

November 22, 2022

Lincoln City Planning Department,

We are aware of and very sensitive to the comments filed by our neighbors in response to this pending application. We wholeheartedly agree with the desire to maintain safety and ensure that the neighborhood continues to be a family-friendly environment.

We think our transformative updates to the former Cozy Cove and our right of way improvements demonstrate our commitment to these ideals. We also wish to point out that we have in fact reduced the traffic flow and infrastructure usage by dropping the number of registered units from 70 dating back to 1984 down to a total of 60 even after the new center building is constructed.

We are also very sensitive to the use of design elements to enhance environmental sustainability in the building practices for the project. For example, one of the technologies we intend to utilize is called Cross Laminated Timber (CLT) for much of the framing and floor systems. CLT has significant carbon sequestering benefits and is lighter than steel or concrete and requires less energy to produce, transport, and assemble. CLT also utilizes trees that are less than 10" in diameter, which can help prevent severe wildfires when these smaller trees are thinned from forests. We expect that use of technologies like this will help reinvigorate many of our local timber communities and boost the regional economy in a more sustainable fashion.

Finally, we are excited to point out that the project meets or exceeds all applicable design criteria. The landscaping and courtyard will enhance the overall look and feel of the property and neighborhood, all while also enhancing the beach access and experience for the neighbors and the public in general. In short, we believe the entire project is tastefully designed and represents a resort that the community would be proud to visit. We look forward to working with the city and our neighbors to bring this project to fruition.

Sincerely,



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