

Community Association Letter



Tuxedo Park Community Association

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Circulation Control
Planning and Development
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Attention: Giyan Brenkman

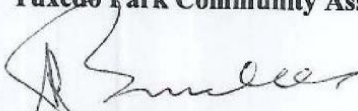
RE: LOC2020-0071
101 29 Ave. NE

The Tuxedo Park Community Association (TPCA) has reviewed the subject application. We have reviewed previous conceptual drawings of a four to five story building at this location. We have several concerns regarding this land use amendment:

1. TPCA has been fully involved in the process which has resulted in the currently proposed North Hill Communities Local Area Plan (LAP). TPCA has made the city aware that the community is not comfortable with the dramatic increase in building scale with the resultant population density throughout our community.
2. It appears buildings of this size which have been proposed lately lack sufficient parking to accommodate all residents in anticipation of the Greenline station which appears to be years away to becoming a reality (if ever).
3. TPCA was supportive of the previously presented concept of a four to five story building with a restaurant/coffee shop on the park but requested a more "up-scale" building design incorporating balconies on the units.

In consideration of these points, TPCA will support the subject Land Use Amendment but we advise we will be very critical at the Development Permit stage as this location is very prominent and critical to the community. I trust the foregoing is in order, please contact the undersigned at 403-860-3340 to discuss further.

Tuxedo Park Community Association



Arnie Brownlees
Director