

## Community Association Letter

03 August 2019

Please see the comments below from the Haysboro Community Association planning committee for the Land Use Amendment at 9232 Horton Road:

1. What are the strengths and challenges of the proposed amendment?

Increasing FAR and height allows the site to be developed beyond the current single story building. The committee has no objections to the increases. There are few specifics available as to the nature of the development planned beyond a potential height of 6-8 stories; the planning committee would appreciate outreach from the owner & architect when development plans go forward.

2. Are there changes that could be made to the proposed amendment to make it more compatible or beneficial to the area?

No comment.

3. Provide comments on the following. You may wish to consider height, privacy, parking, vehicle or pedestrian access and landscaping as you respond to these questions.

- a. The use (if identified – not applicable for single-detached houses, semi-detached dwellings or duplexes)

No comment.

- b. The site design

No comment.

- c. The building design

We would like to see a conceptual shadow study of the building when available.

4. Has the applicant discussed the application with the Community Association? If yes, what information was provided?

Yes. John Hamel from the planning committee spoke with the architect Manu Chugh. General information about previous projects the architect's office has worked on was provided. Manu told John no formal vision or project plan has been developed at this point, therefore no drawings/plans/shadow studies are available for comment by our planning committee.

5. Please provide any additional comments or concerns regarding the proposed amendment.

Please consider pedestrian and bike modes of transportation in addition to car when designing interface with the street, as well as sightlines as viewed from the neighborhood to the west across the tracks.