

Discussion Questions for Workgroup Breakout Session

Discussion facilitators will use this series of questions to produce some concrete direction coming out of the workgroups. Facilitators will use these questions to guide discussion, but they are not limited to these questions or the answers listed here.

All groups will begin with the two primary questions (I & II). After addressing those, each group will continue the discussion, each group starting with a different question, but working their way through all questions, as follows:

Facilitator/Guide	Group	Begin with question
Eric Davis	A	1 (Degree of redevelopment)
Margot	B	1 (Degree of redevelopment)
Craig	C	2 (Features in commercial area)
Richard	D	2 (Features in commercial area)
Gerry	E	3 (Features on street)
Tim L.	F	3 (Features on street)

For example, groups C & D will begin with question 2, go on to question 1 and finish with question 3.

Discussion Questions for Workgroup Breakout Session

Primary questions:

- I) How significantly do we want to change the commercial area (i.e., George Mason to Jefferson)?
 - A) We should simply encourage property owners to restore, improve, and do by-right redevelopment, and pursue public funding for infrastructure improvements and economic revitalization.
 - B) We would like to see significant redevelopment. We should seek to use rezoning or other mechanisms (e.g., site plan) that allow us to have control over redevelopment.
 - C) We would like to see some combination of public revitalization, by-right redevelopment and more significant redevelopment. We should seek to use rezoning or other mechanisms (e.g., site plan) that allow us to have control over redevelopment.
- II) Do we want to see these changes implemented in:
 - A) As soon as possible
 - B) Over the next 5 years
 - C) Over the next 10 years
 - D) Over the next 20 years

Follow-on questions:

- 1) Question for Groups A & B: Degree of redevelopment
 - a) What degree of redevelopment would we like to see?
 - i) None
 - ii) Only small incremental changes allowed by right.
 - iii) Small independent retail stores on the first floor and residential or offices on the upper floor(s)
 - iv) Mixed use built around a new grocery store, with only small independent retail stores on the first floor and residential or offices on the upper floor(s)
 - v) Mixed use built around a new grocery store, with small independent or national retail stores on the first floor and residential or offices on the upper floor(s)
 - vi) Mixed use with small independent or national retail stores on the first floor and residential or offices on the upper floor(s)
 - b) What incentives should we allow in order to encourage and manage redevelopment?
 - i) None
 - ii) Allow larger buildings, but only on existing commercial-zoned property
 - iii) Allow some residential property to become commercial
 - iv) Allow some of both (ii) and (iii)
 - c) What should the north-south geographic limits of any zoning incentives be?
 - i) Do not allow any commercial development behind existing commercial lots on land that is currently zoned residential
 - ii) Allow some commercial development behind existing commercial lots on land that is currently zoned residential to allow more depth from Wilson in the commercial area
 - d) What should the east-west geographic limits of any zoning exceptions be?
 - i) Do not allow any incentives
 - ii) Limit any incentives to blocks on Wilson between George Mason and Frederick
 - iii) Limit any incentives to blocks on Wilson between George Mason and Greenbrier
 - iv) Allow commercial zoning to extend to entire commercial area, on all properties abutting Wilson (i.e., George Mason to Jefferson)
 - e) The current height limit in the commercial area is 35 feet (3 stories). What should be the height limit of any redevelopment?
 - i) No change--no more than three stories
 - ii) No more than four stories
 - iii) No more than five stories
 - iv) No more than six stories

(continued)

- 2) Questions for Groups C & D: Features and amenities we want to see in the commercial area
 - a) What features and amenities do we want to see in the businesses?
 - i) An expanded or new grocery store
 - ii) Guarantees of small independent retail businesses
 - iii) Grandfathering of some current businesses (option to lease at a subsidized rate)
 - iv) Particular types of business (e.g., coffee shop, ice cream shop)
 - v) Restaurants with outdoor seating
 - vi) Visual cohesion (e.g., common motifs in awnings or facades)
 - vii) Store fronts with windows facing the sidewalk
 - viii) Reduced build-to lines (i.e., move storefronts closer to the street)
 - ix) Mixed use: retail, professional offices and residences
 - b) What features and amenities do we want to see in public areas?
 - i) Underground utilities
 - ii) Attractive lighting
 - iii) Landscaping and Trees
 - iv) Public art or fountains
 - v) Public open space
 - vi) Civic space (e.g., a bus station)
 - vii) Benches, gazebos or other places to sit
 - viii) Bike racks
 - c) Do we want to place some limits on certain uses?
 - i) No limits
 - ii) Particular types of business (e.g., no additional gas stations)
 - iii) Non-retail commercial business or offices at street level
 - iv) National chains
 - v) Redundancy (e.g., not too many dry cleaners or copy shops)
- 3) Questions for Groups E & F: Features and amenities we want to see on Wilson Boulevard
 - a) What street do we want to see on Wilson Boulevard between George Mason and Frederick?
 - i) No changes
 - ii) Medians
 - iii) Wider sidewalks on both sides
 - iv) Protected crosswalks (e.g., warning bollards, traffic lights at crosswalks)
 - v) Narrower street crossing (e.g., nubs)
 - vi) Pedestrian bridges
 - vii) Fewer curb cuts
 - viii) Bicycle lanes
 - ix) Planting strips to separate the sidewalks from traffic and provide green space
 - x) Eliminate free right turn onto George Mason
 - b) In order to accommodate the street improvements above, what is the minimum number of traffic lanes we need between George Mason and Frederick?
 - i) No changes. Keep the existing traffic lanes and curb lines.
 - ii) Narrow the widened parts of the road to four traffic lanes, with on-street parking on both sides.
 - iii) Narrow the road to four traffic lanes, with the outer traffic lanes used for off-peak parking on both sides.
 - c) What kind of parking solutions should we pursue?
 - i) No changes
 - ii) Shared off-street parking
 - iii) Behind-store parking
 - iv) On-street diagonal parking
 - v) On-street parallel parking
 - vi) A concealed parking structure
 - c) An underground parking structure