Proposed Changes to the Employment Opportunity Subarea (EOS) and the Base IG1 Zone

Staff propose to expand the EOS to more of the district as shown on page III-7 of the SAC Review Draft SE Quadrant Plan, and also propose changes to the allowances which are highlighted below. We also highlight the impact of the proposed Ground Floor Industrial Bonus on the base IG1 zone.

Retail Sales & ServiceAllowed 1 office or retail use per site up to 3,000 sf.Allowed AllowedAllowed to 5,000 sf per site through Conditional Use Review.Allowed to 5,000 sf per site.Allowed to 5,000 sf per site.Allowed 		Current IG1	Current EOS to be replaced by \rightarrow	New EOS	IG1 + Ground Floor Industrial Bonus
Office I use per site up to 3,000 sf.Up to 60,000 sf per site.For sites 20,000 sf or larger, up to 3:1 FAR per site.1 use per site up to 3,000 sf. GO,000 sf or langer, up to 3:1 For sites smaller than 20,000 sf, up to 60,000 sf of industrial Office.1 use per site up to 3,000 sf.For rehabilitation, the full building shell can be used for industrial Office.For rehabilitation, the full building shell can be used for industrial office.Why? This seeks to link the emerging industrial Office and use, then industrial office.TraditionalAllowedAllowedAllowedWhy? This seeks to ink the emerging industrial of industrial Office.Office a 0,000 sf per site through Conditional Use Review.AllowedAllowedAllowedAllowedAllowedUp to 5,000 sf per site.Up to 5,000 sf per site.Up to 20,000 sf per site through Conditional Use Review.AllowedAllowedAllowedAllowedAllowedAllowedUp to 2,000 sf per site through Conditional Use Review.AllowedAllowed1 office or retail use per site up to 3,000 sf.AllowedAllowedAllowedAllowed1 office or retail use per site up to 3,000 sf.AllowedAllowedAllowed1 office or retail use per site up to 3,000 sf.AllowedAllowed1 office or retail use per site up to 3,000 sf.AllowedAllowed1 office or retail use per site up to 3,000 sf.AllowedAllowed1 office or retail use per site up to 3,000 sf.AllowedAllowed1 office or retail use per site up to 3,000 sf. </td <td>Industrial</td> <td>Allowed</td> <td>Allowed</td> <td>Allowed</td> <td>Incentivized through the ground floor</td>	Industrial	Allowed	Allowed	Allowed	Incentivized through the ground floor
Office 3,000 sf.1 office or retail use per site up to 3,000 sf.Up to 5,000 sf per site.Up to 5,000 sf per site.1 office or retail use per site up to 3,000 sf Up to 20,000 sf per site through Conditional Use Review.1 office or retail use per site up to 3,000 sf Up to 20,000 sf per site through Conditional Use Review.1 office or retail use per site up to 3,000 sf Up to 20,000 sf per site through Conditional Use Review.1 office or retail use per site up to 3,000 sfRetail Sales & ServicesAllowed 1 office or retail use per site up to 3,000 sf.Allowed Up to 5,000 sf per siteAllowed Up to 5,000 sf per siteAllowed For sites 40,000 or smaller, up to 5,000 sf per site.Allowed 1 office or retail use per site up to 3,000 sfUp to 20,000 sf per site through Conditional Use Review.Allowed Up to 5,000 sf per siteAllowed For sites 40,000 or smaller, up to 5,000 sf per site.Allowed 1 office or retail use per site up to 3,000 sfUp to 20,000 sf per site through Conditional Use Review.Allowed Up to 5,000 sf per siteAllowed For sites larger than 40,000 sf, up to 12.5% of site area.Allowed Services				 For sites 20,000 sf or larger, up to 3:1 FAR per site. For sites smaller than 20,000 sf, up to 60,000 sf of Industrial Office. For rehabilitation, the full building shell can be used for Industrial Office. What does this mean? For new buildings, the amount of Industrial Office allowed would grow with the building size. Costly rehabilitations of historic structures may be more financially feasible if we allow the creation of larger amounts 	1 use per site up to 3,000 sf. Ground Floor Bonus If buildings have a full ground floor of industrial use, then industrial office uses up to 3:1 per site. Enforced by a covenant. Why? This seeks to link the emerging Industrial Office market to maintaining or creating new manufacturing space. What's considered an industrial use? Wholesale sales, warehouse and freight movement, industrial services, manufacturing and production except for the manufacture of
3,000 sf. 5,000 sf per site. Up to 20,000 sf per site through Up to 20,000 sf per site through For sites larger than 40,000 sf, up to Up to 20,000 sf per site through Condition Conditional Use Review. 12.5% of site area. Up to 20,000 sf per site through Condition	Office Retail Sales &	1 office or retail use per site up to 3,000 sf. Up to 20,000 sf per site through Conditional Use Review.	Up to 5,000 sf per site. Up to 60,000 sf per site through Conditional Use Review.	Up to 5,000 sf per site. Allowed	 1 office or retail use per site up to 3,000 sf. Up to 20,000 sf per site through Conditional Use Review. Note: If the above Ground Floor Bonus provision is utilized, no ground floor retail or office would be allowed. Allowed
Residential Not Allowed Not Allowed Not Allowed Not Allowed	Services	3,000 sf. Up to 20,000 sf per site through	Up to 5,000 sf per site	5,000 sf per site. For sites larger than 40,000 sf, up to	Up to 20,000 sf per site through Conditional
	Residential	Not Allowed	Not Allowed	Not Allowed	Not Allowed