

April 26, 2022

PUBLIC COMMENT – ITEM 3B PD 35 COLORADO HILL PLANNED DEVELOPMENT

Thank you for the opportunity to participate in public comment on item 3B.

Having looked at the staff report, I am in agreement with Item 6 to “engage a qualified Historic Architect to identify rehabilitation treatments to be implemented in conjunction with the proposed project, including the building and contributing light fixture.” Familiar with this project, I do feel it is important to maintain the historical realm of Route 66. The project is an extremely historical/memorable renowned area and the architecture should reflect that. It should also enhance the neighborhood being adjacent to an attractive building housing an antique store, the Holliston United Methodist Church and the Howard Motor Company showroom which are the epitome of history and preservation.

The Historic Architect has not yet conducted a full analysis of the historic building, I don't agree with staff recommending a condition of approval as I feel it is important to see what the findings are prior to Final Design Review. I urge the Commission to continue this until this portion of the project is presented.

I am in agreement regarding the existing showroom and don't understand the need to maintain it. What exactly is its intended purpose? I also find the color is garish and should be reconsidered.

Regarding Planned Developments, my questions are for the applicant. The major areas of concern are consistency with other City plans, the public seeking more input, community benefits and two-acre minimum requirements.

This clearly is a project that fits into the main premises and additional assemblages of lots do not appear necessary. As these projects are extremely large in nature, we the public are asking more input as to what we want to see transpire. I am asking if the applicant has had a lot of interaction with the stakeholders in the immediate vicinity to obtain their input?

Another issue we are pushing for are stricter guidelines regarding community benefits. Is the applicant aware of the concept and if so, has any thought been given to incorporating benefits such as open space, a park like setting, affordable housing, parking etc.?

In closing, these are areas including major density compared to the East Colorado Specific Plan that both the Commission and Council should take into consideration.

Thank you for the opportunity to share these concerns.

Sincerely,



Stephen C. Lipira
Pasadena Resident