



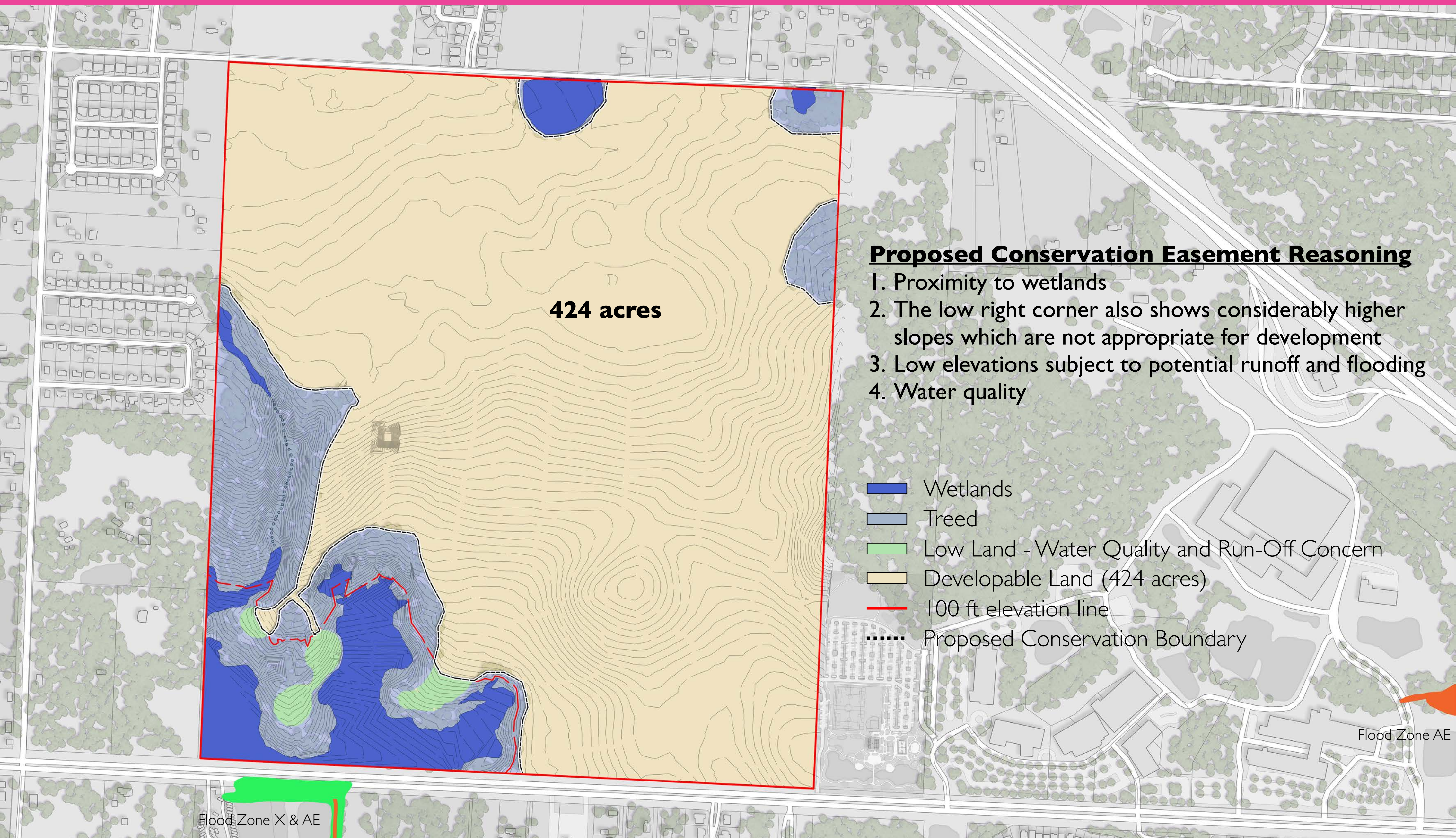
OLF-8

Phase 2 Update

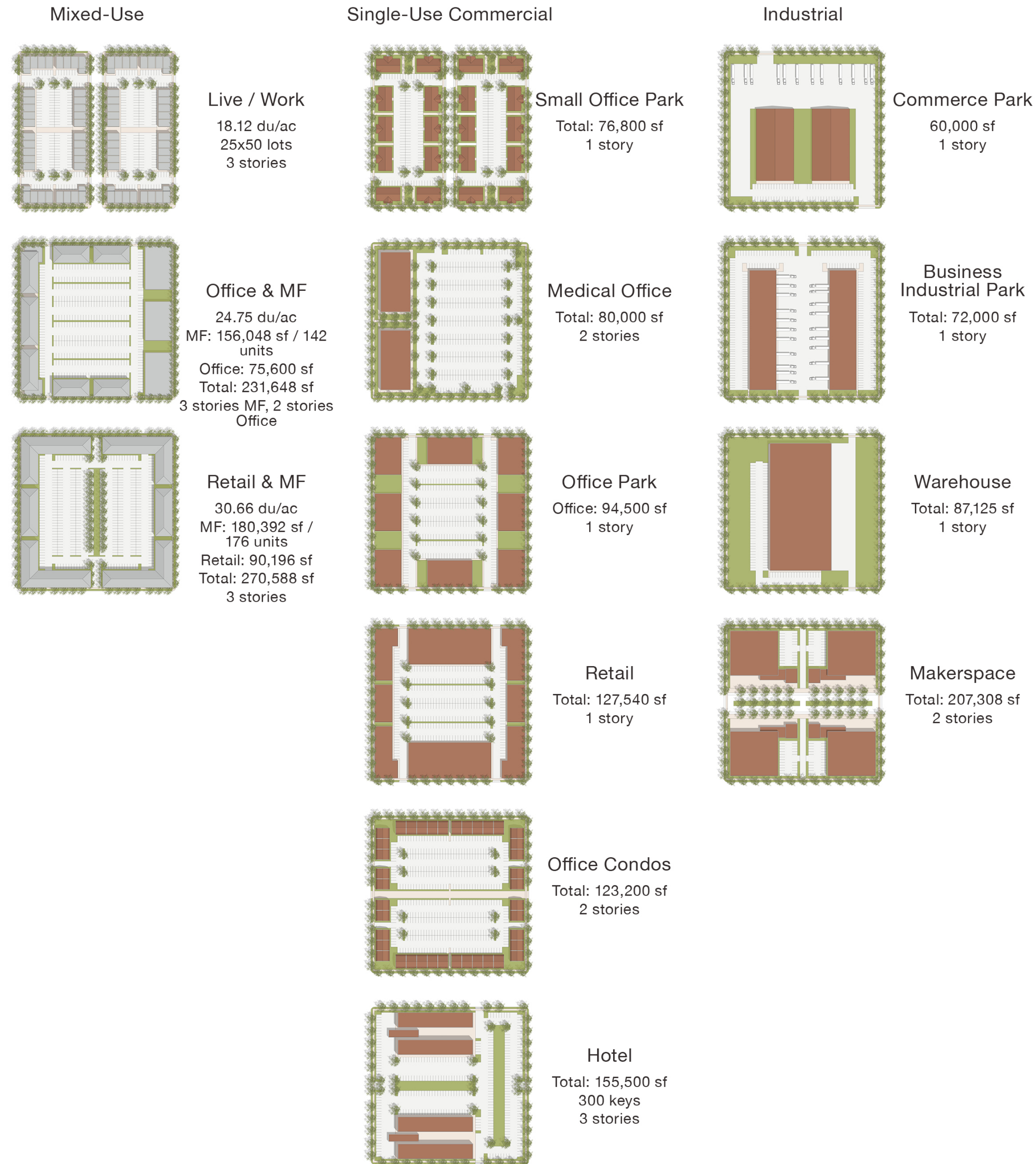
Planning Board Presentation
April 6, 2021



AVAILABLE DEVELOPABLE ACREAGE



JOB ESTIMATES BY BUILDING TYPOLOGY & INDUSTRY SECTOR



- **Job Density / Acre:**
 - 1,000 jobs: 9 - 72 acres
 - 2,000 jobs: 18 - 144 acres
 - 3,000 jobs: 27 - 216 acres
 - 4,000 jobs: 36 - 288 acres

See Commerce Block Typologies in appendix for more information

POST CHARRETTE PLANS

Commerce Plan



- 350 acres devoted to commerce
- 7,000 potential commerce related jobs

Hybrid Plan



- 237 acres devoted to commerce
- 4740 potential commerce related jobs

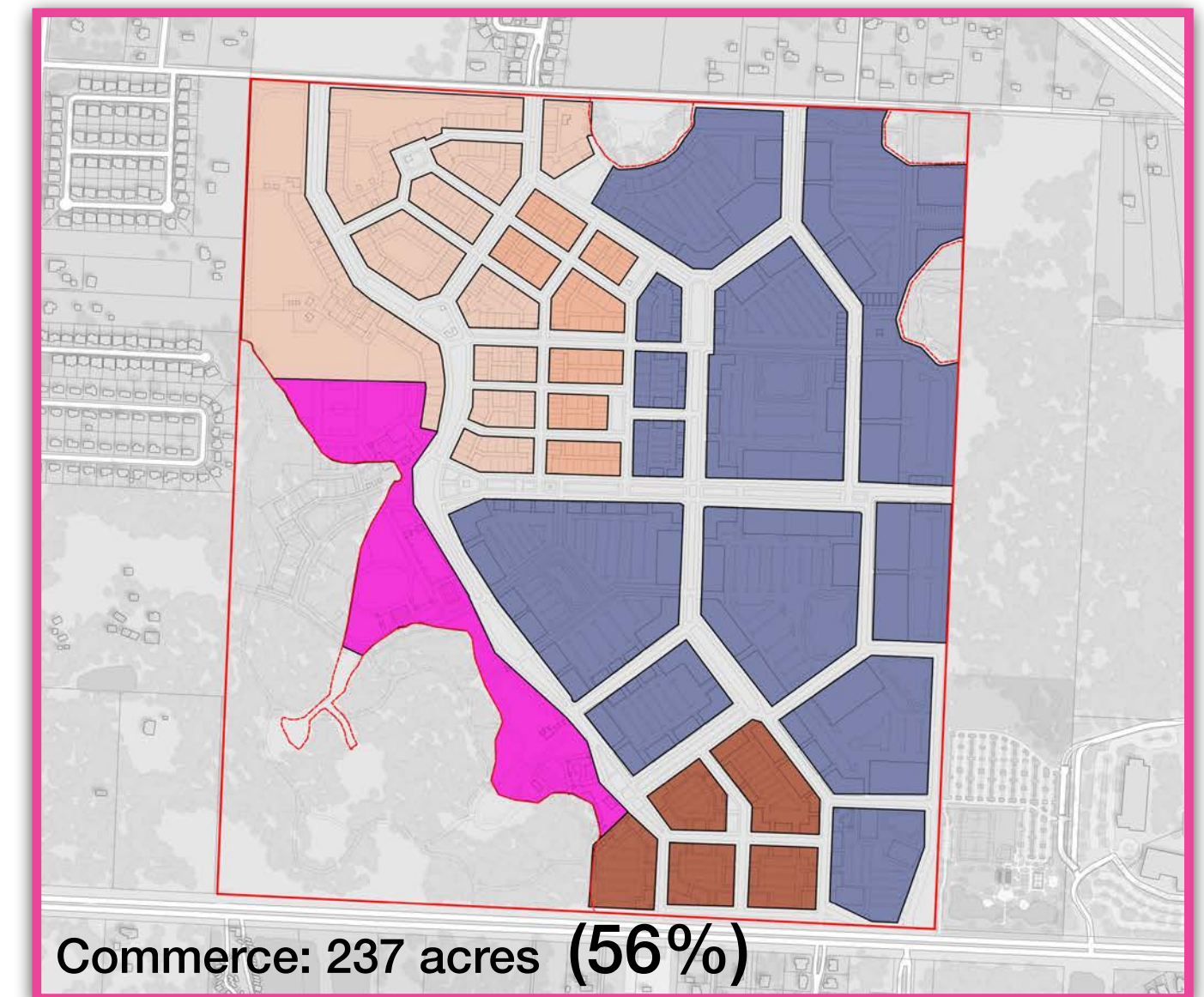
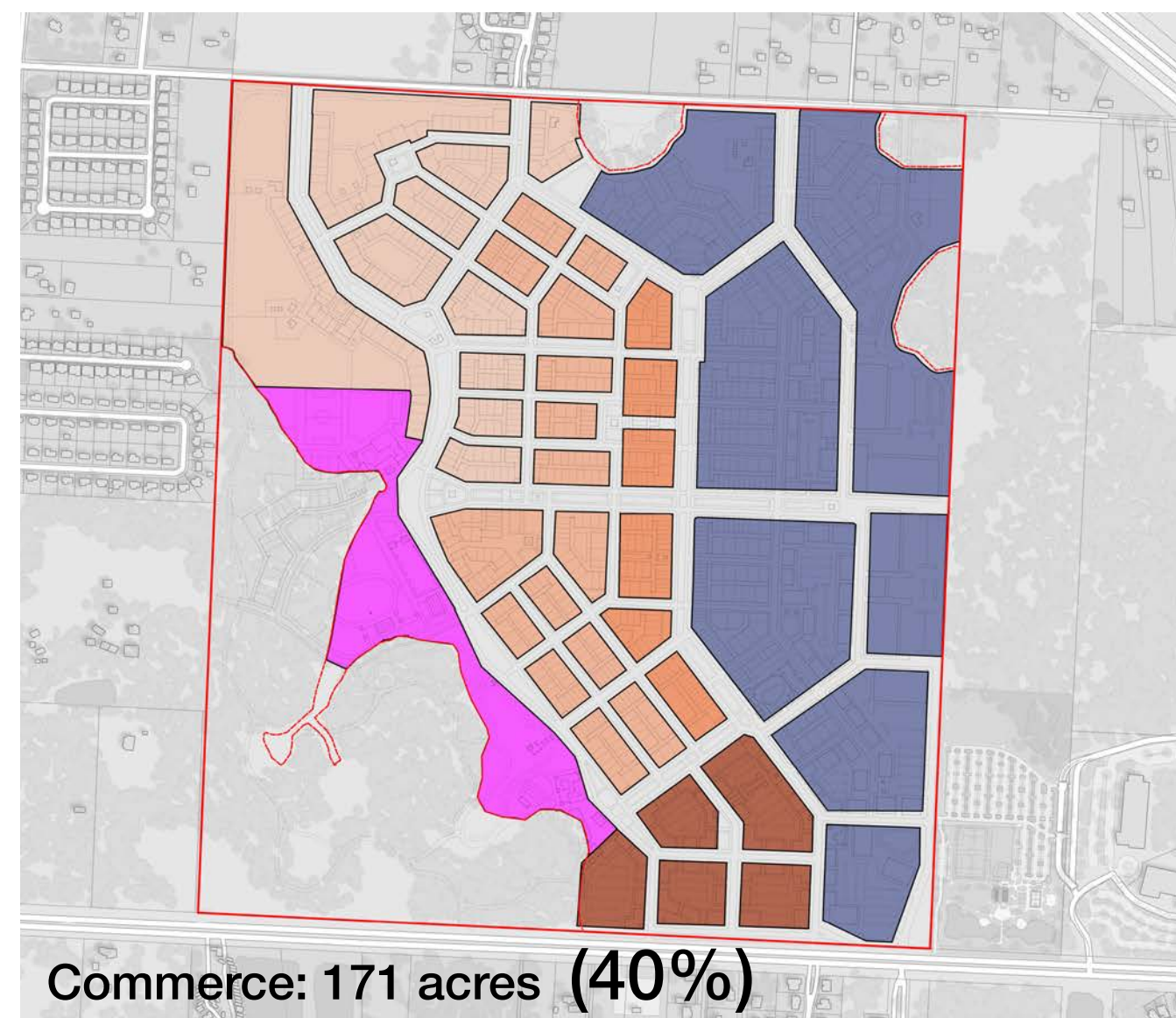
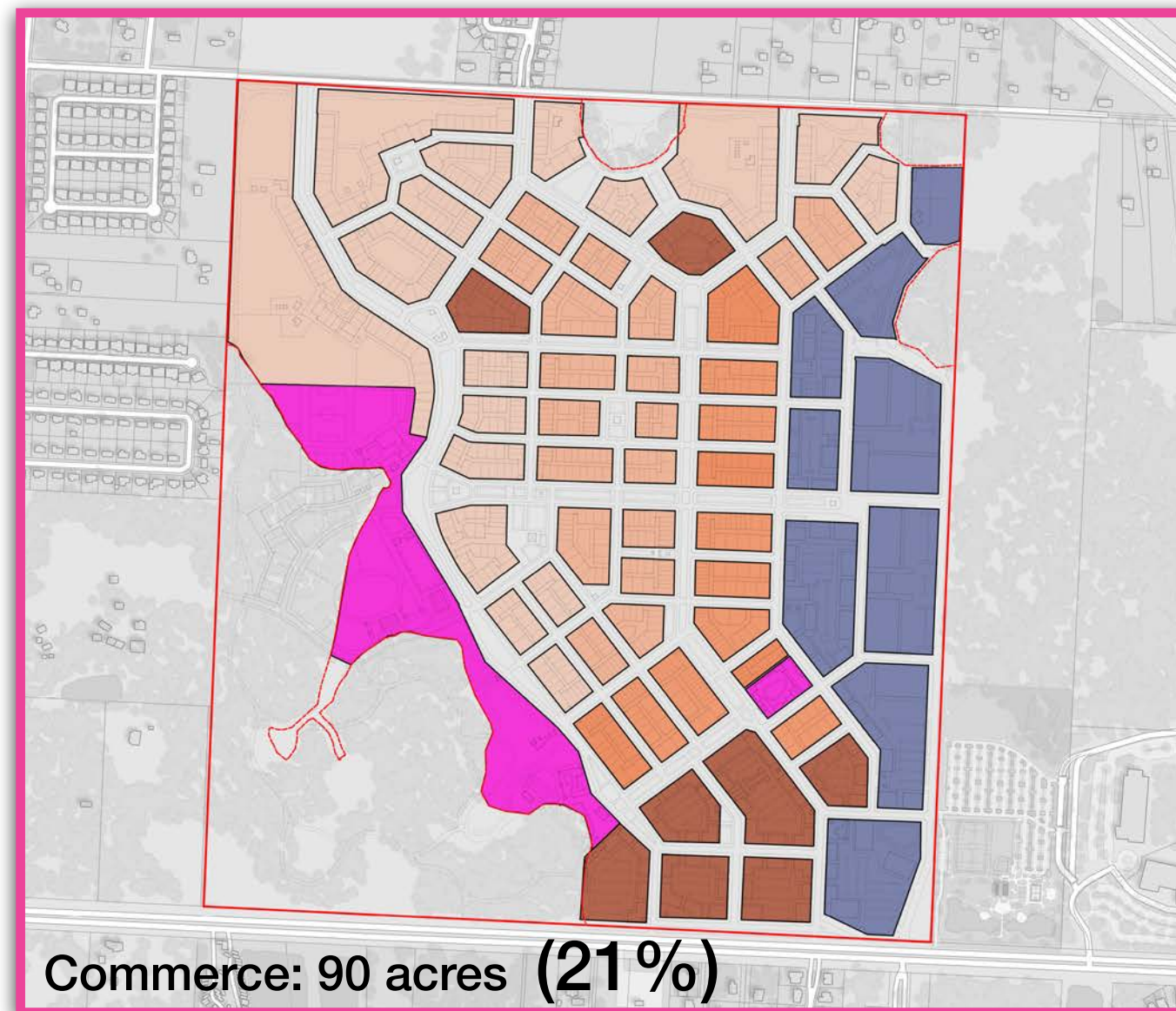
Market Plan



- 90 acres devoted to commerce
- 1,800 potential commerce related jobs

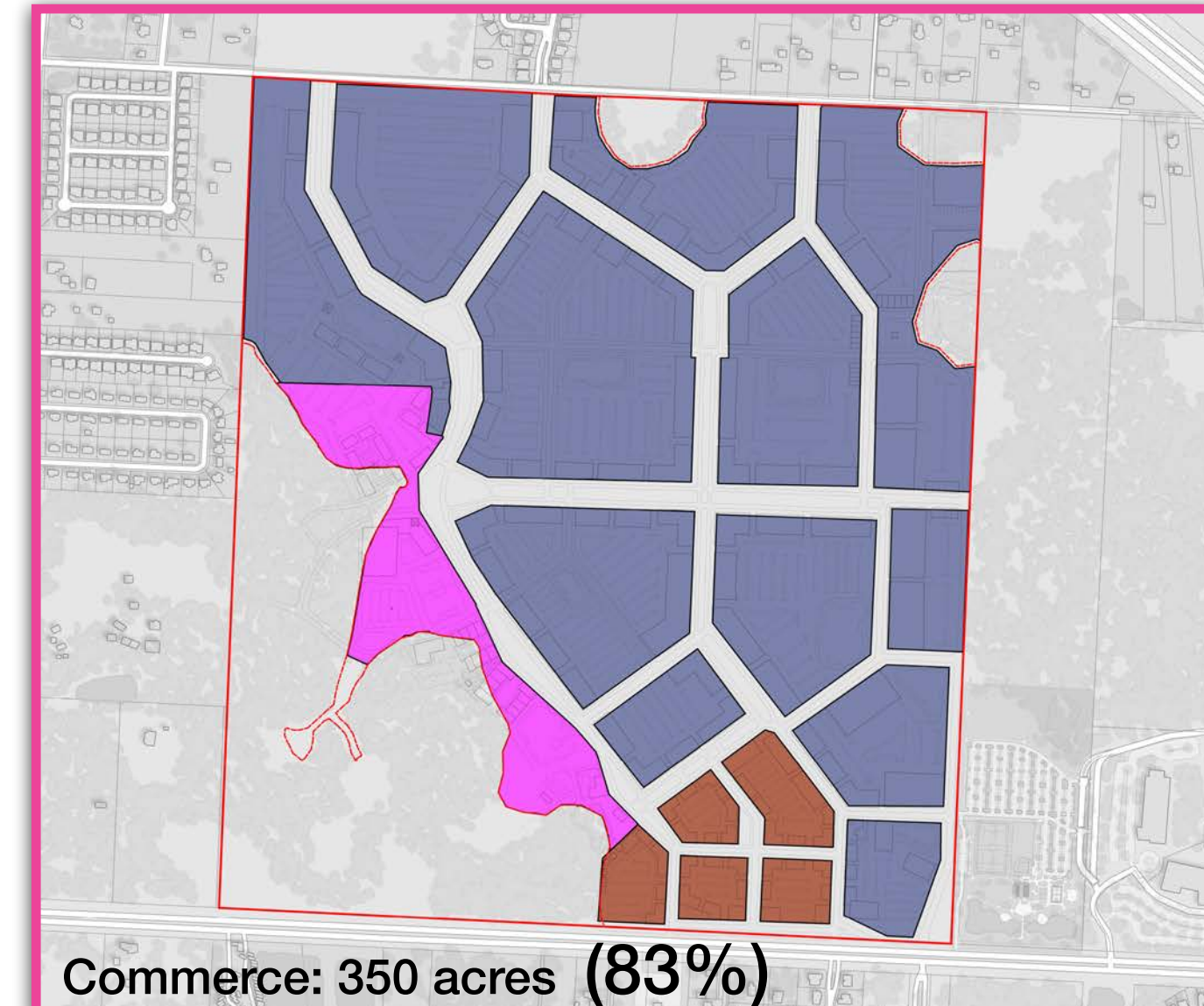
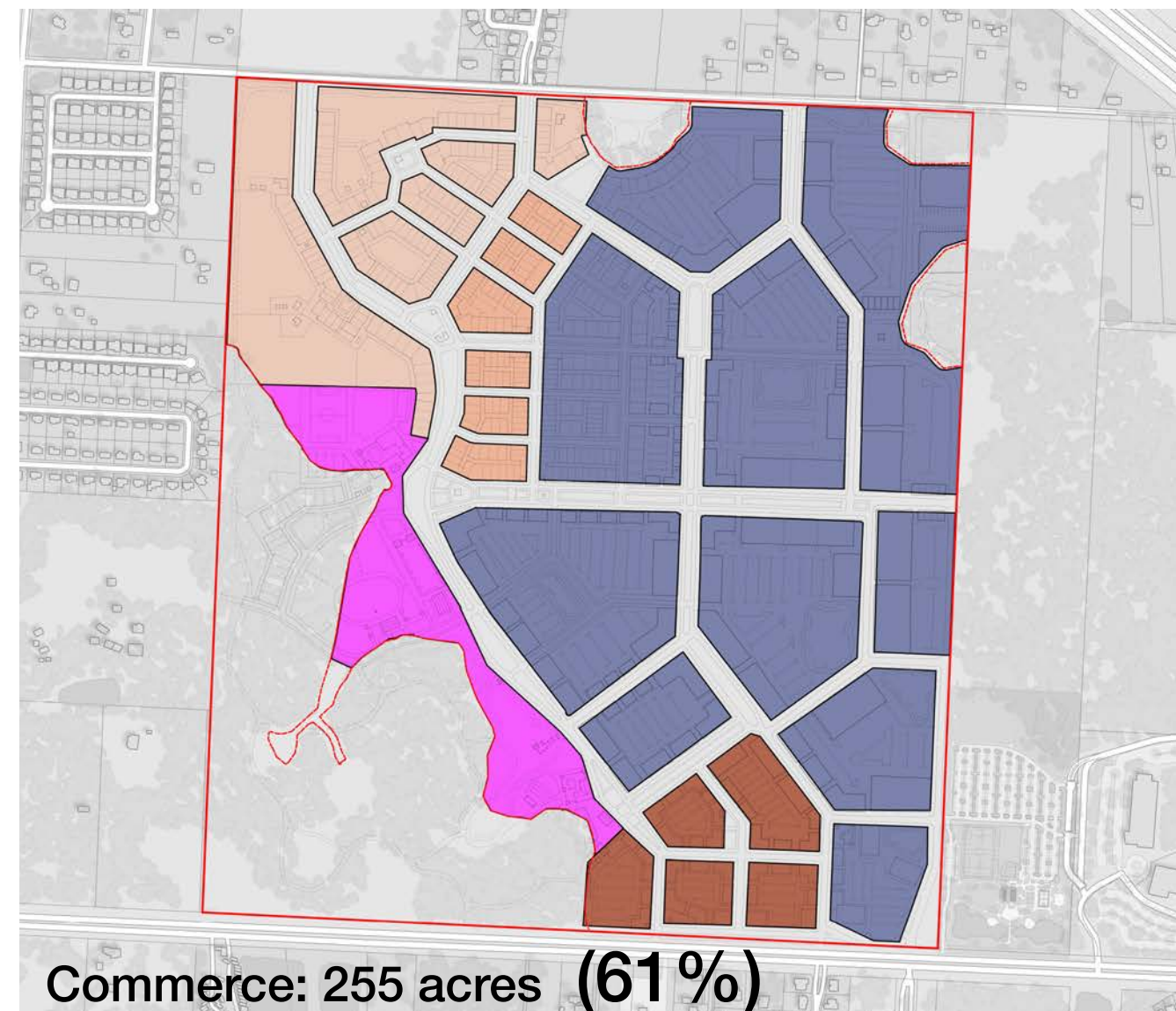
Assumes 20 jobs / acre (*Navy Federal* = 66 jobs/acre)

THE 'FLEX' ZONING








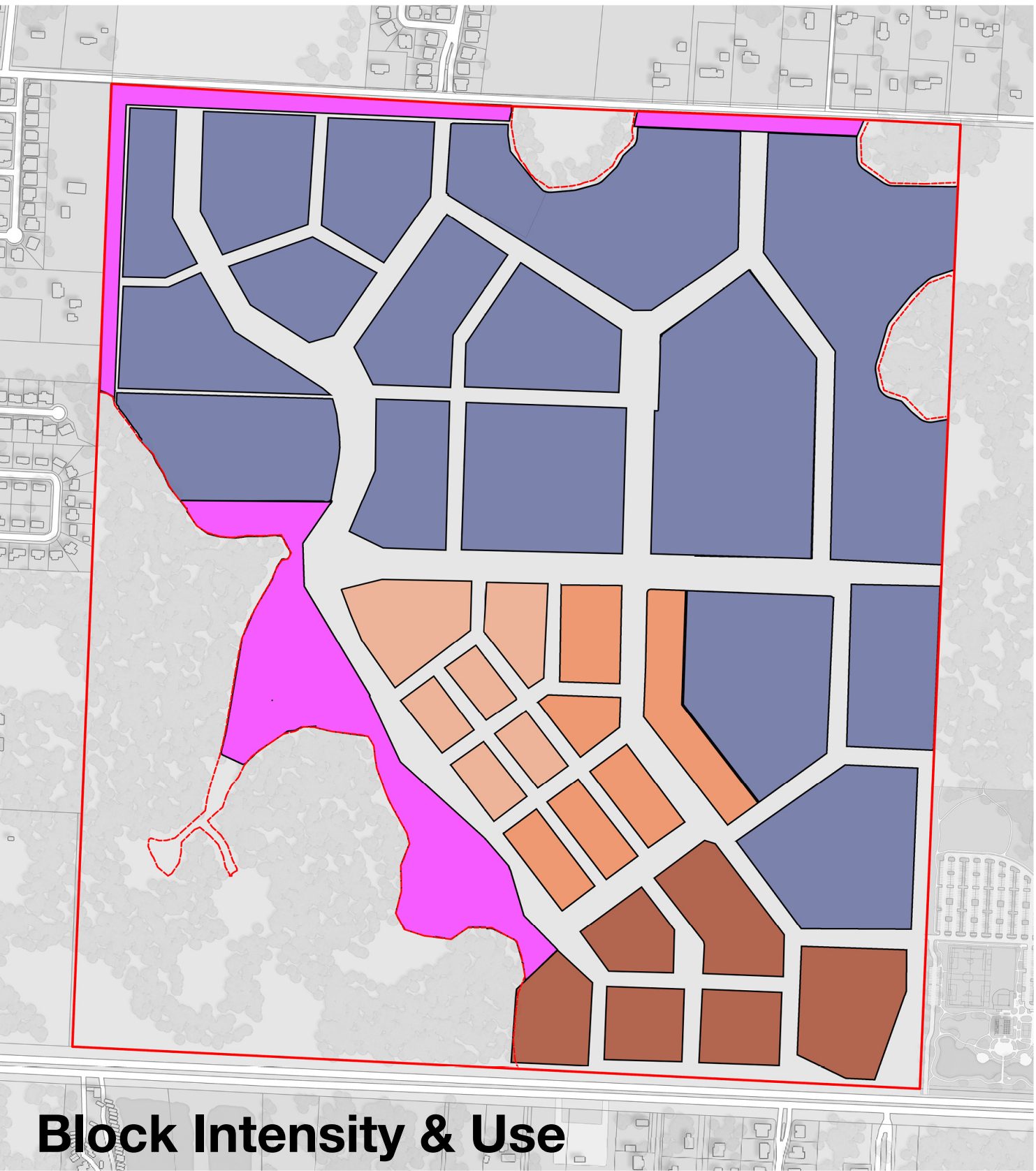
Note: % is calculated on the developable land (424 ac.)

- Low Intensity Single-Family
- Medium Intensity Single-Family
- Multi-Family
- Mixed Use
- Commercial & Industrial
- Public Amenities

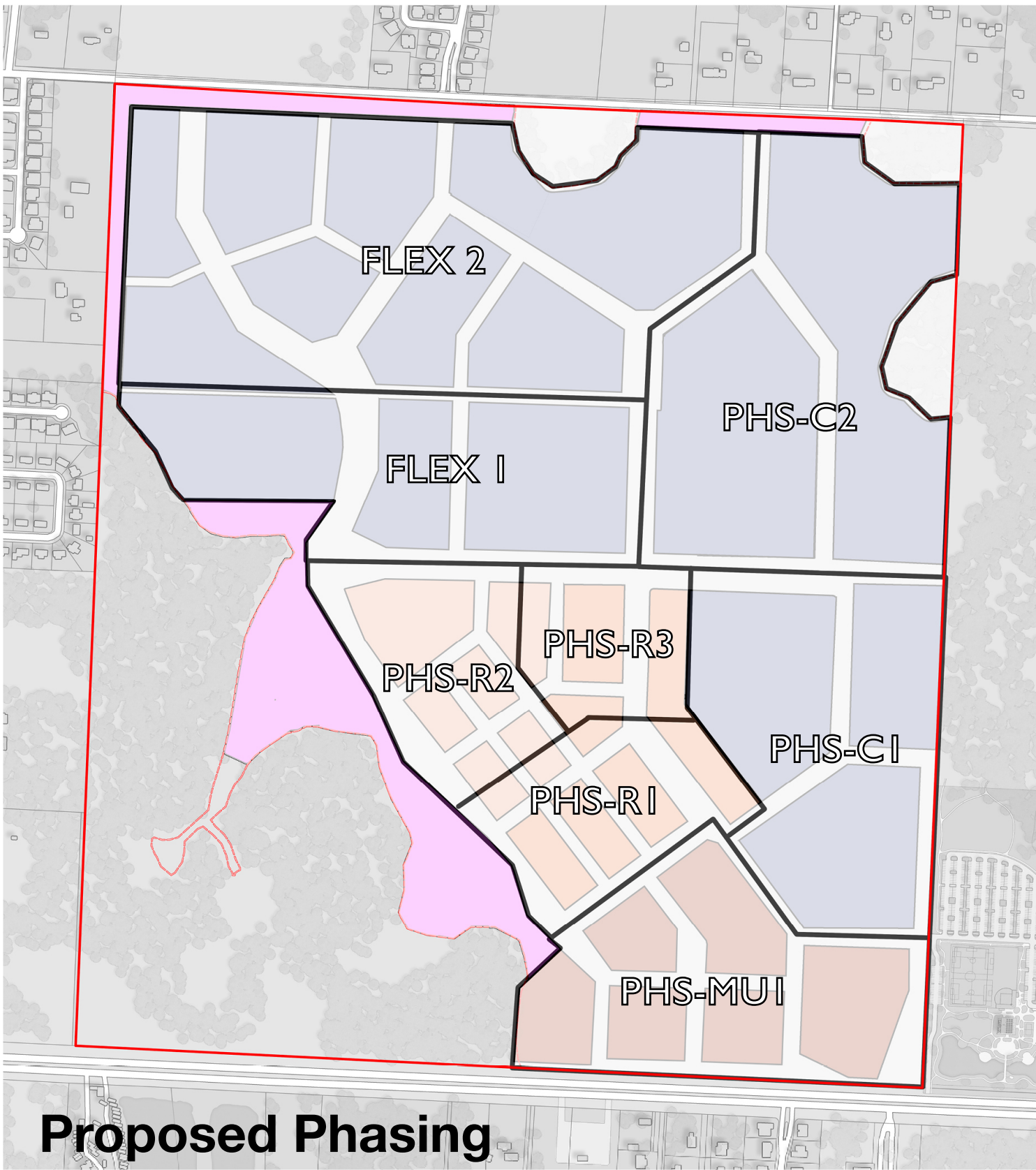


ADJUSTED HYBRID PLAN

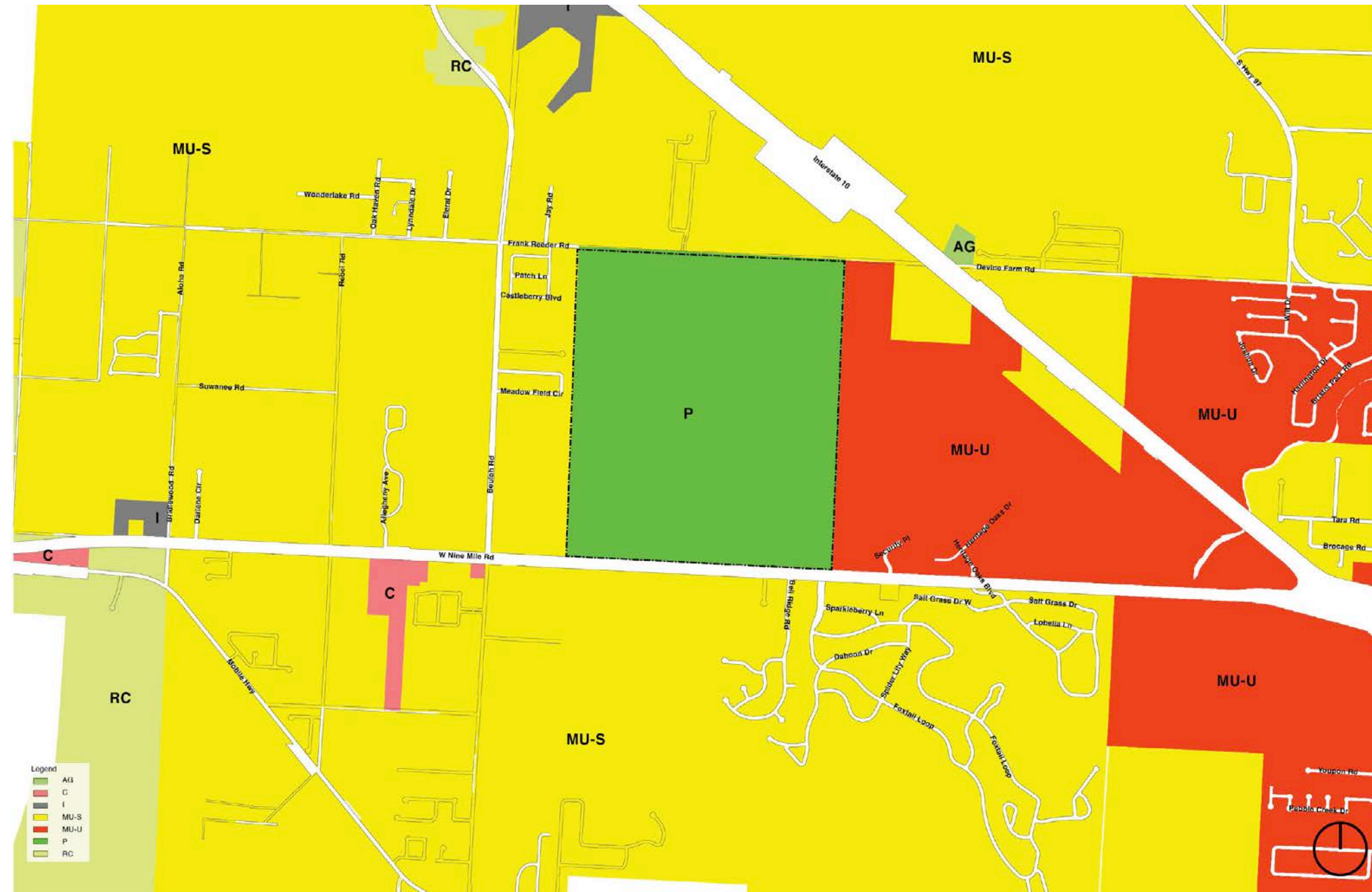
Use		Types	Acreage	Percentage of Developable Land
Mixed-Use Center		Live/Work, Residential over Retail, Office over Retail	47 acres	11%
Commercial & Industrial		Commerce types	271 acres	64%
Public Amenities + Trails		Post Office, School, Day-care, Community Garden, etc.	45 acres	10.6%
Residential 1		Urban Cottage, Duplex, Townhouse:	61 acres	14.4%
Residential 2		Walk-Up, 2 over 1, Multi-Family		



MIXED-USE CENTER:	
PHS-MU1:	200,000 sf + Multi-Family (5 years)
COMMERCE PARK	
PHS-C1	51 acres for 5-8 years
PHS-C2	74 acres, held in perpetuity
FLEX1	46 acres for up to 10 years
FLEX2	100 acres for 15-20 years (5 -10 years) beyond interchange
PUBLIC AMENITIES	
P-PH1	Amenities + Trails
P-PH2	Amenities + Trails
RESIDENTIAL	
PHS-R1	< 5 years
PHS-R2	8 years
PHS-R3	11 years



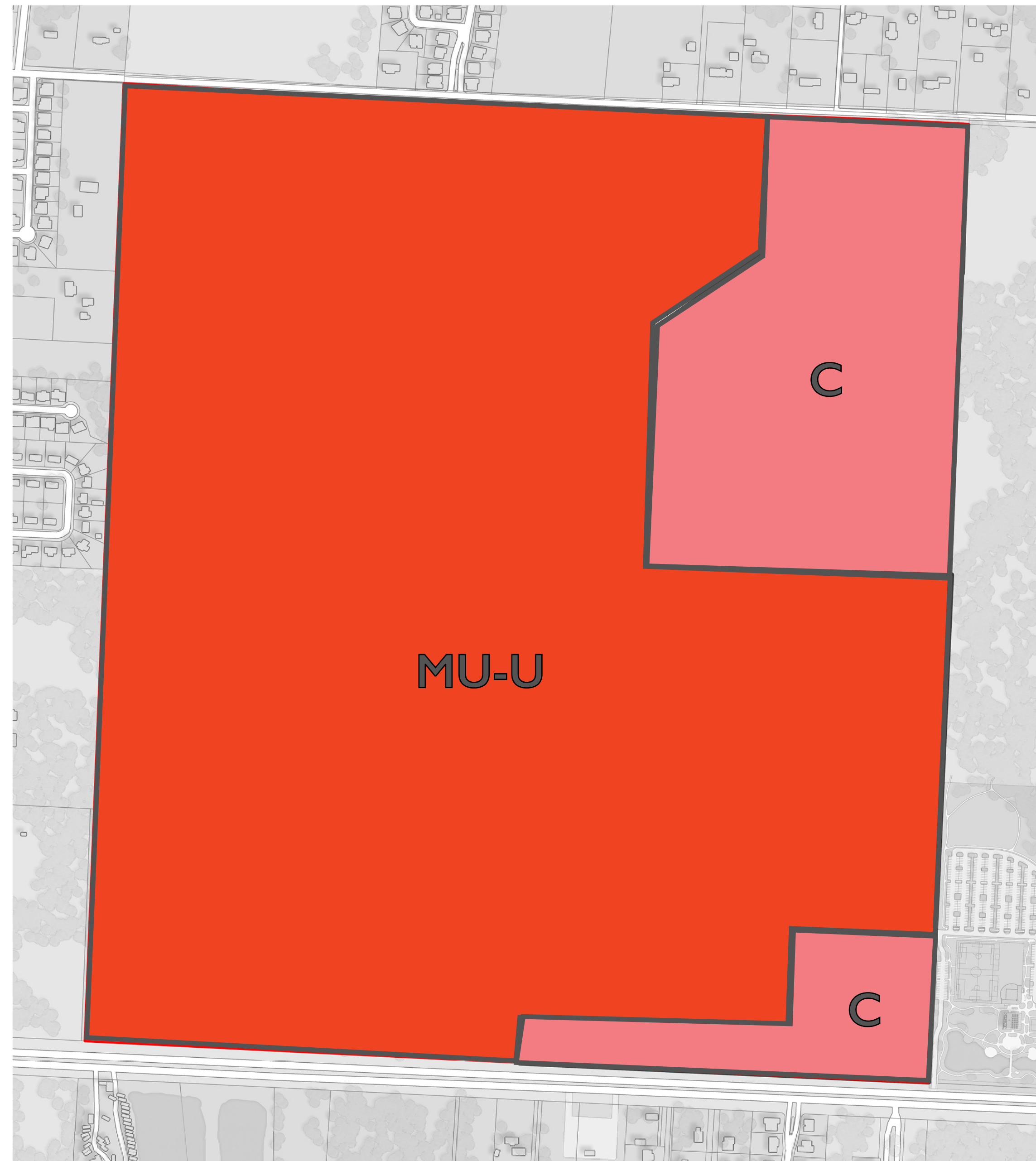
PROPOSED FUTURE LAND USE MAP



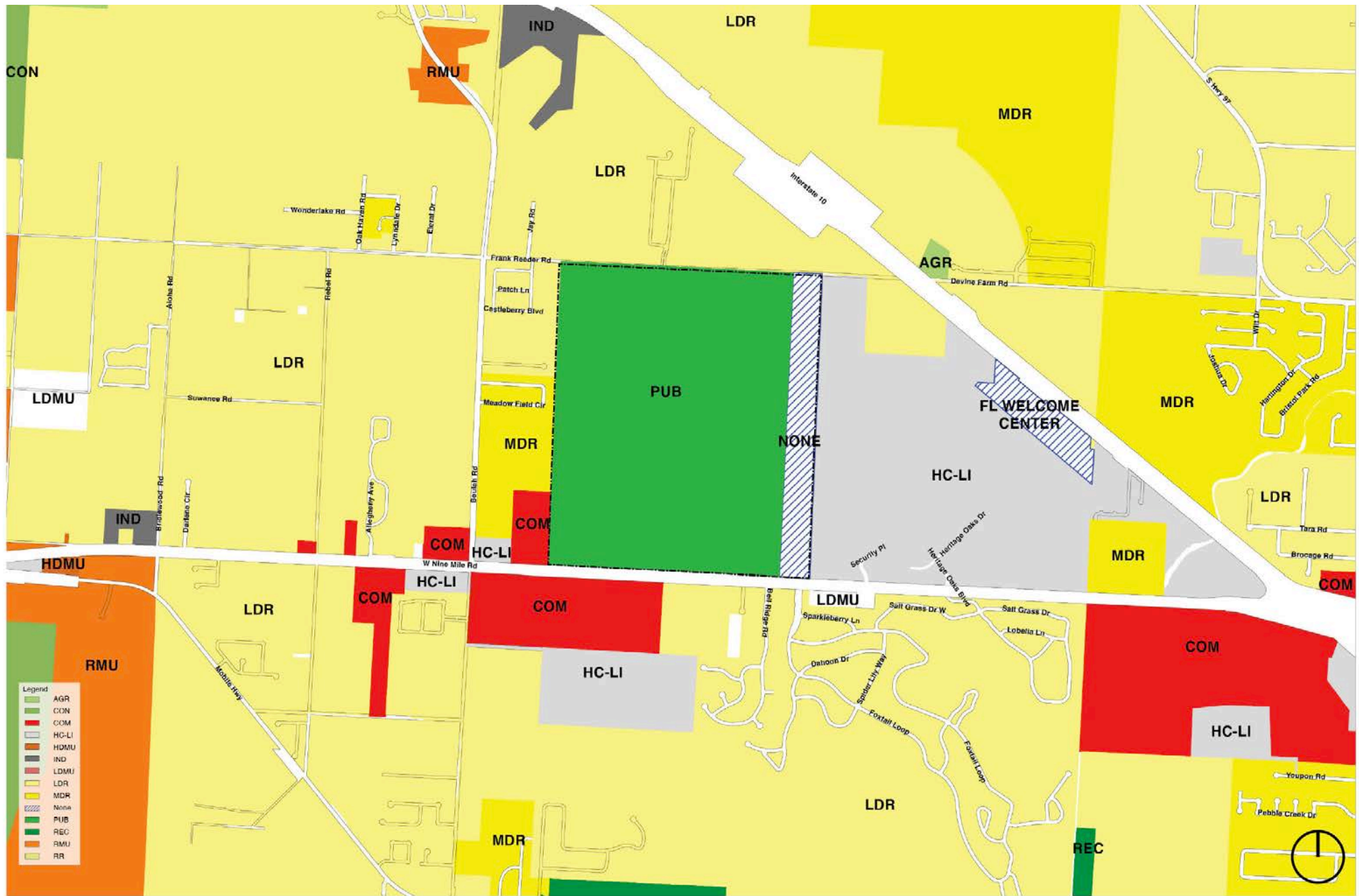
Future Land Use (FLU) Map

PROPOSED ZONING CATEGORIES

- MU-U: Mixed-Use Urban
- C: Commerce



PROPOSED ZONING FRAMEWORK (NEW)



Zoning Map

PROPOSED ZONING CATEGORIES

- CD-r: Commerce District, Restricted**
 - Zoned exclusively for single-use commercial & industrial blocks
- CD: Commerce District**
 - Zoned for single-use commercial & industrial blocks prioritized for 5-8 years
- NC-r: Neighborhood Center, Restricted**
 - Zoned exclusively for single-use commercial blocks
- NC: Neighborhood Center**
 - Zoned for MI-SF, MF & MU blocks
- NG-r1 and NG-r2: Neighborhood General, Restricted**
 - Zoned for NG uses + commercial & industrial blocks prioritized for 10 years / 20 years respectively
- NG: Neighborhood General**
 - Zoned for LI-SF, MI-SF blocks
- NE Neighborhood Edge**
 - Zoned for single-use commercial, civic and recreational blocks
- CP: Conservation Park**

