

Summary of Planning Commission Work Session

February 21st, 2018

PC Attendees: David Iams, Chair, Robert H. Waldman, Vice Chair, William Herald, Ben Sale, David DiQuinzio

City Attendees: Pete Gutwald, Sally Nash, Eric Borchers, Tom Smith

Consultants: Pat Faux, Chris Goettge

- Pat Faux presented preliminary concept plan for the Forest Drive Corridor
 - PC want to understand, does this indicate additional growth? Pat Indicated it does indicate some additional growth, mainly in jobs
- Pat Faux presents a series of character images to show the following:
 - Urban Commercial
 - Urban Village
 - Urban Center Low
 - Urban Neighborhood
 - Neighborhood Enhancement Area
 - Greenway opportunities
 - Adaptive Use
- Pat Faux was questioned about her view on the development potential. She indicated that the demand in order (highest to lowest) is as follows:
 - Rte 2 corridor
 - The Chinquapin Road corridor from Forest Drive to West Street
 - The Bywater Safeway area
 - The area known as Annapolis Landing
- PC want to see parcel aggregation as a tool to incentivize redevelopment and want staff to develop tools to assist in that effort. They sighted the future Skipper Lane as a potential area for redevelopment and the current Giant Food site as another site for its position along the corridor (preventing through-traffic). Other sites to consider:
 - Eastport Shopping area but not too dense
 - Watergate but not too dense
 - Crystal Springs
 - Leave as current comp plan designation (possibly give it an Urban Village Center designation).
 - Add a small amount of office and residential