

## **Responses to Steering Committee questions from the April 6, 2009 Meeting**

### **1. Staff #5- Five Forks Intersection**

Several members of the Steering Committee recommended that parcel 4710100057 be considered for re-designation to Mixed Use rather than the staff proposed designation of Moderate Density Residential in order to promote better integration and connectivity with adjacent properties, and because it was a logical extension of the existing Five Forks Mixed Use area.

Staff feels that although Mixed Use may be a potential alternative, MDR remains the most appropriate designation for the parcel in question. Concerns raised by citizens about this designation centered on the suggested use of this parcel for housing. If changed to Mixed Use, staff would still see this parcel as a prime location for housing, and that would likely be included in the description incorporated for this parcel. Additionally, since this parcel was not included in the Governor's Grove master plan, designating it Mixed Use may open it to more intense commercial or residential development than possible under Moderate Density Residential. Even though the parcel was not anticipated to be incorporated into the adjacent Mixed Use area, some additional direction for development of the parcel was included in the Five Forks description. Namely, that the parcel should possibly contain affordable housing with appropriate density and pedestrian connections to adjacent commercial, retail, and office uses. Finally, even if the parcel does not share the same designation as its neighbor, pedestrian paths and interconnecting driveways can still be pursued between the properties.