

Here are the reasons I feel it makes no sense for Hickory Street to be rezoned as a climate-friendly area. Unless a formal traffic study is conducted PRIOR to this being approved in order to understand the significant impact this will have on the area.

- 1) NA was annexed in 1991, Since then the population has grown from 2,930 to 11,093 in 2023.
- 2) Aside from widening Gibson hill and adding some bike paths and a round-about, no road infrastructure has been done since then.
- 3) The last traffic study was conducted in 2010
- 4) Since 2010 -- 894 houses have been built
- 5) Next traffic study will begin this year and is expected to take 1.5 years to complete.
- 6) In 2022 59 houses were built. The next year (2023) traffic accidents increased 40%. There is no doubt traffic is an issue,
- 7) Traffic congestion through North Albany and across the bridges has become an issue with traffic times doubling during peak traffic.
 - a. This results in delays of
 - i. Police
 - ii. Fire
 - iii. Ambulance

And set the city up for a wrongful death lawsuit.
- 8) I spoke with a woman that used to work as a civil engineer for the Bay Area. She said that until all infrastructures were understood (water-sewer-power-roads-schools-etc) no building would be allowed.

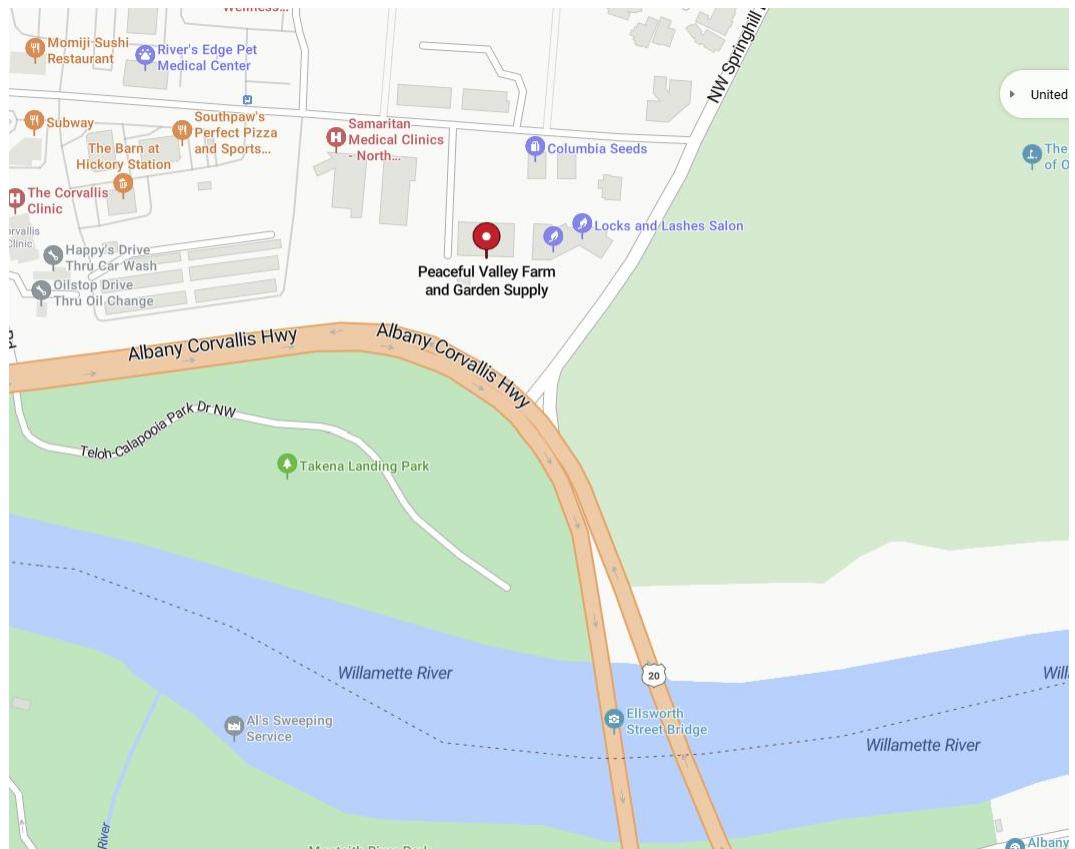
Why are we allowing this to happen here?

- 9) If there is consideration of turning the slightly over 2.5 acre parcel that sits on the corner of HWY-20 and Springhill into some sort of “Climate

“Friendly Area” This will only add to the congestion problem. Here is the definition the city is using to justify this move

“.....Climate Friendly Areas (CFAs) are places where people can live, work, and meet many of their daily needs without having to drive. These areas will allow a mix of housing, businesses, and amenities that are accessible by bike, transit, and on foot. We hope they encourage more housing and transportation choices may enable residents to not need a car while creating vibrant and connected neighborhoods...”

Depending upon what they are considering for apartments/businesses, we are looking at a minimum of 100 apartments, and while there will be some foot traffic, there will also be additional cars driving to these new businesses. This will not resolve a problem.



This would allow for a min of 110 apartments (SINGLE LEVEL)

A 2.54-acre parcel is equivalent to approximately 110,484 square feet [1](#). If each apartment is 1,000 square feet, you can calculate the maximum number of apartments as follows:

$$\text{Number of Apartments} = \frac{\text{Parcel Area}}{\text{Apartment Area}} = \frac{110,484}{1,000} = 110$$

Since we can't have a fraction of an apartment, you could build up to **110 apartments** on that parcel. Keep in mind that this assumes no additional space for common areas, parking, or other amenities. Local zoning laws and regulations may also impact the actual number of apartments you can construct.    [1](#) [2](#)