

Exhibit #2: Enterprise District Development Parameters Presented to City Council October 2024 and Revised with Feedback

- Infrastructure Replacement: development must pay for and build the replacement core infrastructure needed to support the project. The goal is for the first development in the Enterprise District to be large enough to provide a meaningful core infrastructure package that can help catalyze future projects.
- Zoning: the current zoning for the site will continue to be the primary guardrails enabling and restricting development. The City will summarize its zoning and EIR succinctly in its marketing package.
- Timing: The City is not interested in entertaining speculative development deals at this time. Development proposals must have a timeline for construction and a viable financing and business plan to deliver on this timeline.
- Preferred Uses:
 - While the City is willing to entertain proposals in all sectors, the City's preferred sectors are identified in its 2018 Economic Development Strategy: life sciences, clean/green/high tech, blue tech and maritime, retail and restaurants, tourism and hospitality, artists and small manufacturers.
 - The City is interested in pursuing uses that include a moderate to high density of people (employees and visitors) to increase activity in the area. The City would prefer uses that deliver high quality jobs, i.e. jobs that pay a living wage and offer workforce development opportunities for individuals without a college degree.
 - The City is not interested in storage, data centers, or other uses with few to no employees or visitors.