

GROUND STORY USES STUDY

PERMITTING A WIDER RANGE OF GROUND STORY USES

FBC AWG
February 17, 2021

ARLINGTON
VIRGINIA

AGENDA

- Intro
- Key Milestones
- Background
- Purpose of Study
- Scope of Study
- Q+A Discussion

KEY MILESTONES

1 February

- FBC AWG Briefing
- Project Team Kickoff Meeting

2 Spring 2021

- Community Engagement
- Staff Recommendation

3 Summer 2021

- Staff Reports
- FBC AWG
- ZOCO

4 Fall 2021

- Request to Advertise
- Planning Commission
- County Board

BACKGROUND & PURPOSE OF STUDY

2019 Commercial Market Study

- Commercial market generally healthy
- Specific commercial nodes are positioned differently
- Challenges associated with land use transitioning and redevelopment
- Expanded uses will benefit occupancy of new mixed-use projects

Dec 2019 CB Work Session

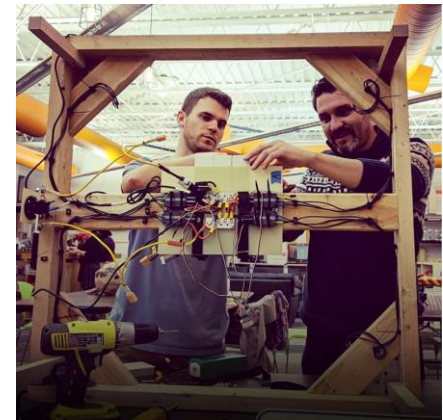
- Targeted planning effort focused just on use
- Benefits of expanded use consideration – occupied space and ability to create unique environment
- Focus less on use prescription, but consider impacts

Purpose of FBC Ground Story Uses Study

- Study wider range of eligible ground-floor uses
- Reinforce and accelerate FBC implementation
- Flexibility and transitional elements
- Capture of unique and authentic opportunities

SCOPE OF STUDY

Expanding Allowable Uses



SCOPE OF STUDY

Legacy Sites Not Subject to FBC



Ski Chalet

SCOPE OF STUDY

Ground Story Uses Table Review

- 1) Uses currently NOT permitted, but should be permitted as by-right
- 2) Uses currently NOT permitted, but should be permitted via use permit
- 3) Uses currently NOT permitted, and may be considered in the future, but not at this time
- 4) Uses currently PERMITTED via use permit, but should be by-right