

Subject:

Last Minute Input

From: Jeff Crockett**Sent:** Friday, February 13, 2026 11:01 AM**To:** Planning <Planning@a2gov.org>**Subject:** Last Minute Input

Dear Commissioners,

My name is Jeff Crockett, and I live at 506 E. Kingsley. I am pleased to see improved language on P. 56 of the 4th draft. One quick fix. The statement "All of the city's historic districts are all located close to downtown" should be changed to "Most of the city's historic districts are located close to downtown." The Cobblestone Farms is a historic district far from downtown. But this is not enough. Historic districts should also be considered for historically significant areas on the near northside, which were once primarily African-American neighborhoods. While historically significant homes are protected in historic districts, they are not protected in the historic African-American neighborhoods. Therefore, I recommend the following sentence be added to the historic district statement on p. 56. "Historic district status should be considered for neighborhoods that contain a number of historically significant homes that could be threatened by new development."

The extension of the Transition designation into neighborhoods that are near downtown, such as the Old Fourth Ward and the near north side areas north of E. Kingsley on N. Fourth and N. Fifth, continues to be a major concern with the 4th draft. These areas are both R4C neighborhoods, already far denser than most neighborhoods. The Transition designation was intended for major transportation corridors, such as Huron Ave. However, the Transition designation in our area extends into a residential area more than four blocks down to Depot. That is an overreach and unnecessary. The density in our area increases each year as management companies restructure the interiors of rental housing. Also, there are plenty of commercial establishments in the area, especially with Kerrytown and Zingerman's. Further, industrial activity does not sync with the historic context of our neighborhood. As such, there is no need for the Transition designation. Please remove the Transition designation from the areas between Main St. and Glen, east/west, and Huron and Depot, north/south, and retain R4C Zoning.

A third concern is the absence in the CLUP of a statement about the possible risks associated with increased density. From my vantage point, those risks include gentrification (displacement of current residents), increased property taxes, stifling traffic

congestion due to expansion of bike lanes, stifling traffic congestion due to construction, continued loss of downtown local businesses due to escalating rents, loss of handicapped parking downtown, more vertically gated and exclusive, exclusionary high rises, the cost of replacing and adding infrastructure, and the likely flight to neighboring communities. Another probable result is an invasion of wealthy developers and investors after the passage of the CLUP, hounding single-family home owners in more modest communities to buy their homes.

A fourth concern is what is likely to occur shortly after the passage of the CLUP. Once the plan is adopted (in mid-March) and before the new zoning code is written, there will likely be a period when individual developers apply for rezonings to the existing zoning district that most closely matches the new CLUP's Future Land Use Map for their property. Given the lack of details in the CLUP, there is a lot of room for interpretation about which existing zoning district would be approved. Given the administration's stated desires and voting history, the interpretations are likely to be generous to these developers.

Finally, if the fourth draft passes by the Council as is and the news of the city-wide upzoning reaches the single-family neighborhoods that will be mostly affected by the CLUP, don't be surprised by a voter uprising in the August primary. I believe the biggest mistake by the CLUP steering committee was the lack of representation of seniors and citizens with mobility challenges, living in single-family neighborhoods. Please consider reaching out to this population before you finalize the CLUP.

Thanks for your consideration.