

**G. How would the Initiative change uses on vacant parcels of land?**

The areas covered under the Existing Project and the Stadium Alternative are different only in that the Stadium Alternative Project, in addition to the 238-acre property covered by the Existing Project, would also provide for uses on the adjacent Northern Parcel. The Northern Parcel is currently used for surface parking. Under the Stadium Alternative a portion of the Northern Parcel would accommodate the northern part of the stadium zone. The remainder of the Northern Parcel would be landscaped and used for surface parking and other uses similar to the currently permitted uses on the property. Although the Northern Parcel is currently zoned to permit a stadium use, the Initiative contemplates a cohesive and coordinated development of the combined 298-acre property, to ensure high quality and unified design.

The Stadium Alternative Project maintains the same land use categories as the Existing Project, but adds a new "Sports and Entertainment" classification. Under both alternatives, the Mixed Use areas are concentrated in the southwestern portion of the site (adjacent to Prairie Avenue and Century Boulevard), although these areas would be expanded under the Stadium Alternative. The Commercial and Recreation area would be limited to the Casino site. Similarly, the area designated for Civic use would be the same under each alternative. The Residential areas would be reduced under the Stadium Alternative and would be concentrated in the eastern "panhandle" portion of the site. Only residential uses would be allowed adjacent to existing off-site residential uses under the Stadium Alternative in order to serve as a buffer. The Open Space areas would cover a similar amount of acreage under the two alternatives but would be configured differently within the site. The new Sports and Entertainment area would be in the northcentral part of the site and would include land within both the original site and the Northern Parcel.

The amount of development that could be realized on the site would be altered under the Stadium Alternative, as is shown in the table below. A graphic comparison of the site plan for the Existing Project and the site plan for the Stadium Alternative is provided on the next page.

**Total Maximum Development Comparison**

Land Use Type	Existing Project	Stadium Alternative
Stadium	N/A	80,000 seats
Performance Venue	N/A	6,000 seats
Residential	2,995 units	2,500 units
Hotel	300 rooms	300 rooms
Retail	620,000 square feet	890,000 square feet
Office	75,000 square feet	780,000 square feet
Casino	120,000 square feet	120,000 square feet
Parks	25 acres	25 acres
Civic Use	4 acres	4 acres

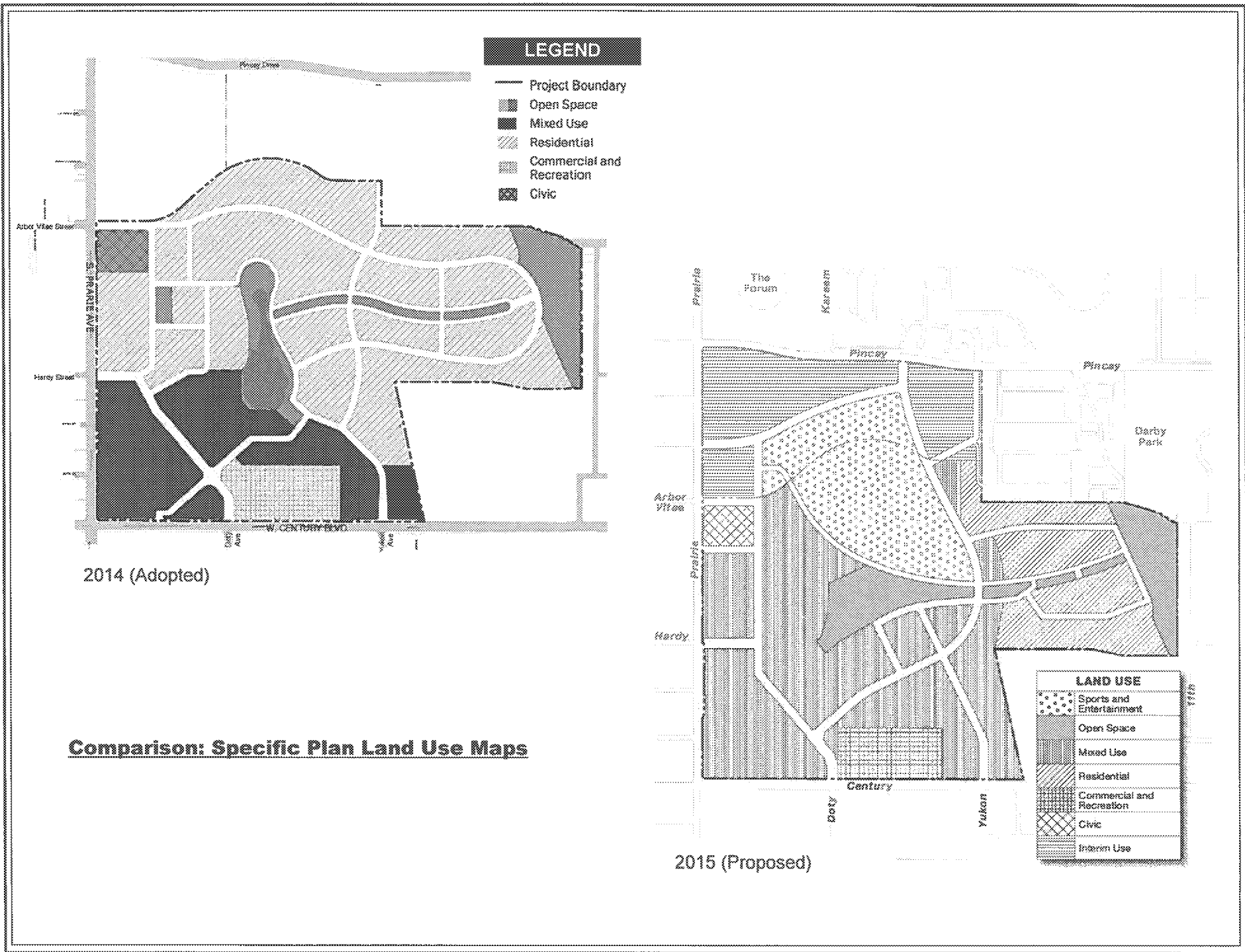


Exhibit 6-1- Stadium Alternative Project Land Use Plan

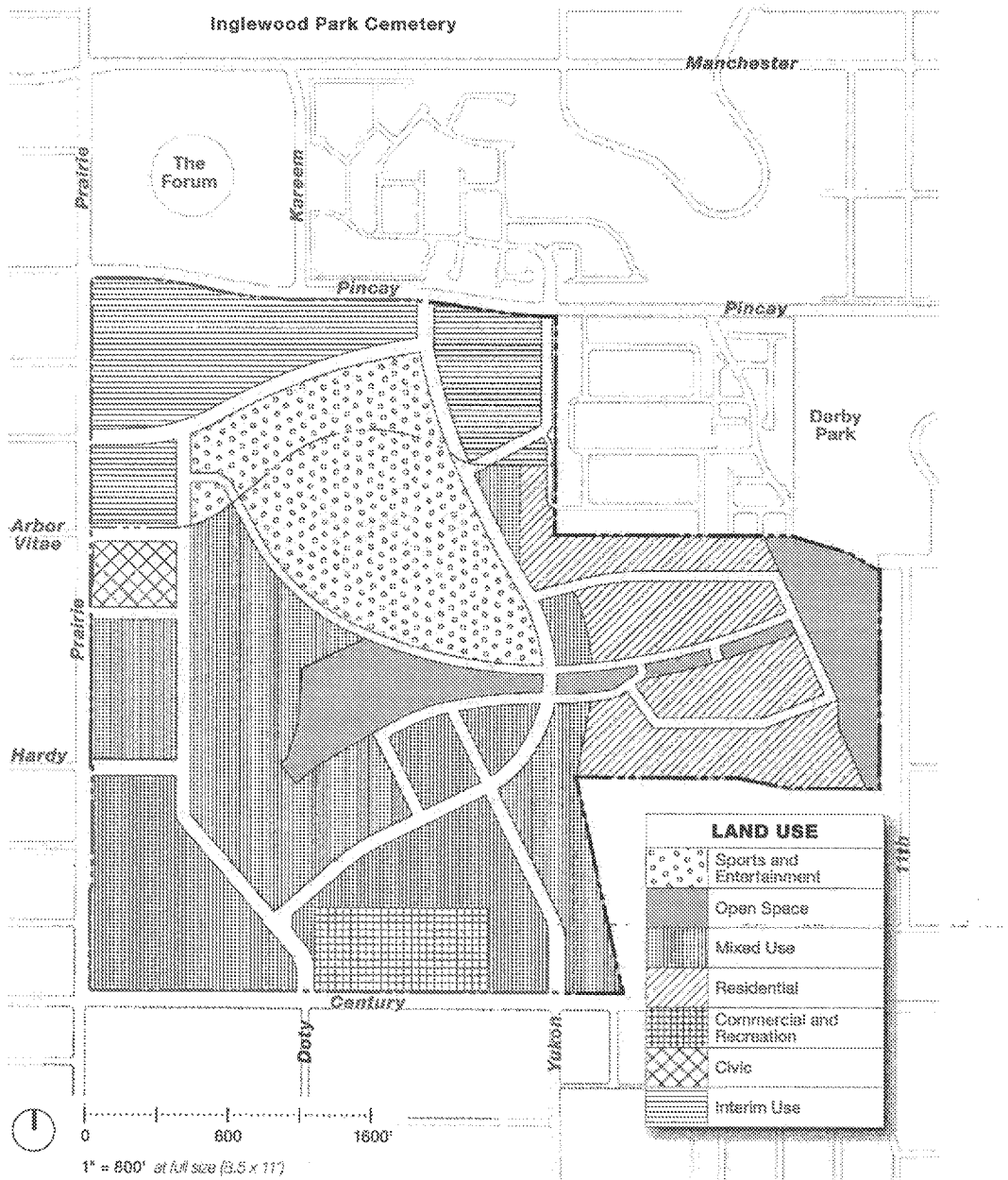


Exhibit 6-11- Review Process for Development of Stadium Alternative Project

