

Subject: 221 West William designation as HUB

From: Timothy Rhoades

Sent: Monday, June 23, 2025 11:55 AM

To: Bennett, Michelle <MBennett@a2gov.org>

Cc: Briggs, Erica <EBriggs@a2gov.org>; Cornell, Jenn <JCornell@a2gov.org>; Thacher, Jill <JThacher@a2gov.org>

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Michelle,

Thank you again for the clearer pdf of the draft 2 map.

In considering the draft in more detail, I now see that 221 W William is also the floodplain! This is yet another reason this parcel was envisioned as appropriate for parkland and is not appropriate for “hub” designation. I believe the area bounded by Ashley, William, Jefferson and Fifth street should all be categorized as residential, except for the taller Argus building. This approach respects the existing residential and historical nature of the area while still allowing for some growth in the form of ADU’s and limited higher density when new construction occurs. I believe opening the floodgates to unlimited height with “hub” designation in a historic district, especially within a flood zone, is absolutely inappropriate.

More generally, I believe the idea that “the future land use map presents a vision for the city’s growth and transformation that aligns with community values” (p. 127) is simply not true. Hundreds of citizens have signed the “pause the plan” petition and many very experienced and wise local developers have cautioned against the plan in its present form. The draft plan document cherry picks comments (p. 38-9) from public engagement sessions with low attendance to support directives from City Council. Feedback specific to growth was low, with only 216 responses collected in a non-scientific manner. Nevertheless, regarding where growth should occur, a zoom-in graphic of page 36 of the draft plan shows that interest in growth focused on downtown and areas north, east and south of downtown - not west of downtown.

I urge the Planning Commission to be more respectful of historical districts and listen to citizens. How many historic parcels such as Braun Court and 630 S. Ashley will be demolished and replaced with expensive multi-story condos? Let’s pause the plan and get this right.

Please pass along this comment to the Planning Commission.

Best regards,
Tim Rhoades

CC. Ward 5 Representatives and Historic Preservation Coordinator