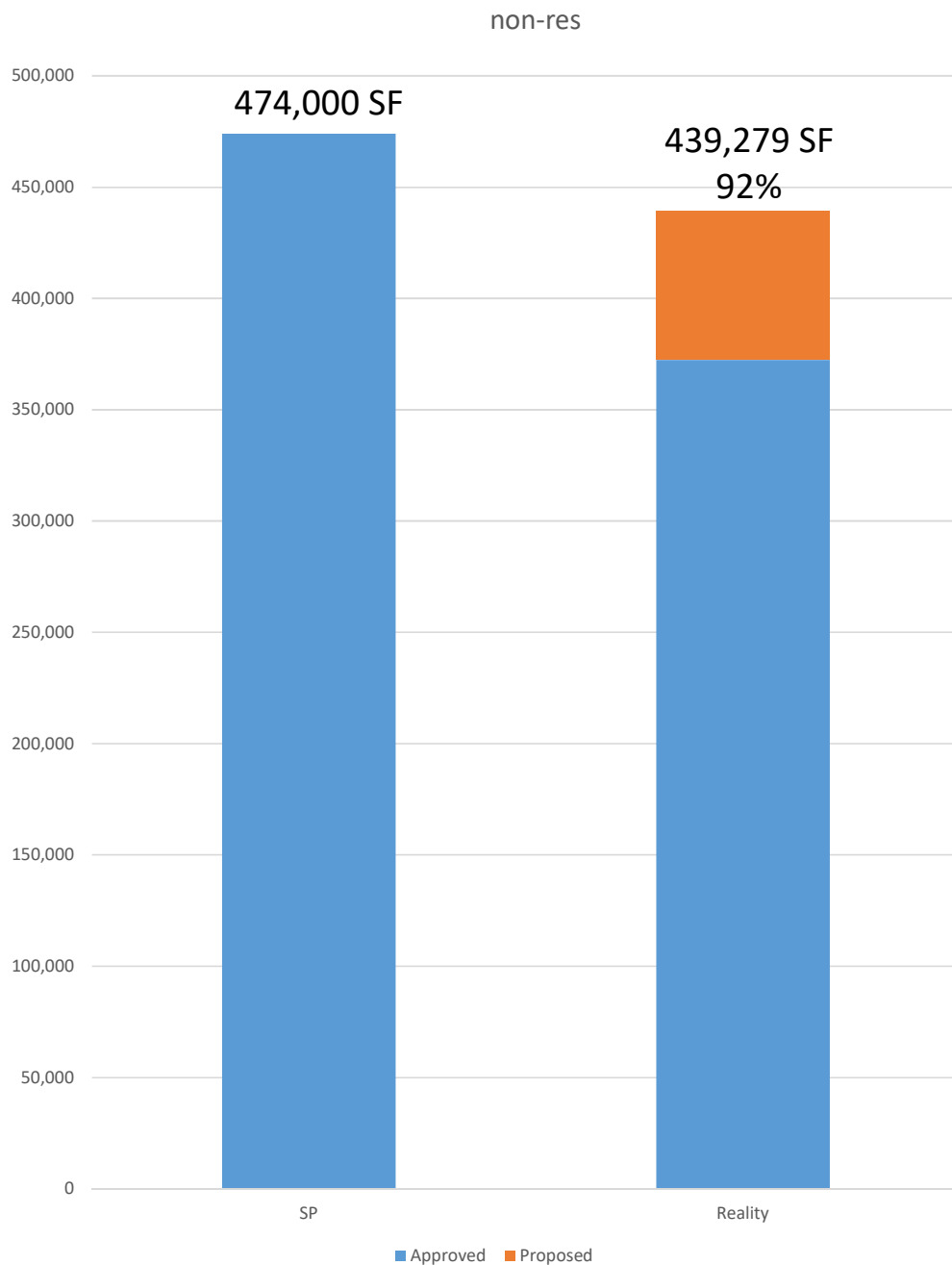


ECR/Downtown Specific Plan Biennial Review

Comparison
of
2012 Specific Plan
with
2018 Reality

As of 4/17/18

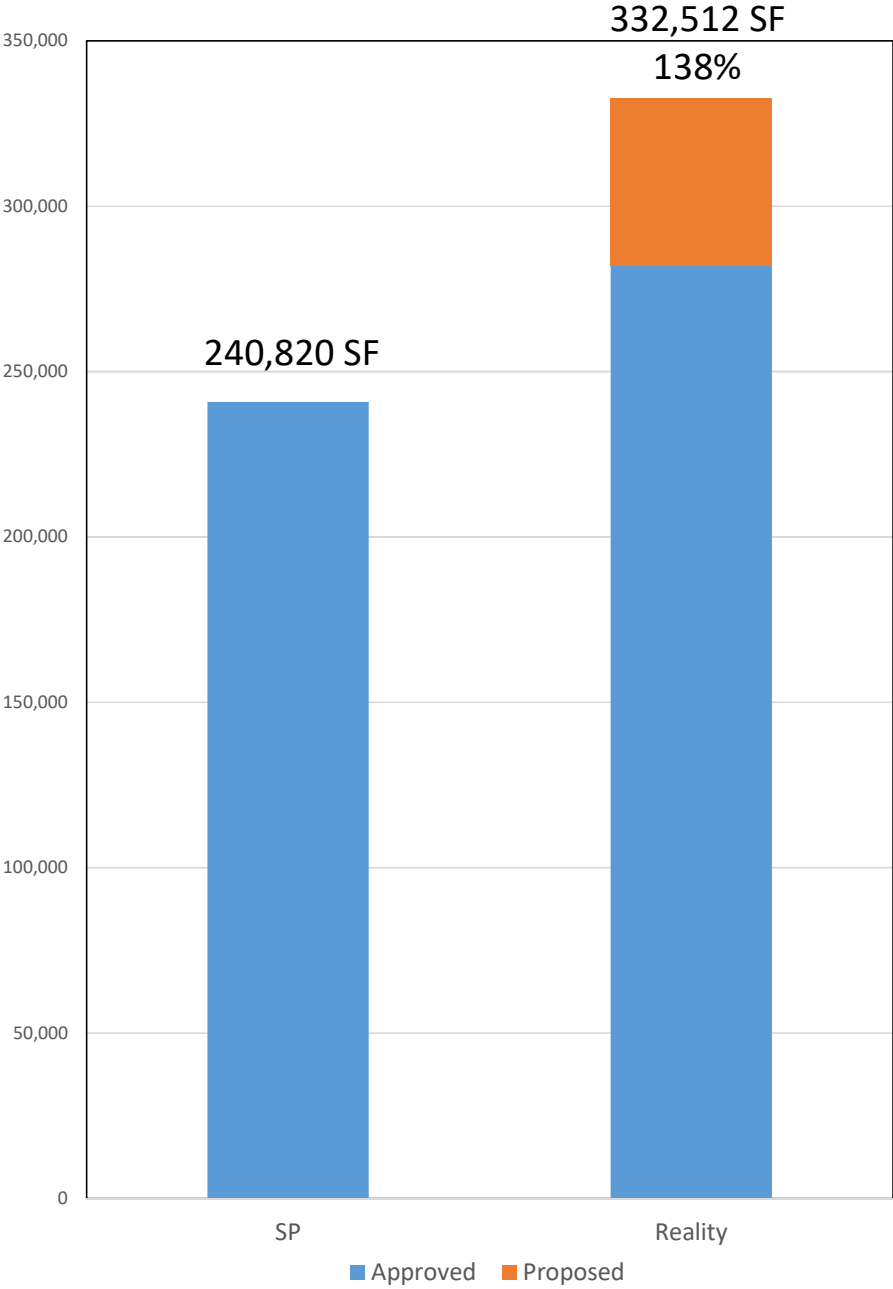
In Just 6 Years, Net New Non-Residential Development is Near the Plan's 30-year Maximum



*ECR/Downtown SP Illustrative Plan page C20

Source: staff reports for individual projects

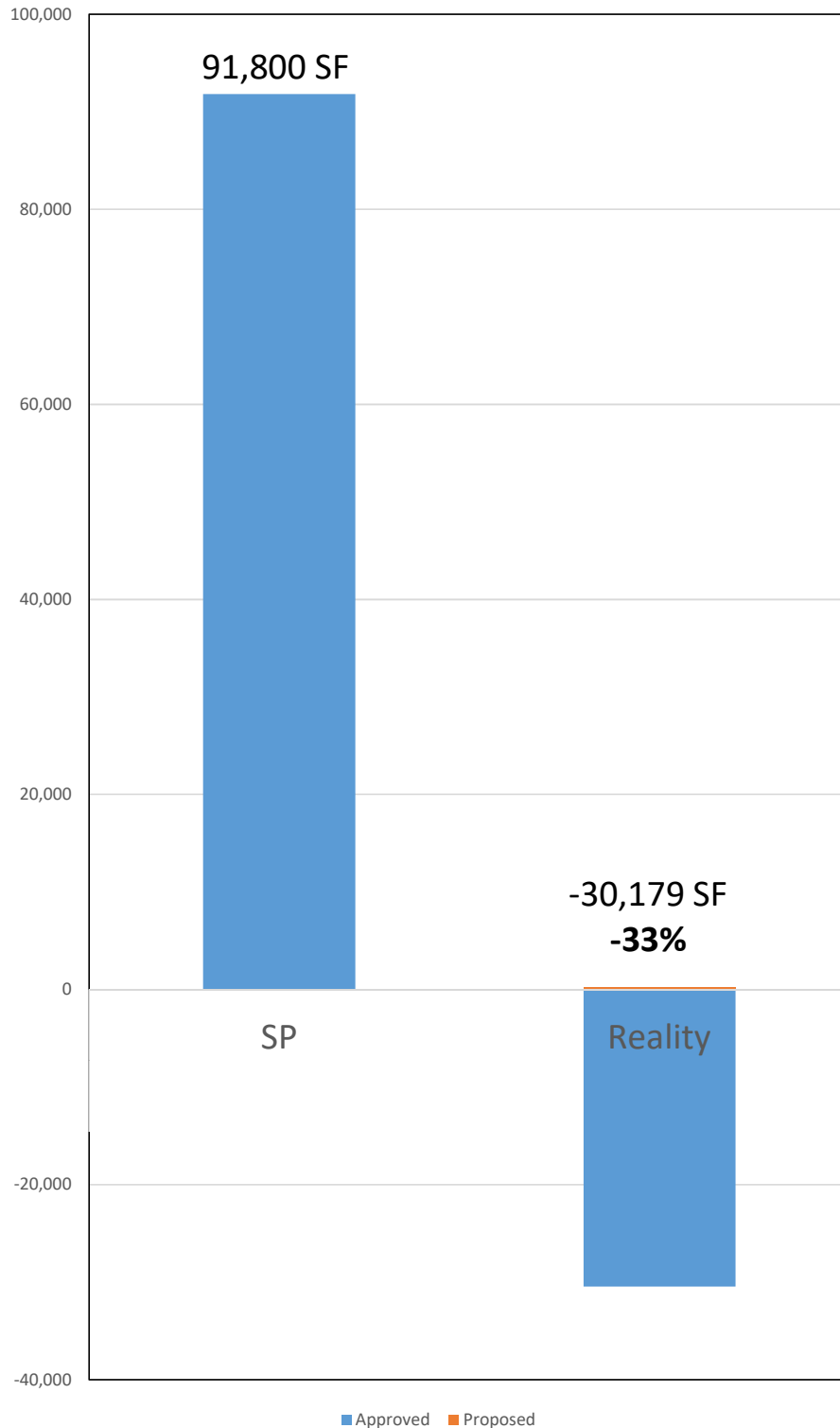
Net New Office Development Already Far Exceeds The Total Envisioned in the Plan



*ECR/Downtown SP Illustrative Plan page C20

Source: Illustrative Plan on page C20; staff reports for individual projects

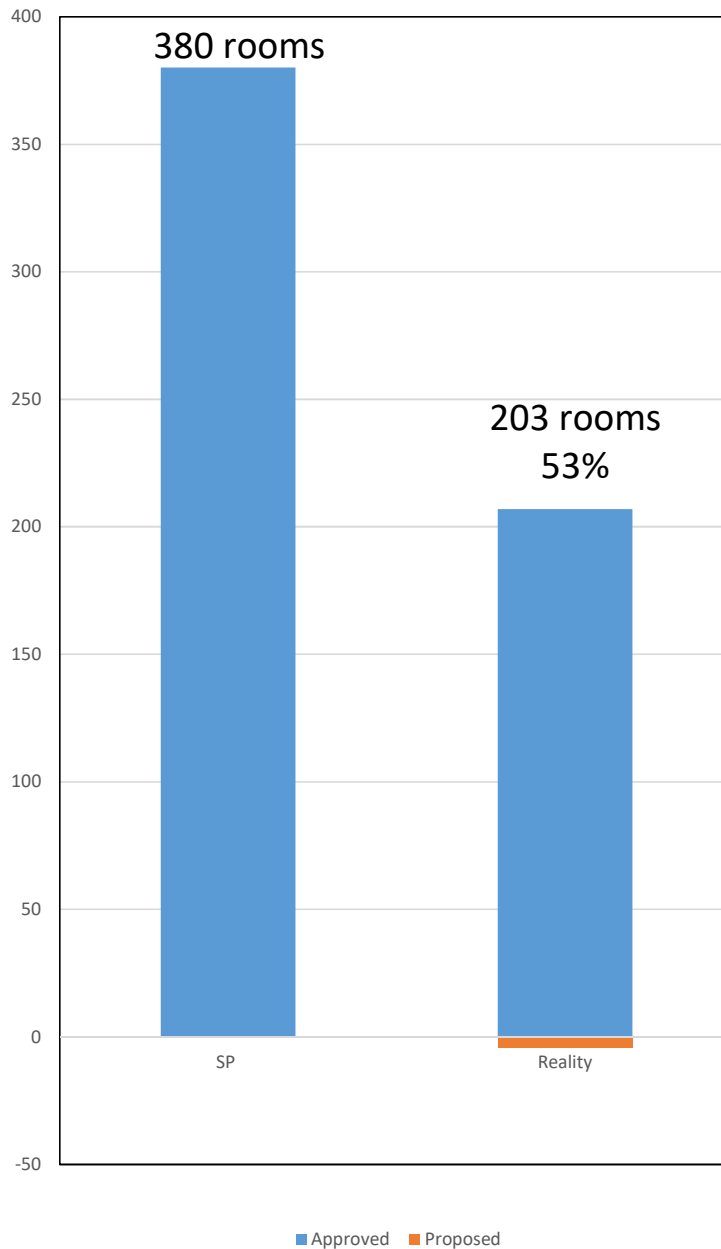
While Nearly 92,000 SF of New Retail/Restaurants was Envisioned, Retail is Actually Disappearing



*ECR/Downtown SP Illustrative Plan page C20

Source: Illustrative Plan on page C20; staff reports for individual projects

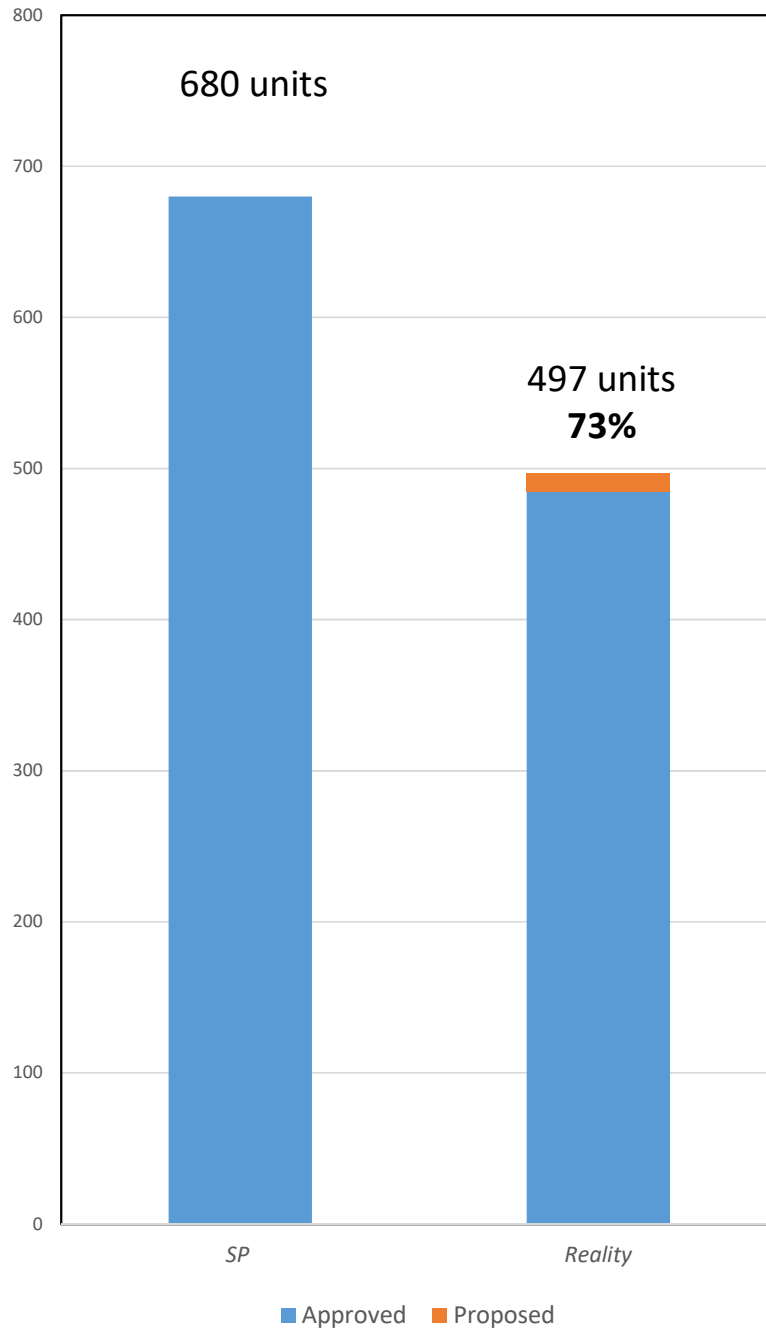
Net New Hotel Rooms (and related revenue) Are Lagging SP Forecast, Jeopardizing Expected City Revenue



*ECR/Downtown SP Illustrative Plan page C20

Source: Illustrative Plan on page C20: staff reports for individual projects

Net New Housing is Behind Non-Res Pace, Worsening the Already Bad Jobs:Housing Ratio



*ECR/Downtown SP Illustrative Plan page C20

Source: Illustrative Plan on page C20; staff reports for individual projects