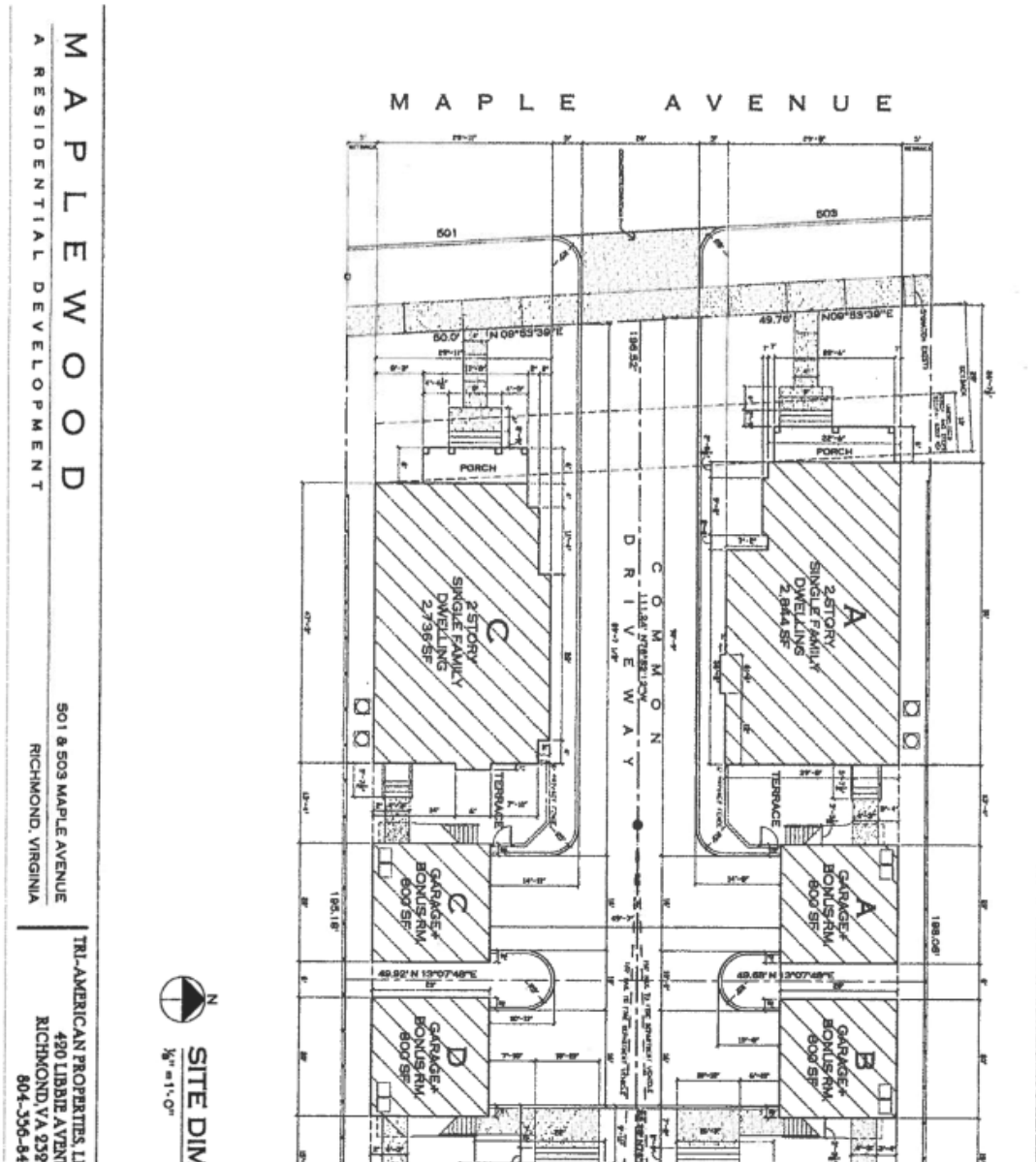
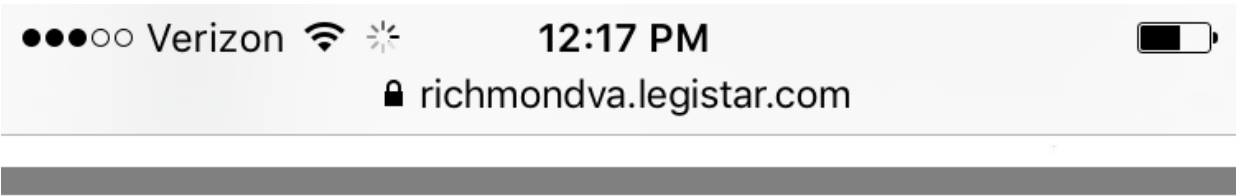


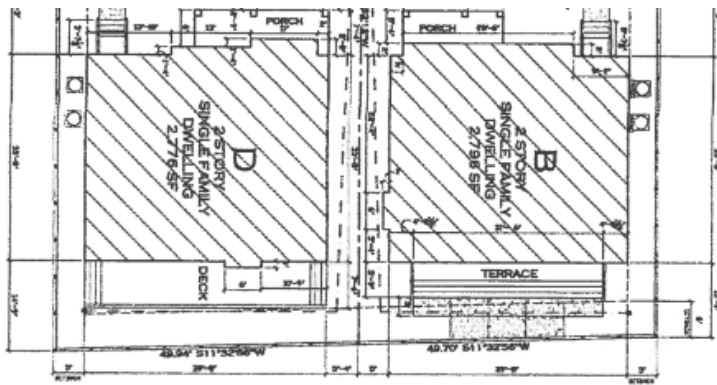
From: [Sue Agee](#)
To: [Andy Bennett](#); [Bailles, Jonathan T. - Council Member](#); [Thompson, Daniel W. - PDR](#)
Subject: Re: Concerns about yesterday's approval Special use permit for 501 and 503 Maple Avenue. ORD 2016-042
Date: Tuesday, March 22, 2016 12:27:26 PM
Attachments: [image1.PNG](#)

Attached is a photo the proposed ORD. 2016-042 infill that received an ok for special use permit from City Planning Commission yesterday. This density and lack of green space is not in keeping with this section of Maple Avenue. At all. It will look like town homes. And encourage more of this inappropriate use of space.
 Sue Agee



LC MICHAEL C. BROWN ARCHITECT
 UBE 11 EAST BEVERLEY STREET, SUITE 5
 29 STANTON, VA 24401
 73 540-651-0121
 MCB_ARCH@VERIZON.NET
 AS1.1
 STATE BOARD OF PROFESSIONAL ENGINEERS
 BOARD OF ARCHITECTS
 BOARD OF INTERIORS
 BOARD OF LANDSCAPE ARCHITECTS

DIMENSION PLAN
 0" 5" 10" 20"



M
 A



On Mar 22, 2016, at 11:44 AM, Sue Agee <beachyoga@verizon.net> wrote:

I live at 5800 Maple Green Circle. Maple Green is a well planned, beautiful and charming community where 7 lots fronting Maple Avenue were purchased in order to accommodate 8 homes total. (4 homes have no garage and 4 homes have attached garage.)

Yesterday I attended the City Planning Committee meeting and voiced my concerns to the committee about the proposed "Maple Woods" where 4 homes plus 4 detached garages will be placed on the 2 lots of 501 and 503 Maple Avenue.

*** 4 homes with 4 detached garages on 2 lots. ***

My concerns include the high density of #homes and detached garages in the space, storm water impact, lack of green space, lack of parking, and that it will negatively change the feel of Maple Avenue bc it will look like a townhome community bc of density, pavement, lack of visitor parking and lack of green space.

The special use permit was granted by the committee without looking again at the plans. **Maple Woods is up for a vote next Monday at City Council. I'm very concerned that if this passes as is, it will forever negatively impact the area.**

I asked one of the parties involved with "Maple Woods" about lack of parking and the high

number of homes planned in that space (there are 2 spots in garage for owner parking and only one in driveway for one guest!!-in entire neighborhood-that's all) and absolute lack of green space. I got a flip answer saying "Well, I live in the fan and we park on the closest street."

I was also told "I'm from Arlington and we have homes all together like this all the time."

We are not Arlington!
Maple Avenue is not the Fan.

Maple Avenue does not have on street parking.

It is a busy street unfortunately without any contiguous sidewalks. Lack of safe sidewalk creates incredibly unsafe conditions not only for neighbors walking to nearby shopping districts but more importantly lack of continuous sidewalks on Maple Avenue creates a dangerous safety concern for the hundreds of middle and high schoolers that walk back and forth each day between classes and after school programs year round. Near misses of car and child occur almost daily.

I can not believe that city officials who really take a look at the density of the proposed "Maple Woods" would accept the version they have presented. Even reducing it by one home would bring it closer to reasonable. "Maple Woods" keeps comparing themselves to the success of the neighborhood in which I live, Maple Green. They are not anything alike. The developers of Maple Green purchased extra lots so there could be green space and charm in keeping with what is deserved in the area.

Please look carefully at extent of the proposed "Maple Woods."

Please look again and consider the negative impact of 4 homes with 4 detached garages on the space of 2 lots.

Thanks-
Sue Agee
804-363-2084
beachyoga@verizon.net