

### Attachments

15. Gateway District (aerial)
16. Gateway District (property data)
17. Cloverleaf District (aerial)
18. Cloverleaf District (property data)

ATTACHMENT 15



Gateway District: Applies to properties 1-6

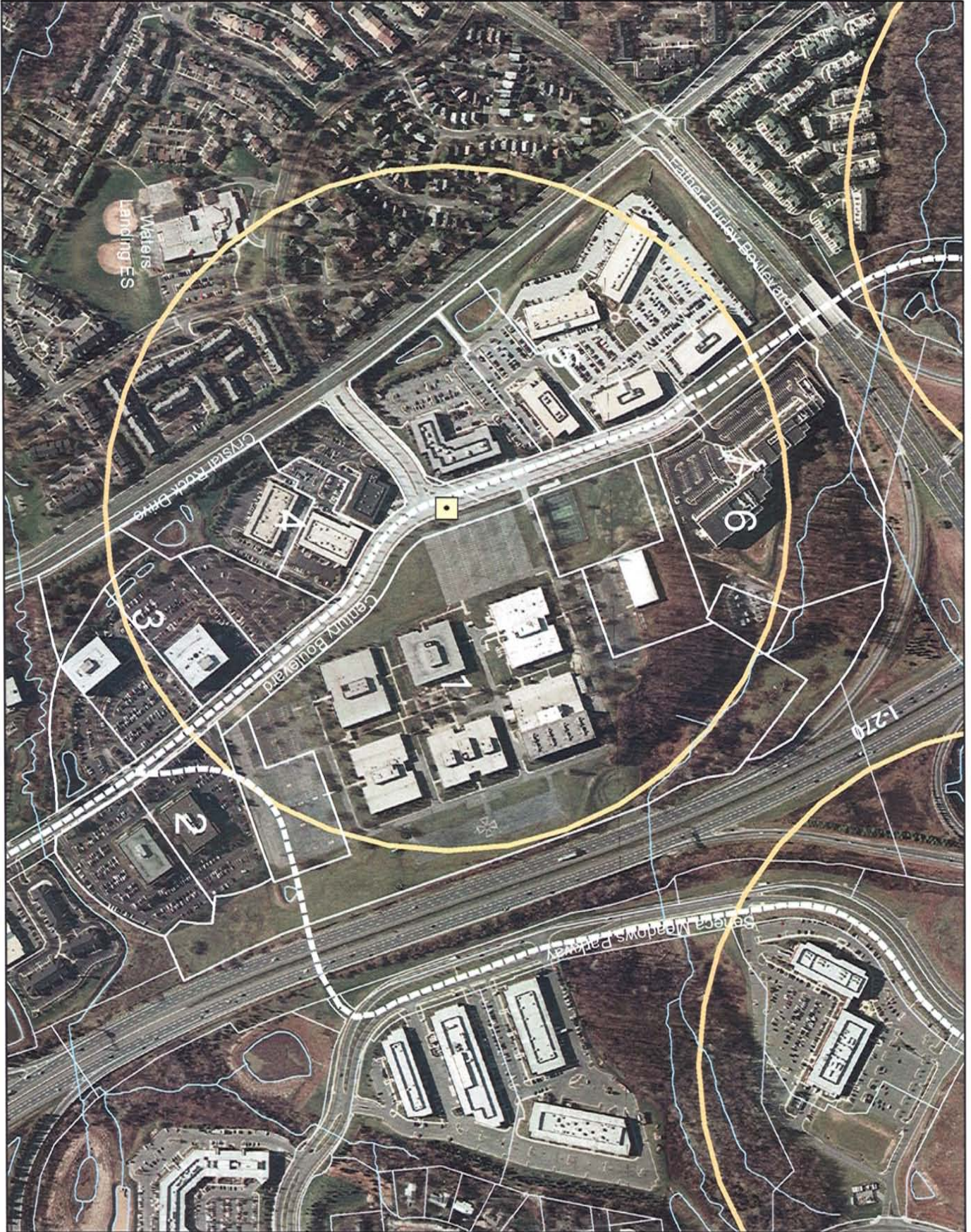
**ATTACHMENT 16**

**GATEWAY DISTRICT**

<b>I.D.</b>	<b>Ltr#</b>	<b>Property Name</b>	<b>Size (acres)</b>	<b>Current Zone</b>	<b>Staff Recommendation</b>	<b>Property Owner Request</b>	<b>Comments</b>
1		Department of Energy	97.4	R-200	R-200	No comment	<b>Response:</b> Support historic designation
2		Middlebrook Business Park	49.0	I-1	No change	No comment	Middlebrook CCT station removed
3		Old Seneca Woods and The Hamptons	66.9	PD-13 and PD-15	No change	No comment	
4		Seneca Valley High School	29.6	R-200	No change	No comment	
5	40	Rolling Hills Apartments	41	R-H, PD-9, R-30, C-T	RMX-1/TDR at 18 units/acre	RMX-1 at 35 units/acre plus 20,000 retail; 333 affordable housing units including workforce housing and 1,367 market rate units	<b>Response:</b> Remove TDR recommendation. Increase density to 20 du/acre with workforce housing and shift density toward MARC station. Building height limited to 8 stories including parking for compatibility with Historic District
6		Waring Station properties	97.3	RE-1, R-150	No change	No comment	

ATTACHMENT 17

Cloverleaf District: Applies to properties 1-6



## ATTACHMENT 18

### CLOVERLEAF DISTRICT

I.D.	Ltr#	Property Name	Size (acres)	Current Zone	Staff Recommendation	Property Owner Request	Comments
1	27	Century Technology Park	55.8	I-3	TMX with 1.0 FAR (1.45 m sf commercial, 975 du)	1.0 FAR with 2.4 m and 1,200 du); increase standard method height to 100 ft; allow 50% comm./50% res; remove road crossing; flexible block lengths; urban service district not part of staging	<b>Response:</b> remove roadway portion of crossing for CCT. Maintain 60/40mix of comm./res. Height limit according to TMX Zone. Maintain Urban Service District recommendation
2		270 Corporate Center	8.8	I-3	TMX with 1.0 FAR	No comment	
3		270 Corporate Center	14.7	I-3	TMX with 1.0 FAR	No comment	
4		Cloverleaf South	9.8	I-3	TMX with 1.0 FAR	No comment	
5		Cloverleaf South	25.4	I-3	TMX with 1.0 FAR	No comment	
6		First Federal/Potomac Edison	17.9	I-3	TMX with 1.0 FAR	No comment	