

# Community Association Response

2025 January 15

\*Overall:  

What has been submitted is an improvement from the previous design, but the massing of the revised proposed design is still quite imposing with a very high parcel coverage.

Due to the lot topography (being on a rather steep slope), the rear view will have an elevation change of 55 feet from grade to the top of the 3rd floor. This would be similar in scale to a six story building.

ARP/LOC and DP need to be looked at together to improve the design to:

- Reduce overall height (e.g., remove 3rd floor)
- Lower parcel coverage or change design to allow for trees and storm management with permeable surfaces to absorb storm water due to a lack of a storm water system
- Due to a lack of a storm water system, need to understand how the hardscaping and concrete flatwork will manage the storm water.