



Virginia  
Beach  
Vision, Inc.

*"Looking Toward Tomorrow's City"*

**Comments on draft**  
**Oceanfront Resort District Forum-based Code**  
**April 25, 2011**

The Virginia Beach Vision SGA and Resort Area Task Forces met last Thursday, April 21, to discuss this "Draft". Obviously, this change is intended to be more urban, providing incentives for redevelopment. There was a general understanding of the purpose and need for the proposed reprogramming of the zoning. However to be successful, any changes must be an improvement to the existing zoning that includes density, traffic patterns, access, height, streetscapes, economic considerations, parking, etc. In trying to agree on the status of the "draft" we concluded that much work still must be done on the many details involved.

In particular, we have major concerns with the proposal as it affects the current RT-1 District with various concepts including 'beach' shadow, retail, parking, hotel configuration, etc. There appears to be limited improvement from what is currently permitted under RT-1. Thus there appears to be little incentive to redevelop.

In RT-2 and RT-3, the obvious improvement is the removal of density restriction; however, the issues of parking, economic incentives, traffic, height, etc., still need a lot of work. The new stormwater regulations effective in July also cause concern for development potential.

The consensus was that no analysis had been done that factored in the economic impact of the new zoning system on land owners. Stakeholders will resist the new system unless there is a clear economic incentive to them to accept it. More importantly, the proposed system could very well provide negative incentives to redevelop sections of the Resort District. This is the exact opposite of what they are supposed to do.

We believe the City's new efforts to meet with various stakeholders will result in an improved "draft." We will continue to work with you to modify the "draft" until it is developed into an acceptable plan that truly improves the Oceanfront Resort District and is thus a guide for similar improvements in other SGAs.