

1 inch = 300 feet

MONTGOMERY COUNTY FAIRGROUNDS

MONTGOMERY COUNTY, MARYLAND



Joint Hearing - MCC & PC
 Z-316
 #19



2 Research Place Rockville, Maryland 20850
 p. 301-948-2750 f. 301-948-9057



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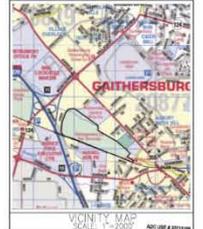


MONTGOMERY COUNTY FAIRGROUNDS

MONTGOMERY COUNTY, MARYLAND

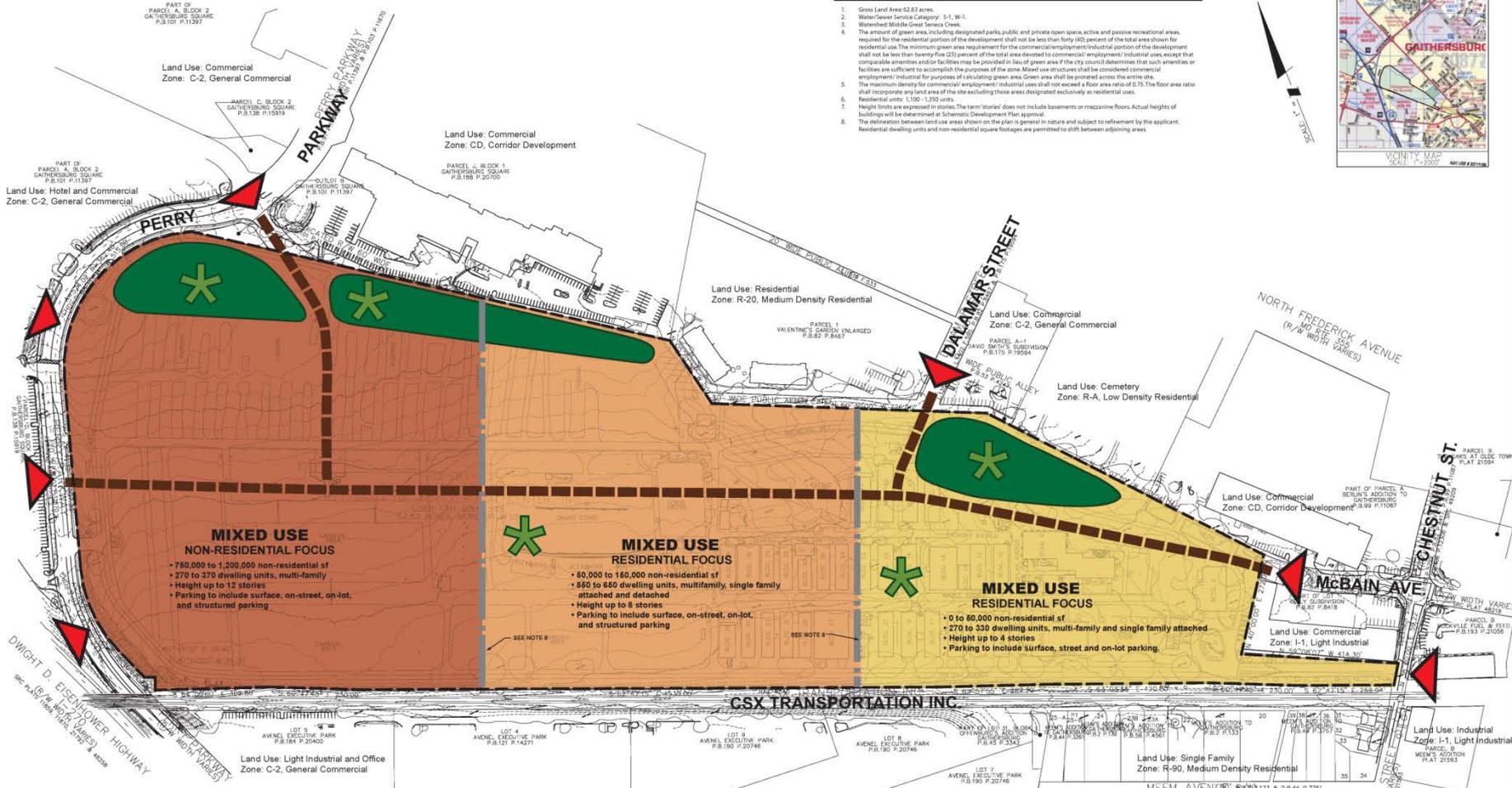


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p. 301-948-2750 f. 301-948-9007



GENERAL NOTES

1. Gross Land Area 62.83 acres.
2. Water/Sewer Service Category: S-1, W-1.
3. Watershed: Middle Great Seneca Creek.
4. The amount of green area, including designated parks, public and private open space, active and passive recreational areas, required for the residential portion of the development shall not be less than forty (40) percent of the total area shown for residential use. The minimum green area requirement for the commercial/employment/industrial portion of the development shall not be less than twenty-five (25) percent of the total area devoted to commercial/employment/industrial use, except that compatible amenities and/or facilities may be provided in lieu of green area if the city council determines that such amenities or facilities are sufficient to accomplish the purpose of the zone. Mixed use structures shall be considered commercial/employment/industrial for purposes of calculating green area. Green area shall be provided across the entire site.
5. The maximum density for commercial/employment/industrial uses shall not exceed a floor area ratio of 0.75. The floor area ratio shall incorporate any land area of the site excluding those areas designated exclusively as residential uses.
6. Residential units: 1,100 - 1,350 units.
7. Height limits are expressed in stories. The term 'stories' does not include basements or mezzanine floors. Actual heights of buildings will be determined at Schematic Development Plan approval.
8. The delineation between land use areas shown on the plan is general in nature and subject to refinement by the applicant. Residential dwelling units and non-residential square footages are permitted to shift between adjoining areas.



MIXED USE NON-RESIDENTIAL FOCUS

- 750,000 to 1,200,000 non-residential sf
- 270 to 370 dwelling units, multi-family
- Height up to 12 stories
- Parking to include surface, on-street, on-lot, and structured parking

MIXED USE RESIDENTIAL FOCUS

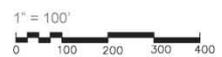
- 60,000 to 160,000 non-residential sf
- 650 to 650 dwelling units, multifamily, single family attached and detached
- Height up to 8 stories
- Parking to include surface, on-street, on-lot, and structured parking

MIXED USE RESIDENTIAL FOCUS

- 0 to 60,000 non-residential sf
- 270 to 330 dwelling units, multi-family and single family attached
- Height up to 4 stories
- Parking to include surface, street and on-lot parking.

LEGEND

- Traffic Circulation
- Access Point
- Green Area
- Open Space/Green Area



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P.O. Box 404, Gaithersburg, Maryland 20878 • 410-521-9277 • www.townscapedesign.com

Rockville Landon Frederick Waterford Leesylvania County

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Rockville, MD 20850
t: 301.948.2750 f: 301.948.9067

www.TDAAssociates.com

NO.	DATE	DESCRIPTION	BY	CHECKED	SCALE	STATUS
1	10/10/2010	SCHEMATIC DEVELOPMENT PLAN	K.S.			

MISS UTILITY NOTE

APPROXIMATE CONCRETE DUCTILE INTERIOR WALLS (IWM) ARE SHOWN FOR AVAILABLE RECORDS. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS PRIOR TO CONSTRUCTION.

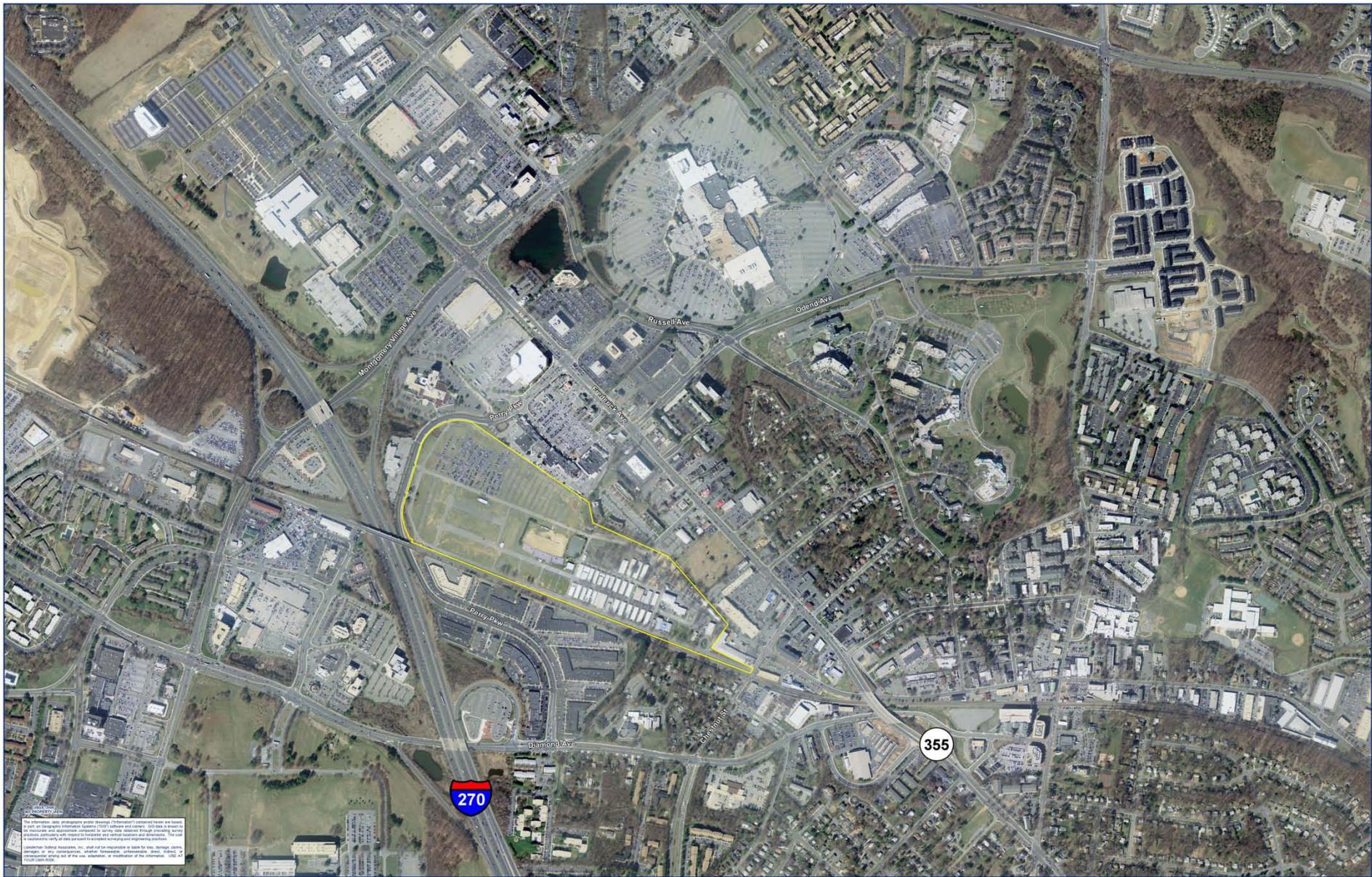
SKETCH PLAN

MONTGOMERY COUNTY FAIRGROUNDS

Scale: 1" = 100'

SHEET 1 OF 1

12/27-00-00



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MONTGOMERY COUNTY FAIRGROUNDS

MONTGOMERY COUNTY, MARYLAND



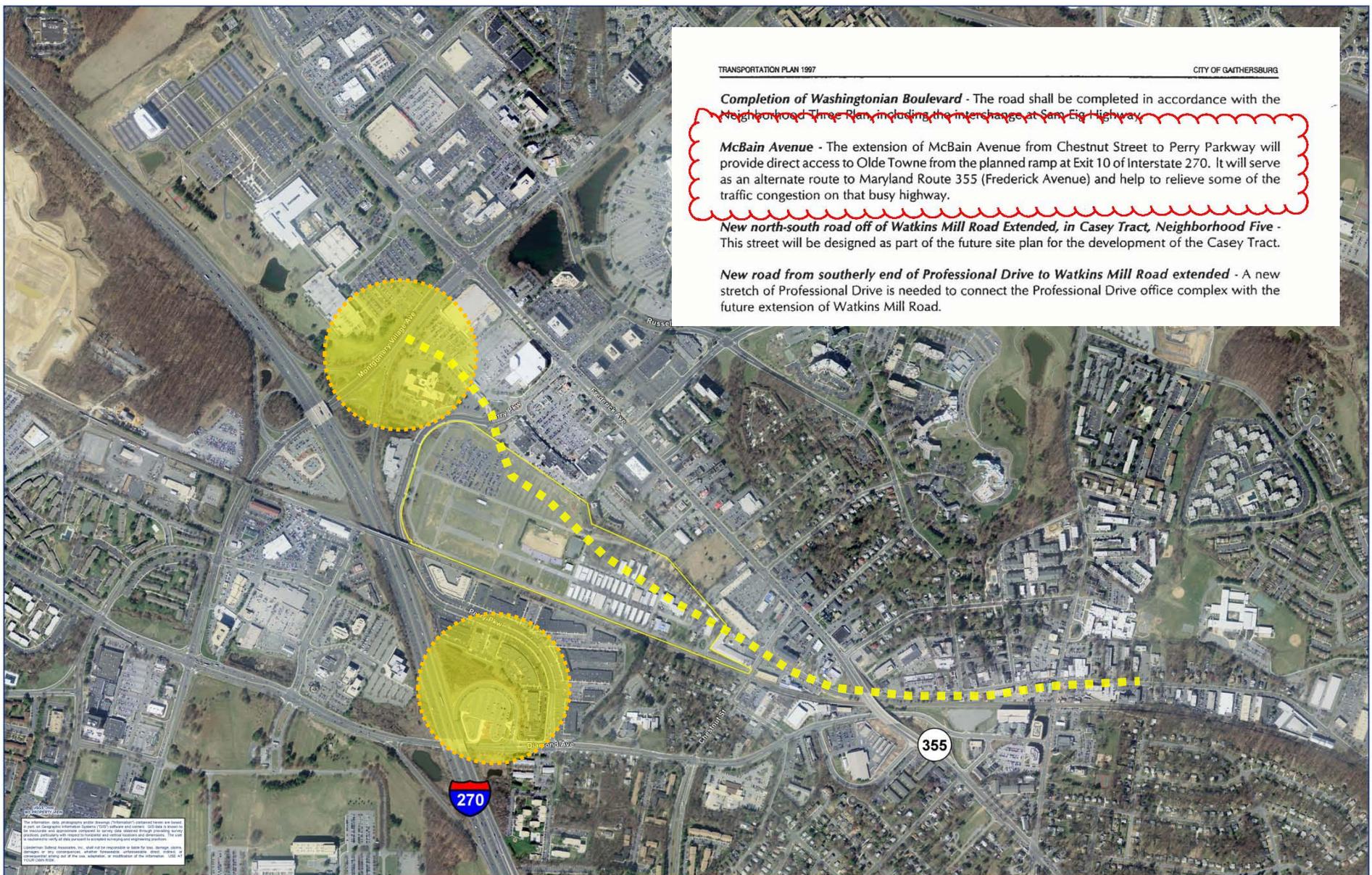
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Completion of Washingtonian Boulevard - The road shall be completed in accordance with the Neighborhood Three Plan, including the interchange at Sam Eij Highway.

McBain Avenue - The extension of McBain Avenue from Chestnut Street to Perry Parkway will provide direct access to Olde Towne from the planned ramp at Exit 10 of Interstate 270. It will serve as an alternate route to Maryland Route 355 (Frederick Avenue) and help to relieve some of the traffic congestion on that busy highway.

New north-south road off of Watkins Mill Road Extended, in Casey Tract, Neighborhood Five - This street will be designed as part of the future site plan for the development of the Casey Tract.

New road from southerly end of Professional Drive to Watkins Mill Road extended - A new stretch of Professional Drive is needed to connect the Professional Drive office complex with the future extension of Watkins Mill Road.



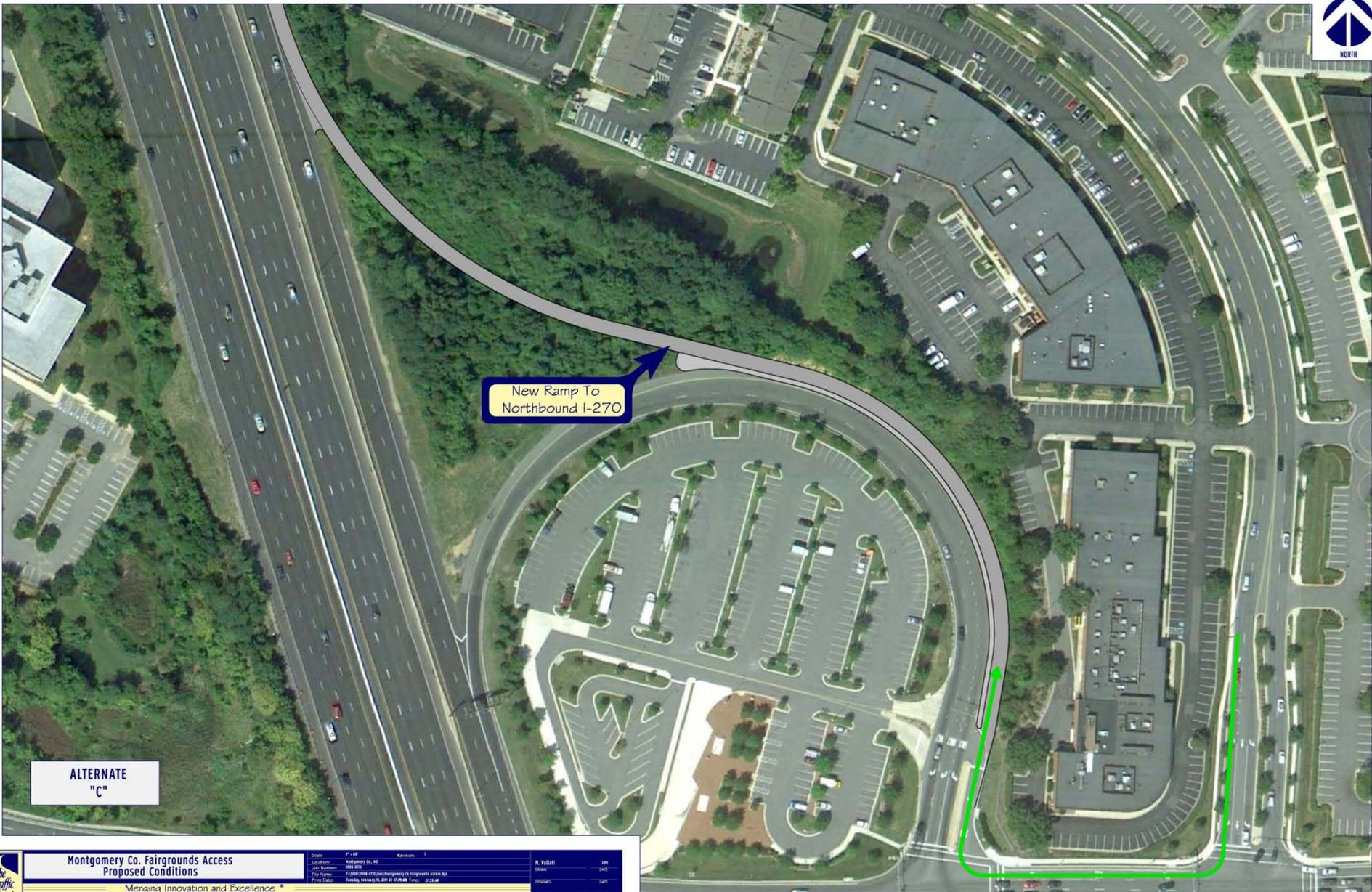
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MONTGOMERY COUNTY FAIRGROUNDS

MONTGOMERY COUNTY, MARYLAND



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New Ramp To Northbound I-270

ALTERNATE "C"



Montgomery Co. Fairgrounds Access Proposed Conditions

Merajna Innovation and Excellence

Scale: 1" = 40' Revision: 1
Location: Montgomery Co., MD
Job Number: 2024-012
File Name: 11-08-2024 02:02am-Montgomery Co Fairgrounds Access App
Print Date: Tuesday, January 9, 2024 10:07:04 AM Etc. 02:12 AM

DESIGNED	2/4/24
CHECKED	2/4/24
APPROVED	2/4/24

BY	M. Valeri
DATE	2/4/24
DATE	2/4/24
DATE	2/4/24



Inbound Only

I-270 North Bound Ramp

Montgomery Village Avenue

I-270 North Exit Ramp (#11)

Perry Pkwy.

ALTERNATE "A"



Montgomery Co. Fairgrounds
Proposed Conditions

Merajna Innovation and Excellence

Scale: 1" = 40' Revision: 1
Location: Montgomery Co., MD
Job Number: 2024-012

File Name: 11-20-2024 02:10am - Montgomery Co. Fairgrounds Access App
Print Date: Tuesday, January 9, 2024 10:02:48 AM Page: 02 of 14

DESIGNED	04/22
CHECKED	04/22
APPROVED	04/22

N. Valenti

04/22



Outbound For Events
Only With Police Assistance

Inbound All Times

I-270 North Bound Ramp

Montgomery Village Avenue

I-270 North Exit Ramp (#11)

Perry Pkwy.

ALTERNATE
"B"



Montgomery Co. Fairgrounds Access Proposed Conditions

Merging Innovation and Excellence

Scale: 1" = 40' Revision: 1
Location: Montgomery Co. MD
Job Number: 2018-007
File Number: 11/2018 2018-007-0101-0001-01-0001-0001-0001-0001
Plan Date: 11/2018 Plan Title: 11/2018-007

4. Title	REV
5. Date	DATE
6. Author	BY
7. Checker	CHK
8. Approver	APP

suite h - 8900 franklin square dr. - baltimore, maryland 21236

410.931.6600 - fax: 410.931.6601 - 1.800.583.8411

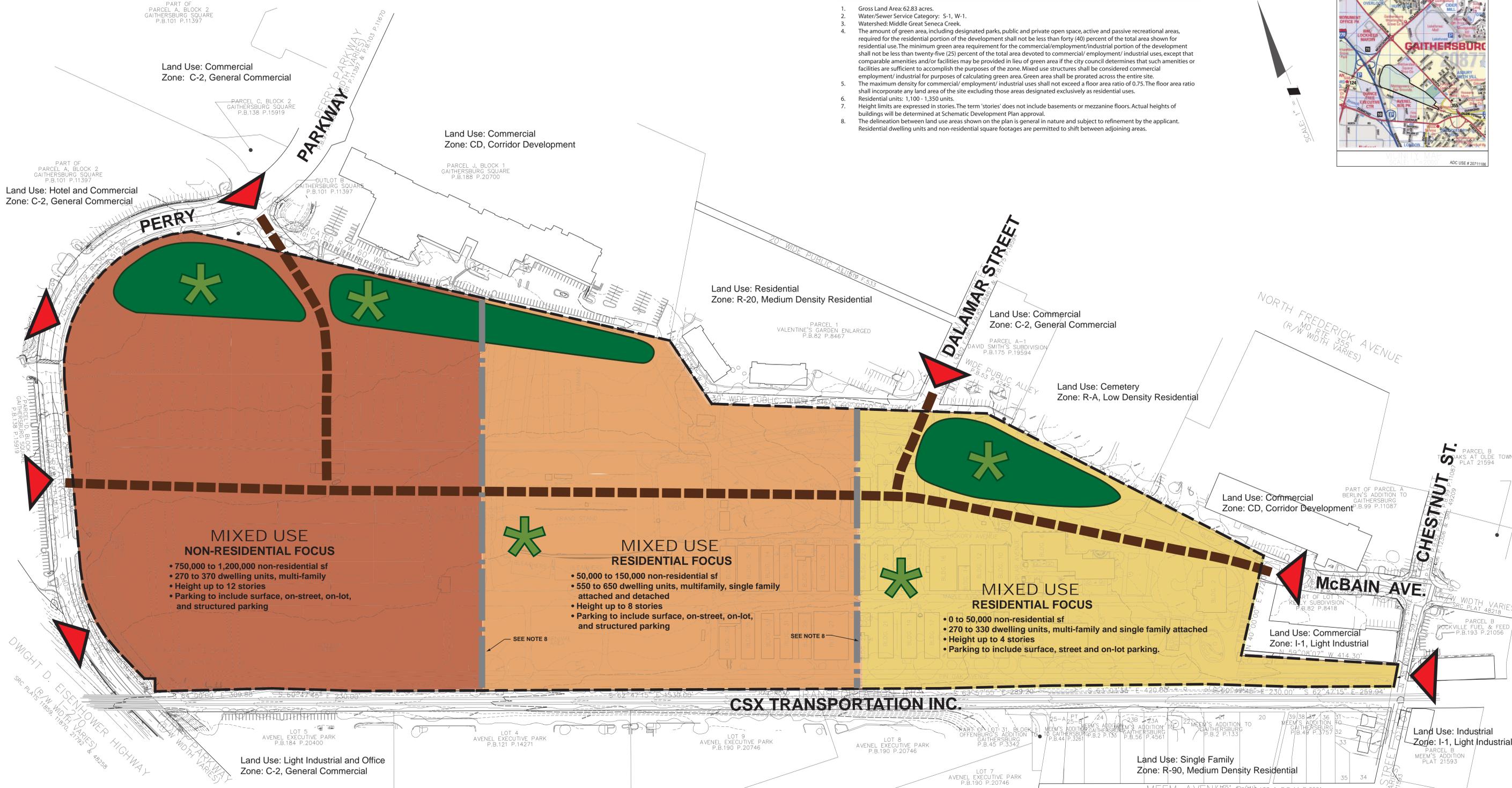
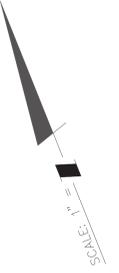
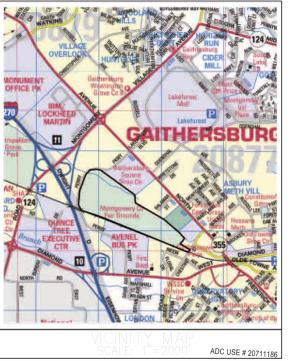
Project Description
For Requested Rezoning to MXD
The Montgomery County Agricultural Center Property

Image list

1. Aerial of Property, Page 2
2. Zoning Map with MXD Overlay, Page 3
3. Sketch Plan, Page 4
4. Pedestrian Shed, Page 5
5. Transit Plan, Page 7
6. 2009 Master Plan Proposed CCT Alignment, Page 7
7. Bus Shed, Page 7
8. 2009 Master Plan proposed Off Road Bike and Pedestrian Facilities, Page 7
9. 2009 Master Plan proposed On Road Bike Facilities, Page 7
10. Existing Intersection Conditions, Page 10
11. CCT Study Area, Page 20
12. MCPS Gaithersburg Cluster, Appendix

GENERAL NOTES

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Land Use: Commercial
Zone: C-2, General Commercial

Land Use: Commercial
Zone: CD, Corridor Development

Land Use: Residential
Zone: R-20, Medium Density Residential

Land Use: Commercial
Zone: C-2, General Commercial

Land Use: Cemetery
Zone: R-A, Low Density Residential

Land Use: Commercial
Zone: CD, Corridor Development

Land Use: Commercial
Zone: I-1, Light Industrial

Land Use: Industrial
Zone: I-1, Light Industrial

**MIXED USE
NON-RESIDENTIAL FOCUS**

- 750,000 to 1,200,000 non-residential sf
- 270 to 370 dwelling units, multi-family
- Height up to 12 stories
- Parking to include surface, on-street, on-lot, and structured parking

**MIXED USE
RESIDENTIAL FOCUS**

- 50,000 to 150,000 non-residential sf
- 550 to 650 dwelling units, multifamily, single family attached and detached
- Height up to 8 stories
- Parking to include surface, on-street, on-lot, and structured parking

**MIXED USE
RESIDENTIAL FOCUS**

- 0 to 50,000 non-residential sf
- 270 to 330 dwelling units, multi-family and single family attached
- Height up to 4 stories
- Parking to include surface, street and on-lot parking.

Land Use: Light Industrial and Office
Zone: C-2, General Commercial

Land Use: Light Industrial and Office
Zone: E-1, Urban Employment

Land Use: Single Family
Zone: R-90, Medium Density Residential

LEGEND

- Traffic Circulation
- Access Point
- Green Area
- Open Space/Green Area



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SKETCH PLAN

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www.LSAssociates.net

October 18, 2010	CSX Signage Version	Author: K.B.
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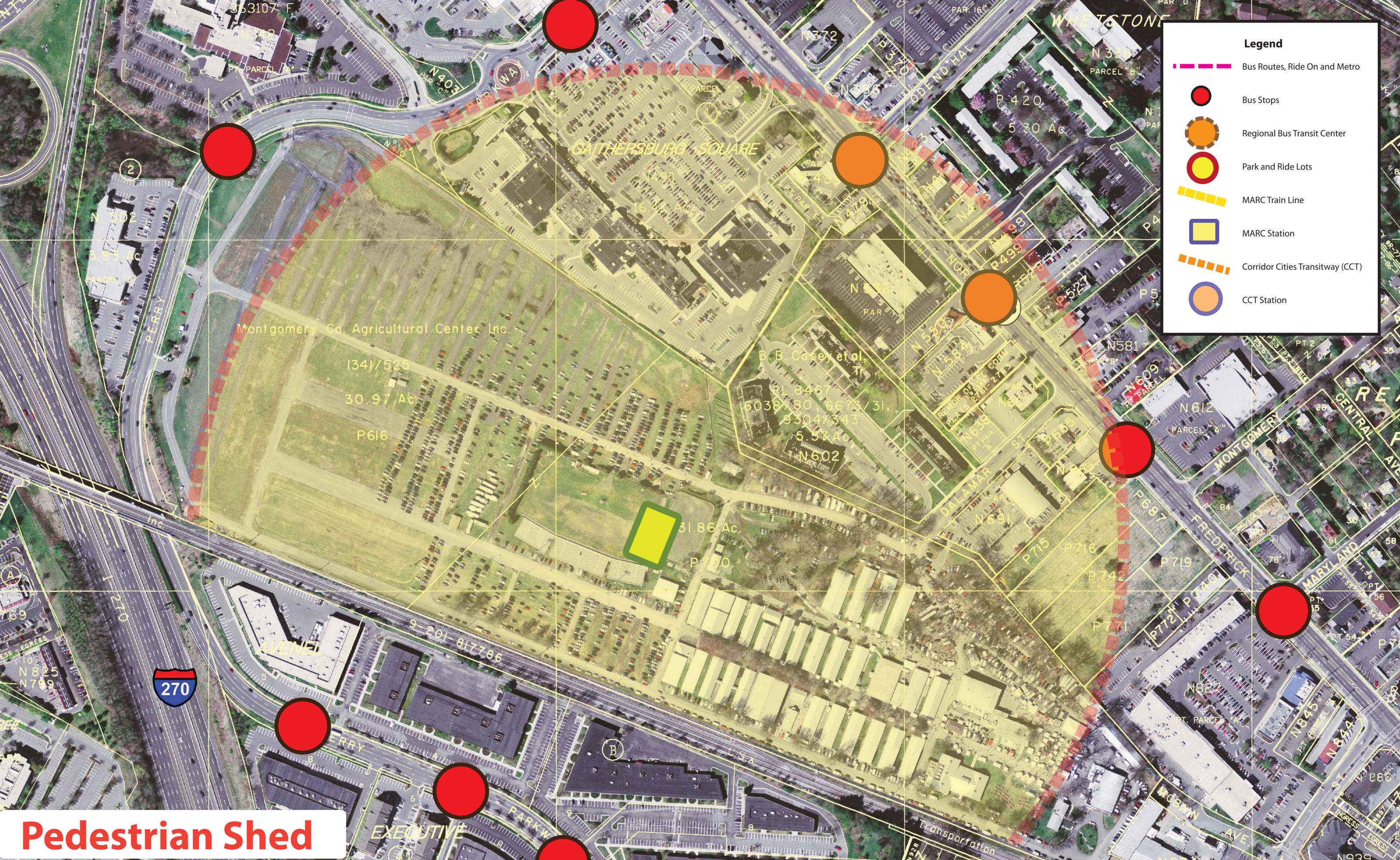
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**MONTGOMERY COUNTY
FAIRGROUNDS**

1" = 100'

SHEET 1 OF 1

PROJECT NO. 1127-00-00



Legend

-  Bus Routes, Ride On and Metro
-  Bus Stops
-  Regional Bus Transit Center
-  Park and Ride Lots
-  MARC Train Line
-  MARC Station
-  Corridor Cities Transitway (CCT)
-  CCT Station

Pedestrian Shed



GAITHERSBURG SQUARE

Montgomery Co. Agricultural Center, Inc.

1341/525

30.97 Ac

P616

31.86 Ac

P710

B. B. Casey et al.

6038/80, 6673/31,

8304/343

5.57 Ac

N602

DALAMAR ST

P715

P716

P742

P71

P687

P719

P722

P746

P748

P750

P752

P754

P756

P758

P760

P762

P420

5.30 Ac

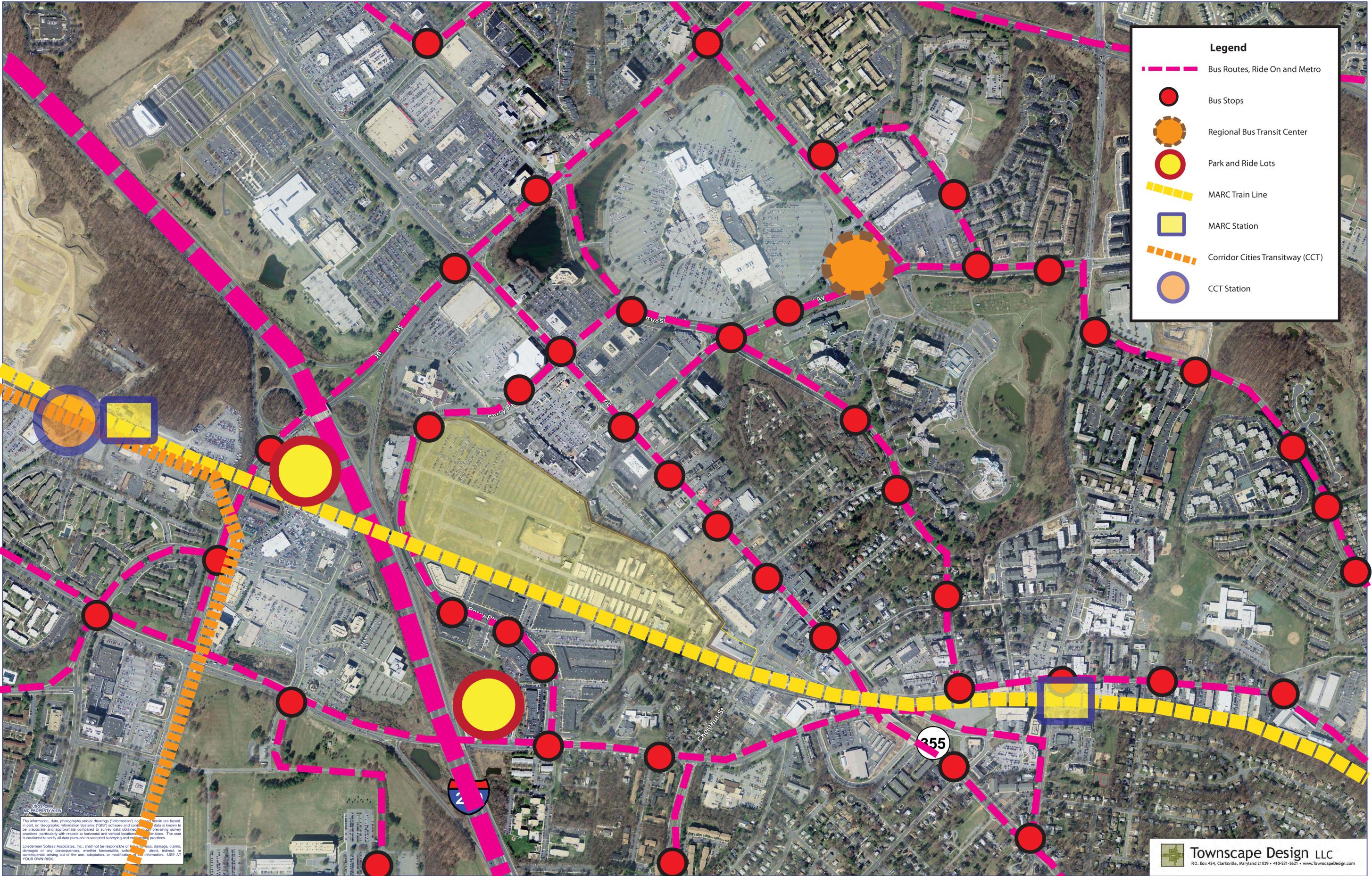
N358

PARCEL "B"

N358

Legend

-  Bus Routes, Ride On and Metro
-  Bus Stops
-  Regional Bus Transit Center
-  Park and Ride Lots
-  MARC Train Line
-  MARC Station
-  Corridor Cities Transitway (CCT)
-  CCT Station



USGS 2009
MD PROPERTY VIEW

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MONTGOMERY COUNTY FAIRGROUNDS

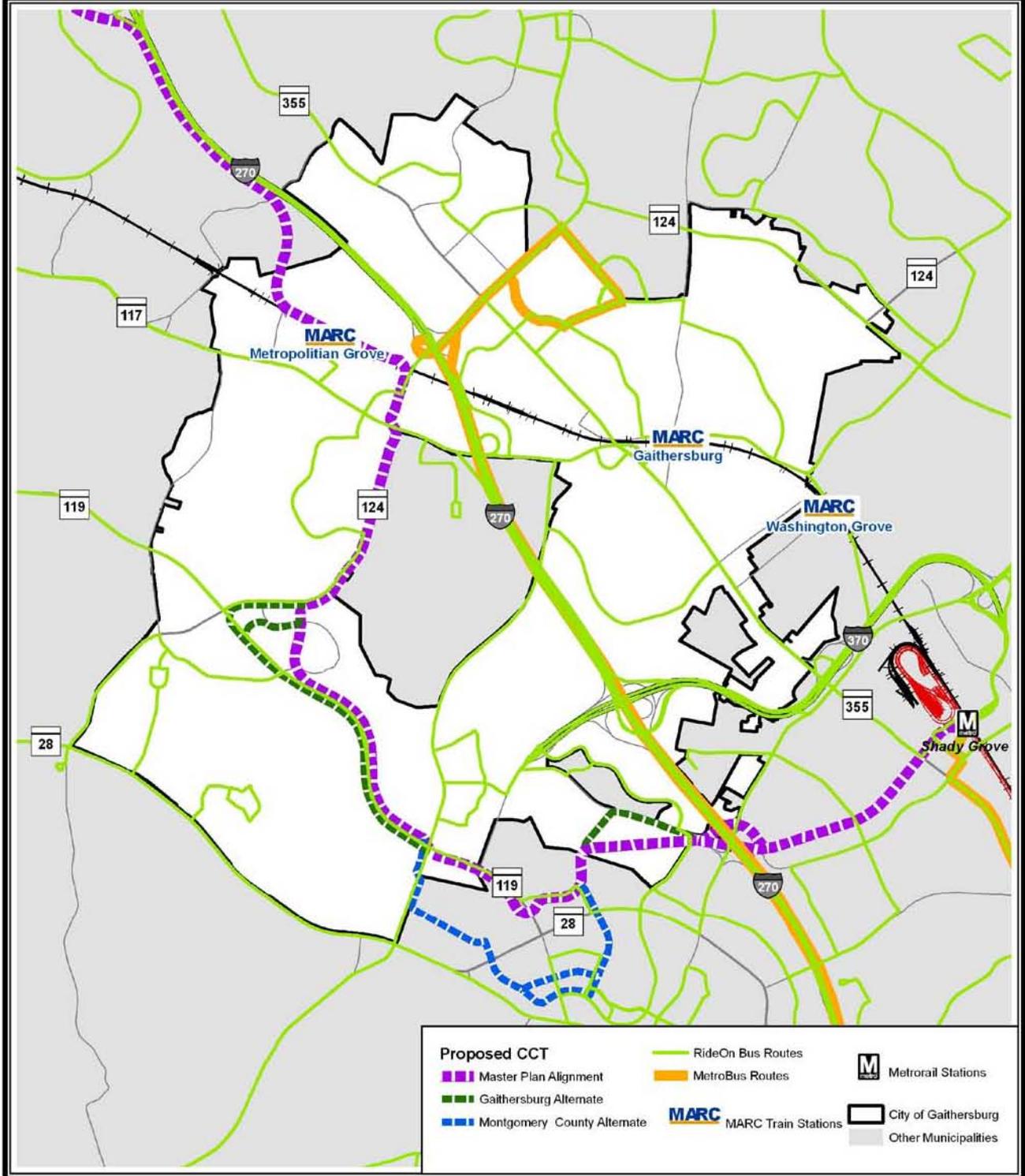
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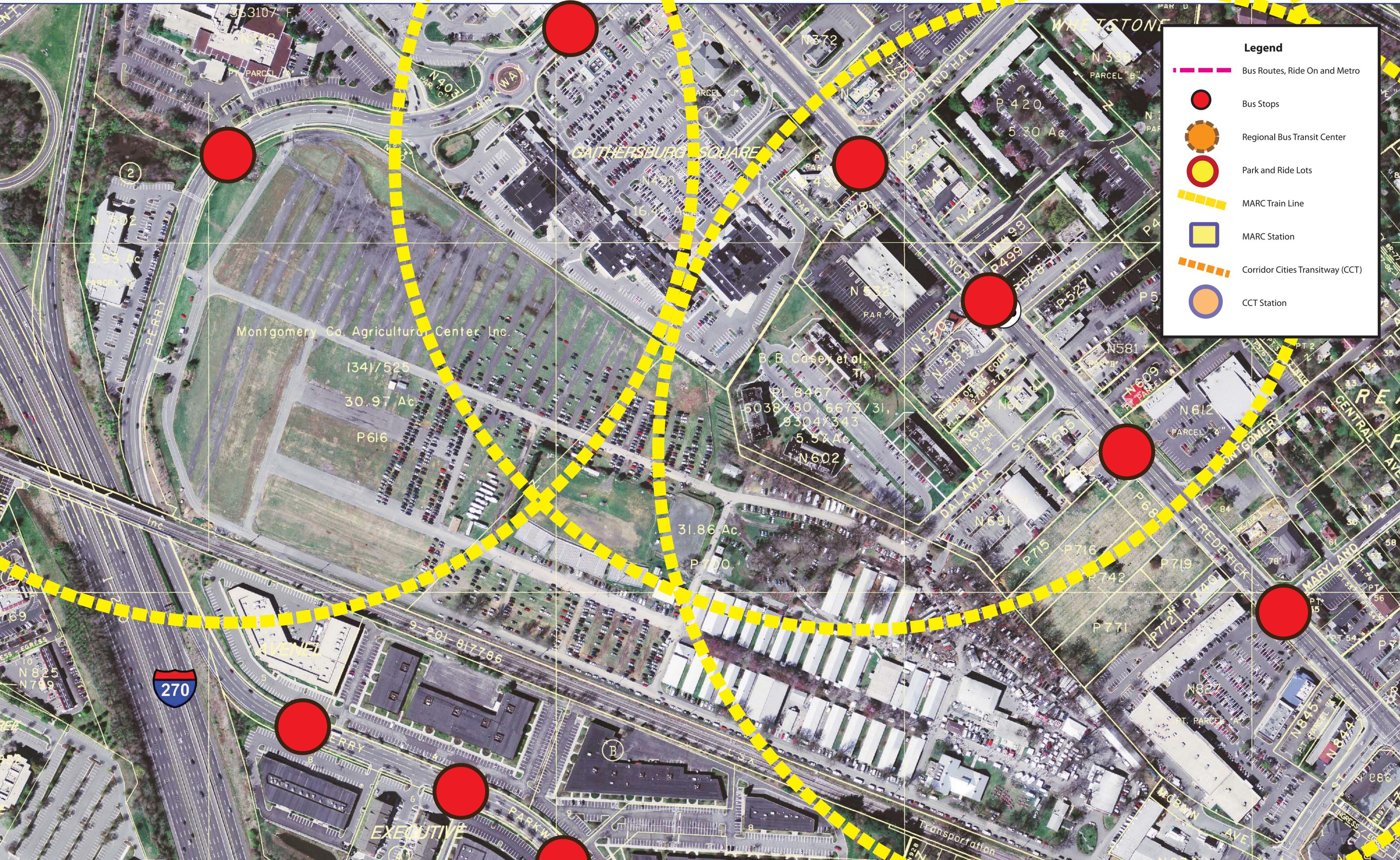
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p. 301-948-2750 f. 301-948-9067



Source: City of Gaithersburg, Montgomery County



Legend

- Bus Routes, Ride On and Metro
- Bus Stops
- Regional Bus Transit Center
- Park and Ride Lots
- MARC Train Line
- MARC Station
- Corridor Cities Transitway (CCT)
- CCT Station

270

GAIHERSBURG SQUARE

Montgomery Co. Agricultural Center, Inc.

1341/525

30.97 Ac

P616

31.86 Ac

P700

B B Casey et al

6038/80, 6673/31,

8304/343

5.57 Ac

N602

PERRY

EXECUTIVE

PARK

Transportation

MCGRAW

AVE

N845

N844

MARYLAND

CENTRAL

RE

WHEATSTONE

N350

N420

N490

N560

N630

N700

N770

N840

N910

N980

N1050

N1120

N1190

N1260

N1330

N1400

N1470

N1540

N1610

N1680

N1750

N1820

N1890

N1960

N2030

N2100

N2170

N2240

N2310

N2380

N2450

N2520

N2590

N2660

N2730

N2800

N2870

N2940

N3010

N3080

N3150

N3220

N3290

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N3430

N3500

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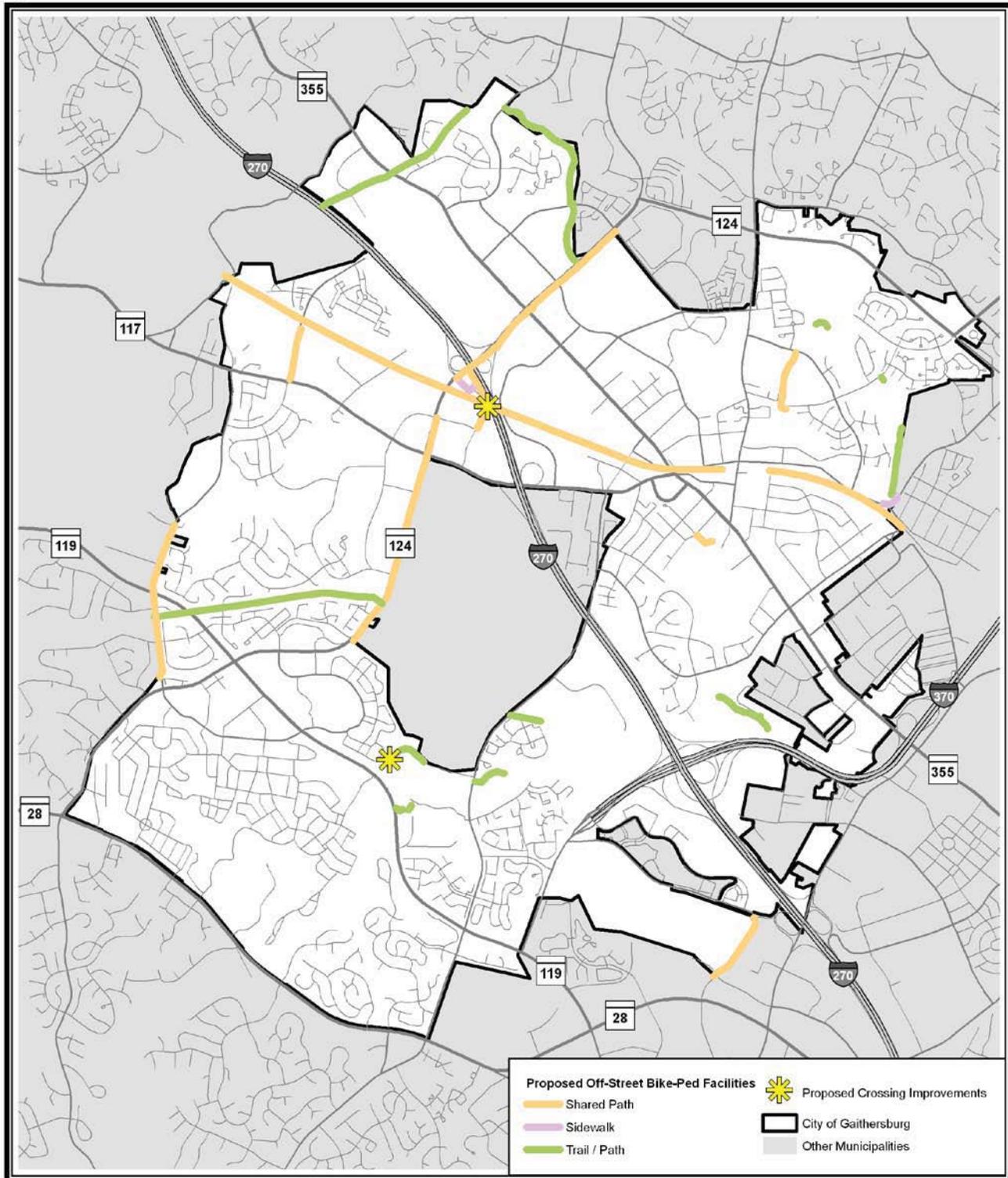
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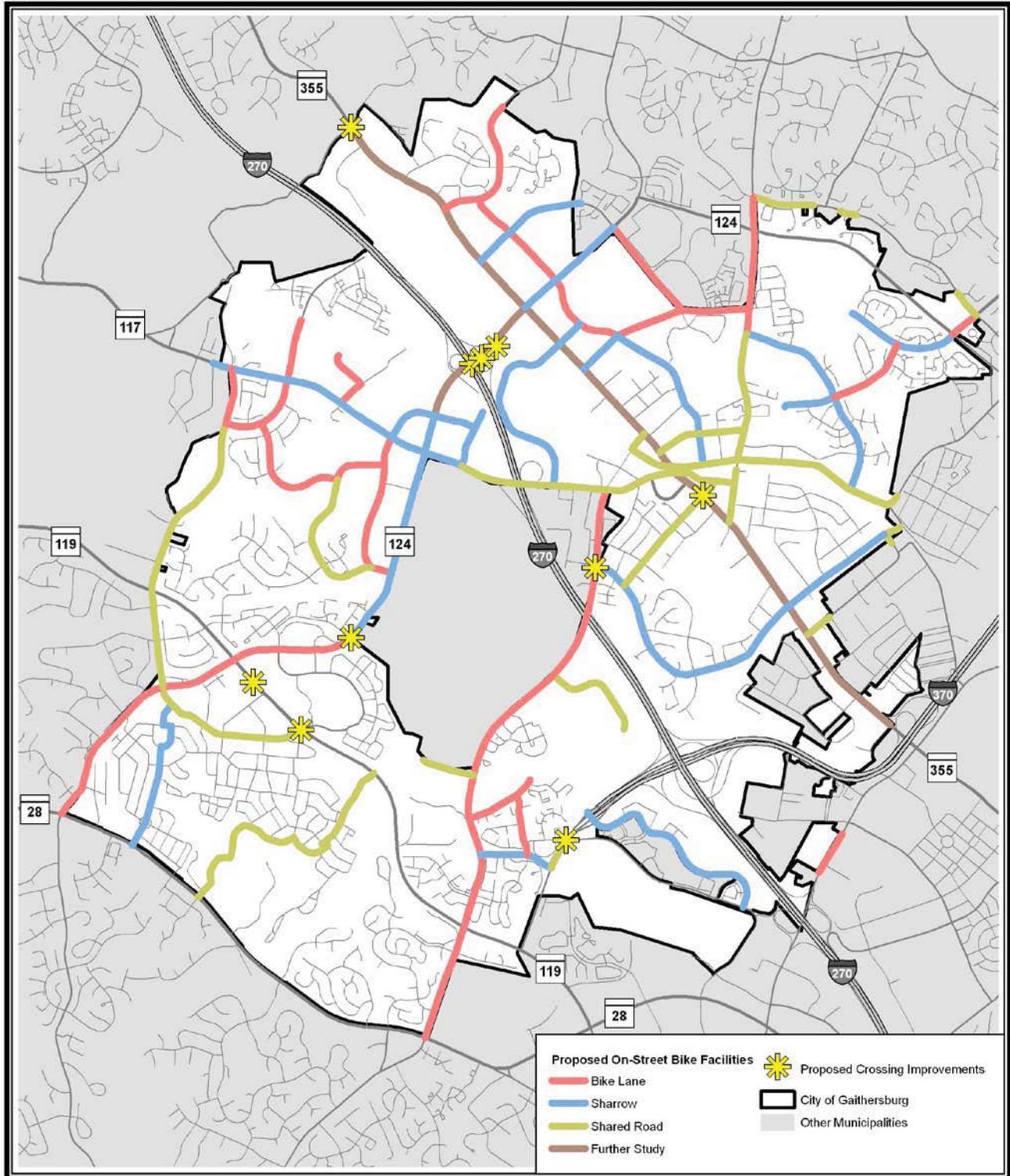
N20230

Map 7: Proposed Off-Road Bicycle and Pedestrian Facilities



Source: City of Gaithersburg

Map 6: Proposed On-Road Bicycle Facilities



Source: City of Gaithersburg



USGS 2006
MD PROPERTY VIEW

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MONTGOMERY COUNTY FAIRGROUNDS

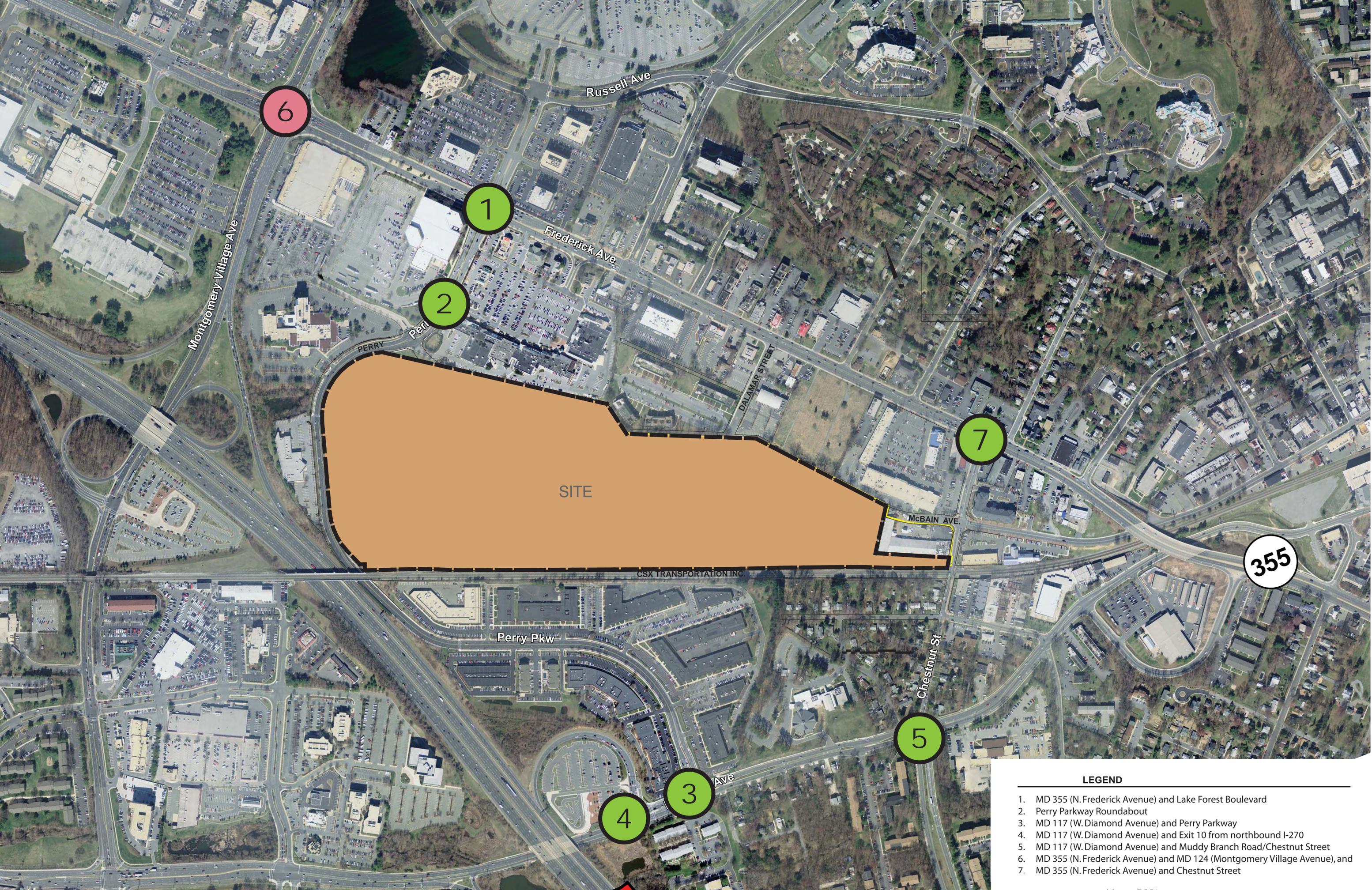
MONTGOMERY COUNTY, MARYLAND



1 inch = 100 feet



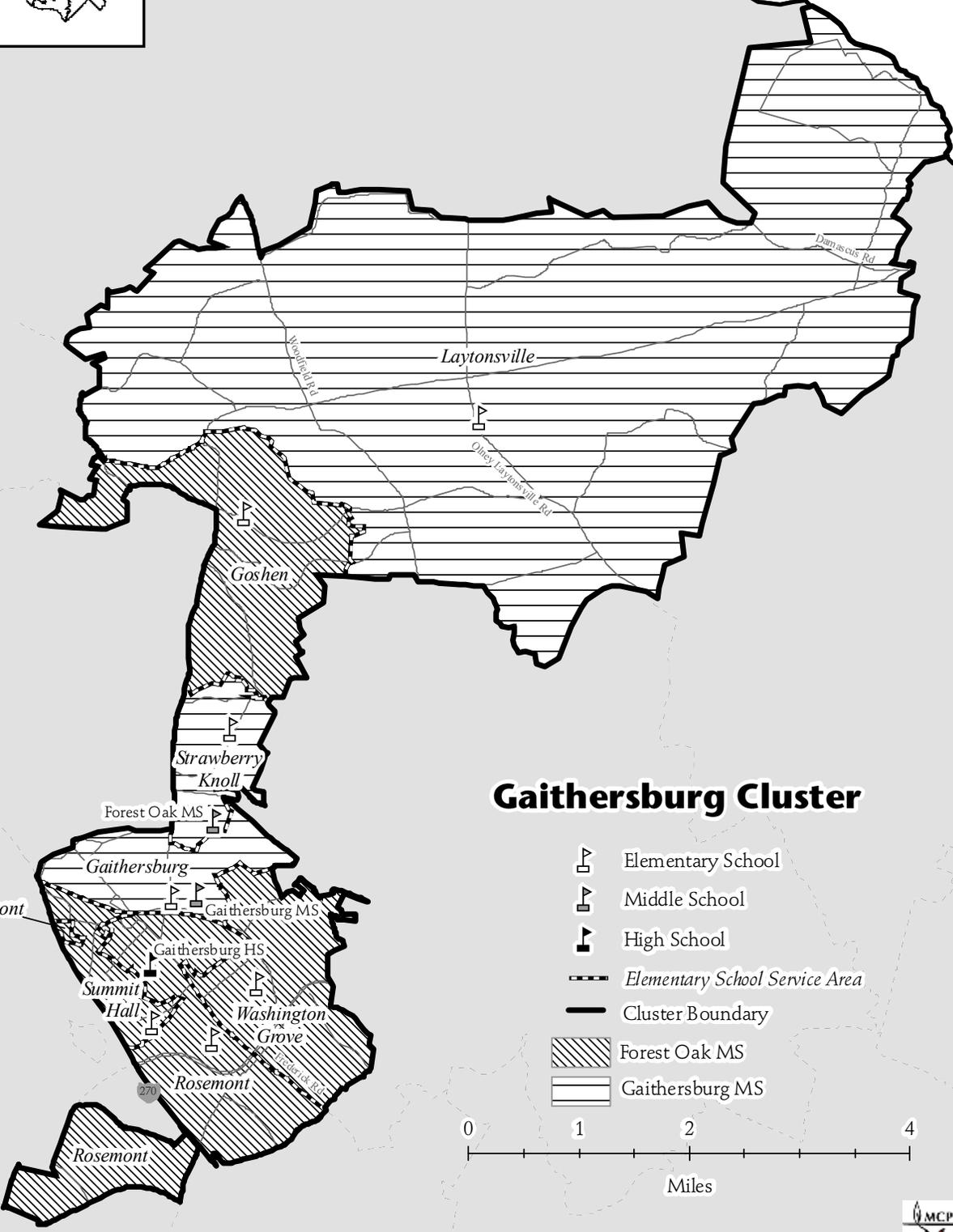
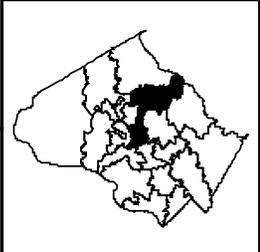
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SITE

LEGEND

- 1. MD 355 (N. Frederick Avenue) and Lake Forest Boulevard
- 2. Perry Parkway Roundabout
- 3. MD 117 (W. Diamond Avenue) and Perry Parkway
- 4. MD 117 (W. Diamond Avenue) and Exit 10 from northbound I-270
- 5. MD 117 (W. Diamond Avenue) and Muddy Branch Road/Chestnut Street
- 6. MD 355 (N. Frederick Avenue) and MD 124 (Montgomery Village Avenue), and
- 7. MD 355 (N. Frederick Avenue) and Chestnut Street



Gaithersburg Cluster

- Elementary School
- Middle School
- High School
- Elementary School Service Area
- Cluster Boundary
- Forest Oak MS
- Gaithersburg MS



CLUSTER PLANNING ISSUES

Planning Issue: The Shady Grove Sector Plan will increase housing around the Shady Grove METRO station. Most of the new development is located within the Gaithersburg Cluster.

SCHOOLS

Gaithersburg High School

Capital Project: A modernization project is scheduled for this school. An FY 2010 appropriation was approved for planning funds to begin the architectural design of the modernization. The scheduled completion date for the modernization of the facility is August 2013 with site work scheduled for completion in August 2014. In order for this modernization to be completed on schedule, county and state funding must be provided at the levels approved in this CIP.

Capital Project: The Department of Health and Human Services (DHHS) Capital Budget includes planning funds for the architectural design of a School-based Wellness Center at this school. The design and construction of the Wellness Center will be included as part of the modernization of the school.

Gaithersburg Middle School

Capital Project: Restroom renovations are approved for this school for completion in the 2010–2011 school year.

Laytonsville Elementary School

Capital Project: Restroom renovations are approved for this school for completion in the 2015–2016 school year.

Strawberry Knoll Elementary School

Utilization: Projections indicate enrollment at Strawberry Knoll Elementary School will exceed capacity by four classrooms or more by the end of the six-year planning period. Enrollment will be monitored to determine the need for a future project. Relocatable classrooms will be utilized until additional capacity can be added.

Summit Hall Elementary School

Utilization: Projections indicate enrollment at Summit Hall Elementary School will exceed capacity by four classrooms or more by the end of the six-year planning period. Enrollment will be monitored to determine the need for a future project. Relocatable classrooms will be utilized until additional capacity can be added.

Washington Grove Elementary School

Capital Project: Projections indicate enrollment at Washington Grove Elementary School will exceed current capacity by four classrooms or more throughout the six-year period. An FY 2008 appropriation for construction was

approved to construct a 12-classroom addition. The addition project opened in January 2010.

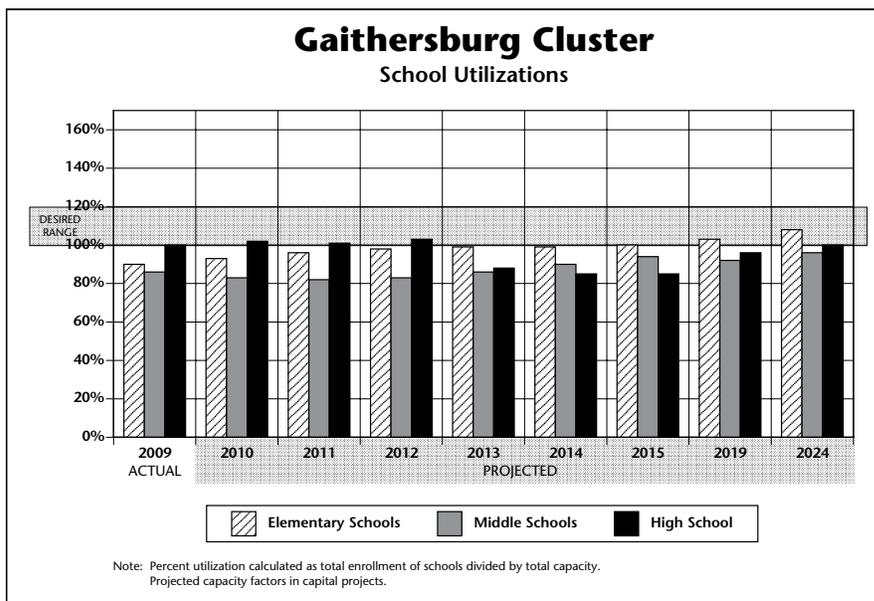
CAPITAL PROJECTS

School	Project	Project Status*	Date of Completion
Gaithersburg HS	Modernization	Approved	Aug. 2013
	Site work	Approved	Aug. 2014
	Wellness Center	Approved	Aug. 2013
Gaithersburg MS	Restroom renovations	Approved	SY 2010–2011
Laytonsville ES	Restroom renovations	Approved	SY 2015–2016
Washington Grove ES	Classroom addition	Approved	Jan. 2010

*Approved—Project has an FY 2011 appropriation approved in the FY 2011–2016 CIP.

Programmed—Project has expenditures programmed in a future year of the CIP for planning and/or construction funds.

Proposed—Project has facility planning funds approved for the FY 2010 Capital in the FY 2011–2016 CIP for a feasibility study.



GAITHERSBURG CLUSTER

Projected Enrollment and Space Availability
Effects of the Adopted FY 2011–2016 CIP and Non–CIP Actions on Space Available

Schools		Actual 09–10	Projections							
			10–11	11–12	12–13	13–14	14–15	15–16	2019	2024
Gaithersburg HS	Program Capacity	2009	1992	1992	1992	2284	2284	2284	2284	2284
	Enrollment	2013	2014	2017	2060	2005	1951	1948	2000	2050
	Available Space	(4)	(22)	(25)	(68)	279	333	336	284	234
	Comments		+1 SCB	Replacement of School in Progress		Replace. Complete Aug. 2013	Site Work Complete Aug. 2014			
Forest Oak MS	Program Capacity	886	886	886	886	886	886	886	886	886
	Enrollment	847	854	786	764	811	821	849	900	925
	Available Space	39	32	100	122	75	65	37	(14)	(39)
	Comments									
Gaithersburg MS	Program Capacity	881	881	865	865	865	865	865	865	865
	Enrollment	671	657	647	681	700	748	789	800	825
	Available Space	210	224	218	184	165	117	76	65	40
	Comments			+1 AUT						
Gaithersburg ES	Program Capacity	740	740	740	740	740	740	740		
	Enrollment	531	581	619	636	647	655	644		
	Available Space	209	159	121	104	93	85	96		
	Comments									
Goshen ES	Program Capacity	632	632	632	632	632	632	632		
	Enrollment	594	599	599	588	582	574	581		
	Available Space	38	33	33	44	50	58	51		
	Comments									
Laytonsville ES	Program Capacity	487	487	487	487	487	487	487		
	Enrollment	472	478	464	490	503	487	490		
	Available Space	15	9	23	(3)	(16)	0	(3)		
	Comments									
Rosemont ES	Program Capacity	608	608	608	608	608	608	608		
	Enrollment	501	509	537	556	574	581	575		
	Available Space	107	99	71	52	34	27	33		
	Comments									
Strawberry Knoll ES	Program Capacity	467	467	467	467	467	467	467		
	Enrollment	549	561	581	574	575	573	569		
	Available Space	(82)	(94)	(114)	(107)	(108)	(106)	(102)		
	Comments									
Summit Hall ES	Program Capacity	449	439	439	439	439	439	439		
	Enrollment	498	527	525	540	541	558	547		
	Available Space	(49)	(88)	(86)	(101)	(102)	(119)	(108)		
	Comments		+ HSM							
Washington Grove ES	Program Capacity	515	505	505	505	505	505	505		
	Enrollment	360	373	401	420	432	447	473		
	Available Space	155	132	104	85	73	58	32		
	Comments	Addition Complete Jan 2010	+ HSM							
Cluster Information	HS Utilization	100%	101%	101%	103%	88%	85%	85%	88%	90%
	HS Enrollment	2013	2014	2017	2060	2005	1951	1948	2000	2050
	MS Utilization	86%	86%	82%	83%	86%	90%	94%	97%	100%
	MS Enrollment	1518	1511	1433	1445	1511	1569	1638	1700	1750
	ES Utilization	90%	94%	96%	98%	99%	100%	100%	103%	106%
ES Enrollment	3505	3628	3726	3804	3854	3875	3879	4000	4100	

GAITHERSBURG CLUSTER

Facility Characteristics of Schools 2009–2010

Schools	Year Facility Opened	Year Reopened Mod.*	Total Square Footage	Site Size Acres	Adjacent Park	FACT Assess. Score	Child Care**	Reloc-atable Class.	LTL/SBHC***
Gaithersburg HS	1951		323,476	40.8	Yes	1214		3	
Forest Oak MS	1999		132,259	41.2					Yes
Gaithersburg MS	1960	1988	157,694	22.82					Yes
Gaithersburg ES	1947		94,468	8.39		TBD	Yes		Yes
Goshen ES	1988		76,740	10.5				1	
Laytonsville ES	1951	1989	64,160	10.4				1	
Rosemont ES	1965	1995	88,764	8.9			Yes	1	Yes
Strawberry Knoll ES	1988		78,723	10.8	Yes			4	
Summit Hall ES	1971		68,059	10.2	Yes	TBD		6	Yes
Washington Grove ES	1956	1984	86,266	10.7		TBD		9	Yes

*Schools with a date before 1986 underwent a renovation, not a full modernization of the facility. Schools that were reopened but not fully modernized or completely rebuilt, will be included in the assessments for future modernization based on the year the school was originally opened. See Appendix K for additional information.

**Private child care is provided at the school during the school day.

***LTL=Linkages to Learning. SBHC=School-based Health Center that includes Linkages to Learning.

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

February 22, 2011

CALL TO PODIUM:

Jacqueline Marsh

RESPONSIBLE STAFF:

**Greg Ossont, Director
Planning and Code
Administration**

Jacqueline Marsh, Planner

AGENDA ITEM:

(please check one)

<input type="checkbox"/>	Presentation
<input type="checkbox"/>	Proclamation/Certificate
<input type="checkbox"/>	Appointment
<input checked="" type="checkbox"/>	Joint Public Hearing
<input type="checkbox"/>	Historic District Commission
<input type="checkbox"/>	Consent Item
<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	Resolution
<input type="checkbox"/>	Policy Discussion
<input type="checkbox"/>	Work Session Discussion Item
<input type="checkbox"/>	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	N/A
Advertised	01/12/11
	01/19/11
Hearing Date	02/22/11
Record Held Open	
Policy Discussion	

TITLE: Z-316 - JOINT PUBLIC HEARING

This is an application to rezone 62.83 acres of land from the R-A (Low Density Residential) Zone and the I-1 (Light Industrial) Zone to the MXD (Mixed Use Development) Zone, in accordance with § 24-196 (Map Amendments) of the City Code. The property is located southeast of the Exit 11, I-270 interchange, west of the CSX railroad tracks, north of Perry Parkway, and south of Chestnut Street. The property is commonly known as the Montgomery County Fairgrounds (Parcels P700 and P616) in the City of Gaithersburg.

SUPPORTING BACKGROUND:

The applicant, Montgomery County Agricultural Center, represented by Mr. Jim Clifford of Clifford, Debelius, Bonifant, Fitzpatrick & Hyatt, has submitted an application, Z-316, requesting rezoning from the R-A (Low Density Residential) and (I-1) Light Industrial Zones to the Mixed Use Development (MXD) Zone for approximately 63 acres of property. The property is currently the location of Montgomery County Fairgrounds.

The Sketch Plan proposes a mix of uses in a phased development comprised of residential, commercial, office, and public uses. The plan proposes a residential dwelling unit range between 1,100 and 1,350 units; nonresidential uses totaling no more than 1,400,000 square feet; and spaces dedicated to open space, both active and passive. Future development of this site could anticipate major infrastructure improvements, in aspects of both the vehicular and pedestrian nature.

Please refer to the attached Preliminary Background Report which provides further discussion of the proposal for Z-316.

Attachments:
Z-316 Index of Memoranda and Exhibits

DESIRED OUTCOME: Hold public hearing

Staff recommends that the Planning Commission and the Mayor and City Council hold their records open indefinitely, and schedule a work session.

Joint Hearing - MCC & PC
 Z-316
 Exhibit #21