

## COMMERCIAL REAL ESTATE DEVELOPMENT ASSOC. FOCUS GROUP INPUT – MARY 11, 2020

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
3/11/2020	Commercial Real Estate Development Association	Staff review, BOS input for legislative applications. By-right projects.
3/11/2020	Commercial Real Estate Development Association	Flexibility with administrative changes and more ability to change SPEX/ZMAP. Allows more detail on the front end.
3/11/2020	Commercial Real Estate Development Association	Taking of traffic counts. How does that fit in with the zoning ordinance?
3/11/2020	Commercial Real Estate Development Association	Consolidate proffer review comments with County Attorney's.
3/11/2020	Commercial Real Estate Development Association	Collaborate more on SPEX conditions with applicant.
3/11/2020	Commercial Real Estate Development Association	Input on generic comments on conditions need more specificity.
3/11/2020	Commercial Real Estate Development Association	Timeframes for review. Receiving comments for applications.
3/11/2020	Commercial Real Estate Development Association	ESI review - need/value.
3/11/2020	Commercial Real Estate Development Association	Better coordinate comments to eliminate duplication or conflicts.
3/11/2020	Commercial Real Estate Development Association	Timeframe parameters for review in zoning ordinance versus a procedure.

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3/11/2020	Commercial Real Estate Development Association	Route 28 optional overlays - too prescriptive. Do not want to go this direction. Not used very often. Set criteria in a PUD environment and not as a standard.
3/11/2020	Commercial Real Estate Development Association	Make them true PUDs. No R-4, R-8 "not administered as".
3/11/2020	Commercial Real Estate Development Association	Districts broad enough to allow it in multiple places. Placetype implementation and infill potential.
3/11/2020	Commercial Real Estate Development Association	Address density and FAR in new districts.
3/11/2020	Commercial Real Estate Development Association	Reduce the number of zoning districts.
3/11/2020	Commercial Real Estate Development Association	Feelings on remapping's. Reconciling new with old.
3/11/2020	Commercial Real Estate Development Association	How to deal with existing built uses?
3/11/2020	Commercial Real Estate Development Association	More broad based.
3/11/2020	Commercial Real Estate Development Association	Flexibility of use definitions. Consistency. Modernize definitions.
3/11/2020	Commercial Real Estate Development Association	Make a larger umbrella of definitions.
3/11/2020	Commercial Real Estate Development Association	Clarity of tasting room, brewery uses. Consolidate under broader term. Allow for more responsive solutions.

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3/11/2020	Commercial Real Estate Development Association	Reduce number of special exception reviews.
3/11/2020	Commercial Real Estate Development Association	Get to a certain threshold - performance standards - permitted.
3/11/2020	Commercial Real Estate Development Association	City of Alexandria process for use review.
3/11/2020	Commercial Real Estate Development Association	Look at Fairfax County with regard to modernization of uses.
3/11/2020	Commercial Real Estate Development Association	Create universal use list and consolidation of uses/districts. PD-CC is an example.
3/11/2020	Commercial Real Estate Development Association	FAR averaging. PD-TC example.
3/11/2020	Commercial Real Estate Development Association	Parking - PARC process, owner supplies documents to certify, Prince William.
3/11/2020	Commercial Real Estate Development Association	Administrative change, flexibility.
3/11/2020	Commercial Real Estate Development Association	Requirement for no parking between road and building.
3/11/2020	Commercial Real Estate Development Association	Tracking ZMODs for the most reoccurring to create standards for the project.

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3/11/2020	Commercial Real Estate Development Association	One Zoning Ordinance - how do we deal with yards, setbacks in different zoning districts.
3/11/2020	Commercial Real Estate Development Association	Flexibility with density and building height, lot coverage.
3/11/2020	Commercial Real Estate Development Association	Delete steep slopes in eastern Loudoun.
3/11/2020	Commercial Real Estate Development Association	Challenge Airport Overlay expansion, if it occurs.
3/11/2020	Commercial Real Estate Development Association	Map and text change consistency.