

Clare Kurth

From: Ann Lathrop [REDACTED]
Sent: Tuesday, October 11, 2022 11:00 AM
To: Planning Department
Subject: Public hearing on Resolution PC 22 17 DR 07

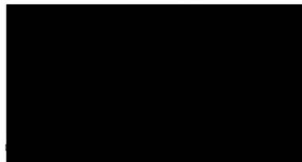
The letter below is in reference to the application to build an apartment house on Nopal Street. I am strongly opposed to this intrusion into the pleasant quiet nature of Nopal Street.

Please include my letter in the documents for consideration of this application.

Thank you.

Ann Lathrop

Ann Lathrop, Ph.D.



October 9, 2022

To: Florence Planning Commission

From: Ann Lathrop, Florence City resident

Re: Resolution PC 22 17 DR 07 – Partial Design Review and Code Interpretation

I am writing to express my strong opposition to the construction of a large and quite tall two-and-one-half story eight-unit apartment building on Nopal Street, just around the corner from Bay Street and Old Town.

Nopal is a delightfully quiet and picturesque street that continues the pleasant ambiance of Bay Street just as strollers turn around the corner from Bay Street. This short block leads them pleasantly past the very attractive and interesting quilting shop and on to Lovejoy's English Tearoom.

I particularly enjoy Lovejoy's Tearoom, both for delicious food and for its charming English décor. I have lunch there almost every week and notice how many people pause to enjoy peering in, and then usually come in to browse the gift shop and/or sample the wide range of menu choices.

The proposed eight-unit apartment building will bring highly undesirable traffic to Nopal Street. I would expect that at least eight vehicles, and perhaps sixteen or more, will take up much of the available parking as the plans make no provision for onsite parking for the occupants. This will limit parking for those of us coming to the tearoom. There will also be the annoyance of so many vehicles coming and going all hours of the day and night, and the noise of their visitors' vehicles as well.

Apartment buildings are already situated quite appropriately at the far end of the parking lot and in other areas less closely adjacent to Bay Street. That is as it should be. Please, please do not approve this

apartment building that will irrevocably change the character of this lovely, quiet block so closely connected to and almost an extension of Bay Street.

The City of Florence has done an excellent job of creating a very beautiful Old Town, one that is attractive to residents and visitors alike. This large apartment building will be a “foot in the door” for other new and highly inappropriate changes in this historic area.

With appreciation for your consideration,

Ann Lathrop
(9-year Florence resident who has come to truly love and value this city)

Oct



Community Development Department: Planning
City of Florence
250 Highway 101
Florence, OR 97439

Dear City of Florence Planning Commission,

This letter is to express my support for the design and development of the mixed-use building being proposed by P&B Holman LLC.

I have known the Holman family for over 38 years starting with Matt & Tracey's grandparents, Marj and Dave. I was involved with heir father, Paul, in numerous city projects that were instrumental in making Florence the great place to live that it is today. The Holman family has always been committed to the overall good of the community. Paul spent much of his time as a member of the city council, businessman, and long-time resident working for the improvement of Florence. When the existing height restriction was established, it was based primarily on the testimony of the Florence Fire Department and the limitation of their equipment at that time. I believe this condition no longer exists. The proposed mezzanine level is a technicality that does not violate the height restriction and I feel that an exception can and should be made to allow this.

The mixed-use building being proposed by P&B Holman LLC represents the type of urban renewal we should celebrate, in that it is bold and modern but also designed to blend with the historic character of buildings that surround it. The building design also conforms to the 30 foot height limit for the specified zone with a design that is less boxy and more visually attractive than those currently on that block. The question of the interior mezzanine level is merely one of usability - code notwithstanding I do not understand why we would restrict the interior usefulness of buildings that otherwise meet all other height and massing limitations that actually have a visual impact on the community. Furthermore, as Florence continues to grow, higher-density buildings like this will help serve a critical need for housing and retail space within Old Town.

In conclusion, I urge you to vote yes on this project.

Sincerely,

Thomas Grove

