sought in late 2017 during the second round of community involvement, which included the development of Alternatives. The goal was to obtain input from community members and stakeholders on the preliminary concepts. This round of outreach consisted of coordinated activities, including community organization meetings, focused outreach to Spanish speaking community members, a community workshop, and a one-on-one "Availability Session" with City planners.

A final round of community workshops was held in mid-2018 to share a conceptual land use plan with the Community, the Riverside Board of Public Utilities, and the Riverside City Council. The intent of this third round of community engagement was to solicit final comments on the concept that would be analyzed in more detail. The proposed plan that is to be analyzed by this Draft Environmental Impact Report (DEIR) responds to many of the comments received.

Goals

The following identifies the Northside Specific Plan goals:

Land Use

- Goal: Develop a Sustainable Community through the Integration of a Mix of Land Uses, Open Space and Public Spaces
- Goal: Characterize Placemaking Excellence through Architecture and Cultural Landscape Enhancements that Promote a “Sense of Place” within the Northside Specific Plan
- Goal: Buffer Industrial, Residential and Recreation Land Uses

Mobility

- Goal: Expand Mobility Options in Pedestrian and Bicycle Friendly Corridors
- Goal: Increase Open Space Connectivity throughout the Specific Plan and into the Santa Ana River
- Goal: Improve Community Air Quality through Design Strategies that Promote Alternative Modes of Transportation
- Goal: Eliminate or Minimize Truck Traffic through Residential and Commercial Neighborhoods

Sustainability

- Goal: Capitalize on Sustainable Environmental Technologies that Generate Fiscal Value
- Goal: Develop Water Management Strategies for Environmental Health of Ecological Systems
- Goal: Preserve and Interpret Important Cultural and Historic Resources in the Specific Plan Area
- Goal: Utilize Green Infrastructure and Material Resources for Increased Sustainable Project Lifecycles
- Goal: Restore the Springbrook Arroyo as a Natural Ecological System

Social Equity

- Goal: Foster Increased Quality of Social Conditions for Northside Residents through Community Based Projects
- Goal: Expand Necessary Community Services for Public Safety and Infrastructure for Roads, Access to Freeways and Sewer
- Goal: Improve Quality of Life for the Workforce System within the Northside Neighborhood

Economics

- Goal: Capitalize on Market Potential of Proposed Development
- Goal: Collaborate with Local Higher Education Facilities for Innovation Programs and Projects
- Goal: Develop an Agriculture Business Community
- Goal: Ensure Future Development within the Northside is Economically Viable

Description of Project

The Northside Specific Plan is organized into the following land use categories:

- Medium Density Residential (MDR)
- Medium High Density Residential (MHDR)
- High Density Residential (HDR)

- Business/Office Park (B/OP)
- Commercial (C)
- Public Facilities and Institutional Uses (PF)
- Mixed Use (MU)
- Northside Village Center (NVC)
- Freeway Mixed Use (FMU)
- Spanish Town Heritage Village (STHV)
- Recreation Open Space, Parks, and Trails

In addition to the “base” land use categories above, a Transition Zone Overlay (TZO) covers key areas along Main Street, Center Street, Orange Avenue and the City of Colton, including Pellissier Ranch. The TZO would apply to Subareas 1 through 6 as shown on the Draft Specific Plan Subarea Map, which is approximately 405 acres of land. For a majority of the Subareas, the TZO allows the property owner to operate under the B/OP land use designation, which is similar to the existing zoning; or develop the property per the proposed base zone designation. In most cases the base zone is residential. Once the property is developed under the base zone, the TZO designation would be automatically removed. Further description of the Transition Zone Overlay for each subareas is discussed below. The land use and approximate yields are also listed in the Draft Land Use Calculations Table.

The result of changes to the land use designations, as proposed by the Northside Specific Plan, would result in a buildout of approximately:

- 7,672 to 9,540 dwelling units;
- 2.2 to 2.5 million square feet of Commercial, Office, Business/Office Park, and Light Industrial Uses;
- 2.0 million square feet of Business Park in Pellissier Ranch;
- 8 acres of Spanish Town Heritage Village, which would be a collection of structures representing the historic settlement of the region; and,
- 232 acres of park, with opportunities for both private and public recreation and open space.

The Specific Plan also includes Complete Street concepts to encourage pedestrian and bicycle activity, and an Urban Transit Connector to establish a mobility link to Downtown. Moreover, due to the increase in residential density, an additional school facility may be required.

Additional details pertaining to the Northside Specific Plan are described below. The Draft Land Use Calculations Table, General Plan Land Use Subarea Map, and the Draft Specific Plan Map also correlate with the following descriptions:

Subarea 1

The land use designations for Subarea 1 are currently Very Low Density Residential (VLDR) and Light Industrial (LI), consistent with the City of Colton’s General Plan. The area designated VLDR is a small parcel at the most northern end of Pellissier Ranch. However, Colton’s General Plan currently identifies the Pellissier Ranch area, in its entirety, as a Planning Focus area that encourages low density or clustered residential housing (General Plan LU-21). The proposed Northside Specific Plan responds to Colton’s General Plan policies by allowing for a range of land uses, composed principally of Business/Office Park (B/OP) uses, with High Density Residential (HDR) fronting an open space/recreation buffer along the Santa Ana River. A Transition Zone Overlay zone will apply to the HDR and B/OP base zones, which will allow for the continued development and use of Light Industrial

activities as currently permitted. The corresponding yield for the proposed land use changes would be approximately 2.0 million square feet of business park and commercial uses, 20 acres of open space/private recreation along the Santa Ana River, and 22 acres of agriculture/open space belt. Additionally, there will be 1,044 to 1,620 dwelling units based on 29 to 45 dwelling units per acre.

Subarea 2

The land use designation for Subarea 2 is currently Light Industrial. The area is also identified as a Focus Planning Area in the Colton General Plan, which encourages Low Density or clustered residential housing (General Plan LU-21). Consistent with the community vision and amenities planned for the area, the Northside Specific Plan proposes “base” land use designations of Medium High Density Residential (MHDR) and Commercial, which would yield 792 dwelling units based on 12 dwelling units per acre (du/ac), and 326,700 square feet of commercial at the corner of Placentia Lane and Riverside Avenue (aka, Main Street).

However, Subarea 2 would also have a Transition Zone Overlay, which would allow for the Light Industrial land use to continue. The City of Colton’s existing Light Industrial land designation is intended to provide a variety of fabrication, manufacturing, assembly, distribution, and warehouse uses and, to a lesser degree, supporting commercial and office uses. Uses may include low-intensity packing, assembly, storage, and similar uses that do not adversely affect surrounding residential, office, educational or commercial land uses. Light Industrial developments should be visually attractive, reflect high-quality development standards, provide adequate buffering from less-intensive land uses, and have adequate access to major transportation routes. The approximate yield for the Transition Zone Overlay in Subarea 2 would be 2.3 million square feet of light industrial uses.

Subarea 3

The land use designation for Subarea 3 is currently B/OP. The Northside Specific Plan proposes to rezone the properties in Subarea 3 to High Density Residential (HDR), which would allow for 479 to 743 dwelling units based on a minimum density of 29 du/ac, and maximum density of 45 du/ac. Additionally, there is an opportunity to increase the density to 60 du/ac through an impact fee, which shall be programmed to expand the recreation and trail system in the area.

This area would also be subject to the Transition Zone Overlay, which would allow for the existing uses to continue to operate under a Business/Office Park land use designation and allow for the expansion of light industrial and office uses similar to the existing developments on the west side of Main Street (Subarea 15). The approximate yield in Subarea 3 for development under the Transition Zone Overlay is 1.4 million square feet of business/office park uses.

Subarea 4

The land use designation for Subarea 4 is currently B/OP. The Northside Specific Plan proposes to rezone properties in Subarea 4 to Medium High Density Residential (MHDR), which would yield 432 dwelling units based on a density of 18 du/ac.

This area would also be subject to the Transition Zone Overlay, which would allow for the existing uses to continue to operate under a Business/Office Park land use designation, and would also allow for the expansion of light industrial and office uses similar to the existing developments on the west side of Main Street (Subarea 15). The approximate yield in Subarea 4 for development under the Transition Zone Overlay is 2.1 million square feet of business/office park uses.

Subarea 5

The land use designation for Subarea 5 is currently B/OP, with some Commercial. The Northside Specific Plan proposes to rezone properties in Subarea 5 to High Density Residential (HDR), which would allow for 370 to 574 dwelling units based on a minimum density of 29 du/ac and maximum density of 45 du/ac. Additionally, there is an opportunity to increase the density to 60 dwelling units per acre through an impact fee, which shall be programmed to expand the recreation and trail system in the area.

Subarea 5 would also be subject to a Transition Zone Overlay, which would allow the existing uses to continue to operate under a Business/Office Park and Commercial land use designation. The approximate yield for the Transition Zone Overlay in Subarea 5 is 43,500 square feet of commercial, and 980,000 square feet of business/office park.

Subarea 6

The land use designation for Subarea 6 is currently B/OP. The Northside Specific Plan proposes to rezone the properties in Subarea 6 to High Density Residential (HDR), which would allow for 240 to 372 dwelling units based on a minimum density of 29 du/ac, and maximum density of 45 du/ac. Additionally, there is an opportunity to increase the density to 60 dwelling units per acre through an impact fee, which shall be programmed to expand the recreation and trail system in the area.

Subarea 6 would also be subject to a Transition Zone Overlay, which would allow the existing uses to continue to operate under a Business/Office Park land use designation. The approximate yield for the Transition Zone Overlay in Subarea 6 is 718,700 square feet of business/office park.

Medium Density Residential (MDR) and Medium High Density Residential (MHDR)

A majority of the land uses with existing Medium Density Residential (MDR) and Medium High Density Residential (MHDR) land use designations would maintain the same land use and zoning designations. This includes Subareas 12 and 13. These existing residential areas include the single-family residences on the east and west sides of Main Street and Orange Avenue. The MDR land use designations south of State Route 60 (SR-60), east and west of Interstate 215 (I-215) would also continue to be MDR. Also, the MDR designation west of I-215, in the northern portion of West La Cadena Drive, would remain under the existing County of Riverside zoning.

The Northside Specific Plan proposes to change the land use designations in Subarea 7 on Orange Avenue, between Burl Drive and Center Street, from Business/Office Park (B/OP) to MDR. This proposed change is to be consistent with the existing and surrounding uses. Additionally, the B/OP land use designation located in Subarea 12, east of I-215, would be changed to MDR, in order to be consistent with the existing residential uses in the Hunter Park residential neighborhood.

Business/Office Park

The Business/Office Park designation north of State Route 60 (SR-60) on the west side of Main Street and east side of Market Street (Subareas 15) will remain, but will have minor land use adjustments to ensure the properties continue to provide for single or mixed light industrial uses that do not create nuisances due to odor, dust, noise, or heavy truck traffic. Suitable uses include corporate and general business offices, research and development, light manufacturing, light industrial and small warehouse uses (up to 50,000 square feet per site). Although most business parks are controlled through deed restrictions or single ownership of multi-tenant space, business park standards can be applied to existing parcels in separate ownership. Common features of business parks are high quality design, building materials, landscaping and absence of nuisances.

Public Facilities and Institutional Uses

The Northside Specific Plan does not propose any changes to the Public Facilities and Institutional Uses designation in the southwest corner of the Plan area and east of Main Street (Subareas 14 and 15). This land use designation provides for schools, hospitals, libraries, utilities, and government institutions. Religious assembly and day care uses may be allowed within this designation. Specific sites for public/semipublic uses are subject to discretionary approval under the Zoning Ordinance.

Commercial

The City of Riverside's Commercial designation provides for retail, sales, service and office uses that serve multiple neighborhoods within the City of Riverside. The Northside Specific Plan does not include changes to the existing Commercial land use designations located on the east and west sides of Main Street, near Strong Street (Subareas 17).

Mixed Use

The North Main Street area of the Downtown Specific Plan (DSP) is currently a commercial business corridor with multi-family residential units and auto-related businesses (Subarea 11). This area would transition from a Downtown Specific Plan (DSP) designation to Mixed Use, which would allow for commercial, office, and 18 to 24 dwelling units allowed per acre. Future development within the North Main Street Mixed Use area would mimic the area's existing "main street" character and historic architecture.

The remaining Mixed Use area in the Northside Specific Plan is approximately 35 acres at the northwest corner of the I-215 and SR-60 freeways. This parcel is currently proposed for development by the property owner, and would result in approximately 482 dwelling units, hotels, retail services and office uses.

Northside Village Center

Subarea 9 is the Northside Village Center. This area would serve as a neighborhood center for the Northside community, where people can live, shop and enjoy recreational amenities, such as the historic Springbrook Arroyo. The Village Center would be located on the former Riverside Golf Course at the corner of Main Street and Columbia Avenue. The Village Center would consist of 41 acres, of which nine to ten blocks would include housing and retail uses, with up to 461,000 square feet of commercial space and 1,200 residential units. Retail options could include community amenities, such as a grocery store, daycare, a gym, coffee shops and restaurants. The design of the Village Center would promote a farm-to-fork concept, in which the restaurants would serve their dishes with the latest harvests from the Agriculture Belt and other farms in the region. Additionally, the Northside Village Center would include approximately 10 acres, at the northeast corner of Orange and Columbia Streets, for institutional uses tailored towards the public's health and safety, such as a police facility, a medical facility, professional services, and/or a community center. The buildings within Village Center would have an architectural theme similar to the Spanish Town Heritage Village.

Freeway Mixed Use

A mix of commercial and residential uses currently makes up the two-mile long corridor on West La Cadena Drive (Subarea 10). Parts of this narrow corridor, approximately 71 acres, would transition from B/OP and Office General Plan land uses to include residential and commercial uses, with future uses that respectfully correspond to the surrounding residential homes. Additionally, existing residential uses are located in the northern most area of West La Cadena Drive, and are under the County of Riverside jurisdiction – this area would remain a residential land use designation (i.e., Subarea 12), and the

Northside Specific Plan does not propose to change the zoning within the County of Riverside jurisdiction.

The Freeway Mixed Use designation could accommodate approximately 601,100 to 751,400 square feet of commercial and office area, which would provide retail and employment options for residents in the adjacent urban neighborhoods. This land use designation would include other freeway-oriented commercial, office, hotels and other uses that benefit from freeway visibility. Future residences in the freeway mixed use area would be positioned to avoid the freeway as the focal point of the urban communities.

The residential density for Freeway Mixed Use would range between 18 and 24 dwelling units per acre, which yields between 621 and 828 units. Building heights for mixed use residential development would range between three to five stories.

Spanish Town Heritage Village

Subarea 16 is the Spanish Town Heritage Village, which is comprised of parcels on the four corners of the existing intersection of Orange Avenue and Center Street. The Spanish Town Heritage Village would honor the historic past of Riverside's first settlement, La Placita de los Trujillos. The Trujillo Adobe would be restored in its existing location and a historic interpretation village would be developed around it. Spanish Town Heritage Village consists of approximately 8 acres, and would include new buildings that replicate La Placita's historic past (the cantina, schoolhouse, etc.), which would be part of a museum/interpretive center and retail and dining options. The total size would for Subarea 16 is 36,000 square feet of retail/commercial space, and 9,300 square feet (or 0.21 acres) for the adobe, cantina, schoolhouse, and museum/interpretive center. Spanish Town Heritage Village would also feature a citrus grove, to serve as a natural and picturesque backdrop to the Trujillo Adobe.

Recreation Open Space, Parks, and Trails

The Northside Specific Plan restores and enhances the Springbrook Arroyo, which would become one of the main features of the Northside community. The arroyo would flow from the east along its existing course, with some adjustments as it traverses the Northside's central park (Subarea 8). From the Village Center, the Springbrook Arroyo would flow south of Columbia Avenue in the existing improved channel, to connect with Lake Evans in Fairmount Park. A backbone trail system would extend north from the Northside Village Center (Subarea 9), following the existing course of the Springbrook Arroyo to Orange Street, and potentially eastward to the Specific Plan boundary at West La Cadena Drive. An additional open space connection would lead north from the Springbrook Arroyo to Spanish Town Heritage Village, through Pellissier Ranch along the Open Space/Agriculture buffer area, and connect to the Santa Ana River. The width of the Arroyo Trail would principally vary between 100 and 200 feet, which will include the trail surface and enhancements.

The Northside Community would include approximately 175 acres of parkland (Subareas 8), with the option for a privately-owned entity to partner with the City to enhance the existing Ab Brown Sports Complex. The park area could include a privately-owned/operated sports complex of approximately 40 acres of field area, which would connect seamlessly with Reid Park, public open spaces, the Springbrook Arroyo trail, and future housing. The private facility would provide public accesses and use, which will need to be negotiated with the City.

Cross-country running trails would also be accommodated within the Northside community's trail system, with a competitive racing trail leading north from the Village Center, along the Springbrook Arroyo, within public open space areas, and through the Ab Brown Sports Complex. The trail system

will accommodate two cross-country course lengths; one would be two miles, and the other would be three miles (5 km).

The cities of Riverside and Colton, and the Northside community specifically, have a history of farming and agriculture. The Northside Specific Plan identifies several areas throughout the community that would allow residents to live healthier lives by growing fresh fruits and vegetables; these designated farming areas would also include areas for professional farmers to capitalize on fertile lands and provide produce to local restaurants. The Northside Community Agriculture/Open Space is comprised of the citrus grove in the Spanish Town Heritage Village, a 22-acre agriculture/open space Belt at the base of the hills in Pellissier Ranch, and opportunities for community farming plots.

Additionally, the City of Riverside was awarded a grant for the 7.58-acre Northside Heritage Meadows project (Subarea 8). The Northside Heritage Meadows project is an urban greening project that provides a place for nursery plantings for the Urban Conservation Corporation and agriculture/urban forestry workforce training. The project also provides for a 0.5-acre community garden, demonstration orchards, a community training facility, and public trails. The project includes numerous partners, including but not limited to the Urban Conservation Corp., Inland Urban Forest Council, Raincross Farms, and the Riverside Foods Systems Alliance.

Northside Specific Plan
Draft Land Use Calculations

Subarea ID	General Plan Land Use	Acreage	General Plan Allowed Density/Intensity	General Plan Yield	Draft Proposed Land Use	Transition Zone Overlay? Y/N	Draft Proposed Yield**	Transition Zone Overlay Yield
1	LI - Light Industrial (City of Colton)	212	0.5 FAR	4M s.f.		Y	Business/Office Park: 1.8M square feet (s.f.) Commercial: 196,020 s.f. Open Space/Private Recreation/Agriculture: 42 ac Residential: 1,044 to 1,620 du	Light Industrial: 4M s.f. Residential: 6 du maximum
1	VLDR - Very Low Density Residential (City of Colton)	3	0.1 to 2.0 du/ac	6 du maximum	Business/Office Park, High Density Residential, Commercial, Open Space, Parks, & Trails	Y		
2	LI - Light Industrial (City of Colton)	108	0.5 FAR	2.3M s.f.	MHDR - Medium High Density Residential, Commercial (City of Colton)	Y	Commercial: 326,700 s.f. Residential: 792 du	Light Industrial: 2.3M s.f.
3	B/OP - Business/Office Park*	22	1.5 FAR	1.4M s.f.	HDR - High Density Residential	Y	Residential: 479 to 743 du	B/OP: 1.4M s.f.
4	B/OP - Business/Office Park*	32	1.5 FAR	2.1M s.f.	MHDR - Medium High Density Residential*	Y	Residential: 432 du	B/OP: 2.1M s.f.
5	B/OP - Business/Office Park*	15	1.5 FAR	980,000 s.f.		Y	Residential: 370 to 574 du	Commercial: 43,500 s.f. B/OP: 980,000 s.f.
5	C - Commercial*	2	0.5 FAR	43,500 s.f.	HDR - High Density Residential	Y		
6	B/OP - Business/Office Park*	11	1.5 FAR	718,700 s.f.	HDR - High Density Residential	Y	Residential: 240 to 372 du	B/OP: 718,700 s.f.
7	B/OP - Business/Office Park*	39	1.5 FAR	2.5M s.f.	MDR - Medium Density Residential*	N	Residential: 234 to 293 du	--
8	P - Public Park	43	N/A	N/A	Open Space, Parks, & Trails	N	N/A	--
8	PF - Public Facilities/Institutions*	9	1.0 FAR		Open Space, Parks, & Trails	N	N/A	--
8	PR - Private Recreation	130	N/A	N/A	Open Space, Parks, & Trails	N	N/A	--
8	MDR - Medium Density Residential*	8	8 du/ac with PRD Permit	64 du maximum	Open Space, Parks, & Trails	N	N/A	--
9	PR - Private Recreation	41	N/A	N/A	Northside Village Center	N	Commercial: 461,000 s.f. Residential: 1,200 du	--
10	B/OP - Business/Office Park*	63	1.5 FAR	4.1M s.f.	Freeway-Mixed Use	N	Business/Office Park/Commercial: 601,128 to 751,400 s.f. Residential: 621 to 828 du	--
10	C - Commercial*	6	0.5 FAR	130,700 s.f.	Freeway-Mixed Use	N		

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Draft Land Use Calculations

Subarea ID	General Plan Land Use	Acreage	General Plan Allowed Density/Intensity	General Plan Yield	Draft Proposed Land Use	Transition Zone Overlay? Y/N	Draft Proposed Yield**	Transition Zone Overlay Yield
11	C - Commercial*	1	0.5 FAR	21,800 s.f.	Mixed Use Neighborhoods	N	Office/Commercial: 627,264 to 784,080 s.f. Residential: 1,278 to 1,704 du	--
11	DSP - Downtown Specific Plan	34	Various	---	Mixed Use Neighborhoods	N		
11	MDR - Medium Density Residential*	2	8 du/ac with PRD Permit	16 du maximum	Mixed Use Neighborhoods	N		
11	O - Office*	35	1.0 FAR	1.5M s.f.	Mixed Use Neighborhoods	N		
12	B/OP - Business/Office Park*	34	1.5 FAR	2.2M s.f.	MDR – Medium Density Residential*	N	Residential: 272 du maximum	--
12	C - Commercial*	1	0.5 FAR	21,800 s.f.	MDR – Medium Density Residential*	N	Residential: 8 du maximum	--
12	DSP - Downtown Specific Plan	11	Various	---	MDR – Medium Density Residential*	N	Residential: 88 du maximum	--
12	I - Industrial*	3	0.6 FAR	78,400 s.f.	MDR – Medium Density Residential*	N	Residential: 24 du maximum	--
12	MDR - Medium Density Residential*	585	8 du/ac with PRD Permit	4,760 du maximum	MDR – Medium Density Residential*	N	No change	--
12	O - Office*	1	1.0 FAR	43,560 s.f.	MDR – Medium Density Residential*	N	Residential: 8 du maximum	--
12	SRR - Semi Rural Residential*	2	3.3 du/ac with PRD Permit	7 du maximum	MDR – Medium Density Residential*	N	Residential: 16 du maximum	--
13	MHDR - Medium High Density Residential*	39	14.5 du/ac	566 du maximum	MHDR – Medium High Density Residential*	N	No change	--
14	PF - Public Facilities/Institutions*	46	1.0 FAR	2.0M s.f.	Public Facilities	N	No change	--
15	B/OP - Business/Office Park*	137	1.5 FAR	9.0M s.f.	Business/Office Park*	N	No change	--
15	Public Facilities/Institutions*	11	1.0 FAR	5.0M s.f.	Public Facilities	N	No change	--
16	B/OP - Business/Office Park*	7	1.5 FAR	457,400 s.f.	Spanish Town Heritage Village	N	Adobe, Cantina, Schoolhouse, Museum/Interpretive Center: 9,300 s.f. Retail/Commercial: 36,000 s.f.	--
16	PF - Public Facilities/Institutions*	1	1.0 FAR	43,500 s.f.	Spanish Town Heritage Village	N		
17	C - Commercial*	5	0.5 FAR	108,900 s.f.	Commercial*	N	No change	--

*Maximum du/acre or FAR/acre was used

**Draft Proposed Yield for land uses in the Transition Zone Overlay were calculated based on 75% of the total acreage being dedicated to light industrial, commercial, B/OP, or residential