



Planning Commission Work Session

February 3, 2021

Town Council Conference Session

February 4, 2021



ZONECO++

Non-Residential Zones + Districts

Tonight's Meeting

- Review proposed non-residential zones and standards as compared with existing zones
- Get your feedback and input specifically on the following:
 - Districts
 - Built form
 - Uses
- Your feedback tonight will inform our upcoming public engagement on these issues



Maintain and Strengthen the Central Business District within Existing Boundaries

Scoring Summary (out of 461)

=	+	-
422	6	33

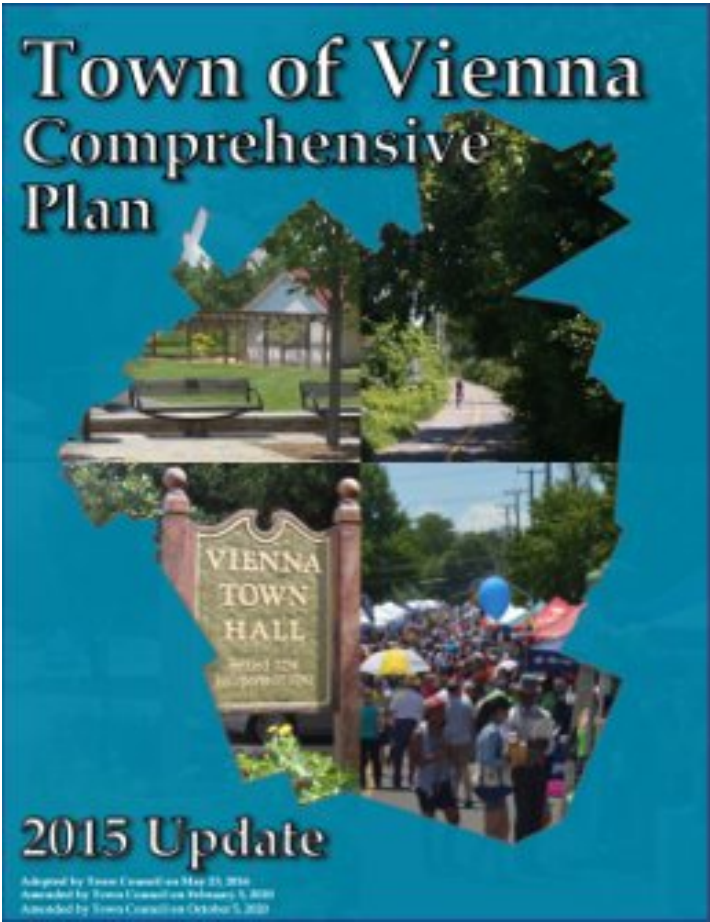
- Encourage improvement and redevelopment
- Enhanced CBD for alternative shopping opportunities
- Avoid encroachment of non-residential into surrounding residential neighborhoods

Create a More Walkable Vienna

Scoring Summary (out of 461)

=	+	-
422	6	33

- Connect streets to their land use and multi-modal function
- Establish street typologies focused on walkability



An aerial photograph of a city street grid, showing a dense network of roads and buildings. The image is dark and serves as a background for the text.

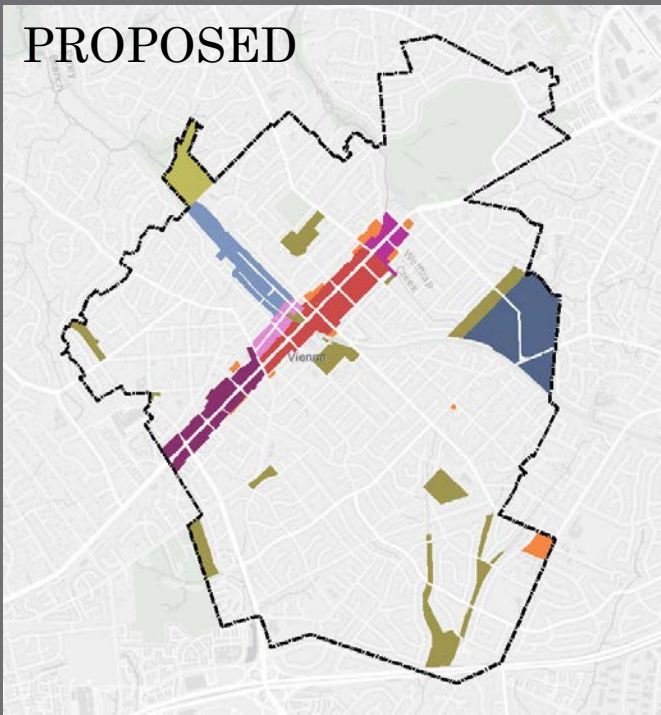
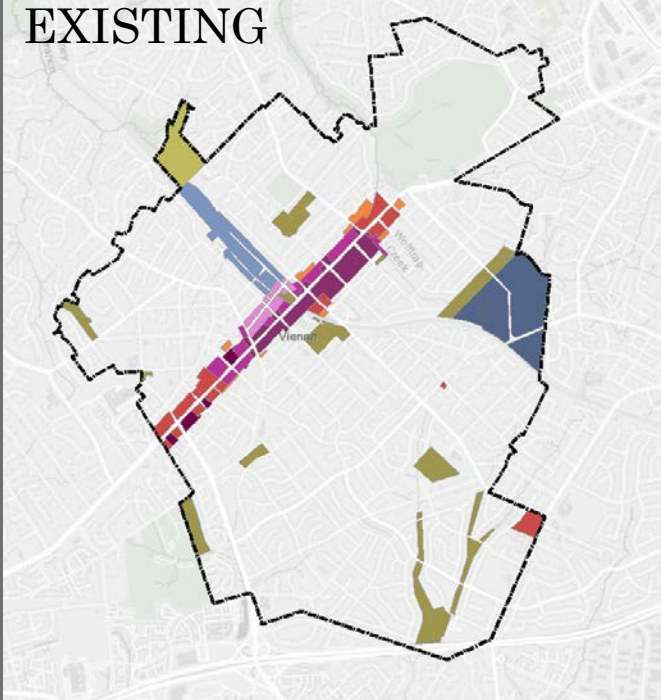
Non-Residential Zones and Districts



Districts & Zones

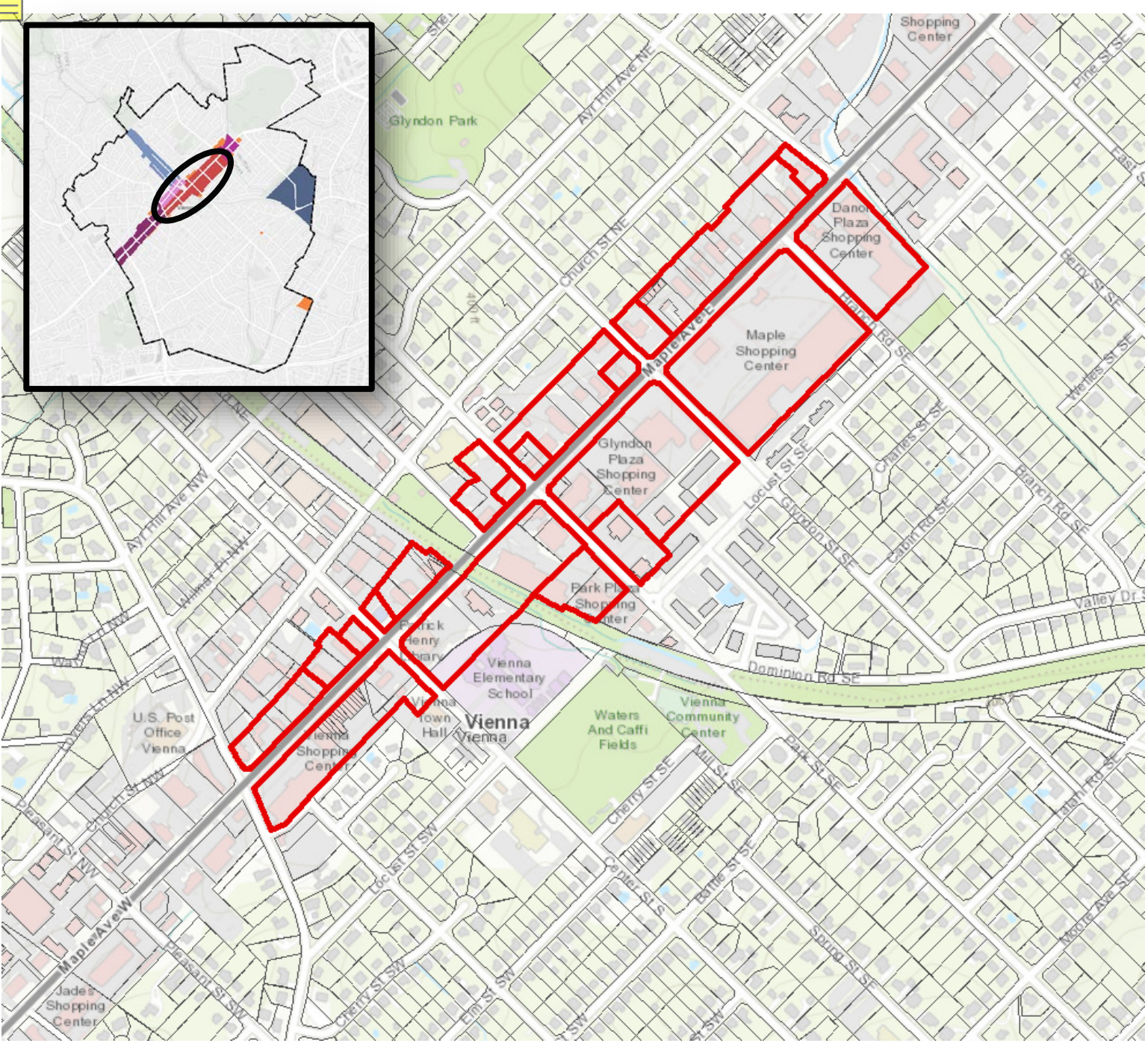
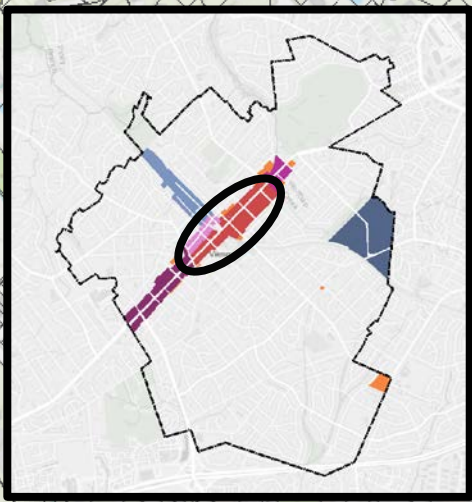
- Districts are geographic-based that are mapped around a unique development pattern (e.g. Church Street district).
- Zones are not specific to a particular geography but may be mapped in multiple locations (e.g. Neighborhood Transitional zone) where there are similar development patterns and uses in multiple areas of town.
- Districts are calibrated to desired development patterns and can be more frequently re-calibrated to adjust for evolving conditions in a particular place.
- Districts lend themselves to by-right uses because they can be more particularly calibrated and re-calibrated to desired outcomes without the risk of unintended consequences in other areas of town.
- A mix of districts and zones avoids one-size-fits-all zoning and allows for a mix of methodologies (i.e. form-based, Euclidean, hybrid).

Existing Zones	Proposed Districts and Zones
Local Commercial (C-1); Special Commercial (C-1A); General Commercial (C-2)	Avenue Center District (AC) Avenue West Gateway District (AW) Avenue East Gateway District (AE)
Pedestrian Commercial (C-1B)	Church Street District (CS)
Limited Industrial (CM)	Mill District (M)
Industrial Park (CMP)	Corporate Park District (CP)
Transitional (T); Local Commercial (C-1)	Neighborhood Transitional Zone (NT)
Parks and Recreational (PR)	Parks and Recreational Zone (PR)
Parks and Conservation (PC)	Parks and Conservation Zone (PC)



The Avenue

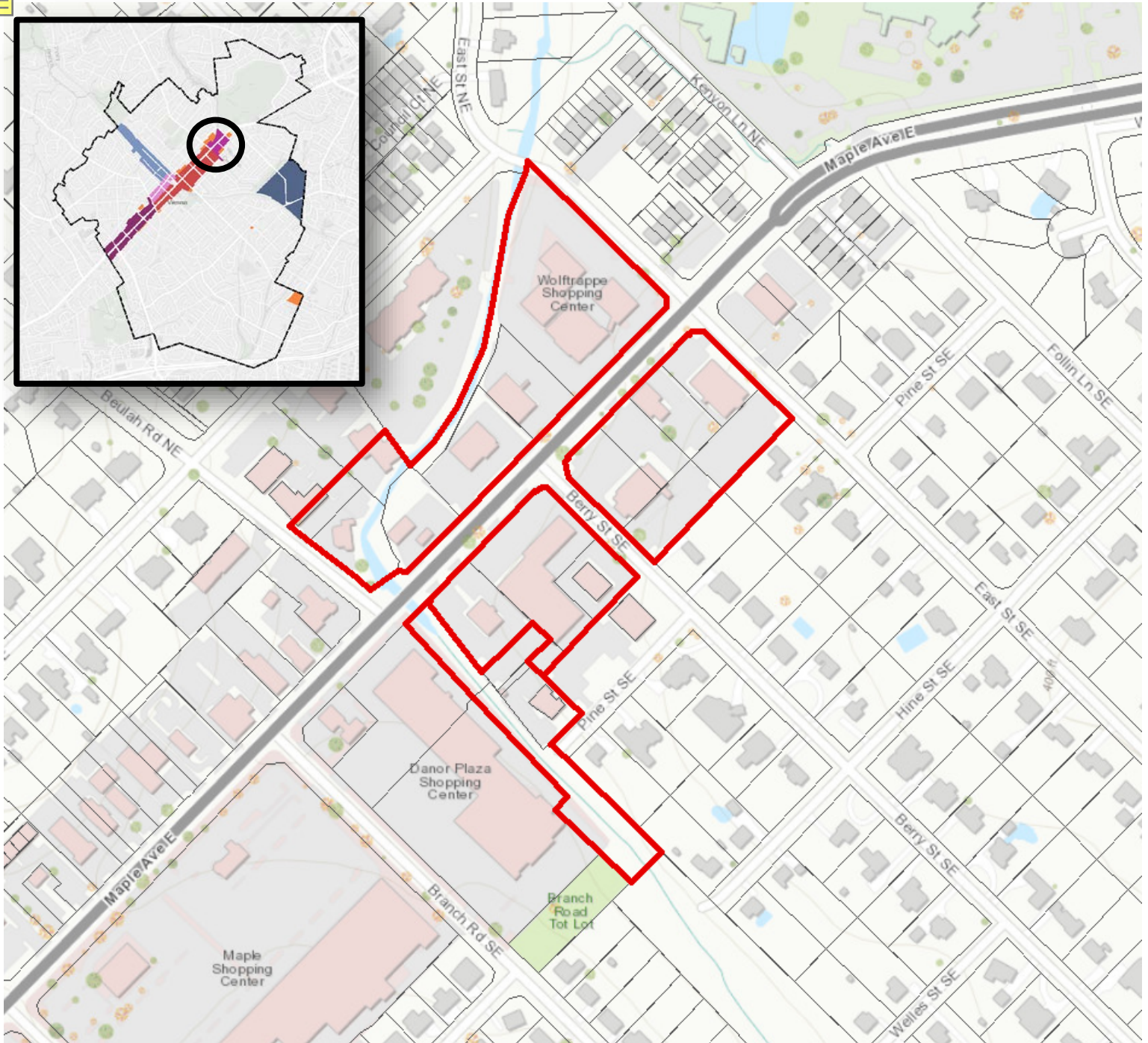
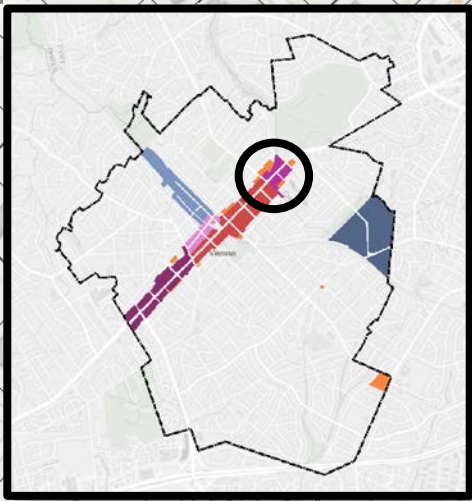




THE AVENUE

CENTER DISTRICT

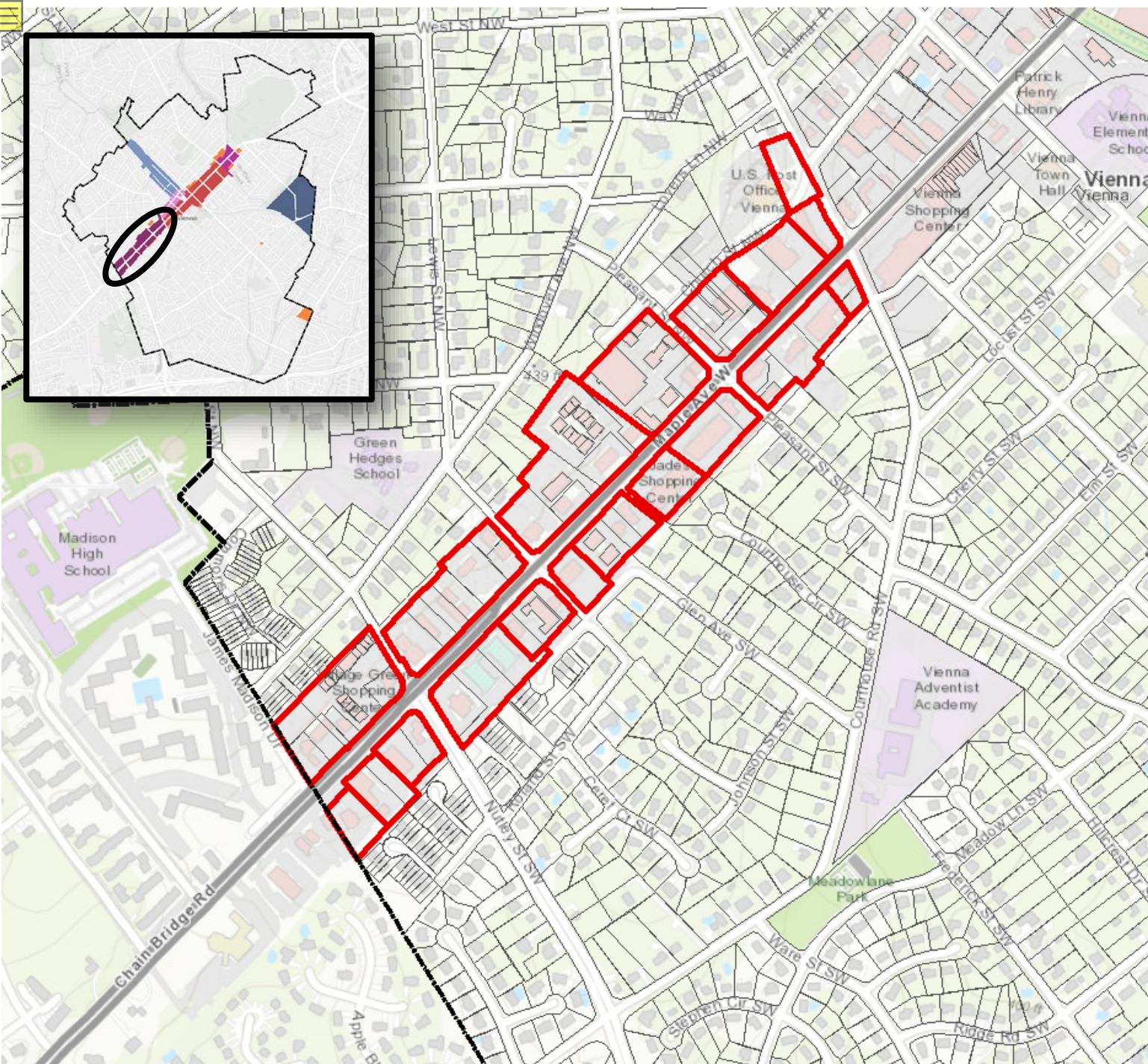




THE AVENUE

EAST GATEWAY
DISTRICT





THE AVENUE

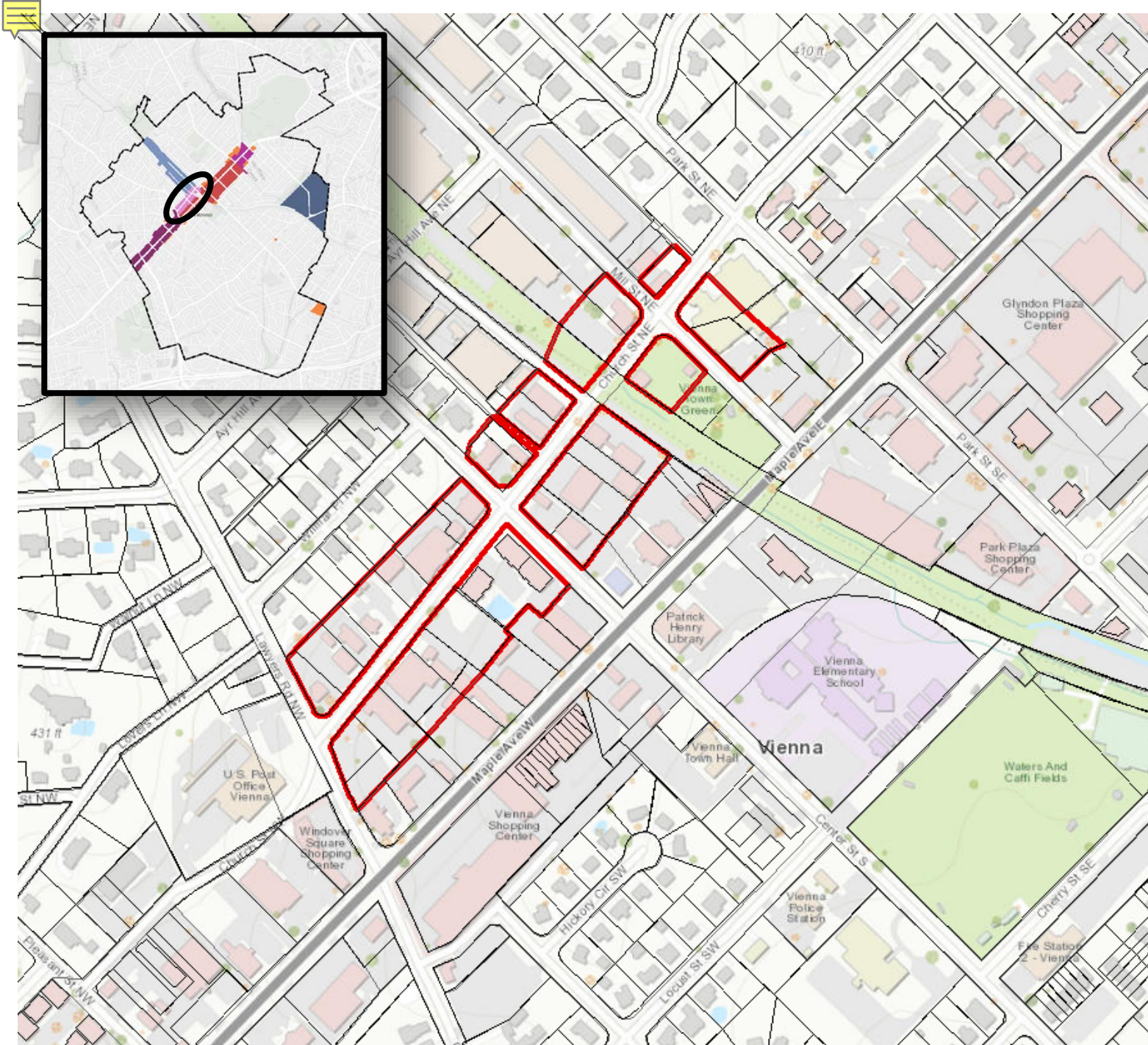
WEST GATEWAY
DISTRICT

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Church Street District



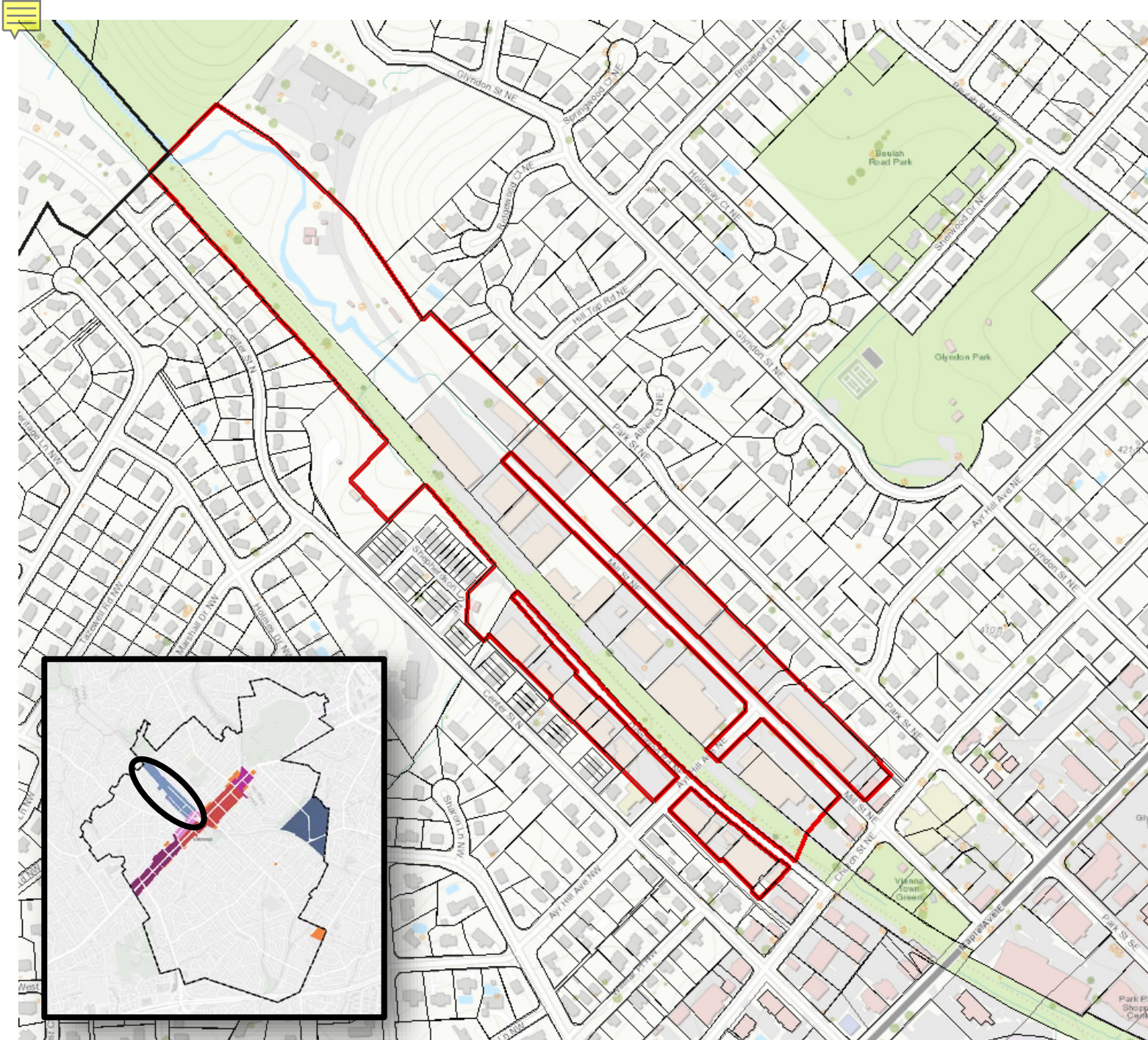


CHURCH STREET DISTRICT



Mill District



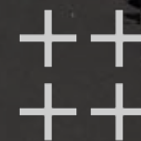


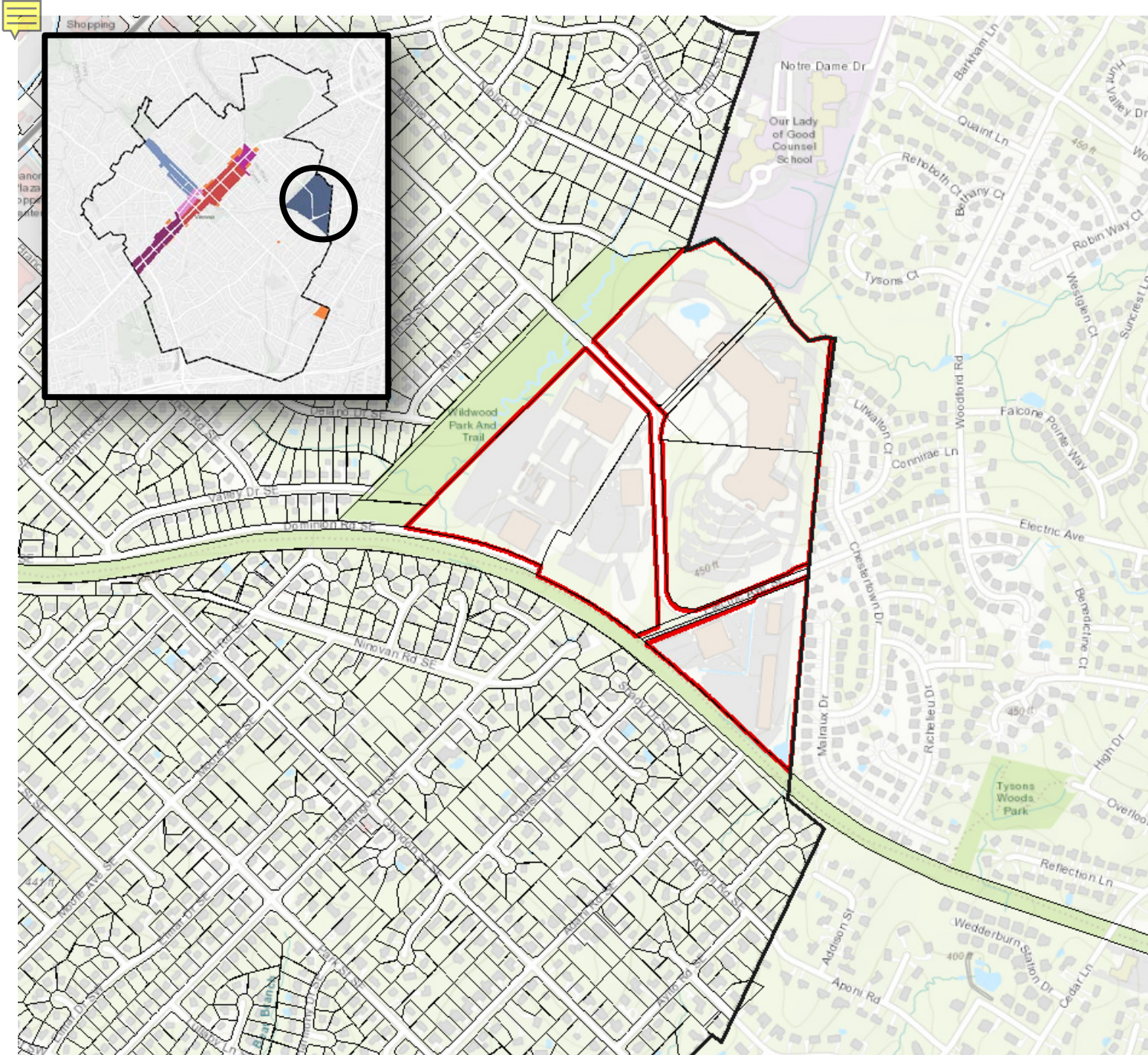
MILL DISTRICT



NO
PARKING
OR
STANDING
FIRE LANE
→

Corporate Park District



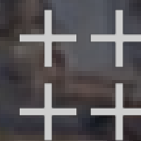


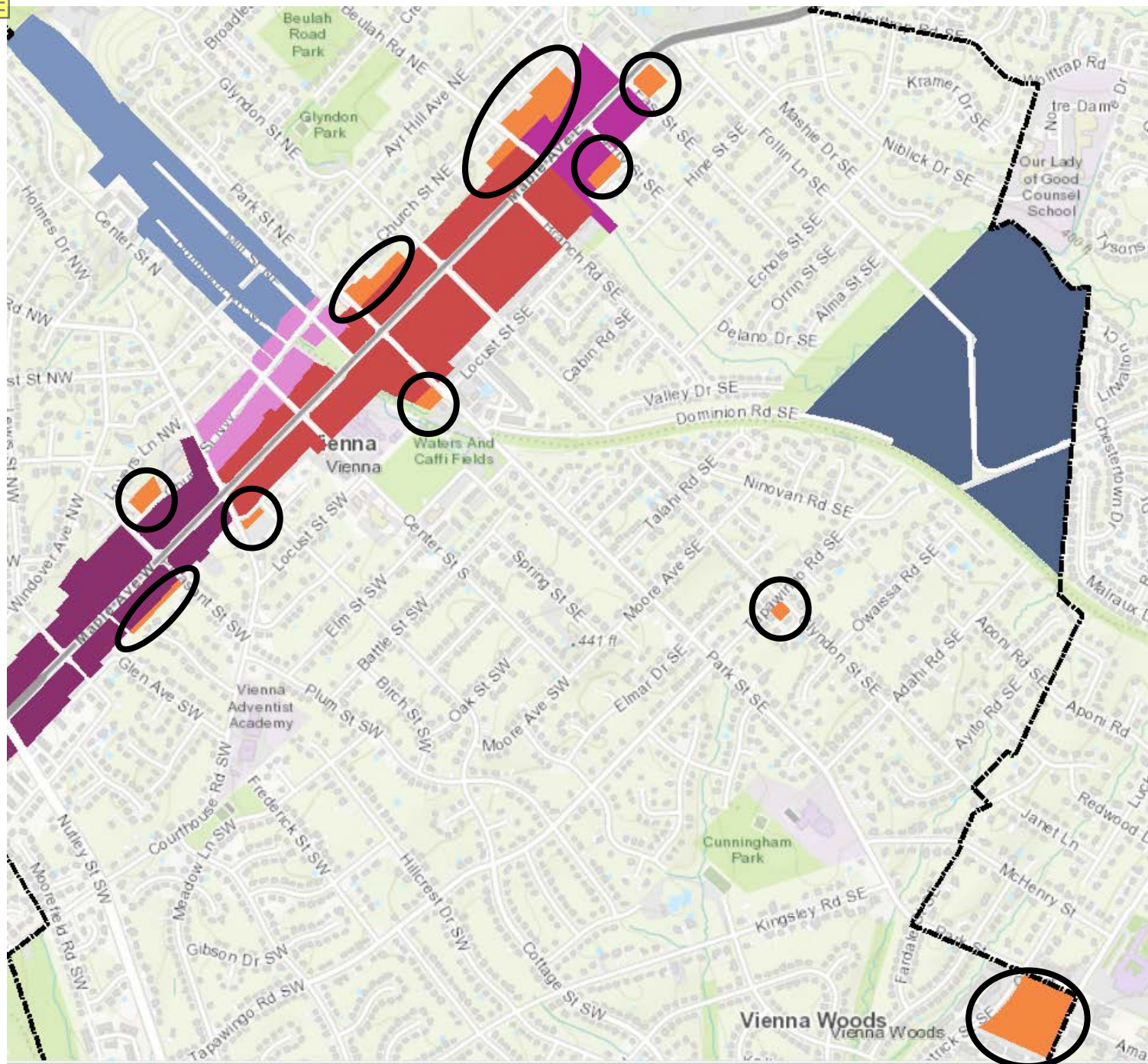
CORPORATE
PARK
DISTRICT



An aerial photograph of a residential neighborhood. In the foreground, there is a large, paved parking lot with several cars parked. Behind the parking lot, a long, low building with a prominent red roof is visible. The surrounding area is filled with houses and trees, some of which have autumn-colored foliage. The overall scene is captured from a high angle, providing a clear view of the layout of the neighborhood.

Neighborhood Transitional Zone





NEIGHBORHOOD TRANSITIONAL ZONE



A photograph of a wooden bridge with metal railings crossing a stream in a forest. The bridge is made of light-colored wood and has a simple metal railing. The stream is small and flows under the bridge. The forest is dense with green trees and foliage. The lighting is soft, suggesting a shaded area.

Parks and Recreational Zone & Parks and Conservation Zone

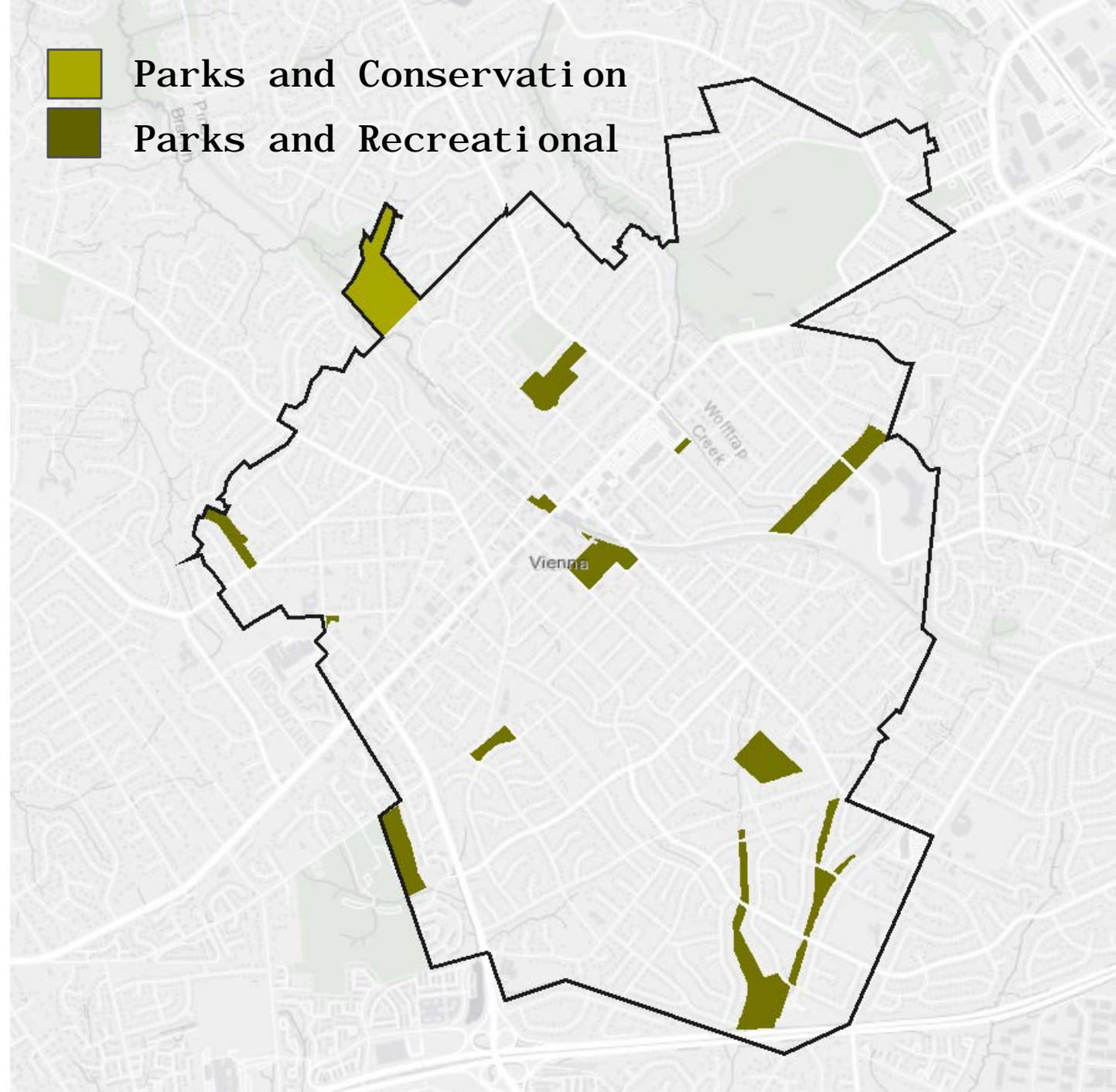




Parks and Conservation



Parks and Recreational



P
A
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S



Z
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S



Next Steps in an Iterative Process

Obtain feedback on proposed residential and non-residential zones and standards

Public engagement on proposed zones and standards
(following second work session on standards)

Review public comments

Calibrate development standards for all zones





Non-Residential Zones + Districts

February 3 & 4, 2021

Questions

Comments

Discussion

ZONE^{CO++}