



### 3.3. Site Utilization by Transect

Figure 3B: Site Utilization Plan By Transect and Table 3A: Site Utilization Development Summary implement the form-based development plan contemplated by the GDP; and establish the maximum development utilization by Transect.

The UI District is strategically designed to focus urban development within the T-6 through T-2 Transects, allowing for development flexibility at low intensities in the T-1 Transects, SD Lake Blocks, and O-2 and O-3 Open Space Sectors. Development square footage, land use percentage, and specific building locations may be altered or transferred between Transects pursuant to Chapter 10: Administration & Implementation of this SPA Plan.

**TABLE 3A: SITE UTILIZATION DEVELOPMENT SUMMARY**

Transect/Area	Acres	Max FAR	Estimated GSF of Development <sup>(1)</sup>
T-6: District Gateway	20.0	2.0	2,098,000
T-5: Urban Core	25.3	2.5	2,757,700 <sup>(2)</sup>
T-4: Town Center	33.6	2.0	2,929,900
T-3: Campus Commons	29.0	1.3	1,642,400
T-2: Campus Vista	26.4	0.5	575,600
T-1: Future Development <sup>(3)</sup>	99.8	0.2	0 <sup>(3)</sup>
SD: Lake Blocks	5.2	0.2	47,600
O-3: Pedestrian Walk	14.5	0.0	0
O-2: Common Open Space	39.5	0.0	15,000 <sup>(4)</sup>
O-1: Open Space	41.1	0.0	0
ROW	49.3	0.0	--
UI District Total	383.8	--	10,066,200 <sup>(1)</sup>

(1) Gross Square Footage (GSF) excludes area dedicated to parking and parking structures; see Table 3M: Land Use Ratios for gross square footage limitations by land use category.

(2) The Signature Tower has a maximum GSF assigned and does not have a FAR.

(3) Development is encouraged to be focused in Transects T-2 through T-6; a maximum of 10% of the total developed GSF within the other transects may be permitted here subject to § 3.4.7. T-1: Future Development.

(4) Up to 15,000 GSF is permitted in the Common Open Space for pavilions.