



October 16, 2008

MEMORANDUM

TO: Montgomery County Planning Board
VIA: Glenn Kreger, Acting Chief *GK*
Vision Division
FROM: Sue Edwards, Team Leader, North Central Transit Corridor (301-495-4518)
Vision Division *Sue*
SUBJECT: Worksession #4 Germantown Draft Master Plan

STAFF RECOMMENDATION: Review and revise as necessary the Plan recommendations for the Montgomery College District.

SCHEDULE FOR FUTURE WORKSESSIONS

Discussion of Plan recommendations for properties and districts will take place at the following worksessions:

Worksession #5	October 30, 2008	Continuation of October 6 discussion of properties in the Town Center and west side of I-270
Worksession #6	November 10, 2008	Properties on east side of I-270 and staging
Worksession #7 (if needed)	November 17, 2008	Remaining properties and topics

I. INTRODUCTION

This staff report covers the Montgomery College District shown in the Public Hearing Draft as bounded by MD 118/Germantown Road to the north; MD 355/Frederick Road to the east; Middlebrook Road to the south; and I-270 to the west. This District will not contain a Corridor Cities Transitway station; the vision for this District reflects less intense development than other districts with transit stations. In preparing the Draft Plan recommendations, staff applied urban design and sustainability principles to create a compact, walkable campus with educational, employment, retail and services uses that are connected to the surrounding area by roadways, pedestrian and bicycle paths.

The Public Hearing Draft Plan describes Montgomery College as follows:

“The technology and education uses in the 334 acre Montgomery College District will be elevated to an important community resource. Developed in a compact pattern the campus can be an active center, fostering links between business and education, a physical and intellectual focal point in the I-270 Technology Corridor. A compact pattern will reserve land for the College’s future expansion, and also protect the site’s natural features—a large stand of upland forest and two tributaries to Gunner’s Branch. This intense and active campus will accommodate vehicle, pedestrian, bike, and trail links through the site and linking to the larger Germantown area.”

Planning for sustainable communities begins with protecting as much of the existing green infrastructure as possible. It is essential for an institution of higher learning to lead by example and teach students in an atmosphere of sustainability. The draft Plan envisions the proposed business park and campus as a compact, mid-rise community with structured parking at the edges which encourages walking and interaction among business innovators, educators, students, and others.

At this worksession, the Planning Board will need to determine how the development goals of Montgomery College can be accomplished in a compact form rather than an auto-oriented suburban campus. The Planning Board must also make specific decisions about the mix of uses, distribution of land uses within the District, transportation facilities, and zoning designation. Section III of this report identifies the specific issues that the Board needs to address and provides staff recommendations.

II. PUBLIC HEARING TESTIMONY

The Proposed Land Use Map (Attachment A) was inadvertently left out of the Public Hearing Draft document; this information was later included in the Planning Board's packet for the July 28, 2008 Public Hearing.

Public Hearing comments received for this District appear in Attachment B. Particular comments include:

No.	Commenter	Organization	Topic
5	Beverly Magda	Germantown Alliance	Opposes Observation Drive through campus
8	Marilyn Balcomb	Gaithersburg-Germantown Chamber of Commerce	Opposes forest retention; opposes Observation Drive through campus
18, 19, 20	Dr. Hercules Pinkney and others	Montgomery College	Opposes amount and location of forest retention; opposes Observation Drive
21	Bryant Foulger	Foulger Pratt	Multi-story buildings with structured parking uneconomical in current Germantown market; opposes forest retention
26	Bradley Chod	Minkoff Development	Supports connection of Observation Drive between MD 118 and Middlebrook Road
46	Diane Schwartz Jones	County Executive's office	Concurs with need for Observation Drive but defers to College and to pedestrian safety in locating the road
48	Delores Milmo	Audubon Naturalist Society	Supports forest retention and water quality protection efforts
49	David Hauck	Sierra Club	Supports forest preservation
51	Kathie Hulley	Clarksburg Civic Association	Prefers hospital location being planned in the Cabin Branch development, Clarksburg
52	Cynthia Fain		Supports forest preservation

III. ISSUES TO BE ADDRESSED

Issue #1: *What is the appropriate process for conveying comments to Montgomery College regarding their long-range facility master plans?*

Montgomery College is required to submit to the Maryland Higher Education Commission a 10 year facility master plan (2006-2016) and twenty year master plan (2006-2026) for each of the three campuses (Takoma Park, Rockville, and Germantown). The 10-year plan is a space allocation plan which is developed using State-derived enrollment formulae. The 20-year plan is used to project space and facility needs for the future. These plans are periodically updated and submitted with requests for project funding.

In June-July 2008, College facility planners held public comment sessions and posted the proposed facility plans on line (as shown in Attachment C, previously). Chairman Royce Hanson responded to the proposed facility plan by letter on July 22, 2008 (Attachment D) and offered continued staff involvement with the issues identified. Chairman Hanson wrote:

“I have directed the M-NCPPC staff to work closely with the College’s facility planning staff and consultants at this important juncture when the Germantown Master Plan and the College Facility Master Plan are in development. This alignment of planning efforts can produce the framework for a vibrant, walkable, environmentally sustainable campus that is accessible to the larger Germantown community through educational and enrichment programs, transit service, and design quality.”

A second letter, on August 15, 2008 (Attachment E) from Planning Director Rollin Stanley documents the discussion of key issues such as access and circulation, forest stand protection, the technology park and linkage to academic programs and facilities.

The Planning Board has requested that the campus’ 2006-2016 Facility Master Plans be submitted for mandatory referral review by the Planning Board in sufficient time that Planning Board comments can be addressed prior to consideration by the Board of Trustees.

Planning Board actions concerning projects within the business park will be through the regulatory process. Academic buildings will be reviewed as mandatory referrals.

Staff Recommendation: Request Mandatory Referral review of the 2006-2016 Facility Plan for Montgomery College campuses at Takoma Park, Rockville, and Germantown prior to the College’s December 2008 presentation to the Board of Trustees.
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Issue #2: What should the amount and mix of uses on the Montgomery College campus be?

Montgomery College Proposed Development

Type of Development	Existing	2010 Phase I	2025	2050
Academic	328,676 SF 6,000 students	459,776 SF 7,500 students	670,000 SF	991,000 SF* 20,000 students
Business Park	0	485,000 SF	690,000 SF	1,000,000 SF
Totals	328,676 SF	944,776 SF	1,360,000 SF	1,991,000 SF

*does not include proposed 350-500 housing units proposed for the future.

Staff Recommendation: Future development of the Montgomery College Germantown campus includes a business park of 1 million square feet and growth in academic facilities from 330,000 square feet presently to 670,000 square feet in 2025 to over 1.1 million square feet in 2056. A hospital of approximately 337,000 square feet will have traffic capacity and physical layout capacity within the 1 million square feet of business park envisioned in the Draft Master Plan.

Issue #3 How should academic and business park development be laid out on the site?

Master Plan Vision

The Public Hearing Draft Master Plan envisions Montgomery College expanding into a compact, academic village located on the hill with a technology business park located along I-270, Goldenrod Lane and adjacent to Observation Drive Extended. The land uses would include academic, college administrative uses, technology, some limited retail, and some housing. Access to the college and technology park will be from Observation Drive Extended and Goldenrod Lane with an interconnected street system that ties into MD 355 and Middlebrook Road.

The Public Hearing Draft Plan supports up to 1.1 million square feet of academic facilities (contained in the 2056 facility plan) and up to 1 million square feet of business park uses proposed by Foulger Pratt. The Plan creates an extension of Observation Drive within an 80-foot right-of-way along the eastern side of the property. A priority forest and stream buffer area of approximately 50 acres is preserved on the western edge of the property adjacent to I-270. The Plan guides development to “orient buildings and site design to create a compact mixed use environment that promotes interaction between buildings, reduces the amount of disturbed land, and creates an appealing and safe environment.” The area north of the forested area adjacent to the I-270 ramp is identified for high rise “signature” buildings.

Property Owner’s Development Plan

Development on the Montgomery College property will follow two tracks: one for academic facilities administered through the Montgomery College Facilities-Central Administration and the second track through a partnership between the College and the private development firm, Foulger Pratt, Inc.

a. Academic Facilities

The ultimate development program of the Germantown campus in 2056 (Attachment C) is shown by Montgomery College to contain 1.1 million square feet of academic facilities including a new Bioscience Education Building, a childcare complex, a future Physics, Engineering and Math Building. New or expanded education programs to be located on the campus are: Hospitality Management and School of Culinary Arts and a School of Clinical Laboratory Sciences. The 2056 Facility Plan also anticipates a future college administration building and a future parking garage. Potential residential development is illustrated but not expected to occur in the near term.

b. Business Park Facilities

Montgomery College illustrates the future business park use of the site in Attachment F shown in five clusters of buildings with surface parking provided. The development program establishes a business park of up to 1 million square feet on 40 acres of the campus. The narrative accompanying the illustrative plan states that “the [business] park will provide an opportunity for students to combine learning with employment opportunities by simultaneously taking courses at the Bioscience Education Center and working in the [business] park.”

The Science and Technology Park is a partnership between the College and the private sector development firm, Foulger Pratt, Inc. On October 3, 2008, Holy Cross Hospital submitted an Application to the Maryland Health Care Commission for a Certificate of Need (CON) for a 93-bed hospital including emergency department with helipad, surgical suite, and maternal infant health center. The CON describes the project as consisting of 23 acres; site control is provided by “Holy Cross [working with] Montgomery College and Foulger Pratt, the primary ground lessee and the developer of the College science and technology park where the new hospital will be located to obtain all necessary land use approvals.”

c. Previous Guidance Provided to Montgomery College

The Planning Board reviewed the proposed site acquisition for the business park property as a Mandatory Referral review on October 10, 2002. The Montgomery College Board of Trustees proposed to purchase a 20-acre parcel adjacent to the Montgomery College Germantown campus for use as a business park. The staff report for this review (Attachment G) states that “this property acquisition enhances the long range plans of the College and the Montgomery County Department of Economic Development to promote the biotechnology industry and the College role in supporting this industry.”

After discussion with staff, the applicant, and a business park developer in the vicinity of Montgomery College, the Planning Board transmitted the following comments to Montgomery College:

1. Development of the former Kay property will be subject to the Montgomery County Zoning Ordinance and Subdivision Regulations when constructed, operated, and occupied by private organizations.
2. Completion of Goldenrod Lane within the property shall conform with the Commercial-industrial roadway classification.

3. The applicant shall prepare a unified landscape treatment consistent with other business parks adjoining I-270.
4. The applicant must meet all forest conservation, stream protection, and other environmental regulations.
5. Transit access and scheduled van or bus service to the future Corridor Cities Transitway nearest station shall be incorporated in planning and facility development for the business park.

These five comments have been the basis for all formal and informal consultation on Montgomery College building proposals. The business park uses have not been formalized through any development applications or submittal of a Forest Conservation Plan; interaction between staff and Montgomery College representatives has been informal.

d. Proposed Hospital

Holy Cross Hospital submitted a Certificate of Need (CON) to the Maryland Health Care Commission which depicts a 93-bed hospital with emergency department and helipad, surgical suite, maternal infant health center, patient care tower and other support services in a five-story plus penthouse elevation (Attachment H). The CON depicts the building footprint and surface parking area as within the forested area discussed as Issue #5 with access solely from Goldenrod Lane.

The proposed Holy Cross Hospital in Germantown currently has no land use approvals or approval by the Maryland Health Care Commission. Adventist Health Care has pursued development approvals for the Cabin Branch development in Clarksburg including MXPD zoning approval to construct a 350,000-square foot hospital; 234,000 square feet of medical office building; a skilled nursing facility; a daycare facility; adjoining retail center and 1,600 dwelling units including 500 units for seniors. The Planning Board approved a Preliminary Plan of Subdivision (#12003110A) in June 2004. The Cabin Branch Infrastructure Site Plan (#820050150) was approved in June 2007.

Staff recommendation: Both locations, Germantown and Clarksburg, should be considered for a potential hospital pending the availability of more information and approval of a Certificate of Need.
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Design Options

The CON application illustrates the proposed hospital within the forested area along I-270 that would be accessed from an extension of Goldenrod Lane. Staff responded to the layout provided by the property owner by examining how the space and access needs of a hospital might be accommodated within the academic and business park development program and also provide interconnected roadways, and preserve the forested area.

Option 1 shows the hospital footprint at the intersection of Observation Drive Extended, the future Cider Press Drive and an extension of Goldenrod Lane (Attachment I). A second option, Option 2, locates the hospital along the I-270 ramp, in place of the “signature” high rise buildings (Attachment J). Both options consider structured parking to create a compact relationship with the remainder of the campus and business park.

Staff characterizes the advantages and disadvantages of these options as compared to the Holy Cross Certificate of Need as follows:

Option 1: Advantages

- Includes a compact academic building program (1.1 million square feet)
- Includes hospital (330,000 square feet) plus additional 660,000 square feet of business park use
- Hospital placed on promontory
- Provides improved access from multiple entry points including Observation Drive Extended, Goldenrod Lane Extended and future Cider Press Drive
- Retains interior forest and headwater stream buffers
- Reduced site development costs for hospital site
- Maintains ballfields and pastoral entry to College from MD 118
- Establishes vista from Goldenrod Lane to new Bioscience Education Building

Option 1: Disadvantages

- Requires structured parking in early phases of development to advance sustainability and compact urban design objectives

Option 2: Advantages

- Includes a compact academic building program (1.1 million square feet)
- Includes hospital (330,000 square feet) plus additional 660,000 square feet of business park use
- Hospital visible from I-270
- Retains interior forest and headwater stream buffers
- Lower development costs by extending Goldenrod Lane to hospital site
- Maintains ballfields and pastoral entry to College from MD 118
- Establishes vista from Goldenrod Lane to new Bioscience Education Building

Option 2: Disadvantages

- Requires structured parking in early phases of development
- Hospital, as designed, displaces additional signature buildings along I-270

Attachment K contains the complete memorandum from the Urban Design Division.

Staff Recommendation: Option 1 provides a desirable location for the Holy Cross Hospital within the mix of academic and business park uses proposed for Montgomery College while retaining the forest and environmental features of the site.

Issue #4: *What master plan roads are necessary to support the Germantown East Policy Area and the proposed level of development at Montgomery College?*

Background

Currently, the two-lane Observation Drive is the sole entrance to Montgomery College. At present, Goldenrod Lane reaches the edge of the College property in the location of the Germantown Innovation Center but is not connected to the circulation pattern of the College property. Neither roadway has bicycle accommodations.

Based on the existing land use for 2007, staff estimates Observation Drive carries an average daily traffic (ADT) volume of 3,500 and Goldenrod Lane 2,500 ADT. Staff estimates that current uses generate approximately 650 weekday peak hour vehicle trips. See Attachment L for the complete memorandum from Transportation Planning staff.

Master Plan Recommendation

The southward extension of Observation Drive to Middlebrook Road as a four lane arterial with pedestrian and bicycle accommodations within an 80-foot right-of-way is needed to facilitate local traffic as well as assist regional traffic flows. In addition to Observation Drive extended, the Draft Master Plan proposes to extend Cider Press Road to connect Observation Drive to MD 355. Goldenrod Lane will also connect to Observation Drive Extended in a location that skirts the edge of the forested area.

The Draft Master Plan text recommends:

- Extend Observation Drive through the Montgomery College property connecting MD 118 with Middlebrook Road to improve circulation and access. The road will be located at the east side of the campus and then shift west as it passes the existing campus buildings. This extension is intended to enhance access to the campus and facilitate compact development by supporting a grid street pattern. The College's planned expansion requires that this road be built to manage considerable traffic.
- Extend Goldenrod lane to connect with the extension of Observation Drive and introduce a network of short blocks 250 to 300 feet long, to create a pedestrian friendly place with...sidewalks.

This system of interconnected roadways would distribute the future traffic generated by 1.9 million square feet of academic facilities and business park uses. These Master Plan roadways will also shorten auto trip lengths, reduce vehicle miles travelled, improve transit connections and encourage shifts to non-motorized transport modes such as walking and biking.

Property Owner Position

Public Hearing testimony by the property owner proposes a "western" alignment that upgrades the Observation Drive entrance and then connects to the existing alignment of Goldenrod Lane before crossing the mid section of the site and moving southward to connect to Middlebrook Road. The testimony states "this innovative use of Goldenrod Lane not only gives critical congestion relief to Germantown but also provides a long-sought, second access point to the campus to provide safer traffic flow, needed security, and better access for the campus and technology park."

The testimony concludes: "and most importantly, the College does not want to see a major commuter route cutting through the campus...the College wants to avoid traffic/student conflicts and inevitable pedestrian safety issues that will arise by placing a commuter road through the campus. This can be avoided by using the western alignment that has been proposed by the College."

Growth Policy Considerations

Staff reviewed the overall transportation system performance and adequacy with the Planning Board during Worksession #2 (September 25, 2008). Staff found that the development scenario and transportation network envisioned in the Draft Master Plan provide a balance between land use and transportation based in part on the forecast Policy Area Mobility Review (PAMR) conditions. The PAMR review finds that both Germantown East and Germantown West Policy Areas will have acceptable levels of arterial and transit mobility.

Transportation staff point out that:

The challenge for development in the Germantown East Policy Area, including Montgomery College, is the timing of master planned infrastructure, as the current Growth Policy requires PAMR mitigation of 100% of new peak hour vehicle trips. The most significant additions to the master planned infrastructure serving the Germantown East Policy Area are the widening of I-270 and the construction of the Corridor Cities Transitway, both with estimated construction dates at least ten years in the future (2020 and 2017 per the draft 2008 Constrained Long Range Plan, and potentially longer given recent budgetary conditions). These projects will provide significant amounts of additional mobility in the long-term, but development will likely need to provide substantial mitigation requirements in the interim.

Staff Recommendation: Support Observation Drive Extended, Goldenrod Lane, and Cider Press Drive as proposed in the draft master plan to serve the academic and business park uses forecast for the Montgomery College property.

Issue # 5: *How can environmental features on the Montgomery College property be protected as the College develops as an academic campus and business park?*

Background

The Montgomery College property drains to the headwaters of Gunners Branch that has been identified as a priority stream reach for restoration by resource agencies including the Montgomery County Department of Environmental Protection, the M-NCPPC, and the U.S. Army Corps of Engineers. Attachment M contains the staff recommendation based on the well established link between increases in impervious surface, forest loss, and declines in water quality that:

“...impervious surface be minimized and significant forest area be retained through the use of compact development and low-impact design throughout the planning area. We also recommend that stream buffers be enhanced by tree planting in areas where buffers are not forested on the eastern side of the Montgomery College property.”

Environmental Planning staff note that a block of mature upland forest, approximately 50 acres in size, on the west side of the property (shown in Attachment A) was identified in the approved 2006 Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) as high priority. Staff directed the College to submit a Preliminary Forest Conservation Plan for the entire college

property. Conditions for approval are established when formal plans are submitted for approval. In the case of Montgomery College, no application has been made for approval of plans other than the NRI/FSD that was submitted to the M-NCPPC and approved in October 2006. This NRI/FSD identifies the forest staff seeks to protect as Priority 1 forest, indicating high priority for retention.

This forest stand meets two of the criteria established by the Montgomery County Forest Conservation Law for designation and retention as high priority:

- Contiguous forest (the forest exceeds 50 acres), and
- Champion trees and other exceptionally large trees (more than 400 trees 24” in diameter at breast height), 108 of which are classified as specimen trees.

The Montgomery County Forest Conservation Law has been in force since 1992. The Forest Conservation regulations state that “the primary objective of the forest conservation plan should be to retain existing forest and avoid reforestation in accordance with the law. The forest conservation plan must retain certain vegetation and specific areas in an undisturbed condition unless the Planning Director finds that:

- The development would make maximum use of any available planning and zoning options that would result in the greatest possible forest retention; and
- Reasonable efforts have been made to protect the specific areas and vegetation listed in the forest conservation plan; and
- The development proposal cannot reasonably be altered.

This upland forest is significant for the size of the trees and overall forest tract size. It performs important functions in reducing heat island effect, protecting water quality, filtering air and storing and sequestering carbon. The critical functions of this forest stand cannot be replicated by street tree plantings or by planting of new forest on or off-site.

Property Owner Position

The property owner testified that during 2006 after the completion of the NRI/FSD, the owner “held several meetings with staff to discuss the Schematic master plan for the science and technology park. At no time during those meetings did staff raise the issue that we must preserve environmentally significant forest along I-270.”

Staff records from 2006-2007 indicate that College representatives were informed that a Forest Conservation Plan application for the entire campus would initiate conditions of approval (as noted above). The approved NRI/FSD identifies this forested area as high priority for retention.

Staff Recommendation: The mature forest block should be protected and any forest planting required for clearing of other areas should be completed in the unforested stream buffer to preserve both habitat and water quality in Gunners Branch. Sustainability should be the guide for all improvements in the campus as well as the associated business park.

Issue #6: What zoning designation is appropriate for the Montgomery College District?

Background

Current zoning for the Montgomery College District is a mix of R-60, R-60/TDR, I-3 and R & D (shown in Attachment N).

Staff considered the following possible zones for the Montgomery College District:

	I-3 Optional (in Draft Master Plan)	LSC	R & D	MXPD
Type of zone	by Sectional Map Amendment	Floating	by Sectional Map Amendment	Floating
Minimum area	20 acres	No minimum	2 acres	20 acres
Maximum density	8 du/acre residential; 0.6 FAR with trip reduction to 0.5 FAR	0.3 FAR; increase to 0.5 with trip reduction	0.3 FAR; increase to 0.5 with trip reduction	44 du/acre residential 0.75 FAR for commercial/industrial
Height	100 feet	125 feet in Shady Grove Life Sciences Center	75 feet	100 feet
Setbacks	200 feet from freeway	50 feet from rights of way of perimeter roads	200 feet from freeway	100 feet
Maximum building coverage	Not specified. Off street parking not more than 45%	25% increased to 50% if structured or underground parking	Not specified	Not specified
Green area required	35%	25%	30%	50% for area shown as residential 40% for area shown as commercial/ industrial
Amount employment	60% minimum	Not specified	Not specified	In master plan
Amount retail	20% maximum	Not specified	First floor	20% of gross commercial/industrial
Hospital use	Special exception	Permitted	Special exception	Special exception
University & College	Permitted	Permitted	Permitted	Permitted

Master Plan Recommendation

The Public Hearing Draft recommends use of the I-3 Optional Method zone created in 2002 which allows for a broader mix of uses than the I-3 Standard Method zone. The I-3 Optional Method zone would be applied to the Montgomery College, Hughes Network and Goldenrod properties.

The purpose of the I-3 Optional Method of Development (sec 59-C-5.439) is:

“to promote mixed-use, transit and pedestrian-oriented centers which include housing and a commercial component with an employment emphasis. It is also the purpose to promote development that follows sound environmental principles and maximizes preservation of natural features”.

The I-3 Optional Method of Development must be in accordance with the provisions of the zone as well as the density, numerical limitations, and other guidelines contained in the applicable master plan approved by the District Council.

Development under the I-3 Optional Method of Development must include employment, residential, and retail uses. The Optional Method includes all uses permitted in the I-3 zone; certain other uses are permitted without requiring a special exception approval including:

- Dwellings
- Health club
- Hotel
- Housing and related facilities for elderly or handicapped persons
- All other commercial and service uses permitted in the C-1 Zone with the exception of:
 - Animal boarding place
 - Appliance repair shop
 - Automobile fluid maintenance stations
 - Automobile, light truck, and light trailer rental, outdoors
 - Automobile parts, supplies, and tire store
 - Eating and drinking establishments, including drive-ins
 - Tire, battery and accessory stores

Property Owner Position

Foulger Pratt testified that “as the Planning Board begins to evaluate the zoning classification to be applied to the [Science and Technology Park], we urge the Board to apply, or create, a classification that will provide the necessary flexibility in use, density, and coverage that will permit the STP to be developed as a mixed use campus that completes the economic engine envisioned by the County” when the Kay Tract was purchased as a business park location.

The zone inferred by these comments does not exist; early versions of a Life Sciences Mixed Use zone drafted by property owners in the eastern County and Shady Grove Life Sciences Center vicinity are inconsistent with the Draft Master Plan vision for the College.

Staff Recommendation: The I-3 Optional Method of Development applies an appropriate density and allows for a mix of uses, including hospital, to create a compact campus of academic, business park, medical, retail and service uses for Montgomery College.

Attachment A	Proposed Land Use Map
Attachment B	Public Hearing Comments
Attachment C	2056 Facility Plan
Attachment D	July 22, 2008 letter from Royce Hanson
Attachment E	August 15, 2008 letter from Rollin Stanley
Attachment F	Developer Map of Business Park
Attachment G	Mandatory Referral Transmittal, October 10, 2002
Attachment H	Hospital Concept
Attachment I	Illustrative Concept: Option 1
Attachment J	Illustrative Concept: Option 2
Attachment K	Memorandum from Urban Design Division
Attachment L	Memorandum from Transportation Division
Attachment M	Memorandum from Environmental Planning Division
Attachment N	Existing Zoning
Attachment O	Correspondence