

<https://www.youtube.com/watch?v=UQOjmSjZeYQ&feature=youtu.be&fbclid=IwAR2Xd2TvMs6O2vjvssnUyImAQ4yJKvPDuCP1H-180vnFj8FVJ7Epir0r9Lo>

Good Afternoon,

In the event that I am unable to make the community meeting tonight regarding the land swap proposal, I am writing an email with a few notes on the current plan and express that these issues are taken into consideration if this is passed and final plans emerge.

1. We live in Murray Hill directly behind Bates and welcome improvements to the trail and fields as well as the removal of public works at the Spa Rd location. However, the current parking there next to the fields is NOT adequate for the activity currently or for the future and many weekends or weekdays there is overflow to our streets from users at the Weems Whalen Fields. Same as with Maryland Hall or Bates events that spill onto our streets. Occasional overflow is not highly problematic and we expect to share some of our neighborhood with visitors but a new flow of increased traffic should be accounted for in the final plans. If the parking is taken into consideration now and more spaces are added to the existing area for when there are events at the fields, drivers may park directly there and not on Spa View or Smith Ave, etc. Forethought will provide residents to be able to still park in front of their homes and not contend so much with overflow from the park.

2. Adding outdoor lighting along this The Spa Creek Trail path would be wonderful. The "Park" closes at dusk but many bikers and walkers still use the trail to get to other locations in the city instead of walking along the busy roads. If we as a city are promoting less cars more walking and biking these lights will be a must so the new development can use the trail after dark. It will be safer and more inviting as well.

3. The new homes built off of Spa Rd should absolutely be homes that encourage home ownership. They should NOT be more of the \$700,000 overpriced townhomes that only encourage investors to come in and turn the townhomes to rentals or VRBOs. Tiny homes or Live Work Co-op style homes (see links below and attachments) would be an amazing addition and fill a need in this section of town. Also, they would be affordable to young families or entrepreneurs and encourage economic development in this area. When placing Live Work Play communities in this area you are able to provide housing and amenities to a neighborhood that is in need of safe recreation and walk to work options.

The first section of new buildings, along Spa View, could be sold as commercial/retail on the first floor and a two level living unit above the office/retail space. Young entrepreneurs/artisans could buy the whole unit and run a business out of the bottom floor and live above in the top two floors. Allowing them to be startups, have a place to live, contribute to our economic growth, provide services to our neighborhood and not have to pay twice for overhead on two leases/mortgages. Parking can be added behind the first row of buildings and by extending the field parking lot. This could be mirrored across the street as well with a few more units where the salt shed is currently located. In all the niche neighborhoods that my husband and I have worked for our developer clients during reinventing spaces and redeveloping neighborhoods (Boston, DC, Atlanta, Nashville, NY, Philadelphia, San Antonio, etc...) start up business thrive when placed in neighborhoods that are walkable and originally void of such services the new business will provide.

<http://austin.culturemap.com/news/real-estate/10-08-18-four-tiny-home-projects-neighborhoods-in-austin-that-open-the-door-to-affordability/>

https://www.facebook.com/NowThisFuture/videos/1979528765421627/UzpfSTEwMDAwNDU1NjE2NDkyOToxMDQ3NjA3NDU4NzM0NDUw/?q=tiny%20homes&epa=SERP_TAB

<https://www.nreionline.com/multifamily/do-first-floor-retail-spaces-pencil-out-multifamily-developers>

<https://www.housingcenter.com/wp-content/uploads/2018/12/Live-Work-Units.pdf>

<https://www.pinewoodforest.com/homes>

4. The health of the head waters of Spa Creek are a must to be taken into absolute consideration and agreement. The current pollution in these spots, especially after a rain, are at levels that use of the water ways off of Spa View Rd are flagged for non-recreational use. This must be fixed as well as the fuel leak from the county property into Spa Creek. We want our children in the neighborhood to be able to fish and crab as well as swim or kayak without having to worry about bacteria or fuel leaked into the waters.

5. The money that can be obtained as extra profit to the city in this swap should be used to renovate and expand current recreational and education programs in this area. Perhaps Spa Creek Conservancy can have a teaching partnership and classroom at the Chesapeake Children's Museum and the Museum should be renovated as well as the land around it to create a play rain garden for the children and adults that attend this wonderful attraction Debbie has provided us for 14yrs.

6. As Ward1 Arts in Public Places Commission Commissioner I would also suggest more public art be presented for this area of Weems Whalen, Spa Creek Trail and Chesapeake Children's Museum locations. A community will use the trails more often if they lead to destination spots. Putting Live Work Play units along Spa Rd and installing more public Art will draw residents from other neighborhoods as well as Murray Hill, West Winds & Forest Villa to this area and expand economic activity as well.

Sidenote: There is current erosion occurring to the Spa Creek Trail path at the entrance off of Smith Ave and Spa View Rd. due to rain waters not going to the storm grates. Instead the flow is moving along the trail path off of Spa View and down along the side of the path into Spa Creek. This can easily be fixed by extending the sidewalk on Spa View Rd all the way to the Spa Creek Trail entrance and playground. Currently it ends about 30ft before the park or path.

Thank you for your time and review of my email. I look forward to the continued discussion on this excellent opportunity for our city and future projects that create stronger communities for all of our neighbors.

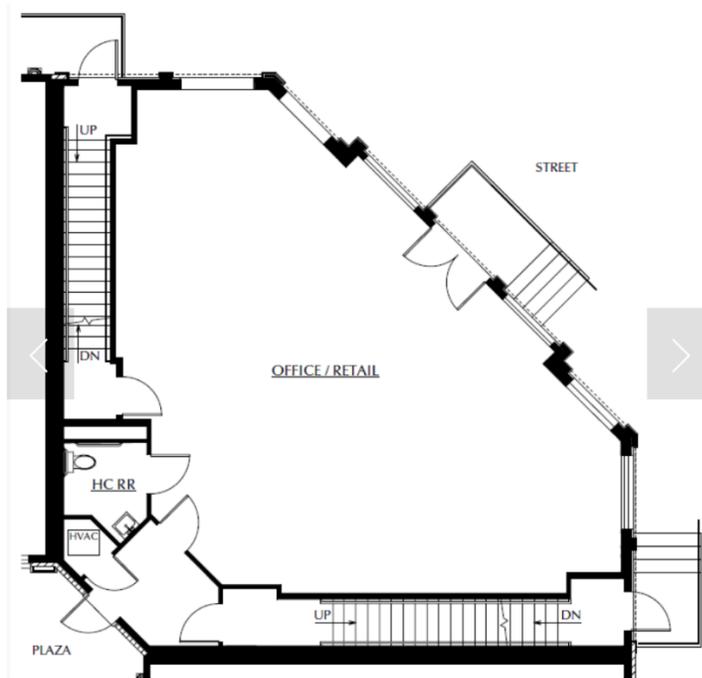
Sincerely,
Genevieve Torri

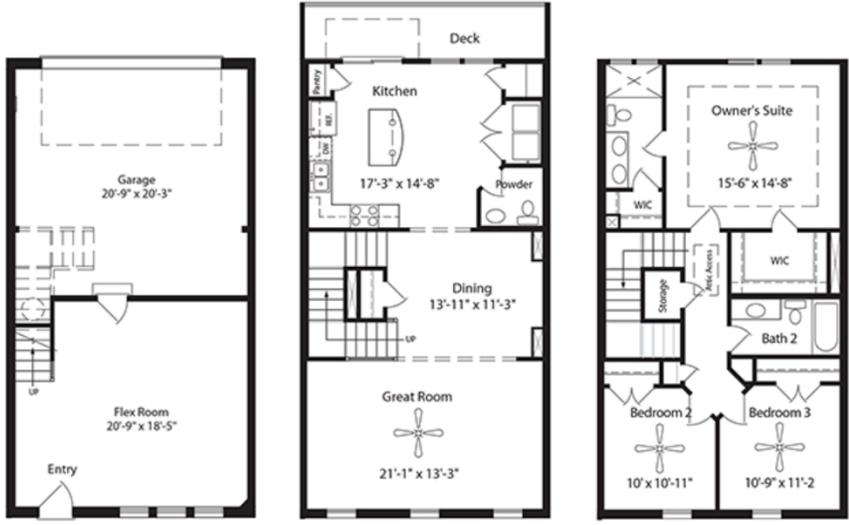
275 Smith Ave
Annapolis MD 21401





Floorplans





First Level

Second Level

Third Level

Flex Room Options

