

Wind Energy Associates - Master Plan

9/1/15

Mix of Uses Analysis

Building #	Type	Number of Units	Residential (SF)	Manufacturing & Ancillary (SF) (1)	Mixed Use & Office (SF) (2)	total building (SF)
Existing	Manufacturing & Ancillary Office			77,500		77,500
1. Light Industrial / Office						
1A	Manufacturing & Ancillary Office			27,000		27,000
1B	Manufacturing & Ancillary Office			27,000		27,000
1C	Manufacturing & Ancillary Office			31,200		31,200
2. Campus Center						
2A	Mixed Use/ Office				48,750	48,750
2B	Mixed Use / Office				31,200	31,200
2C	Senior Housing	36	36,075			36,075
2D	Office				13,000	13,000
			36,075	162,700	92,950	291,725
Percent of Total			12%	56%	32%	100%

NOTES

- (1) Any office use is directly related to, and in support of, manufacturing use.
- (2) Per current zoning, permitted and conditional uses may include:

3.7.4 PERMITTED USES (INDUSTRIAL)

The following uses are permitted when the total footprint area of all structures on the lot is less than 40,000 square feet.

- (1) Manufacturing, warehousing and distribution facilities which substantially utilize renewable energy resources such as solar and wind power generation, geothermal or hydrothermal, and have low adverse environmental impact.
- (2) Engineering and Product Design Facilities
- (3) Office uses in conjunction with other permitted uses
- (4) Corporate offices or headquarters
- (5) Non Retail Business Incubation Facilities
- (6) Retail sales which are accessory to the primary use
- (7) Accessory uses for the benefit of employees such as childcare or eldercare facilities, health clubs or other employee conveniences.
- (8) Other accessory uses
- (9) PUDs incorporating any mixture of the above industrial uses with residential uses in accordance with Section 4.5 and incorporating substantial utilization of renewable energy resources.