

## What types of development (housing, retail, hotels) are proposed?

*The plan improves the balance of land uses on the waterfront.*

The three redevelopment sites are an opportunity to create a better balance of land uses along the Waterfront, and the Plan recommends adding some uses that are currently under-represented.

Today, the Waterfront area is about 47% residential, 40% office and institutional, 8% restaurant and retail, 3% hotel, and 2% industrial/warehouse (GenOn energy plant not included).

The Plan would allow a mix of uses, including residential, office, retail, restaurant and museum (all currently permitted uses) as well as hotel, which is not a currently permitted land use.

For the new development, the Plan does not specify exact amount of each types of land use, but a likely scenario based upon Plan recommendations would be about 40-45% residential and 40-45% hotel, with the remaining 15% restaurant, retail or office.

This scenario would increase the percentage of hotel in the Waterfront area from 3% to 6% and the percentage of retail/restaurant from 8% to 9%.

For more information about the balance of land uses in the Waterfront Plan:

- [Table of existing, currently permitted, and proposed development](#) [Note: an older version of this table appears on page 101 in the draft Plan. The most current version of the table is this link.]
- [Chapter 3 of the Waterfront Plan](#), pages 84-100 [the table on page 101 is out of date].
- [May 14, 2011 Presentation to the City Council](#), slides 18-20 (comparison of existing and future land uses).