

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.

	Current IG1	Current EOS to be replaced by →	New EOS	IG1 + Ground Floor Industrial Bonus
Industrial	Allowed	Allowed	Allowed	Allowed + Incentivized through the ground floor industrial bonus detailed below.
Industrial Office	Allowed 1 use per site up to 3,000 sf.	Allowed Up to 60,000 sf per site.	Allowed 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. <u>What does this mean?</u> 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 of Industrial Office.	Allowed 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. <u>Why?</u> This seeks to link the emerging Industrial Office market to maintaining or creating new manufacturing space. <u>What's considered an industrial use?</u> Wholesale sales, warehouse and freight movement, industrial services, manufacturing and production except for the manufacture of goods primarily for sale on-site.
Traditional Office	Allowed 1 office or retail use per site up to 3,000 sf. Up to 20,000 sf per site through Conditional Use Review.	Allowed Up to 5,000 sf per site. Up to 60,000 sf per site through Conditional Use Review.	Allowed 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.
Retail Sales & Services	Allowed 1 office or retail use per site up to 3,000 sf. Up to 20,000 sf per site through Conditional Use Review.	Allowed Up to 5,000 sf per site	Allowed For sites 40,000 or smaller, up to 5,000 sf per site. For sites larger than 40,000 sf, up to 12.5% of site area.	Allowed 1 office or retail use per site up to 3,000 sf. Up to 20,000 sf per site through Conditional Use Review.
Residential	Not Allowed	Not Allowed	Not Allowed	Not Allowed

