

Community Association Response

Date September 6, 2023



Spruce Cliff Community Association

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Re: LOC2023-0147 3508 8th Ave SW Spruce Cliff

Thank you for the opportunity to submit comment on the above LOC H-GO application in Spruce Cliff.

The Community Association understands the DC/H-GO circulated with attached sketches and that was site posted in June 2023 has been withdrawn, and that the application is replaced with a stock district H-GO with no additional site drawing information available.

The Community Association believes the application of a residential district H-GO is in line with the Westbrook LAP - however this site is not a corner parcel, nor is it level. The site offers historic social behavior conditions along the east lane due to the artificial berm on the site. We believe a 'New' land use district H-GO application with a challenging site typography warrants a concurrent Development Permit application.

The applicant has made no commitment to build, and changes that up zone land use to higher density that prove to be not viable often sterilizes redevelopment for years, spawning conditions as found along sites in this part of 8th Ave where investments have not been made during the holding years.

Lois Sime, President

On behalf of the Spruce Cliff CA Board.