# LU-03 Future Buildout[1]

| Land Use | Acres[2] | Assumed Density/Intensity[3] | Units | Population[4] | Non-Residential Square Feet | Jobs[5] |
|---|---|---|---|---|---|---|
| **Residential** | | | | | | |
| Rural | 453 | 2.0 du/ac | 906 | 3,621 | | |
| Low Density[6] | 7,466 | 4.0 du/ac (OMC)<br>4.5 du/ac (NMC) | 31,443 | 125,678 | | |
| Low-Medium[6] Density | 800 | 8.5 du/ac | 6,803 | 27,193 | | |
| Medium Density | 1,955 | 18.0 du/ac (OMC)<br>22.0 du/ac (NMC) | 39,418 | 139,515 | | |
| High Density | 241 | 35.0 du/ac | 8,421 | 28,185 | | |
| *Subtotal* | *10,915* | | *86,991* | *324,192* | | |
| **Mixed Use** | | | | | | |
| • Downtown | 109 | • 60% of the area at 35 du/ac<br>• 40% of the area at 0.80 FAR for office and retail | 2,279 | 4,557 | 1,512,403 | 2,706 |
| • East Holt Boulevard | 55 | • 25% of the area at 30 du/ac<br>• 50% of the area at 1.0 FAR office<br>• 25% of area at 0.80 FAR retail | 412 | 824 | 1,674,011 | 3,763 |
| • Meredith | 246 | • 30% of the area at 40 du/ac<br>• 70% at 1.0 FAR for office and retail uses | 2,957 | 5,914 | 7,513,229 | 16,890 |
| • Transit Center | 76 | • 10% of the area at 60 du/ac<br>• 90% of the area at 1.0 FAR office and retail | 457 | 914 | 2,987,345 | 5,344 |
| • Inland Empire Corridor | 37 | • 50% of the area at 20 du/ac<br>• 30% of area at 0.50 FAR office<br>• 20% of area t 0.35 FAR retail | 368 | 736 | 352,662 | 768 |
| • Guasti | 83 | • 20% of the area at 30 du/ac<br>• 30% of area at 1.0 FAR retail<br>• 50% of area at .70 FAR office | 500 | 1,001 | 2,361,388 | 4,419 |
| • Ontario Center | 345 | • 30% of area at 40 du/ac<br>• 50% of area at 1.0 FAR office<br>• 20% of area at 0.5. FAR retail | 4,139 | 8,278 | 9,014,306 | 22,563 |
| • Ontario Mills | 240 | • 5% of area at 40 du/ac<br>• 20% of area at 0.75 FAR office<br>• 75% of area at 0.5 FAR retail | 479 | 958 | 5,477,126 | 7,285 |
| • NMC West | 316 | • 30% of area at 35 du/ac<br>• 70% of area at 0.7 FAR office and retail | 3,315 | 6,630 | 6,738,427 | 17,210 |
| • NMC East | 264 | • 30% of area at 25 du/ac<br>• 30% of area at 0.35 FAR for office<br>• 40% of area at 0.3 FAR for retail uses | 1,978 | 3,956 | 2,584,524 | 4,439 |
| • Euclid/Francis | 10 | • 50% of the area at 30 du/ac<br>• 50% of area at 0.8 FAR retail | 156 | 312 | 181,210 | 419 |
| • SR-60/ Hamner | 41 | • 65% of the area at 0.3 FAR retail<br>• 35% of the area at 0.5 FAR office | 0 | 0 | 662,417 | 1,147 |
| *Subtotal* | *1,822* | | *17,039* | *34,078* | *41,059,046* | *86,952* |

# LU-03 Future Buildout[1] (Cont.)

| Land Use | Acres[2] | Assumed Density/Intensity[3] | Units | Population[4] | Non-Residential Square Feet | Jobs[5] |
|---|---|---|---|---|---|---|
| **Retail/Service** | | | | | | |
| Neighborhood[6] General | 277 | 0.30 FAR | | | 3,621,143 | 8,763 |
| General Commercial | 552 | 0.30 FAR | | | 7,209,616 | 6,721 |
| Office/ Commercial | 526 | 0.75 FAR | | | 17,171,352 | 38,076 |
| Hospitality | 145 | 1.00 FAR | | | 6,311,844 | 7,236 |
| *Subtotal* | *1,499* | | | | *34,313,954* | *60,796* |
| **Employment** | | | | | | |
| Business Park | 1,357 | 0.40 FAR | | | 23,642,626 | 41,493 |
| Industrial | 6,747 | 0.55 FAR | | | 161,632,647 | 140,782 |
| *Subtotal* | *8,103* | | | | *185,275,273* | *182,275* |
| **Other** | | | | | | |
| Open Space–Non-Recreation | 1,243 | Not applicable | | | | |
| Open Space–Parkland[6] | 991 | Not applicable | | | | |
| Open Space-Water | 59 | Not applicable | | | | |
| Public Facility | 99 | Not applicable | | | | |
| Public School | 627 | Not applicable | | | | |
| LA/Ontario International Airport | 1,422 | Not applicable | | | | |
| Landfill | 137 | Not applicable | | | | |
| Railroad | 247 | Not applicable | | | | |
| *Roadways* | 4,794 | Not applicable | | | | |
| *Subtotal* | *9,619* | | | | | |
| *Total* | *31,958* | | *104,030* | *358,270* | *260,648,273* | *330,023* |

Notes

1 Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the Policy Plan. Accordingly, the buildout projections in this Policy Plan do not assume buildout at the maximum density or intensity and instead are adjusted downward. To view the buildout assumptions, click here to access the Methodology report.

2 Acres are given as adjusted gross acreages, which do not include the right-of-way for roadways, flood control facilities, or railroads.

3 Assumed Density/Intensity includes both residential density, expressed as units per acre, and non-residential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot.

4 Projections of population by residential designation are based on a persons-per-household factor that varies by housing type. For more information, click here to access the Methodology report.

5 To view the factors used to generate the number of employees by land use category, click here to access the Methodology report.

6 Acreages and corresponding buildout estimates for these designations do not reflect underlying land uses within the Business Park, Industrial and Commercial Overlays. Estimates for these areas are included within the corresponding Business Park, Industrial and General Commercial categories.