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From: Audubon-Downriver Neighborhood Council (ADNC)
To: City of Spokane Hearing Examiner
Subject: Ash Place Townhouse Proposal

Thank you for the opportunity to comment on the Ash Place townhouse development that is proposed within the boundaries of the Audubon Downriver Neighborhood.

Since January, our council has discussed the Ash Place townhouse proposal at each of our monthly membership meetings. Based on these discussions, this letter summarizes our council's position on the current proposed project.

The ADNC recognizes the need for additional housing units in our city, and the need to maintain the quality of life for existing residents in our neighborhood.. While there are times these goals may seem at odds, we believe our engaged neighbors have examined this project with compassion, open-mindedness, understanding, and a desire to reach a mutually beneficial agreement.

As proposed, this project represents a very dense development that overwhelms the existing neighborhood characteristics. A more measured project that achieves the goals of the city to increase housing units, maintains the character of the existing neighborhood, and allows the developer to achieve a profit incentive represents a mutually beneficial outcome.

RECOMMENDATION:

The Audubon-Downriver Neighborhood Council strongly urges the number of housing units be reduced dramatically to be compatible with the existing neighborhood density and quality of life. To that end, the building footprint and setbacks should be adjusted for more open space and a scale more compatible with the surroundings. We recommend approval of the project be conditioned on the installation of improvements to promote traffic calming and pedestrian safety.

We appreciate the opportunity to comment on this proposed development and anticipate the recommendations in this letter will be carefully considered and implemented in a manner that maintains the character of this unique part of our neighborhood.

Respectfully,

Jeff Stevens, Chair
Audubon Downriver Neighborhood Council.