

## **Appendix 3-2 WMSP Buildout**

## Appendices

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## Land Use Development Assumptions for Proposed Westminster Mall Specific Plan

Land Use Designation	Acres	Existing DU	Proposed Maximum DU <sup>R1</sup>	Existing Square Footage <sup>C1</sup>	Target/ Max Square Footage <sup>C2</sup>	Existing Hotel Rooms	Target/ Max Hotel Rooms <sup>B</sup>	Existing Parking	Proposed Parking	Santa Ana	Existing Employment	Target Employment <sup>E1-E5</sup>	Existing Population	Population <sup>R2</sup>
<b>Mixed Use</b>	<b>91.97</b>		<b>3,000</b>	<b>1,360,000</b>	<b>1,200,000</b>		<b>425</b>		<b>11,411</b>	<b>9,528</b>				
Retail <sup>P1</sup>		-		1,292,000	600,000	-		-	2,000	2,100	-	1200		
Entertainment Retail <sup>P2</sup>		-			210,000	-		-	840	735	-	420		
Restaurant <sup>P3</sup>		-		68,000	210,000	-		-	2,100	735	-	600		
Office <sup>P4</sup>		-			180,000	-		-	600	540	-	600		
Hotel <sup>P5</sup>		-			-	-	425	-	255	468	-	170		
3-Story Rowtown		-	300			-		-	675	495	-		0	942
4-6 Story Wrap/mini podium		-	1,200			-		-	2,196	1,980	-		0	3,336
8-10 Story Podium		-	1,500			-		-	2,745	2,475	-		0	4,095
Open Space <sup>D, E, F, G</sup>		-				-		-			-		0	
ROW <sup>A</sup>	6.1	-				-		-			-		0	
Easement	3.9	-				-		-			-			
Navy Trail	0.9	-				-		-			-		0	
<b>Total:</b>	<b>102.82</b>	<b>-</b>	<b>3,000</b>	<b>1,360,000</b>	<b>1,200,000</b>	<b>-</b>	<b>425</b>	<b>-</b>	<b>11,411</b>	<b>9,528</b>	<b>-</b>	<b>2,990</b>	<b>-</b>	<b>8,373</b>

Updated 11/15/19

### NOTES:

#### Residential (R):

R1. Assumes 10% of the units are 3-story rowtown, 40% is 4-6 story wrap, and 50% is 8-10 story podium

R2. Assumes 3.14 people per unit for 3-story rowtown, 2.78 people per unit for 4-6 story wrap, and 2.42 people per unit for 8-10 story podium. (ACS, 5-year, 2017)

#### Commercial (C):

C1. Assumes 95% of the existing 1,360,000 commercial square footage is retail and 5% is restaurant. (Source of Existing Mall Square Footage: Fuscoe)

C2. Assumes 50% of the square footage is retail, 17.5% is entertainment retail, 17.5% is restaurant, and 15% is office.

#### Employment (E):

Source: All employment generation rates were derived from US Energy Information Administration (USEIA) 2016 unless otherwise indicated.

E1. Retail employment generation factor (EGF) is 1 employee per 500 square feet.

E2. Entertainment retail EGF is estimated at 1 employee per 500 square feet (Regal Group 2015, AMC 2013, Dave & Busters 2018, Cabella's 2018).

E3. Restaurant EGF is 1 employee per 350 square feet (USEIA, Darden Restaurants, Inc.).

E4. Office EGF is 1 employee per 300 square feet.

E5. Hotel EGF is 0.4 employees per 1 room.

#### Parking (P):

General Parking Note: Parking standards provided below serve as a base calculation for number of spaces required. Shared parking is encouraged and expected. A parking management plan will be required at time of project submittal to further refine required parking based on actual uses proposed.

P1. Retail parking is based on 1 space per 300 square feet. The City currently requires 1 space per 250 square feet for retail up to 100,000 square feet and 1 space per 300 square feet for retail above 100,000 square feet.

P2. Entertainment retail parking is based on 1 space per 250 square feet. The City currently requires 1 space per 250 square feet.

P3. Restaurant parking is based on 1 space per 100 square feet. The City currently requires 1 parking space for every 100 square feet for freestanding restaurants. Requirements for restaurants that make up between 20% and 25% of the gross square footage of shopping centers ranges from 1 space per 250 square feet and 1 space per 300 square feet.

P4. For office parking should be available at a rate of 1 space per every 200 square feet. Based on a shared parking model the overall rate is modified to 1 spot per every 300 square feet. It is anticipated that for every 3 dedicated spots, there would be 2 shared spots with retail and entertainment retail and parking.

P5. Hotel Parking: 1 parking space per two rooms, plus 1 employee parking space per 10 rooms.

#### General Notes:

A. The Right of Way (ROW) is the area within the plan and City boundary that is existing public right of way. It includes Bolsa Ave, Edwards St, and the Caltrans ROW between the Sears Auto Center and Chase Bank.

B. Hotel 233,750 SF in addition to the 1.2M sq. ft. assumed for the other non-residential uses. Based on Marriot's Prototypes an average 550 SF per room for guest, common space and front of house was used to derive the overall proposed SF.

C. All acreages assumed for residential and non-residential uses include parking (surface, private or structured) open space, and internal roadways.

D. It is assumed that 10% of the project acreage (not including public ROW or the Navy trail) will be allocated to public open space.

E. Public open space includes a site requirement for an urban plaza and event space (3 acres) and an urban-oriented neighborhood park with space for play, social gatherings, and fitness/active recreation (min 2 acres).

F. Remaining open space can be provided in promenades and other usable public open spaces. May also include publicly accessible private plazas/areas.

G. Private open space areas required for residential uses are not included in this requirement (and must be provided in addition to Public Open Space required for the entire project area).