

## **2. Plan Description**

### **2.1 PURPOSE AND SCOPE**

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The Plan Description establishes the intent of the Plan in terms of future land use, reuse of facilities, and new development. It provides an overall understanding and rationale for what is envisioned in the Plan area, the quality and character of the uses, and the level of services and infrastructure to be provided. The purpose of this Chapter is to lay the foundation for the development/reuse regulations and guidelines provided in Chapter 3.

The major components of the Plan Description include: the land use plan, traffic circulation, urban design, housing, public conveyance uses, parks and recreation, and public facilities. The procedures and components of each of the above plans are outlined in this chapter. Some material in this Chapter is intended to be directive and shall be implemented according to language contained herein. Other material is conceptual and intended to guide and not restrict creative solutions.

### **2.2 LAND USE PLAN**

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The Land Use Plan responds to the goals of the Plan stated in Chapter 1, by providing a healthy balance of market driven, private sector uses with a wide range of public-serving uses. The Land Use Plan also responds to the many issues identified during the planning process including pre-existing traffic congestion, soil contamination, and the local and regional need for additional open space/recreational opportunities. The Land Use Plan is shown on Figure 2-1 and a Land Use Plan Summary is provided on Table 2-1.