

Mixed Use District (MXD) Community Learning Session June 3, 2021

00:20:47 Tony Bennett: Hello. Dr. Tony Bennett, LOCCA PELT

00:24:38 Jason Williams: I'm having audio difficulties. Will log out and rejoin.

00:51:28 Mark Scheufler: Why 30%?

01:00:31 Mary Jo Howarth: Madison Crescent on Rt 29 was built with townhouses, condos, with walkable restaurants, gym, food store, cleaners, etc. Through the years, restaurant has closed, cleaners closed, gym closed, the major food store is closed.

01:00:54 Mary Jo Howarth: What is the plan for these areas not to have this happen.

01:02:12 Mary Jo Howarth: How will the rent be controlled that the businesses stay.

01:02:44 Mary Jo Howarth: Not pandemic, these businesses closed before

01:03:34 Mary Jo Howarth: it was Harris Teeter

01:04:07 Mary Jo Howarth: if you want a walkable area, when the stores close, people will drive.

01:04:24 Mary Jo Howarth: Gainesville Gateway have many stores now closed and empty

01:05:58 Mark Scheufler: Why is General Commercial (GC) not included for Mixed Use Zoning Opportunities (ex. Along Route 234 Business/Route 1)?

01:06:35 Jason Williams: Seoul Korea had Mixed-Use districts. I lived in one. It was great. But, I'm not sure most Americans are ready for this style living. There is one in Fairfax off route one near Fort Belvoir. Only two businesses (JimMy Johns and a Barber shop) are open out of 12 units.

01:07:45 Jason Williams: Having a shopping center at the end of a neighborhood seems to be more enticing to people. Similar to the new townhomes being built at the corner of Hoadley and PWMPKY.

01:08:02 Jason Williams: I support Mixed-Use Districts

01:08:23 Mark Scheufler: Can Principal Arterial roadways be changed to Urban Boulevards in small area plans (ex. Route 1 and Route 123 in North Woodbridge) to create more opportunities for mixed use zoning?

01:13:38 Kurt Bodiford: What are the criteria for justifying creation of a Small Area Plan? We in Potomac Shores have "plans" but not integrated or representative of all the diverse elements represented in current SAPs. What is the benefit of having one?

01:17:14 Mark Scheufler: How do we link bus transit upgrades (shorter headways) with mixed use zoning development? Service Districts?

01:22:45 Tony Bennett: Hello. Still pushing for Sunday bus service

01:25:06 Mark Scheufler: <https://ggwash.org/view/29908/real-doors-give-human-scale-to-large-apartment-buildings>

01:27:18        Tony Bennett: Thanks. Sunday Bus Service should be factored into planning and the affordable housing initiatives

01:33:22        Kurt Bodiford: Will you post the presentation for public access later?

01:36:30        Tony Bennett: Thanks for this great forum. The community engagement is appreciated.

01:38:14        Kurt Bodiford: How do we go about ensuring our small development meets the broader PWC goals for sustainability, environmental concerns, telecom connectivity (e.g. 5G) and other considerations, without an SAP?

01:40:01        Kurt Bodiford: Thanks...great forum