



Jared Littmann &lt;jared@kbtruevalue.com&gt;

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**Spa Road / Forest Drive Land Swap - edited**

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Jay Schwarz <js@schwarzarch.com>  
To: "jared@kbtruevalue.com" <jared@kbtruevalue.com>

Tue, Sep 3, 2019 at 3:04 PM

Good afternoon Jared.

So sorry I cannot make tonight's presentation / discussion.

I am both a City (Ward 1) resident and a City business Owner.

I have had the opportunity to review the proposals – and do feel it is in the City's best interest to proceed with this proposal. In fact – it seems like a no brainer.

Except for the old Public Works, Spa Road is primarily residential in nature. Single family close in – multifamily towards Forest Drive. The Public Works complex, in modern times, never really fit in on Spa Road. It was a traffic headache - trucks entering and exiting onto the busy Spa throughfare, pedestrian crossings – as well as an an architectural eyesore and environmental lesion.

Environmentally, the complex's paved site and open unpaved storage/parking areas - situated at the headwaters of a riparian corridor emptying into Spa Creek – created unmitigated stormwater management issues for our fragile creek. Redevelopment of the site under the current Critical Area codes and Stormwater Management guidelines will require major upgrading. Environmentally? Both proposals will be required to meet the litmus test.

Expanding the residential corridor of Spa makes sense from an urban planning perspective. The Spa Road residential corridor becomes a type of buffer between the more commercial Forest Drive and the downtown. This urban diagram is similar to Eastport, the primarily residential Bay Ridge Avenue before it connects with Forest Drive.

Adding this residential development into the established edge of the "urban City" – and adding the commercial Public Works to the perimeter Forest Drive, again, makes urban design sense. Forest Drive is already a commercial corridor- albeit

with residential feeders. Let's maintain that parti. The public discussion/diatribes of residential *over-development* of Forest Drive is ongoing – I understand it. (I guess there might be a question of - does the developer have “right to build” a similar number of residential units on Forest Drive???) From an urban design perspective – it doesn't matter.

From a strict land planning/site design – the Spa Road Public Works complex is a split site. The program for the new building with parking for both employees and the public does not fit particularly well on the east side of the site. The new building proposal includes maintenance bays for large trucks including fire engines/equipment. Turning radii, back-up space are all at a premium on this footprint. Parking where? Both sides of Spa? Traffic headache w crosswalks.

Why squeeze 10lbs. into a 5lb. sack.

Financials? It looks like a \$2.5M windfall of sorts.

For a strapped City budget – looks enticing.

Appreciate all your work.

Thanks so much.

Jay Schwarz

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