

# LU-03 Future Buildout<sup>1</sup>



Land Use	Acres <sup>2</sup>	Assumed Density/Intensity <sup>3</sup>	Units	Population <sup>4</sup>	Non-Residential Square Feet	Jobs <sup>5</sup>
<b>Residential</b>						
Rural	529	2.0 du/ac	1,059	4,232		
Low Density <sup>6</sup>	7,255	4.0 du/ac (OMC) 4.5 du/ac (NMC)	30,584	122,244		
Low-Medium <sup>6</sup> Density	999	8.5 du/ac	8,492	33,941		
Medium Density	1,897	18.0 du/ac (OMC) 22.0 du/ac (NMC)	38,200	133,791		
High Density	183	35.0 du/ac	6,415	21,470		
<i>Subtotal</i>	<b>10,864</b>		<b>84,750</b>	<b>315,679</b>		
<b>Mixed Use</b>						
• Downtown	113	<ul style="list-style-type: none"> <li>60% of the area at 35 du/ac</li> <li>40% of the area at 0.80 FAR for office and retail</li> </ul>	2,365	4,729	1,569,554	2,808
• East Holt Boulevard	57	<ul style="list-style-type: none"> <li>25% of the area at 30 du/ac</li> <li>50% of the area at 1.0 FAR office</li> <li>25% of area at 0.80 FAR retail</li> </ul>	428	856	1,740,483	3,913
• Meredith	93	<ul style="list-style-type: none"> <li>23% of the area at 37.4 du/ac</li> <li>72% at 0.35 FAR for office and retail uses</li> <li>5% at 0.75 FAR for Lodging</li> </ul>	800	1,600	1,172,788	1,462
• Transit Center	76	<ul style="list-style-type: none"> <li>10% of the area at 60 du/ac</li> <li>90% of the area at 1.0 FAR office and retail</li> </ul>	457	913	2,983,424	5,337
• Inland Empire Corridor	37	<ul style="list-style-type: none"> <li>50% of the area at 20 du/ac</li> <li>30% of area at 0.50 FAR office</li> <li>20% of area at 0.35 FAR retail</li> </ul>	368	736	352,662	768
• Guasti	77	<ul style="list-style-type: none"> <li>20% of the area at 30 du/ac</li> <li>30% of area at 1.0 FAR retail</li> <li>50% of area at .70 FAR office</li> </ul>	465	929	2,192,636	4,103
• Ontario Center	345	<ul style="list-style-type: none"> <li>30% of area at 40 du/ac</li> <li>50% of area at 1.0 FAR office</li> <li>20% of area at 0.5. FAR retail</li> </ul>	4,139	8,278	9,014,306	22,563
• Ontario Mills	240	<ul style="list-style-type: none"> <li>5% of area at 40 du/ac</li> <li>20% of area at 0.75 FAR office</li> <li>75% of area at 0.5 FAR retail</li> </ul>	479	958	5,477,126	7,285
• NMC West/South	315	<ul style="list-style-type: none"> <li>30% of area at 35 du/ac</li> <li>70% of area at 0.7 FAR office and retail</li> </ul>	3,311	6,621	6,729,889	17,188
• NMC East	264	<ul style="list-style-type: none"> <li>30% of area at 25 du/ac</li> <li>30% of area at 0.35 FAR for office</li> <li>40% of area at 0.3 FAR for retail uses</li> </ul>	1,978	3,956	2,584,524	4,439
• Euclid/Francis	10	<ul style="list-style-type: none"> <li>50% of the area at 30 du/ac</li> <li>50% of area at 0.8 FAR retail</li> </ul>	156	312	181,210	419
• SR-60/ Hamner Tuscana Village	41	<ul style="list-style-type: none"> <li>18% of the area at 25 du/ac</li> <li>57% of the area at 0.25 FAR retail</li> <li>25% of the area at 1.5 FAR office</li> </ul>	185	369	924,234	2,098
<i>Subtotal</i>	<b>1,668</b>		<b>15,129</b>	<b>30,257</b>	<b>34,922,836</b>	<b>72,383</b>

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<b>Retail/Service</b>						
Neighborhood <sup>6</sup> Commercial	281	0.30 FAR			3,671,585	8,884
General Commercial	533	0.30 FAR			6,964,199	6,470
Office/Commercial	514	0.75 FAR			16,805,775	37,269
Hospitality	141	1.00 FAR			6,157,642	7,060
<i>Subtotal</i>	<b>1,470</b>				<b>33,599,200</b>	<b>59,682</b>
<b>Employment</b>						
Business Park	1,507	0.40 FAR			26,261,610	46,075
Industrial	6,372	0.55 FAR			152,661,502	134,132
<i>Subtotal</i>	<b>7,879</b>				<b>178,923,112</b>	<b>180,207</b>
<b>Other</b>						
Open Space–Non-Recreation	1,232	Not applicable				
Open Space–Parkland <sup>6</sup>	950	Not applicable				
Open Space–Water	59	Not applicable				
Public Facility	97	Not applicable				
Public School	632	Not applicable				
LA/Ontario International Airport	1,677	Not applicable				
Landfill	137	Not applicable				
Railroad	251	Not applicable				
Roadways	4,871	Not applicable				
<i>Subtotal</i>	<b>9,906</b>					
<b>Total</b>	<b>31,786</b>		<b>99,878</b>	<b>345,936</b>	<b>247,445,148</b>	<b>312,272</b>

Notes

- 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, access the Methodology report.
- Acres are given as adjusted gross acreages, which do not include the right-of-way for roadways, flood control facilities, or railroads.
- 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.
- Projections of population by residential designation are based on a persons-per-household factor that varies by housing type. For more information, access the Methodology report.
- To view the factors used to generate the number of employees by land use category, access the Methodology report.
- 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.