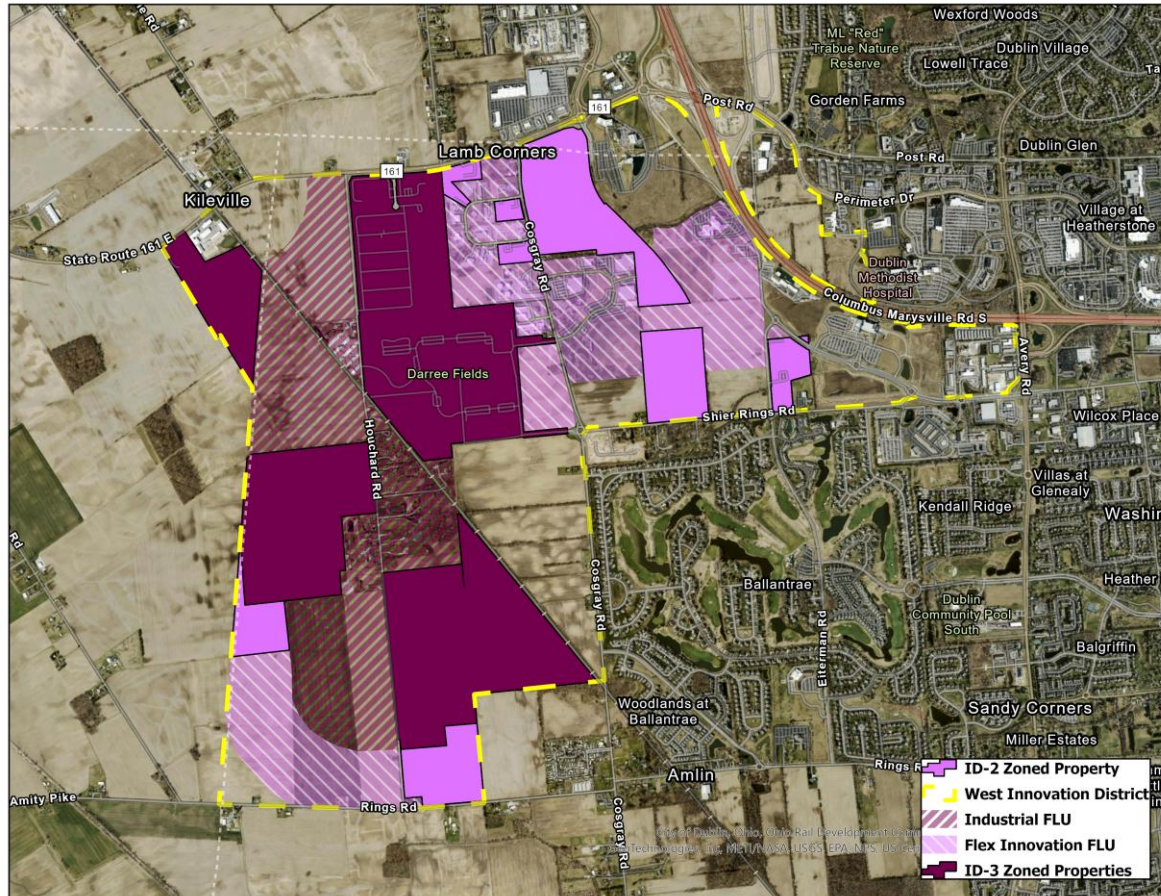


ID-2 and ID-3 Districts – Updates

Background

- 20 properties zoned ID-2
- 23 properties zoned ID-3
- 52 properties designated Flex Innovation FLU
- 40 properties designated Industrial FLU

~78% of the land in the district.



District Intents (Existing)

Research Flex (ID-2) District. The purpose of the Research Flex District is to provide for the integration of small to medium-size research and office uses in flexible building construction with smaller footprints and lower building heights than the ID-1 District. This District focuses on, but is not limited to, the provision of flexible space that can accommodate a broad range of changing business and research needs as businesses grow and change. Construction in this district is focused on smaller sites for single users or larger tract development with multiple buildings housing a variety of companies. Greater attention to architectural detail and quality should be expected similar to the ID-1 District.

Research Assembly (ID-3) District. The ID-3 District is intended to provide for a greater emphasis on large format buildings and sites. Located at the western extents of the district, development focus in this area is intended for clean manufacturing and assembly at a higher intensity or scale. Uses are not expected to create significant impacts, and architecture is expected to accommodate uses with greater focus on manufacturing and assembly. Development within the ID-3 District may include uses and design quality appropriate to the ID-1 or ID-2 Districts but require less stringent architectural requirements.

Recommended Approach – August 10 CC

Near-Term Refinements

- **Use permissions:** Remove or modify uses that do not align with the established district intents and intended development character for the ID-2 and ID-3 districts.
- **Use specific standards:** Add targeted standards for uses that align with the intent of the district but warrant clearer compatibility requirements when adjacent to sensitive land uses.
- **Setbacks and screening:** Advance setback and screening requirements, including completion of the WID Setback and Screening Design Manual for the remainder of the WID, to provide a cohesive and consistent treatment along public streets in the district.

Longer-Term Refinements

- **Comprehensive review** of the district structure, development standards, and review process through the broader Zoning Code and Subdivision Regulations updates

Use Permissions

ID-2 Principal Uses

- Conference Centers
- Indoor Entertainment and Recreation
- Exercise and Fitness
- Office – General, Call Center, Flex, Medical
- Park and Ride
- Day Care
- Educational Facility
- High School
- Government Services – General, Safety, Service
- Hospital
- Parks and Open Space
- Transit Station
- Construction and Contract Services
- Manufacturing and Assembly
- R&D
- Utility – District Energy Plant
- Utility – Essential Services
- Dwelling – Live/Work
- Warehousing, Wholesaling, and Distribution*

Use Permissions

ID-3 Principal Uses

- Office – General, Call Center, Flex, Medical
- Park and Ride
- Educational Facility
- **High School**
- Government Services – General, Safety, Service
- **Hospital**
- Parks and Open Space
- Transit Station
- Construction and Contract Services
- Manufacturing and Assembly
- R&D
- **Utility – District Energy Plant**
- Utility – Essential Services
- Warehousing, Wholesaling, and Distribution

Use-Specific Standards

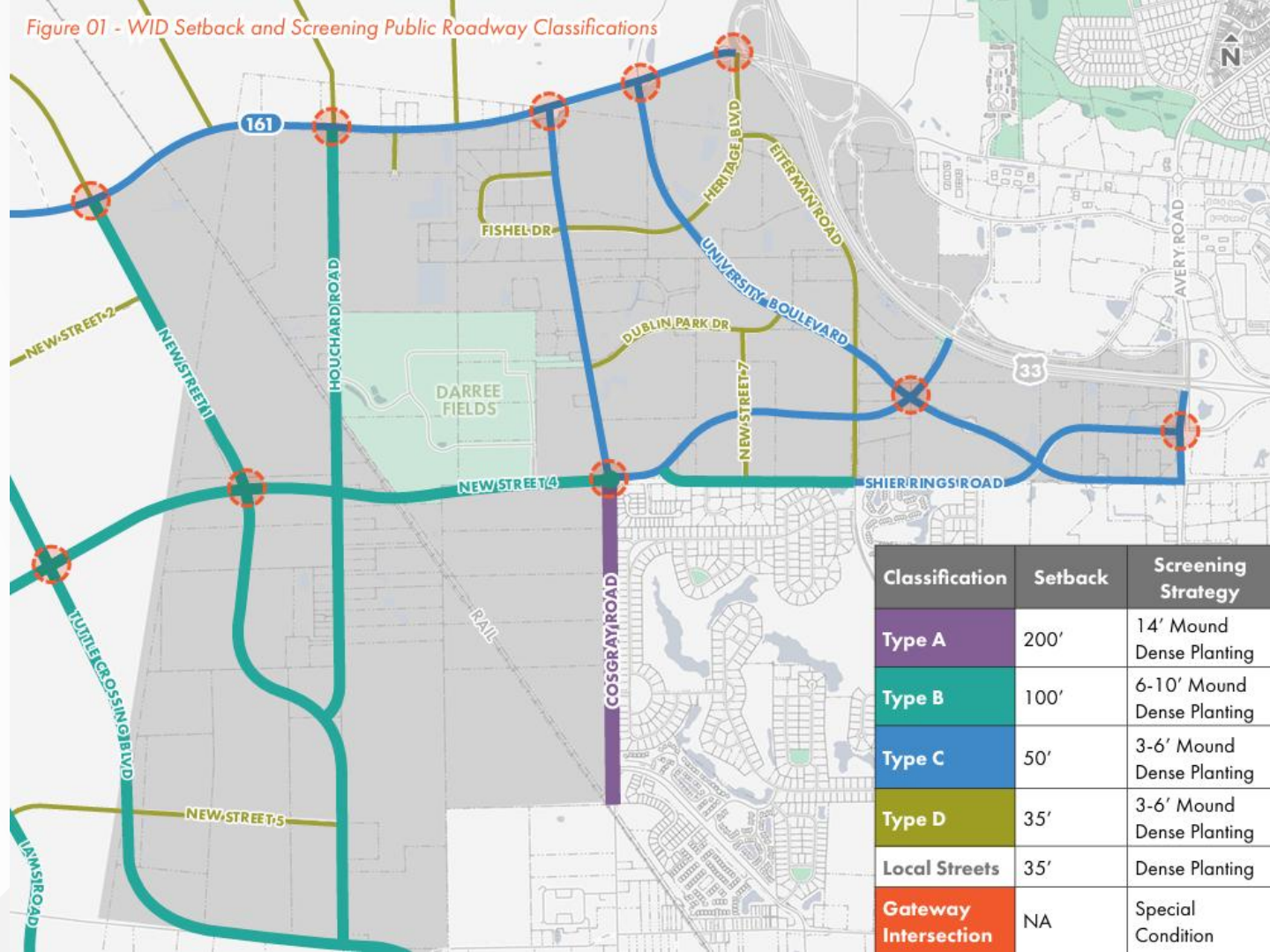
All Manufacturing and Assembly and R&D Uses:

- Performance Standards. The use shall not generate noise, vibration, odor, dust, smoke, glare, heat, or electromagnetic interference at a level above that normally perceptible from other development in the area or from the usual street traffic observed at the street right-of-way line of the lot.

WID Setback and Screening Design Manual

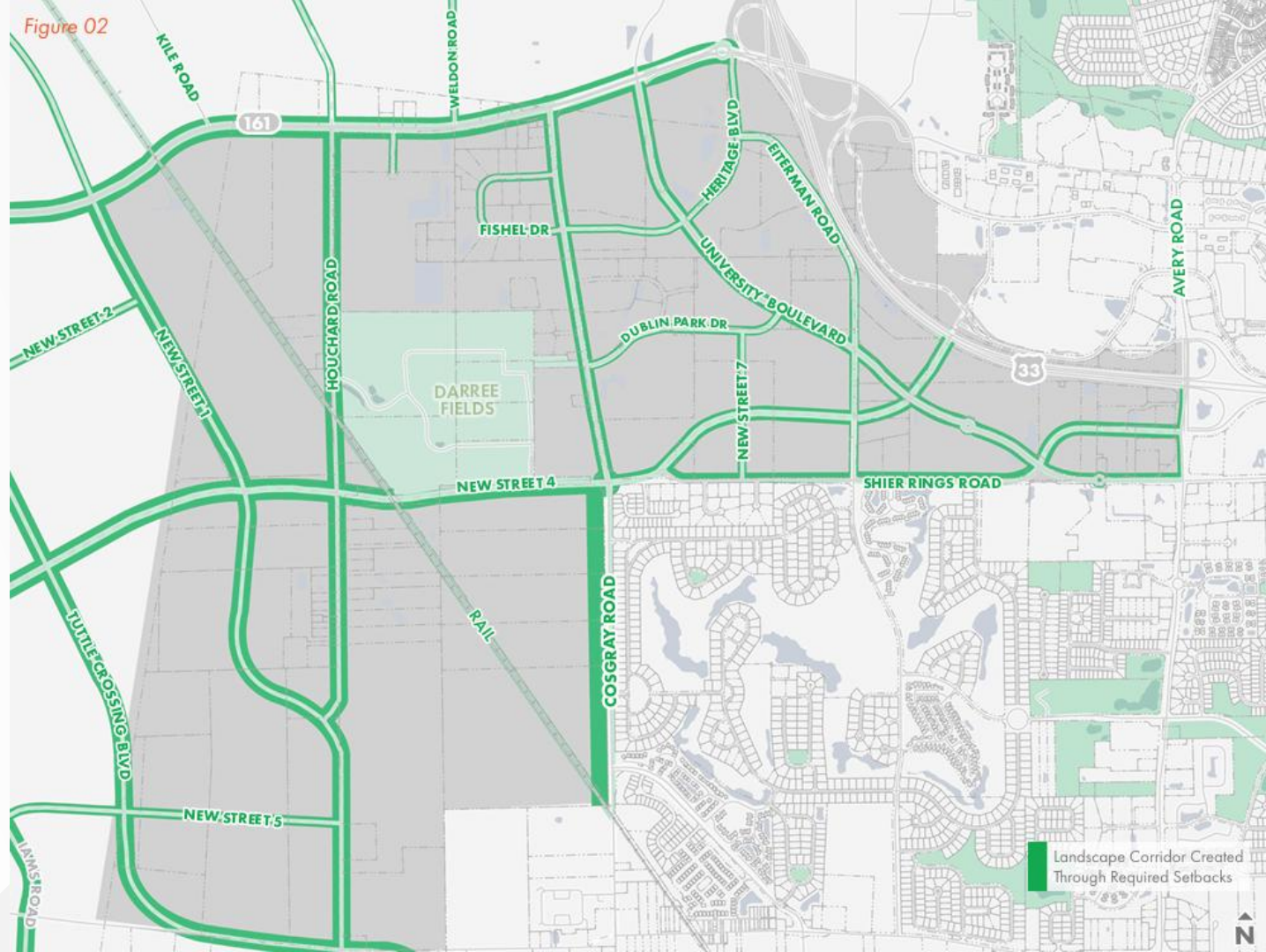
**Properties
zoned ID-3 or
ID-6 required to
provide 150'
setback from
residential
properties*

Figure 01 - WID Setback and Screening Public Roadway Classifications



WID Setback and Screening Design Manual

*Streets based on
Future
Thoroughfare
Plan*



WID Setback and Screening Design Manual

Figure 08

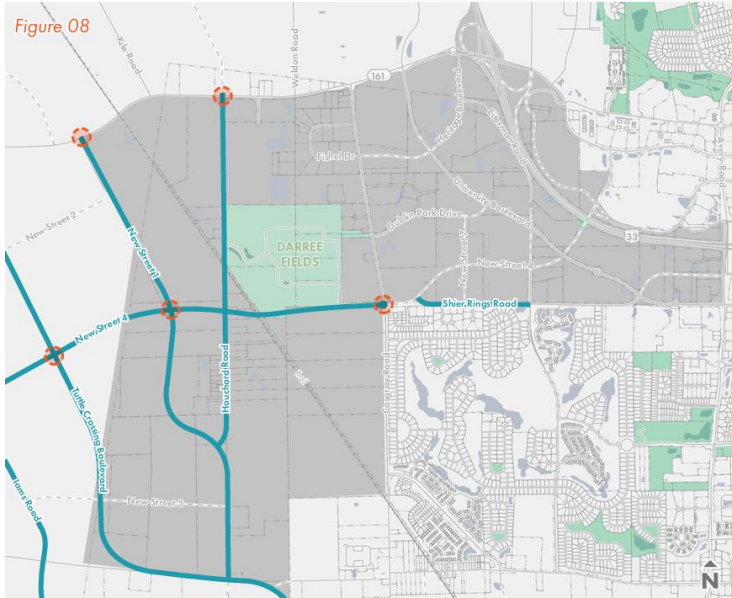
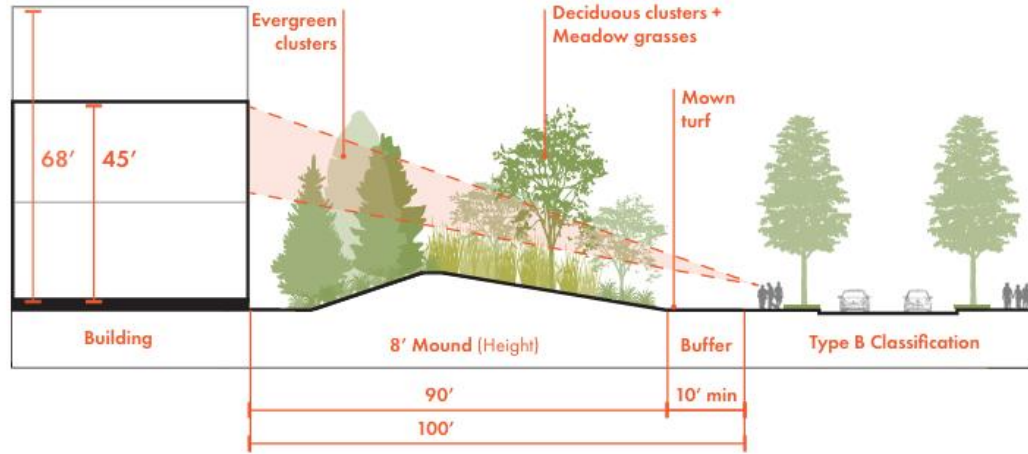
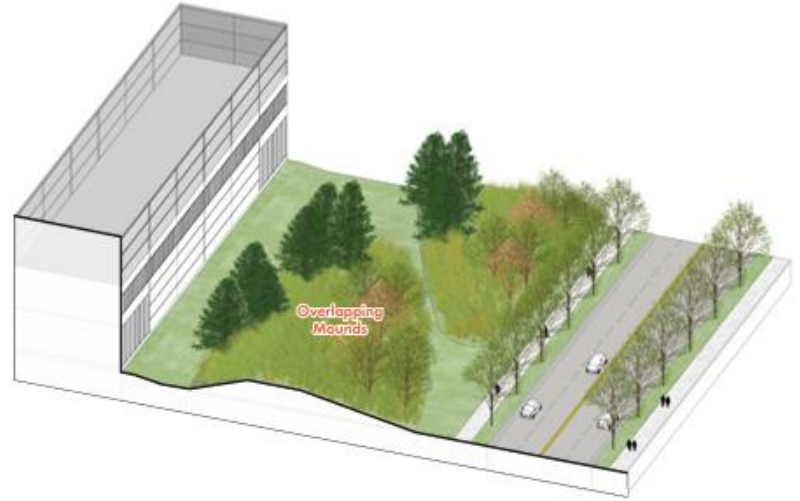


Figure 17. Mound Grading & Undulation



Anticipated Meeting Schedule

- **October 1 PZC** – Introduction
- **October 15 PZC** – Recommendation to CC
- **Late October/November CC** – First Hearing
- **November/December CC** – Second Hearing / Determination

A photograph of two cyclists riding a bridge, overlaid with a green tint. The word "Questions" is written in white in the center. The bridge has a metal railing with a repeating geometric pattern. The background is filled with dense green foliage.

Questions