

Subject:

Envisioning Developments P.S.Duplex Developments

From: Tim Athan**Sent:** Friday, June 27, 2025 4:40 PM**To:** Planning <Planning@a2gov.org>; City Council <CityCouncil@a2gov.org>**Subject:** Re: Envisioning Developments P.S.Duplex Developments

P.S. Water Hill's R2 zoning has in recent years brought stark changes: older, affordable rental homes positioned on large lots are being torn down and replaced with \$800,000+ per unit duplexes.

On Friday, June 27, 2025 at 04:10:12 PM EDT, Tim Athan wrote:

Hello:

Propositions A & B: I'd liked the idea of having a developer develop the library lot, paying the city big dough, and taking on programming responsibility for the outdoor spaces. Is that opportunity gone? If these propositions pass, will the library have the funds to develop the site? If Prop B passes and Prop A fails, would that free the city to find a developer for the site?

Comprehensive Plan: The Neighborhood Institute has posted:

One major thing we're hoping that the Commission will fix is to make sure that ALL current non-single-family properties will be included in the Transition category! We need a Plan that plans for housing abundance — not caution, complexity, or picking winners and losers.

But that would mean that almost all of Water Hill (zoned R2) would be considered Transition! And that would mean that urban creep will cause it to be enveloped by the urban center. (Over my time here I've seen the neighborhood just east of me, (between the railroad and Main Street) steadily get chiseled away.

Regards,
Tim Athan
515 Spring Street