

TASK 4 MEMORANDUM: DORAC WORKSHOP

This memorandum summarizes the feedback received from attendees at the March 15 DORAC workshop. These comments will be used to refine the approach to developing the proposed Mixed Use Zoning District (MUZD). The summary of meeting notes is followed by photos of the dot-voting boards and the March 15 presentation slides and sign-in sheets.

Workshop Details

Friday, March 15, 2019
9:00 AM to 11:00 AM

Prince William County
Development Services Building
5 County Complex Court, Room 107 A/B
Prince William, VA 22192

Attendees

Stakeholders

Kim Hosin, William Ramsey, Elena Schossty, Adam Weigel, Elizabeth Scullin, Ryan Foster, Jim Gahrez, Tom Strewsbury, Mike Garcia, Wayne Barrett, Marian Harders, Sharon Dusza, Joe Neubert, Brian Prater, Connie Dalton, David McGettigan, Steven Hall, Joe McClellan, Steve Mitchell, Ron Escherich, John Swanson

Facilitators

Dan Hardy, Kate Ange, Katherine Shor

Agenda

1. Welcome and Introductions
2. Draft MUZD Approach Summary
3. Breakout groups on Process, Urban Form, and Land Use
4. Report Out and Next Steps

Feedback from Breakout groups on Process, Urban Form, and Land Use

Feedback on Process

The groups provided the following feedback generally for MUZD concepts related to process:

- There should be a clear linkage about funding infrastructure between the Small Area Plans, the infrastructure level of service in those plans, and the incentive density proffers. The Small Area Plan implementation process would be the place to then define the balance between public and private sector responsibility for infrastructure implementation
- The idea of residential FAR is somewhat new and it would be helpful (and at time of impact assessment necessary) to provide guidance on conversion to dwelling units. The idea for a phased plan implementation is that specifics such as residential unit type and associated issues like number dwelling units, parking spaces, and school student generation would not be needed at time of concept plan as residential unit type would change over time prior to site plan, to allow the concept of “plug and play” as market and infrastructure conditions needs evolve. The ability to defer those details through proffers requires some additional analysis.
- The risk that a mixed-use rezoning would be converted to single use several years later (e.g., the residential portion is built first, and the owner later requests to convert the commercial portion to residential) remains a primary concern. Rezoning cases with phased implementation do involve some risk associated with market changes, and the degree of public sector commitment to the original plan is subject to the decisions of elected and appointed decisionmakers. However, two means for minimizing the likelihood of such changes could include:
 - Establishing a significant “cost to convert use” as part of the MUZD zone and related processes, which might help all parties understand and more publicly document and monetize the risk,
 - Conducting regular (e.g., annual or biennial) monitoring of MUZD implementation for each Small Area Plan to understand the degree to which any subject site has contributed to overall mixed-use goals and whether any shifts to mixed-use incentives are warranted at a Small Area Plan level.

In addition, some comments related to the broader relationship between planning and zoning in the County:

- A concern that the Small Area Plans might tend to result in more zoning than the County’s infrastructure can support
- A perception that mixed-use zoning should be better supported by high-quality transit than the County can currently provide, particularly given the document comparison to places like Tysons, White Flint, and Richmond; although commenters noted that walkable mixed-use communities in places like downtown Manassas and Leesburg are effective mixed-use centers
- There remains an interest in defining what elements of the proposed approach will best incent high quality mixed use development that evokes traditional town centers as contrasted with mixed-use sites in the County; the current Kline Property

rezoning case with separated uses and self-storage was cited as a case the Renaissance team should evaluate for opportunities and threats.

- A suggestion was made to allow more uses in industrial zones; destinations like libraries or many goods and services (I.e., fitness centers, educational buildings) could occupy underutilized properties to more economically house those needs. Yet the point was made that while such an approach might serve those particular purposes, they would also tend to perpetuate the very auto-oriented relationship between residential and non-residential uses that the MUZD is seeking to address.

Base/Incentive Density

- Given the level of market expectations and extent to which the current proffer system is linked to density for many infrastructure elements, a 0.25 FAR for base density may be too high.
- The assessment of commercial/residential use mix should reflect construction of, or land dedication for, public facilities (I.e., libraries, police stations) that would contribute to the commercial FAR of the site (even if ultimately constructed by the public sector).

Incentive Density Proffers

- Could the current proffer system be retained without creating a new terminology?

Concept Plan

- Could either the Master Zoning Plan or the Generalized Development Plan submittals be modified as needed rather than creating a new submittal process? Additional information is needed on what a Concept Plan would entail; the idea of a bubble diagram that identifies land development bays and infrastructure commitments such as through streets and public facility dedication is attractive
- The additional time and effort associated with Board of County Supervisors adoption of a new process should be considered as it could be a disincentive unless the Concept Plan replaces other required steps, or could involve staff approval rather than BOCS approval

Feedback on Urban Form

The groups provided the following feedback generally for MUZD concepts related to urban form:

- There was very little support for maximum building sizes. Rather there seems to be an interest in pushing for minimum building sizes to ensure minimum density thresholds.
- For the open space requirements, more definition is needed here. Does the open space include public and private spaces? Does it include all landscaped areas and/or recreational spaces? Does it include sidewalk cafes or other programmed areas

for public gathering? Reference to the zoning code definition would help address, and the Village District application should be reviewed and perhaps refined.

- It is unclear as to whether the maximum building areas apply to a single use or the entire structure – please clarify. (Clarified that it applies to the entire building footprint regardless of the split of uses).
- Suggestion to use FAR and something similar to enclosure ratio to get the denser, up to the street edge urban form.
- Remove mention of “no waiver” option and instead allow for waivers but describe in detail what would warrant the waiver. Need to keep the threshold for waivers high. Coordination with staff on waiver thresholds and Village District interpretation will help clarify.
- There is a strong desire to provide certainty for the development community, but ultimately, there is a need to retain flexibility to ensure we can be responsive to market conditions.
- There is a need to ensure that as the MUZD zoning district gets applied throughout the county, that the need for some buffering considerations for adjacent uses occurs. Specifically, if building heights are excessively tall, what is the proper transition or buffer areas between the edges of the MUZD district and adjacent open space or residential areas. The Village District concept of DCSM Table 8-1 buffer application should be clarified regarding both sites internal to the MUZD and sites at the edge of the MUZD.
- The MUZD zone needs to be used sparingly to ensure we are encouraging redevelopment and infill into our existing developed areas – particularly in aging commercial corridors where there may be a desire/opportunity to create new nodes of mixed use, higher density places. We should also encourage the MUZD zone in locations where there is already significant growth pressure and existing infrastructure – meaning we don’t want to create leap frog high density nodes countywide.
- We should consider a minimum MUZD district size to ensure there is enough land area to achieve the larger MUZD goals.
- To make mixed use districts work, there needs to be enough “there, there” and promotion of MUZD areas as key destinations. Otherwise we could end up with a lot of empty non-residential in our mixed use districts.
- If we are starting with the assumption that all of the Small Area Plans (Fig. 2) are potential MUZD zones, we really need to reevaluate. Particularly the intersection 15/29 - this should not be on the map, there will be significant pushback from the community.
- We need to apply this to existing places first. For example, places like Atlas Walk are in need of residential infill.
- We should not allow this to apply anywhere. Need to ensure this goes through the right process in terms of small area planning.
- From the developer’s perspective, the MUZD zone won’t have a big impact on attracting developers. The developers will always go where the land is cheaper
- As written, it is possible that we are being too flexible and will not achieve the goals we want for MUZD’s in terms of urban form, density and mixture of uses.
- To promote the street enclosure and pedestrian scales, we should include maximum setbacks versus minimum setbacks.

- Small lots are almost unbuildable because of setback requirements. Applying the MUZD to smaller lots and pushing for minimum setbacks could entice redevelopment and infill – which would be a good thing.

Maximum building size

- We need to support the idea of the Urban, Town and Neighborhood scale of buildings (like the SmartCode Transect) as it is what our Comprehensive Plan calls for. However I don't think we do that with a maximum building size criteria.
- For MUZD to work, we are trying to promote high density – therefore we should not have any maximum building sizes.
- In lieu of a maximum building size, let's have minimum FARs with the ability for exceptions
- Maximum building size is not needed if you have a minimum FAR combined with something like the enclosure ratios to promote the right urban form

Setbacks

- The urban rear setback is too big. Will be too difficult to achieve.
- We need to consider how best to use the setbacks vs. Multimodal Design Guidelines standards. It would seem as if the DCSSM Urban Streets setback standards accomplish what we want.
- How does this relate to HCOG setbacks? (need more information on what HCOG setbacks might be)
- We really need to get the fire marshals engaged in the setback discussions. There is a way to balance the fire/safety setback concerns with improved building codes that would require sprinkler systems in all buildings.
- We need a better definition of the setback. Is it building edge to street curb? What is allowed within the setbacks in terms of landscaping, parking, street cafés, etc. Need to describe per zoning code.
- Minimum setback requirements will not work on small, infill sites.

Enclosure ratio

- As explained, the enclosure ratio won't work for high density mixed use. It will push the need for wider street ROW when this isn't necessary.
- Not sure the ratio is helping to create the right pedestrian environments.
- This is too complicated of a concept to implement.
- This could really limit and/or drive roadway sizes that may not align with travel demand. Furthermore, when does the enclosure ratio apply in terms of existing roadways that may be planned for future widenings?
- The ratio would not appear to allow space for the accommodation of utilities, setbacks, landscaping, sidewalks, etc.

Other ideas

- Let's create "build to lines" instead to encourage buildings to front the street
- We will never get the right urban form with just a MUZD designation. There is a need for more guidance on form so that we don't end up with just vertical mixed use shopping centers with apartments in the back.
- We should be promoting the "podium concept" (<http://ktgy.com/work/type/residential/podium/>) which allows for podium buildings that are generally wood construction sitting atop concrete parking or mixed-use. Coordination with staff on the extent to which the code has been a barrier to the podium concept.

Feedback on Land Use

The groups provided the following feedback generally for MUZD concepts related to land use:

- There is a concern that this is MUZD district is just creating an overlay district in application.
- If a MUZD is applied over an existing industrial zone (e.g. MT), what is the impact?
- Private sector development interest expressed an emphasis on cost as a factor that needs to be considered, specifically construction costs
- Currently, development in the County does not have a problem with maxing out FAR
- The county has had little success incentivizing density (e.g. Kaiser development)
- Often, FAR is renegotiated at the rezoning stage. Even in this process, the requested FAR is very low
- In terms of cost, max FAR is helpful to allow a development to build out
- The MUZD allows flexible residential/non-residential. Currently, it is hard to get this in rezoning.
- The MUZD allows good flexibility
- The group agreed that "overall FAR" (both commercial and residential) should be higher than either the separate commercial or residential max FAR to incentivize mixed use with higher density.
- Previously, the county has had little success with mixed use development
- Industrial is an important part of the county's employment base, so light industrial uses should be included in MUZD. MUZD should exclude intense industrial uses (like those permitted in M2).
- MUZD should not be limited to small area plans
- Max FAR for each small area plan must be defined by ZTA, following the guidance in the small area plan.
- Currently, it is unclear why the county uses small area plans. This project should specify why the county uses small area plans and why the MUZD is being used as a tool for implementation.
- It would be less complex to consolidate the V district with MUZD. Currently, V district is used in 2 places in the County.
- Parking should be modified. It is important to keep MUZD only in small area plans, because small area plans consider the transportation network. Coordination with staff to understand parking constraints.
- There needs to be more clarity between MUZD, SAP, and V district
- The zones should be flexible to allow developers to propose marketable projects

- County should incentivize and focus on redevelopment of existing buildings (e.g. vacant strip malls)
- The county should reexamine where small area plans are defined in comprehensive plan (specifically Route 29 - the community doesn't support the objectives of this small area plan)
- The county should consider historical and cultural assets when implementing small area plans.

Commercial/Residential/Overall FAR

- FAR should not be a part of the MUZD
- Consider a minimum FAR to encourage lower density multifamily residential
- Support the use of an overall FAR. This incentivizes providing a mix of uses to allow development of more residential
- There is a concern with residential unit size. It is recommended to set a minimum or maximum unit size.

Prohibited Uses

- How will MUZD be applied? If existing MT, would a use be nonconforming?
- Revisit country club in list of prohibited uses and examine definition to not exclude recreation facilities for residential developments
- Self-storage should not give residential bonus
- Watch self-storage – currently requires SUP
- Drive thru should not be permitted – though it may be excluded or design influenced by the form requirements

Linkages to Village District

- Using this district as the basis for MUZD may be a mistake, due to the specific Village District concerns described elsewhere
- The village district does not work as intended. Specifically, the parking requirements do not allow for townhome development
- The rooftop requirements should be modified to remove the prohibition of flat roofs.
- This district doesn't do enough to promote mixed use development.

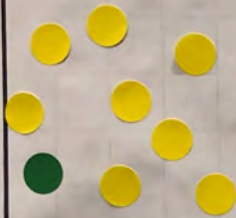
MUZD concept

Does this concept resonate with you?

Concerns? Ideas?

SHARE THEM BELOW!

MAXIMUM BUILDING SIZE



Eliminate PWS - just use FAR + enclos ratio

Not needed?

Minimum FAR instead with the ability for exception

Critical to have Hight density can't just do this anywhere

We need to support this matches Comp Plan U-T-N

SETBACKS



Urban Rear Setback will be difficult (too big)

Setbacks vs. MMDG's use DCSM urban streets

How does this relate to HCOB setbacks

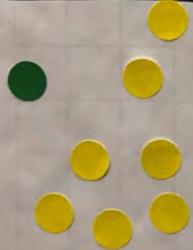
Fire Marshall Needs to be engaged (sprinkler systems)

more definition of setbacks in what goes into it

Does not work on small, infill sites

Urban setback rear TOD B16

ENCLOSURE RATIO



How do we adjust the Row? if transp. condition change

Process issues??

Ratio won't work for high density mixed use

Need to ensure pedestrian scale to row

Get rid of it

Need to accommodate utilities, etc. in Row

OTHERS?

Build to line instead

TRUE mixed use requires good urban form guidelines vs horizontal mixed use

Podium concept

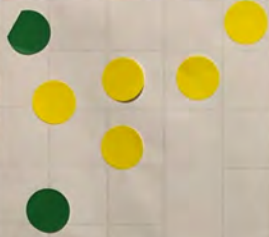
MUZD
concept

Does this
concept
resonate with
you?

Concerns? Ideas?

SHARE THEM BELOW!

COMMERCIAL
RESIDENTIAL
& OVERALL
FAR



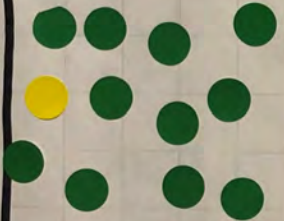
get rid
of FAR

encourage
low density
res

provide
a mix to
get more
res

concern
w/ residential
- set minor
max
unit size

PROHIBITED
USES



can't
club
definition

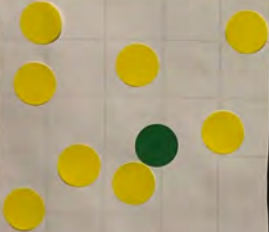
now will
MUZD be
applied?
if so, will it
work as a
nonconforming

Self Storage
should not
give residential
bonus

Watch
self storage,
currently
regional
SOP

drive thru
not
permitted
- may not
work w/ form

LINKAGES TO
VILLAGE ZONE
(Sec 32-351)



doesn't
do
enough

this is
a big
mistake

modify
rooftop
reg.'s

doesn't
work
esp. parking

Other
Ideas?

MUZD
concept

Does this
concept
resonate with
you?

Concerns? Ideas?
SHARE THEM BELOW!

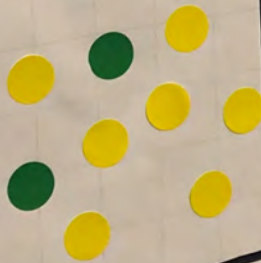
BASE/
INCENTIVE
DENSITY



INCENTIVE
DENSITY
PROFFERS



CONCEPT
PLAN





1

AGENDA

9:00 – 9:10	Welcome and Introductions (10 minutes)
9:10 – 9:20	Draft MUZD Approach Summary (10 minutes) Renaissance reviews Draft MUZD recommendations memo (delivered under separate cover) highlights
9:20 – 10:30	Breakout groups on Process, Urban Form, and Land Use (70 minutes) Round-robin breakout groups to contribute issues, concerns, and preferences across key topic areas.
10:30 – 11:00	Report Out and Next Steps (30 minutes) Summary of breakout group findings and recommendations; schedule for next steps

I

2

TODAY'S OBJECTIVES

KEY QUESTIONS:

- What resonates?
- What are your concerns?
- How might we address those concerns?

BREAKOUT SESSION TOPICS:

- Urban Form
- Land Use
- Process

Today's perspectives should help us bridge gaps between the forest and the trees.



3

MUZD KEY ELEMENTS

Table 1. Summary of MUZD Key Elements

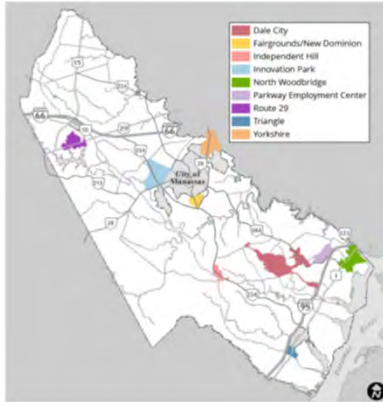
Key Element	Description	Intended Effects
Commercial and Residential FAR definitions	The MUZD zone contains FAR restrictions for commercial uses, residential uses, and total uses. The FAR maximums are established in the Small Area Plans to reflect the prevailing jobs/housing balance	Mixed use is incentivized by neighborhood with flexibility defined by the needs of each neighborhood, rather than restricted by individual property.
Incentive Density	All properties in an MUZD zone have a by-right mixed-use FAR of 0.25, designed to allow for minor investments in current properties. Much higher MUZD FARs (between 4.0 and 8.0 under consideration in North Woodbridge) are established in Small Area Plans, and the applicant must provide Incentive Density Proffers to exercise the difference between the by-right 0.25 FAR and the maximum allowed by the Small Area Plan.	Each applicant is incentivized to pursue development that achieves appropriate (i.e., higher) levels of density but right-sized to both site opportunities and constraints.
Concept Plans	The Concept Plan is a proposed new submission process, similar to the Master Zoning Plan in nature but specific to the MUZD zone application for larger or more intensely developed properties, as well as those for which an applicant envisions a lengthy implementation timeframe. Concept Plans have broader "form based" proffers designed to be refined in a "plug and play" approach with more specific commitments for land uses and materials included at time of Site Plan	Customize the level of flexibility and specificity to the general extent of entitlement obtained at the time of zoning and the expected implementation timeframe. Smaller infill properties move quickly towards implementation, larger and more intensely developed properties phase commitments over time.

Key Element	Description	Intended Effects
Incentive Density Proffers	Incentive Density Proffers are proffers established specifically to address improvements to serve the public good that are associated with the amount of Incentive Density FAR sought between the by-right 0.25 FAR and the maximum FAR allowed by the Small Area Plan.	Establish an appropriate nexus between the value of zoning entitlement and the value and timing of commitments for the public good
A minimalist approach to new zoning language	For the development of this technical memorandum, the proposed approach seeks to keep the new MUZD zone proposed for Section 32-352 as tightly defined as practical, with proposed track-changes oriented towards procedural aspects and text describing the rationale for the approach.	The changes to the overall MUZD zoning approach should retain site flexibility to the extent practical, with desired elements regarding specificity addressed in the individual Small Area Plans and project-level applications.

4

MUZD ELIGIBILITY

MUZD zones applied within each Small Area Plan



One possible concept showing relationship of MUZD within SAP



5

MUZD URBAN FORM

MUZD zone family recognizes three levels of scale:

- MUZD-U: Urban
- MUZD-T: Town
- MUZD-N: Neighborhood

Within the MUZD, all non-prohibited uses should be considered compatible uses (i.e., follow the diagonal) for DCSM Table 8-2.

	MUZD-N	MUZD-T	MUZD-U
Maximum building area	5,000 square feet	10,000 square feet	30,000 square feet

	MUZD-N	MUZD-T	MUZD-U
Front	See "Building frontage" in DRPT cross-sections in DRPT Multimodal System Design Guidelines for appropriate street type		
Side	5 feet	None; except when abutting residential, then 8 feet	None; except when abutting residential, then 8 feet
Rear	12 feet	12 feet	25 feet
Enclosure ratio	1:2	1:2	1:1

**TABLE 8-1
MINIMUM BUFFER AREA REQUIRED**

Proposed Use/Development	Adjoining Existing Use/Development												
	1	2	3	4	5	6	7	8	9	10	11	12	13
RESIDENTIAL													
1. Single-Family Detached	A	B	B	B	D	D	B	C	B	C	C	C	C
2. Single-Family Walk-Up (used only for previously approved walk-up developments that are still valid)	A	A	B	B	D	D	B	C	B	C	C	C	C
3. Single-Family Attached	B	A	B	B	D	D	B	C	B	C	C	C	C
4. Multi-family	B	B	B	B	D	D	A	C	B	C	C	C	C
PUBLIC/SEMI-PUBLIC													
5. Institutional (e.g., schools, church, library)	B	B	B	B	A	D	A	A	A	B	C	C	C
6. Public Recreational Use - Passive	D	D	D	D	D	D	B	B	B	B	B	C	C
7. Public Recreational Use - Active	D	D	D	D	D	D	D	D	D	D	D	D	D
8. Care Facilities (e.g., nursing home)	B	B	B	A	C	B	D	C	A	B	C	C	C
9. Public Facilities (e.g., pump station, wastewater plant)	C	C	C	A	B	D	C	B	B	A	A	A	A
OFFICE	B	B	B	B	A	B	D	A	B	A	B	B	B
COMMERCIAL RETAIL	C	C	C	C	B	B	D	B	B	A	A	A	B
INDUSTRIAL													
12. Light	C	C	C	C	B	D	C	A	B	A	A	A	A
13. Heavy	C	C	C	C	D	D	C	A	B	B	A	A	A

A, B, C - Buffer width in accordance with Table 8-2.

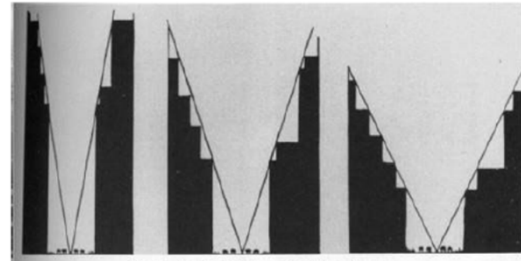
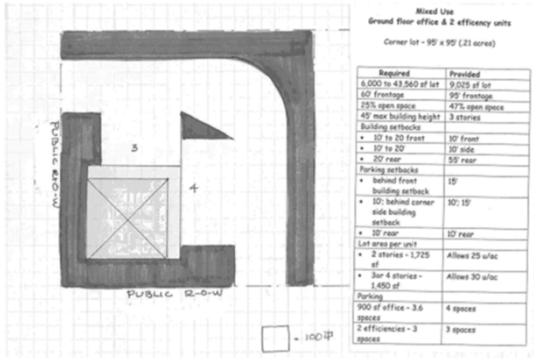
D - Determined on a case-by-case basis, depending on the activity.

6

MUZD URBAN FORM

MUZD zone builds from Village Zone (Section 351)....

...and introduces an enclosure ratio concept to strengthen public/private sector synergy



RENAISSANCE PLANNING

7

MUZD LAND USE

All uses allowed unless prohibited in zone.
 By-right FAR set by Section 352
 Maximum Residential, Commercial, and Overall FAR set by Small Area Plans



	MUZD-N	MUZD-T	MUZD-U
Maximum Residential FAR	0	0.25	0.25
Maximum Residential FAR with Incentive Density	Determined by Small Area Plan	Determined by Small Area Plan	Determined by Small Area Plan
Maximum Commercial FAR	0	0.25	0.25
Maximum Commercial FAR with Incentive Density	Determined by Small Area Plan	Determined by Small Area Plan	Determined by Small Area Plan
Maximum Overall FAR	0.25	0.25	0.25
Maximum Overall FAR with Incentive Density	Determined by Small Area Plan	Determined by Small Area Plan	Determined by Small Area Plan

RENAISSANCE PLANNING

8

MUZD PROCESS

MUZD process seeks to right-size process with expected site investment in time and money

Incentive Density Proffer

Concept Plan

Site acreage	Site Floor Area Ratio															
	0.25	0.50	0.75	1.00	1.25	1.50	1.75	2.00	2.25	2.50	2.75	3.00	3.25	3.50	3.75	4.00
0.5	5	11	16	22	27	33	38	44	49	54	60	65	71	76	82	87
1.0	11	22	33	44	54	65	76	87	98	109	120	131	142	152	163	174
1.5	16	33	49	65	82	98	114	131	147	163	180	196	212	229	245	261
2.0	22	44	65	87	109	131	152	174	196	218	240	261	283	305	327	348
2.5	27	54	82	109	136	163	191	218	245	272	299	327	354	381	408	436
3.0	33	65	98	131	163	196	229	261	294	327	359	392	425	457	490	523
3.5	38	76	114	152	191	229	267	305	343	381	419	457	495	534	572	610
4.0	44	87	131	174	218	261	305	348	392	436	479	523	566	610	653	697
4.5	49	98	147	196	245	294	343	392	441	490	539	588	637	686	735	784
5.0	54	109	163	218	272	327	381	436	490	545	599	653	708	762	817	871
5.5	60	120	180	240	299	359	419	479	539	599	659	719	779	839	898	958
6.0	65	131	196	261	327	392	457	523	588	653	719	784	849	915	980	1,045
6.5	71	142	212	283	354	425	495	566	637	708	779	849	920	991	1,062	1,133
7.0	76	152	229	305	381	457	534	610	686	762	839	915	991	1,067	1,143	1,220
7.5	82	163	245	327	408	490	572	653	735	817	898	980	1,062	1,143	1,225	1,307
8.0	87	174	261	348	436	523	610	697	784	871	958	1,045	1,133	1,220	1,307	1,394
8.5	93	185	278	370	463	555	648	741	833	926	1,018	1,111	1,203	1,296	1,388	1,481
9.0	98	196	294	392	490	588	686	784	882	980	1,078	1,176	1,274	1,372	1,470	1,568
9.5	103	207	310	414	517	621	724	828	931	1,035	1,138	1,241	1,345	1,448	1,552	1,655
10.0	109	218	327	436	545	653	762	871	980	1,089	1,198	1,307	1,416	1,525	1,634	1,742
* 10.0																

MUZD STRATEGIC PLAN (APPENDIX A)

Continued stakeholder engagement

Related Zoning Code amendments

- Definitions
- Overlay zones

Continued Small Area Plan implementation

- Neighborhood specific FAR/height limits
- Street grid per DRPT Guidelines
- Supporting SAP Districts (e.g., Transportation, Shared Parking, Business Improvement)

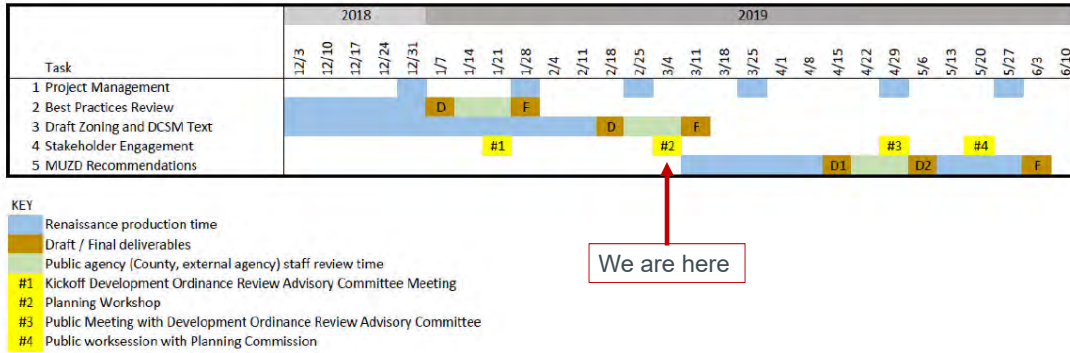
DCSM amendments

- Street design, transportation impact/TDM, alleyways, SWM details, buffers)

Other regulatory amendments

- Incentive Density Proffer Guidelines
- Land development/Building development review cost/time

STUDY TIMELINE



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BREAKOUT SESSIONS

- Dot-voting on what resonates the most
 - Green: headed in the right direction
 - Yellow: appears promising, but need more information
- Identify your concerns / ideas on sticky notes
- Round robin format – 20 minutes per station
 - First round: Initial reactions to draft proposal
 - Second round: Can build upon first round reactions
 - Third round: Begin constructing next steps
- Report out and next steps

MUZD concept	Does this concept resonate with you?	Concerns? Ideas? SHARE THEM BELOW!
COMMERCIAL RESIDENTIAL & OVERALL FAR		
PROHIBITED USES		
LINKAGES TO VILLAGE ZONE (Sec 32-351)		
Other Ideas?		

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DORAC WORKSHOP

Friday March 15, 2019
9:00 a.m. – 11:00 a.m.

Name	Representing	E-mail
Kim Hosen	Plucons Alliance	kdhosen@gmail.com
William Ramsey	christopher consultants	williamramsey@ccl-ery.com
Elena Schlosky	Pro Willy Alliance	elena.louise@hotmail.com
Katherine Shor	Renaissance	kshor@citiesthatwork.com

DORAC WORKSHOP

Friday March 15, 2019
 9:00 a.m. – 11:00 a.m.

Name	Representing	E-mail
ADAM WEIGEL	PWC DOT	AWEIGEL@PWCgov.org
Elizabeth Scullin	PWC DOT	escullin@pwcgov.org
Ryan Foster	PWC Planning	rfoster@PWCgov.org
Jim Gahres	PWC DEID	jgahres@pwcgov.org
TOM STREWSBURY	PWC DOS	TShnewsbury@PWCgov.org
Mike Garcia	CDC Chairman	garciam@mikegarcia.com
WAYNE BARRETT	OCOSUNO DISTRICT	WAYNE.BARRETT711@GMAIL.COM
MARIAN HARDSER	WARSA COLUCCI	mhardser@thelandlawyers.com
Sharon Dusza	Rinker Design Assoc.	sdusza@rdacivil.com
Joe Neubert	PWC DOS LDD	JNeubert@pwcgov.org
Ann Plater	WCL & W	aplater@thelandlawyers.com
Connie Dalton	PWC - Planning	Cdalton@PWCgov.org

DORAC WORKSHOP

Friday March 15, 2019
 9:00 a.m. – 11:00 a.m.

Name	Representing	E-mail
DAN HARDY	RENAISSANCE PLANNING	dhardy@citiesthatwork.com
DAVID McGETTIGAN	PWC Planning	dmcgettigan@pwcgov.org
Steve Hall	PWC DDS - Land	shalle@pwcgov.org
JOE McCLELLAN	^{COLESON} ASCE-DORAC	jmcclellan@gordon.us.com
STEVE MITCHELL	ROSS-FRANCE / ^{COLES} DISTRICT	smitchell@rossfranceva.com
Ron Escherich	PWC Land Dev.	rescherich@pwcgov.org
JOHN SWANSON	COG / TPB	jswanson@mwcoq.org
KATE ANGE	RENAISSANCE	kange@citiesthatwork.com