

Commercial districts



1. Business mix

Aspinwall's AC-1 Community Business District is focused on smaller-scale retail, commercial and office uses in the most vibrant, walkable areas along Brilliant and Commercial. The AC-2 district, along Freeport Road, additionally allows for other types of commercial activity.

- What types of new businesses do we want to see in these districts?
- What types of new businesses would we prefer *not* to see in these districts?

2. First-floor focus

Business district consultants have suggested that Aspinwall could make AC-1 even more vibrant by **limiting first-floor uses** to those most likely to generate foot traffic and interactivity. This would mean limiting offices to upper floors. (This wouldn't immediately impact existing businesses but would apply to ones opening in the future.)

- Should future offices be limited to upper floors in the AC-1 district?
- What accessibility or other practical concerns would this change present?

3. Raising standards

The committee has discussed whether to create a **form-based code** for the AC-1 district, which would emphasize what happens outside of buildings (scale and placement, height, facade, streetscape) over what happens inside (use). This approach has gained popularity as a way of implementing walkable, mixed-use smart growth.

- Does this approach seem worth considering for AC-1?
- What elements of design are the most important to protect and enhance?