

NORTH FORK | REZONING

LUEPC Meeting
October 20, 2023



PROJECT LOCATION



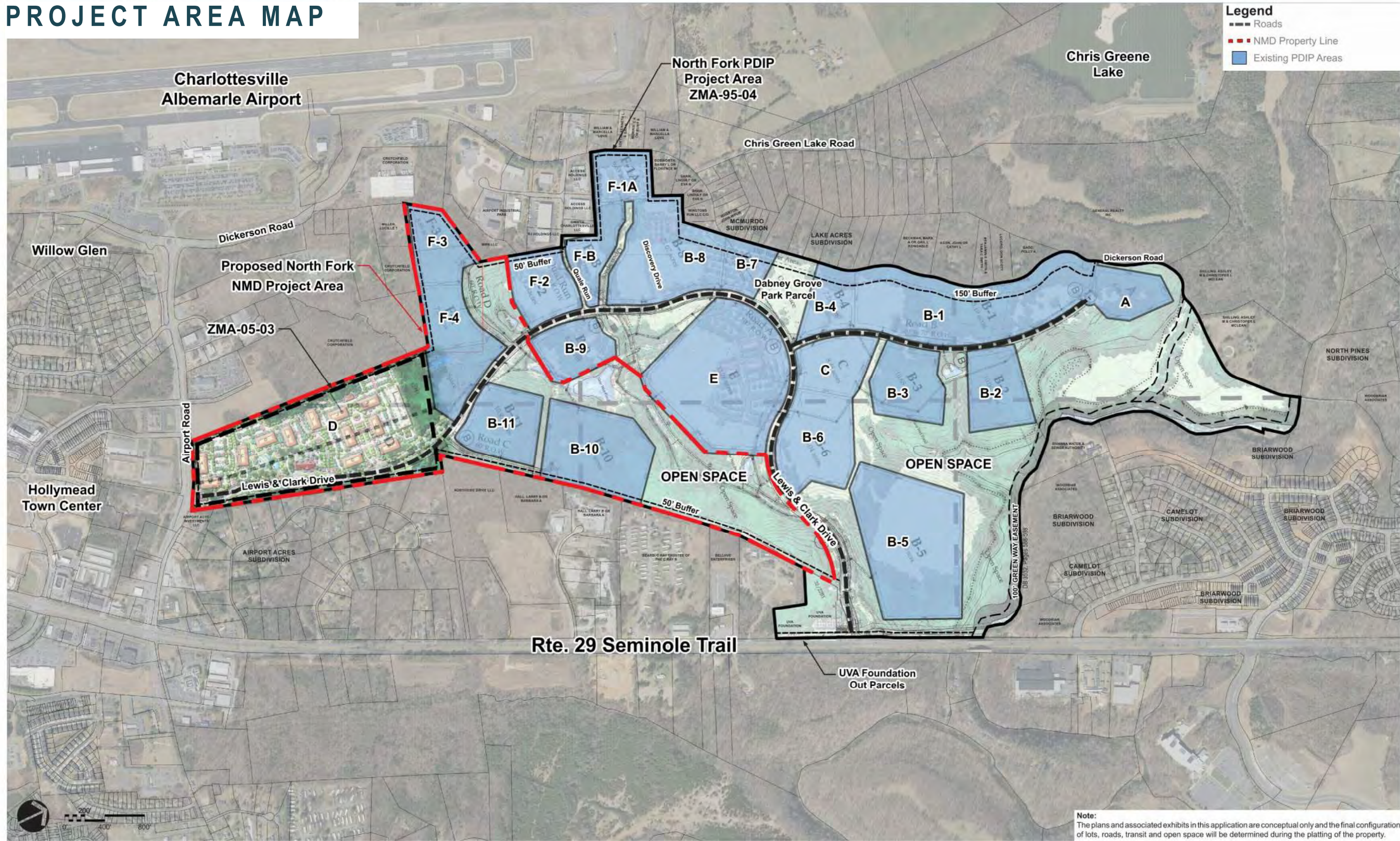
PROJECT BACKGROUND



- **Amenitize the Park**
- **Create Connectivity** and Leverage Open Space
- **Introduce a Mix of Uses** for 24/7 Activity
- **Widen Office Space** Types and Configurations
- **Embrace Healthy Living**



PROJECT AREA MAP



APPLICATION PLAN

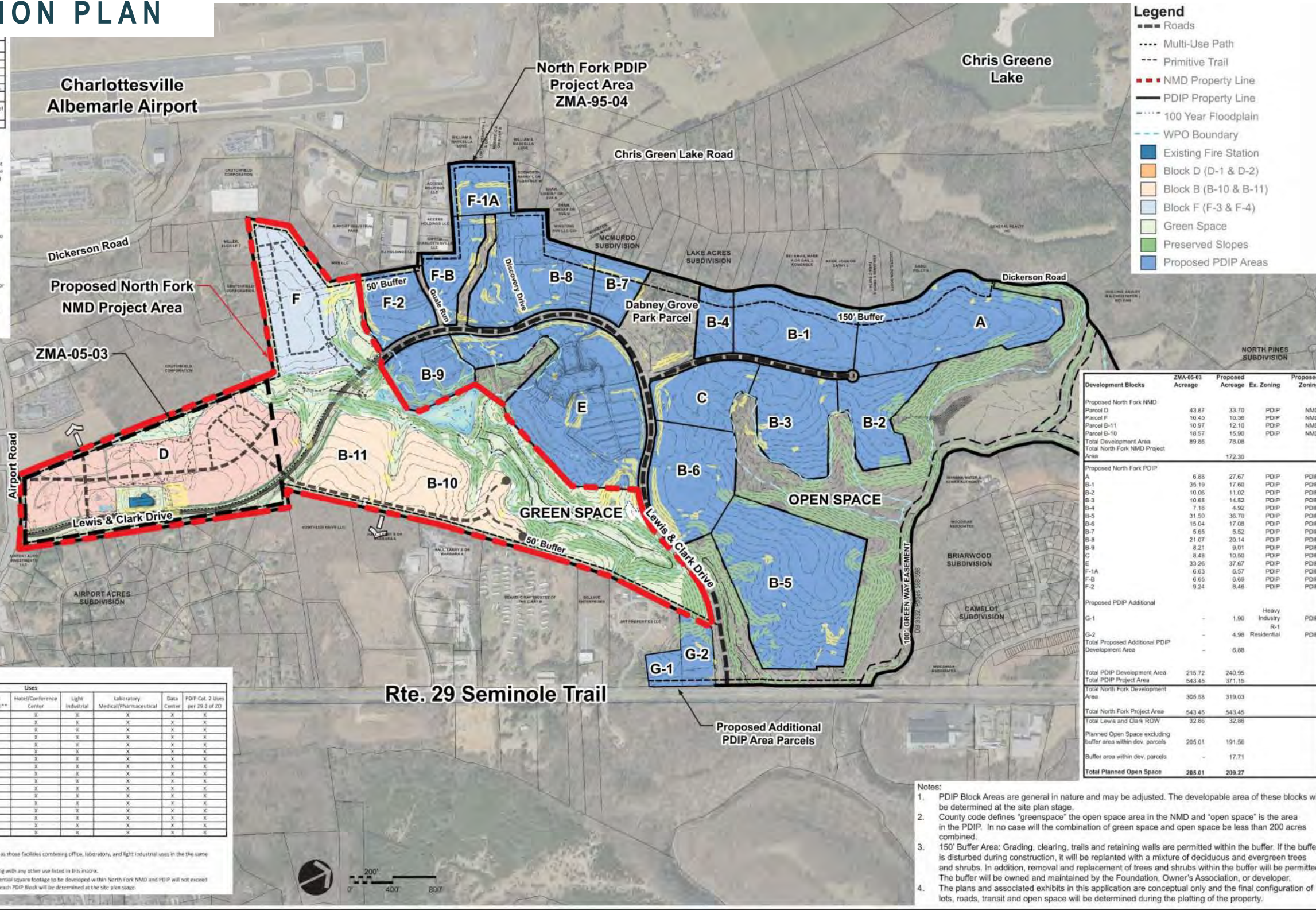
Setbacks	
Front	0' min. - 25' max.**
Side	0'***
Rear	0'
Setbacks	None
Garage Setbacks****	To Comply with 4.19/60 max.
Other	
Amenity Oriented Frontage*****	30' width min. / 50' min. face of building to face of building
Lot Size	No min./No max.

Notes:
 **If podium parking is provided within a building, the total height and stories will be permitted to increase, and a maximum of 6 stories will be permitted above the parking, such that the podium parking will not count towards the number of stories or height of the building. In addition, if the Comprehensive Plan and/or Zoning Ordinance is updated to recommend or permit additional stories and height, this restriction will no longer apply and the recommendations of the Comprehensive Plan and/or Zoning Ordinance will apply instead.
 ***The maximum front setback can be increased to the depth necessary to avoid existing utilities, significant existing vegetation, steep slopes, perennial and intermittent streams, stream buffers, courtyards, patios, and plazas shown as such on an approved site plan or subdivision plat, to satisfy a condition of a certificate of appropriateness, and in circumstances where there are multiple buildings on the same lot and prevailing development patterns.
 ****Building separation will meet the requirements of the Building Code.
 *****All street facing garages must be flush with, or set back a minimum distance of three feet (3') with the primary street facing building facade or front porch.
 *****For attached and detached residential units, lot frontage may be obtained by an amenity rather than a public or private street. Amenities can include: grass, hardscape plaza, park, green space, open space, garden, or any other similar amenity as approved by the Director of Planning.



Block	Approximate Block Size (Acres)***	Office	Res/Industrial	Support Commercial**	Hotel/Conference Center	Light Industrial	Laboratory Medical/Pharmaceutical	Data Center	PDIP Cat. 2 Uses per 25.2 of ZD
A	27.67	X	X	X	X	X	X	X	X
B-1	17.6	X	X	X	X	X	X	X	X
B-2	11.02	X	X	X	X	X	X	X	X
B-3	14.52	X	X	X	X	X	X	X	X
B-4	4.92	X	X	X	X	X	X	X	X
B-5	36.77	X	X	X	X	X	X	X	X
B-6	17.08	X	X	X	X	X	X	X	X
B-7	5.52	X	X	X	X	X	X	X	X
B-8	20.14	X	X	X	X	X	X	X	X
B-9	9.02	X	X	X	X	X	X	X	X
C	10.5	X	X	X	X	X	X	X	X
E	37.67	X	X	X	X	X	X	X	X
F-1A	6.57	X	X	X	X	X	X	X	X
F-1B	5.69	X	X	X	X	X	X	X	X
F-2	8.46	X	X	X	X	X	X	X	X
G-1	1.90	X	X	X	X	X	X	X	X
G-2	4.98	X	X	X	X	X	X	X	X

Notes:
 **For purposes of this land use matrix, Res/Industrial shall be defined as those facilities combining office, laboratory, and light industrial uses in the same building.
 ***Block acreage may vary up to 15%. The total maximum non-residential square footage to be developed within North Fork NMD and PDIP will not exceed 3,700,000 square feet gross area. Non-residential square feet within each PDIP Block will be determined at the site plan stage.



—	Roads
---	Multi-Use Path
- - -	Primitive Trail
---	NMD Property Line
---	PDIP Property Line
---	100 Year Floodplain
---	WPO Boundary
■	Existing Fire Station
■	Block D (D-1 & D-2)
■	Block B (B-10 & B-11)
■	Block F (F-3 & F-4)
■	Green Space
■	Preserved Slopes
■	Proposed PDIP Areas

Development Blocks	ZMA-05-03 Acreage	Proposed Acreage	Ex. Zoning	Proposed Zoning
Proposed North Fork NMD				
Parcel D	43.87	33.70	PDIP	NMD
Parcel F	16.45	16.38	PDIP	NMD
Parcel B-11	10.97	12.10	PDIP	NMD
Parcel B-10	18.57	15.90	PDIP	NMD
Total Development Area	89.86	78.08		
Total North Fork NMD Project Area		172.30		
Proposed North Fork PDIP				
A	6.88	27.67	PDIP	PDIP
B-1	35.19	17.60	PDIP	PDIP
B-2	10.06	11.02	PDIP	PDIP
B-3	10.68	14.52	PDIP	PDIP
B-4	7.18	4.92	PDIP	PDIP
B-5	31.50	36.70	PDIP	PDIP
B-6	15.04	17.08	PDIP	PDIP
B-7	6.65	6.52	PDIP	PDIP
B-8	21.07	20.14	PDIP	PDIP
B-9	8.21	9.01	PDIP	PDIP
C	8.48	10.50	PDIP	PDIP
E	33.26	37.67	PDIP	PDIP
F-1A	6.63	6.57	PDIP	PDIP
F-1B	6.65	6.69	PDIP	PDIP
F-2	9.24	8.46	PDIP	PDIP
Proposed PDIP Additional				
G-1	-	1.90	Heavy Industry	PDIP
G-2	-	4.98	Residential	PDIP
Total Proposed Additional PDIP Development Area		6.88		
Total PDIP Development Area	215.72	240.95		
Total PDIP Project Area	543.45	371.15		
Total North Fork Development Area				
	305.58	319.03		
Total North Fork Project Area				
	543.45	543.45		
Total Lewis and Clark ROW				
	32.88	32.88		
Planned Open Space excluding buffer area within dev. parcels				
	205.01	191.56		
Buffer area within dev. parcels				
	-	17.71		
Total Planned Open Space	205.01	209.27		

Notes:
 1. PDIP Block Areas are general in nature and may be adjusted. The developable area of these blocks will be determined at the site plan stage.
 2. County code defines "greenspace" the open space area in the NMD and "open space" is the area in the PDIP. In no case will the combination of green space and open space be less than 200 acres combined.
 3. 150' Buffer Area: Grading, clearing, trails and retaining walls are permitted within the buffer. If the buffer is disturbed during construction, it will be replanted with a mixture of deciduous and evergreen trees and shrubs. In addition, removal and replacement of trees and shrubs within the buffer will be permitted. The buffer will be owned and maintained by the Foundation, Owner's Association, or developer.
 4. The plans and associated exhibits in this application are conceptual only and the final configuration of lots, roads, transit and open space will be determined during the platting of the property.

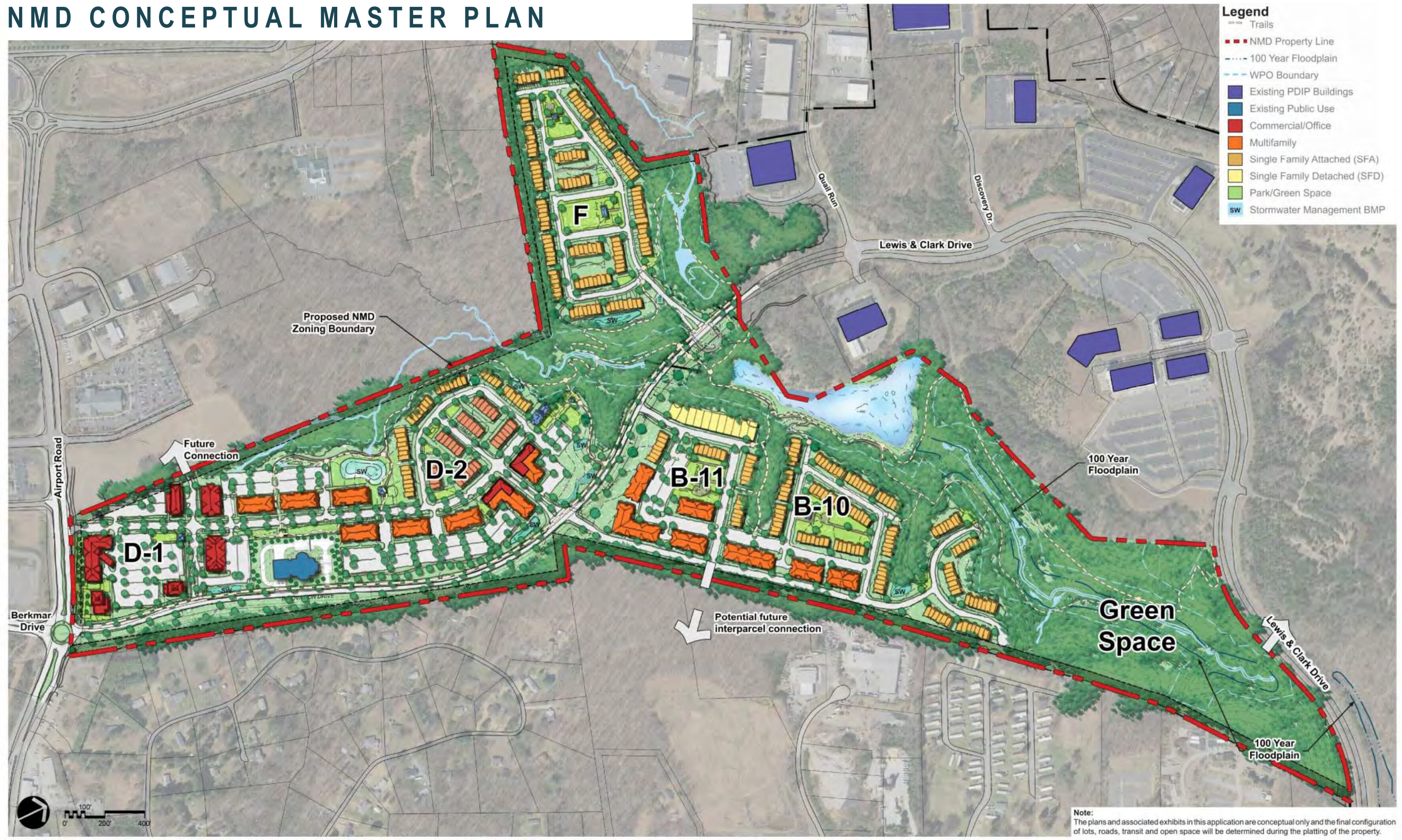
CONCEPTUAL MASTER PLAN



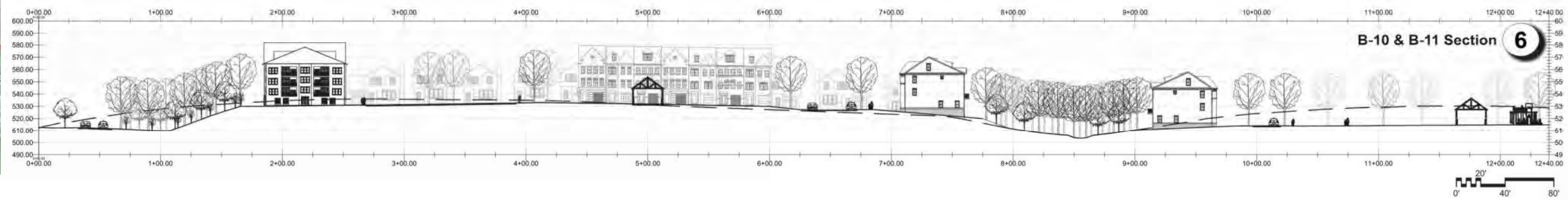
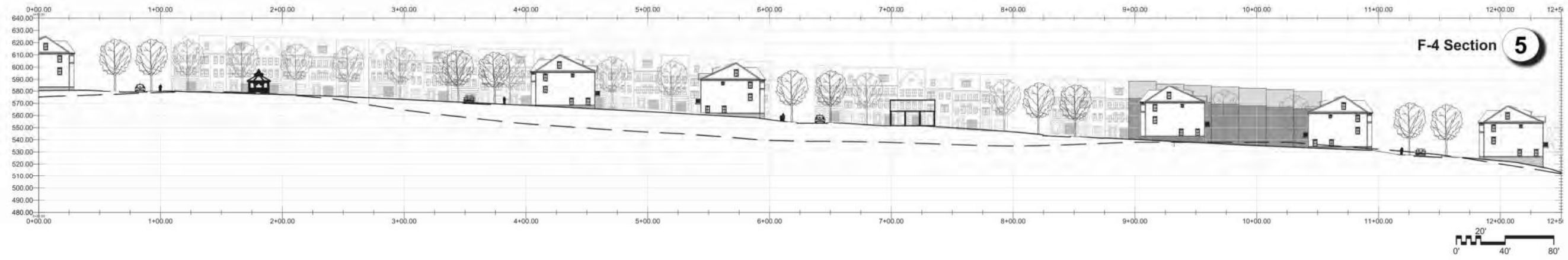
DEVELOPMENT BLOCKS + AMENITIES



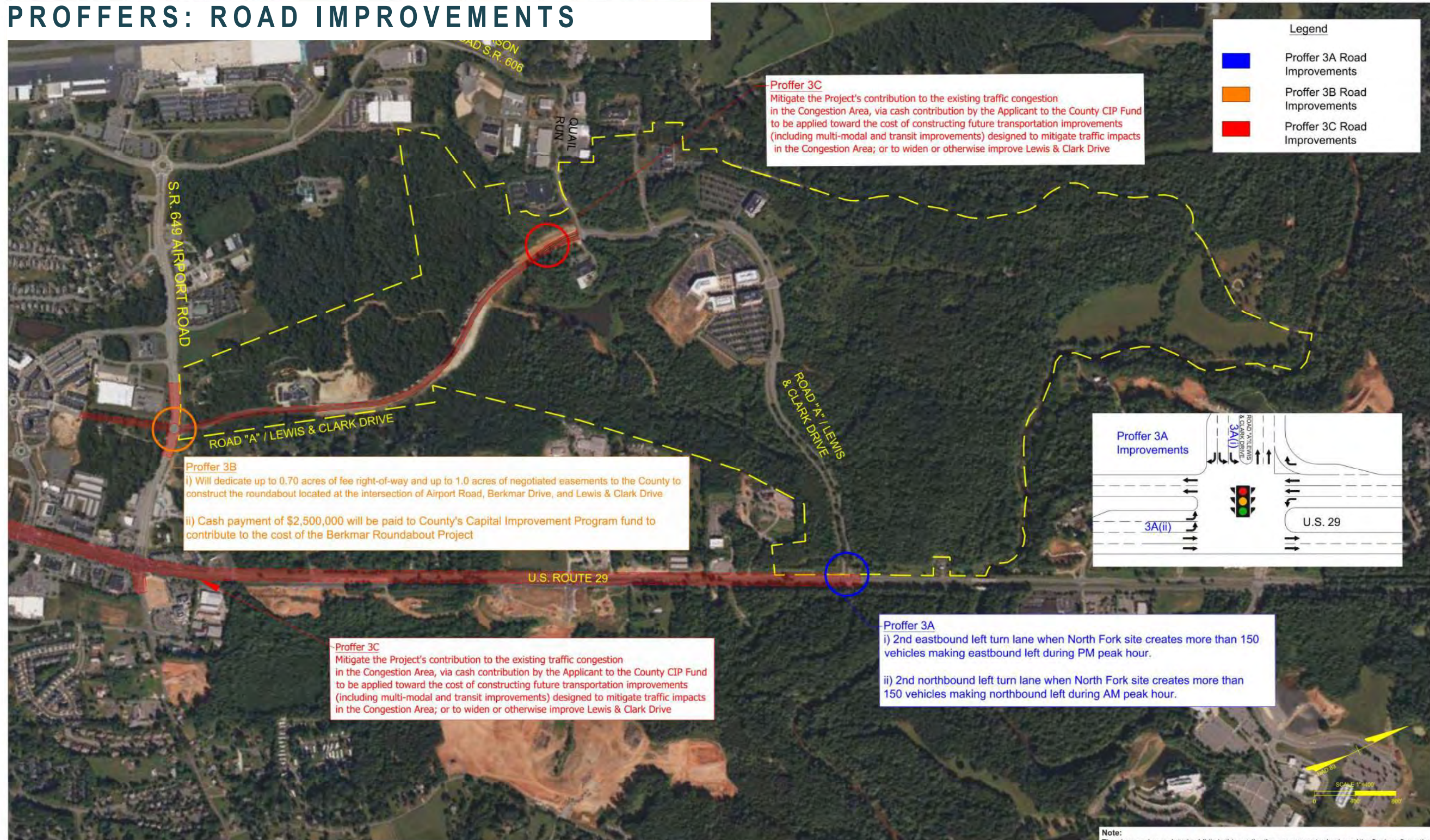
NMD CONCEPTUAL MASTER PLAN



NMD CHARACTER SECTIONS



PROFFERS: ROAD IMPROVEMENTS





QUESTIONS?