

GRANDPARK SPECIFIC PLAN - 09 LAND USE SUMMARY

GRANDPARK Specific Plan - Land Use 09 - Land Use Summary Table - 07/25/2024								
GSP Land Use Designation	Area (acres)	Density Range du/ac	Target Density ^{1,2}	Units ^{2,3}	Park Rqmt. ⁴	Target FAR ¹	Bldg. Area (GSF)	Estimated Employees ⁵
GSP-ER (Estate Residential)	107.2	0 - 4	1	107	1.6			
GSP-LDR (Low Density Residential)	1601.8	4 - 8	5.5 - 6	9,000	134.1			
GSP-AAR (Active Adult Residential)	163.0	5 - 9	6.5	954	14.2			
GSP-MDR (Medium Density Residential)	560.6	7 - 13	9	4,953	73.8			
GSP-MHDR (Medium High Density Residential)	111.7	10 - 20	14	1,487	18.0			
GSP-HDR (High Density Residential)	223.2	20 - 40	30	6,470	78.3			
Subtotal Residential	2767.5			22,971	320.0			
GSP-HHMU (Health & Hospitality Mixed Use)	131.0			550	6.7		2,783,048	5,165
Hospital	32.0					1	1,393,920	1,600
Sub Acute	3.0					1	130,680	150
Hotel	12.0					1	522,720	600
Commercial	32.0					0.3	418,176	1,600
MOB/Specialty/Fitness	21.8					0.3	284,882	1,090
HDR (25 du/ac)	16.0	13 - 30	25	400	4.9			
HDR (30 du/ac)	5.0	13 - 30	30	150	1.8			
Park	6.7							
Civic	2.5					0.3	32,670	125
GSP-CMU (Community Mixed Use)	55.3			330	4.0		526,640	2,015
Mixed Use	40.3					0.3	526,640	2,015
HDR	11.0	13 - 30	30	330	4.0			
Park	4.0							
GSP-NMU (Neighborhood Mixed Use)	54.1			330	4.0		425,799	1,955
Mixed Use	39.1					0.25	425,799	1,955
HDR	11.0	13 - 30	30	330	4.0			
Park	4.0							
GSP-OMU (Office Mixed Use)	99.5			150	1.8		1,211,404	4,635
Mixed Use	92.7					0.3	1,211,404	4,635
HDR	5.0	13 - 30	30	150	1.8			
Park	1.8							
GSP-NC (Neighborhood Commercial)	26.5					0.25	288,585	1,325
Subtotal Mixed Use / Commercial	366.4			1,360	16.5		5,235,476	15,095
GSP-PQP-SCHOOL (Public / Quasi-Public)	73.4							1,468
GSP-PQP-UTILITY (Public / Quasi-Public)	34.8							
Subtotal Public / Quasi-Public	108.2							
GSP-OS-P (Parks and Recreation)	338.6							
GSP-OS	1497.8							
Subtotal Open Space	1836.4							
Major Backbone Roads	323.3							
Grand Total	5401.8			24,331	336.5		5,235,476	16,563

¹ Target Density and Target FAR are for planning/CEQA purposes only. Actual density/FAR on a specific parcel or parcels may be higher or lower as long as total plan area residential units and total commercial GSF does not exceed the allocations in this table.

² Dwelling Unit target density assumptions:

For North and Southeast Precincts:

- GSP-LDR = 6 du/ac.
- GSP-AAR = 6.5 du/ac.
- GSP-MDR = 9 du/ac.
- GSP-MHDR = 14 du/ac.
- GSP-HDR = 30 du/ac.

For Southwest Precinct:

- GSP-LDR = 5.5 du/ac.
- GSP-AAR = 6.5 du/ac.
- GSP-MDR = 9 du/ac.
- GSP-MHDR = 14 du/ac.
- GSP-HHMU = 25 du/ac. (16 ac.) & 30 du/ac. (5.0 ac.)
- GSP-HDR = 30 du/ac.

³ Dwelling Unit calculation methodology:

For North and Southeast Precincts:

Gross acres multiplied by target density.

For Southwest Precinct:

Gross acres multiplied by 90%, multiplied by target density.

⁴ GSP-OS-P total park acreage does not include parks located in Mixed-Use designations (GSP-CMU, GSP-NMU, GSP-OMU and GSP-HHMU), which are identified in Mixed Use detail above. For total park acres, add GSP-OS-P acres and Mixed Use park acres.

Required Park Acreages for GSP-ER, GSP-LDR, GSP-AAR and GSP-MDR are calculated by DU * 0.0149.

Required Park Acreages for GSP-MHDR, GSP-HDR, GSP-HHMU, GSP-CMU, GSP-NMU, and GSP-OMU are calculated by DU * 0.0121.

⁵ Estimated employees are based on SACOG Blueprint PLACE Type Menu employment generators (50 employees/acre for commercial uses and 20 employees per acre for public/quasi-public uses.)