Land use categories for West Midway future land use map

Draft 3/14/11

1. **Office/Light Industrial**
   - Building types include mixed office/warehouse, oftentimes 20% office space / 80% warehouse space, one- to two-story office building with surface parking, and/or 3+ story office building (including transit-oriented development that is not predominantly housing)
   - Core area for higher intensity employment, including office and light industry, e.g. medical offices, flex-tech, precision manufacturing, R&D labs
   - Walkable to transit and other neighborhood amenities (within ¼ of bus and within ½ mile of LRT)

2. **Limited Production/Processing dominant**
   - Large building footprints, warehouses with 3 or more truck bays
   - Core area for wholesale, distribution services, and related activities
   - May include minimal office component
   - Not dependent on heavy rail but may utilize it
   - May transition to higher intensity uses over the long term

3. **Transition between Office/Light Industrial & Limited Production/Processing**
   - Includes characteristics of both use types
   - May transition to higher intensity uses over the medium term

4. **Heavy-rail dependent industry**
   - Building type is variable
   - Direct access to heavy rail
   - Core area for manufacturing (heavy or light) and/or other industry that utilizes heavy rail
   - May include distribution activities and/or outdoor storage

5. **Mixed transitional area**
   - A mix of employment uses is dominant, but may have limited housing and/or service commercial uses
   - Adjacency to land uses of lesser intensity may demand that greater attention is paid to design

***Flexible, multi-tenant affordable spaces (Creative Enterprise and/or Greenpoint manufacturing model) and business incubators may occur in any land use category**

Questions about draft West Midway future land use map

1. "Mixed transitional areas": A great flexibility of identified uses; the common element is their adjacency to less intense land uses. Is there a greater priority on design over a particular land use(s)?

2. In terms of some existing employment uses continuing but certain areas of the West Midway changing the mix of uses over time, what might "medium" and "long term" mean?
    a. Do the grey "transition" areas make sense, possibly as "expansion" areas of office/light industrial if blue areas redevelop to higher intensity uses over the medium term?
    b. Does "limited production/processing" adequately reflect current warehouse/distribution businesses but also plan for the opportunity for higher-intensity employment uses over the long term?

3. Is it acceptable / preferable that "heavy-rail dependent industry" allows for both light and heavy industry? Or should heavy industry be prioritized in some way?

4. What is a "flex" employment site?

5. Other questions?