

WORK PLACE AND EMPLOYMENT DISTRICT

Provides an area for a wide variety of employment-generating activity, including office, industrial and light manufacturing, research and development, and supportive commercial.

ALLOWED LAND USES:

Primary: Light industrial, manufacturing, office, R&D, live/work

Secondary: Small retail, commercial services

ALLOWED DEVELOPMENT DENSITY:

DU/AC: N/A

Commercial FAR: Up to 0.75

STREETSCAPES:

Streets are wider than other areas to accommodate vehicle traffic and trucks, but are still well-landscaped with rows of street trees, wide sidewalks, and on-street parking in parallel, perpendicular, and angled configurations. To support large office uses, some blocks may be devoted entirely to parking.

CONNECTIVITY:

Larger block sizes are allowed in this district, with perimeters up to 2,600 feet in length.

Pedestrian paseos are recommended to help facilitate walking and biking to work.

OPEN SPACE:

Open space is primarily provided through the generous streetscapes and variety of greens and plazas at key gathering areas. Small- to moderate-sized buildings should consolidate or align shared open spaces. Within larger buildings, open space is provided in the form of courtyards shaded by the buildings.

BUILDING FORM AND CHARACTER:

Building Form and Character Buildings are located near or at the sidewalk to shape the streetscapes and to frame public open space. In some areas, particularly in order to attract a large employer, it may be appropriate for several blocks to be joined together as a campus environment with pedestrian-only spaces and pathways connecting buildings to one another and to surrounding streets. Buildings may be up to three-stories in height.