

Subject: Comprehensive Land Use Plan Treatment of Historic Districts
Attachments: WelcomeToDowntownLiving.pdf

From: Jeff Crockett
Sent: Monday, August 4, 2025 12:47 PM
To: Planning <Planning@a2gov.org>
Subject: Comprehensive Land Use Plan Treatment of Historic Districts

Dear Commissioners,

My wife and I live at 506 E. Kingsley, and we have three concerns about the current version of the Comprehensive Land Use Plan (CLUP). First, without any engagement with the Old Fourth Ward Association, the Old Fourth Ward Historic District has been designated a Transition District, despite the fact that our neighborhood is already the densest in the city and has steadily increased in density as a result of management companies restructuring the interiors to add occupancy, which is not restricted by the Historic District ordinance. Also, non-contributing houses can be replaced with multi-unit dwellings as occurred at 530 N. Division. Single-family ownership has declined, while multi-unit dwellings have increased. Consequently, the current zoning category is more than sufficient to reach the CLUP's goal of increased density.

Secondly, on July 15, the Planning Commission voted to change the first sentence of the historic district language on p. 60 to read "The Plan takes no position on historic districts." However, Draft 2 of the CLUP ([see https://engage.a2gov.org/comprehensive-land-use-plan](https://engage.a2gov.org/comprehensive-land-use-plan)) does not contain the revised language. Therefore, in preparation for the 8-5-25 meeting, the public has no way to tell what the current version is. Still, the statement makes no sense. By its very nature, the CLUP is obligated to make statements on land use, not avoid them. Historic districts have had overwhelming local support since their formation in the 1980s, well after racial exclusion on deeds was invalidated by the Fair Housing Act of 1968. In fact, the absence of a historic district on N. Fourth and N. Fifth, historically black neighborhoods, means that historic homes in this area can be demolished. Where is the equity in that?

Please consider the following historic preservation statement for P. 60, "Historic district boundaries will be maintained, and development will continue to adhere to the existing standards and design guidelines approved by the Historic District Commission. The City's fifteen historic districts are legally protected with the purpose of preserving the city's buildings and places of cultural and historical significance for future generations, an outcome of decades of legislative actions by the city. To learn more about historic districts and Ann Arbor's past, take the Smart Tours on the Ann Arbor District Library website at <https://aadl.org/a2st> and visit Ann Arbor's Bicentennial website at <https://www.a2gov.org/ann-arbor-bicentennial/>."

This statement describes the land use in historic districts, acknowledges the Historic District Commission, and provides links to Ann Arbor preservation and educational resources. It is short, straightforward, and appropriate.

Finally, we are aware that some of the current members of the Planning Commission have concerns about the racial legacy of historic districts. We are concerned as well. That is why we have been reaching out to student organizations, including the Intercooperative Council and the Beyond the Diag program. We have written welcoming statements for their publications. We have helped distribute a Welcome To Downtown Living document. See attached. We have also supported a sensible increase in density when it respects the context

of our historic neighborhood, such as at 530 N. Division and 511 E. Ann. I would encourage you all to read “Localities can advance racial equity through historic preservation,” by Sara Kaufman and Jean-Charles Zurawicki, 3/15/23. See <https://www.urban.org/urban-wire/localities-can-advance-racial-equity-through-historic-preservation>. It’s a discussion that we should all be having as we consider the CLUP. That is why Tom Stulberg and Jeff have reached out to Commissioners Norton and Wyche to meet to develop a better mutual understanding. We have learned that resolving differences in person is far more productive than via email or social media. We hope to arrange this meeting in the near future. Thanks for your consideration,

Jeff and Christine Crockett

WELCOME TO DOWNTOWN LIVING

Sponsored by
The Old Fourth Ward Neighborhood Association

An electronic version of this letter can be found at: <http://tylertopics.com/DowntownLiving.pdf>

Welcome to the downtown neighborhood! We are happy to have you join us here and experience the benefits of living in one of the downtown districts.

One of the things that distinguishes downtown from others districts around campus is the neighborliness of the residents. We take pride in our community and work hard together to make the downtown an attractive place to live, work, study and relax.

The following guidelines will help make your time here much more enjoyable. We are proud of our neighborhoods and it is important that residents observe the city requirements of living here.

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SPECIAL GUIDELINES FOR LIVING DOWNTOWN DURING THE COVID-19 PANDEMIC: We encourage you to follow social distancing, wearing a mask at all times, washing your hands or using hand sanitizer, while living downtown.

Additionally, there is a State of Michigan limit of 10 people for indoor public gatherings, and outdoor gatherings are limited to 25 people. The Ann Arbor Police Department, along with the University, are committed to monitoring parties and will be enforcing these limits.

The University of Michigan Health System Covid Triage Phone Line is: 734-763-6336. If you think you may be infected call and they will give you directions of what to do next.

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Contents

1. Parking
2. Noise
3. Underage Drinking
4. Fire Safety and Grill Safety
5. Trash, Compost and Recycling
6. Front Porch Furniture
7. Where to buy things to furnish your apartment
 - a. Hardware Stores (can't fix it without a tool)
 - b. Furniture and Housewares
 - c. Resale and Thrift Shops
8. Where to buy food and supplies downtown
9. Pets
10. Move-Out
11. Emergency Alert Sign Ups
12. A2 Fix It

- 1. PARKING:** If parking is not included in your living situation, you will need to check your own street parking requirements. Some streets have metered parking between 8 am and 6 pm. Some require permits. You need to check what the rules are for your street.

In some neighborhoods, parking on neighborhood streets for more than two hours at a time often requires a residential permit between the hours of 8 am and 6 pm. Some streets allow parking on alternate sides of the roadway on alternating days.

To obtain a parking permit you will need to contact the City Office. Details here:

<https://www.a2gov.org/services/Pages/ResidentialParkingPermits.aspx>

- 2. NOISE ORDINANCE:** If any music or noise can be heard beyond your property line or the physical space of your property between the hours of 10 p.m. and 7 a.m., you are violating the City of Ann Arbor noise regulations. The maximum penalty for each offense is \$500. All loud parties are subject to these penalties.

HINT: If you are planning a party, it is a good idea to go to your neighbors in your building and up and down your block and talk to them a couple of days ahead of time. Hand out your name and phone number so they can call you if they are having problems with your noise, before they are forced to call the police.

If you have an outdoor party, please clean up your yard as soon as the festivities are over.

- 3. UNDERAGE DRINKING:** If you have a party and people under the age of 21 attend and drink alcoholic beverages then YOU could be in trouble.

For anyone under the age of 21, it is illegal to consume alcoholic beverages in the U.S. Michigan law also states that a person who knowingly supplies alcohol to someone under 21, or who fails to make diligent inquiry as to whether someone is under 21, is guilty of a misdemeanor. Penalties for violation are \$1,000 and 60 days in jail for the first offense; \$2,500 and 90 days in jail for the second offense.

Even if you think this will never affect you, you should at least be aware of it.

- 4. FIRE and GRILL SAFETY:** Please know the fire safety exits from your home. Please have a small fire extinguisher in the kitchen for stove fires. This is not required but is very helpful.

If you are grilling on an outdoor grill, include this in your fire safety plan. Have a fire extinguisher handy. Do not put your grill on the porch. Grills need to be at least 10 feet away from the building.

If you are using charcoal to grill, make sure the embers are completely cold before you dispose of them. Wait overnight and check them in the morning. Use water to douse them if needed.

- 5. TRASH, COMPOST AND RECYCLING:** These all go into the wheeled bins at your property and are separate and identified. If you are missing a bin please call your landlord and ask if they want to contact the City or if they would rather you do it.

Pick up for all three is the same day every week, depending on your neighborhood. If there is a holiday or snow emergency that might push pick up to the next day. The schedule can be found at: <https://www.a2gov.org/departments/trash-recycling/Pages/About.aspx>.

IMPORTANT: Your trash and recycling must be completely inside your container **and the lid must be closed or else the City will not pick up.** You will be left with an overflowing bin to deal with for the next week.

If cardboard or papers don't fit inside the recycling cart please fold them up and tie together with string and place it on the ground next to your cart. This is the biggest problem with trash pick up; things not fitting into the carts completely.

Carts must be stored at the side or rear of the dwelling.

Trash containers can be put out on the street 24 hours before they are supposed to be picked up and should be taken back to their off-street location no later than 12 hours after they are emptied. If pickup is missed call 734-994-7336 to schedule a return pickup.

Here is a link with more information:

<https://www.a2gov.org/departments/trash-recycling/Pages/Trash.aspx>

6. FRONT PORCH FURNITURE: No upholstered furniture is allowed on porches for regular use. Please use solid wood, plastic or metal furniture. This is for fire safety.

7. Where to buy things to furnish your apartment when you move in. This list is not comprehensive. There are constantly changing opportunities and additions, and the list is too long to include every possibility. Talk to your friends to find more options!

A) **Hardware Stores:** There are five hardware stores close to campus and downtown where you can get the tools you need to assemble your furniture or fix your window. Plus brooms, mops, sponges, cleaning supplies, more:

- **Stadium Hardware on West Stadium.** An Ann Arbor tradition. Locally owned. They help you solve all your problems and have free popcorn on Saturday! If they can't fix it then it can't be fixed. They love a challenge!
- **Carpenter Brothers Hardware on Plymouth Road** and Nixon Road in the Plymouth Road Mall. Locally owned. The closest hardware store (walk or bus) for North Campus and the north side of town. Great selection and excellent assistance.
- **Jack's Hardware on Packard Road** south of Hill Street is locally owned and walkable from the south side of town. Small but amazingly complete!
- **Barnes Ace Hardware (two locations) one on West Stadium and one on Washtenaw.** Both are locally owned franchises of the national Ace Hardware line. Known for their great help, and for their unique selections over and above their complete hardware and paint sections. Housewares and canning supplies, cool napkins and great seasonal home decor items. Candles. Lamps. Always changing.
- And of course, **Lowe's out west on Jackson or southeast on Carpenter, and Home Depot on Carpenter.** But they are nowhere near as much fun!

B) Furniture and Housewares: DURING THE COVID EPIDEMIC PLEASE CHECK WEBSITES OR CALL AHEAD TO MAKE SURE THE PLACE YOU ARE VISITING IS STILL OPEN, AND WHETHER OR NOT THEY HAVE DIFFERENT HOURS OF OPERATION.

There are all manner of top of the line furniture and housewares stores in the larger Ann Arbor area. Everything from **Crate and Barrel, Williams Sonoma, JC Penneys, Macy's, Bed Bath and Beyond, Anthropologie, and Sur la Table**, just to name a few. We also have a regional big box store **Meijer**, with high quality bedding and linens along with food, tableware, and many needed items. Meijer has several locations around town. **Tyners** furniture store on South State Street can furnish an entire house from top to bottom.

The University partners with the City of Ann Arbor at move-in to provide special bus service to take students to the Meijer stores in the area. THIS MAY NOT BE HAPPING DURING THE PANDEMIC. PLEASE CHECK WITH THE UNIVERSITY.

C) Downtown Specialty Shops. Ann Arbor has wonderful, locally owned specialty shops scattered throughout where you can find just the right, new, modern lamp, antique tea towel, or set of unique drinking glasses.

- Nickels Arcade
 - The Caravan Gift Shop has been there forever
 - Arcadian Antiques is another long time store
- Kerrytown
 - Found
 - V2V (Vintage to Vogue)
- Fourth Avenue both North and South of Huron
 - Thistle and Bess
 - Birkenstock Shoes

These are just a few of the unique, special stores in downtown. We invite you to take a lovely afternoon and wander up and down the streets in downtown Ann Arbor to find a delightful treat!

D) Resale and Thrift Shops! They rock! If you would like to save money, there are a number of well-curated resale and thrift shops: It's a good idea to check the website or call ahead to confirm hours of operation.

- Ann Arbor PTO Thrift Shop <http://www.a2ptothriftshop.org/>
2280 South Industrial, Ann Arbor 734-996-9155
- St. Vincent DePaul Thrift Shop <http://svdpaa.org/>
1001 Broadway, Ann Arbor 734-761-1400 CURRENTLY CLOSED DUE TO COVID
- Ann Arbor Thrift Shop <http://www.annarborthriftshop.org/>
3500 Washtenaw Avenue across from Arborland 734-662-6771
- Salvation Army <https://satruck.org/>
621 South State, Ann Arbor 734-332-3948
- Recycle Ann Arbor's Re-Use Center (for furniture and appliances, etc)
South Industrial Road, Ann Arbor 734-222-7880
- Kiwanis Club or Ann Arbor <http://www.kiwanissale.com/>
100 North Staebler Road, Ann Arbor 734-665-0450 KIWANIS IS STILL CLOSED 08/20.
- The ShareHouse <https://www.facebook.com/sharehouseaa/>
5262 Jackson Road, Ann Arbor 734-222-0876

8. Where to buy groceries downtown. There are an endless number of restaurants and eateries in the campus and downtown areas. But if you want groceries to make your food at home, there are excellent options within walking distance of much of the campus area:

- **People's Food Co-op** on North Fourth Avenue. Open to the public, no membership required. They have almost everything you need. Produce, a wide selection of dairy and cheese, meats, canned goods, fresh bread, a wonderful coffee shop and salad bar, bulk herbs and spices, vitamins and supplements, toiletries. You really don't need much more.
- **Kerrytown Markets** All the Kerrytown shops are the highest quality.
 - Sparrow Groceries (produce, dairy, canned goods)
 - Sparrow Meats
 - Monahan's Seafood
 - Durham's Tricklements

- Everyday Wines
 - Fustini's Oils and Vinegars
 - Spice Merchants
 - And More
 - **The Ann Arbor Farmer's Market** on Saturdays (all year) and Wednesdays (May through December) Here is a link: <https://www.a2gov.org/departments/Parks-Recreation/parks-places/farmers-market/pages/default.aspx>
- The best in straight from the farm regional produce, meats, eggs, cheese, plus all kinds of handmade foods (pies, cookies, cakes) and craft items (leather goods, woodworking, fiber arts)
- **Zingerman's** does retail sales of select items.
 - **York** on Packard is a curated grocer with artisanal products ready to go: <https://www.yorka2.com>
 - **Argus Farm Stop** 325 W. Liberty A source for locally grown produce. See: <https://www.argusfarmstop.com/>
 - **Convenience Stores**- In A Pinch: when you just need something, anything, RIGHT NOW!
 - **Seven 11's** on South State, South Main and South University. Needs no explanation :-)
 - **CVS** on South State has a surprising grocery section and of course all the regular items CVS is known for.
 - **Walgreens** at the corner of South State and North University.

9. For a full-blown grocery store:

- There is a **Kroger** on Plymouth Road north of North Campus, (bus or walk) one on Maple, to the west of town, and one in the Arborland Shopping Center.
- There are **Meijer** stores on Jackson Road to the west, Ann Arbor-Saline Road to the South, and farther to the east on Carpenter Road.
- There are two **Plum Markets**, one on the northwest side and one on the northeast.
- **Arbor Farms** was Ann Arbor's first whole foods store. It is on West Stadium
- **Whole Foods** is located on Washtenaw near the intersection with Huron Parkway.
- **Trader Joe's** is on East Stadium just east of the intersection with Washtenaw.
- Packard Road east and west of the intersection with Platt Road has a whole host of unique and quirky **international and ethnic food stores** from Bombay Grocery to Mary's Chicken and Fish
- There is an **African Market** on Platt Road near Ellsworth
- There are several wonderful **Asian Food Stores**:
 - **Way One** on Plymouth Road
 - **The Galleria** on Packard
 - **Hua Xing** on Washtenaw
 - **Tsai Grocery** on Ann Arbor-Saline Road

Use our wonderful **AATA (The Ride) bus service** to visit all of these places. Free to University of Michigan students with their ID. <https://www.theride.org/> Plus they have a wicked good phone app! COVID UPDATE: The AATA is still running during the pandemic. Their schedule and routes have changed, so please visit their website to get up-to-date information.

10. PETS: Ann Arbor is pet friendly as long as you take proper care of your pet(s).

Dogs: Dogs should be on a leash at all times when they are outside, unless they are in a securely fenced yard. Do not walk your dog off leash. It is too easy for them to dart between parked cars, out into the street, and be hit by a passing vehicle, or to approach another dog and start a fight. A lot can happen very quickly. Even if your dog is well behaved, not all dogs are.

All dogs must be up to date on their rabies shots and have a license from the City of Ann Arbor (this is a City ordinance). Licenses are available at the City Clerks office on the second floor of the Larcom Building at 301 East Huron (northeast corner of Huron and Fifth).

There are several fenced in “dog parks” here in Ann Arbor where you can take your dog and let it roam off-leash with other dogs. Here is a link to the locations:

<https://www.a2gov.org/departments/Parks-Recreation/play/Pages/Dog-Parks.aspx>.

Cats: Cats should be “indoor” cats. Please don’t let your cat outside to roam freely. Some people don’t like to clean out litter boxes but Good News! There are now “automatic self cleaning” litter boxes available where all you have to do is pull out a bag of “used” kitty litter, replace the bag and add more clean litter to the box. Here is a link:

<https://www.petco.com/shop/en/petcostore/category/cat/cat-litter-boxes-and-accessories/cat-litter-boxes-and-pans/automatic-litter-boxes>

Pet Supplies Plus, our local pet store in the Kroger Mall on Plymouth Road and Traver (just past North Campus) always has a couple of automatic litter boxes in stock.

Also the new kitty litter on the market will hold all smells and odors. You won’t be able to tell there is a litter box in your home!

NEIGHBORHOOD COMMUNITY CATS: Because people in the past have simply let their cats free when they leave town, there is a residual community of cats that live on the streets of Ann Arbor. The Humane Society has a “Community Cats” program that traps, neuters and releases these cats under the care of a volunteer who watches over them, feeds them, makes sure they are healthy and doing well. Over time, as these cats slowly die off from age the number of cats living on the streets of Ann Arbor has dropped significantly. The goal is to get to zero. So if you see a cat loose on the streets it may be one of the “Community Cats”.

Cats are very territorial. If you let your cat out loose and it encounters a Community Cat, your cat may be driven off into new, unfamiliar territory. It will then have a hard time finding its way home. So please keep your cat indoors!

Pets at Vacation and Move-Out:

Vacations: *Never leave your pet unattended.* If you cannot find a friend or family member to watch over your pet while you go away (even for a weekend) please find a pet-sitter to come to your home. There are many people (high school and college students) in Ann Arbor who have a business of pet sitting, especially over holidays. You can find a pet sitter by Googling the words “pet sitting ann arbor mi” and a whole list will pop up!

Even if you think you will return to find your pet whole, it is likely that it will meow or bark A LOT while you are gone and anger your neighbors. Don’t go there!

Pets At Move-Out: If you have to leave Ann Arbor and you cannot take your pet and you cannot find a new home, **please contact the Humane Society of Huron Valley at: 734-661-3528** for

information on safely finding a new home for your pet. Visit their website at: <https://www.hshv.org/> for more information. It is really a neat facility and you will enjoy learning about their services. It is a no-kill shelter and has a superb re-homing record.

Do not abandon your pet to the streets! It will not survive. It may suffer starvation or attacks from other animals or be hit by a car. Please contact the Humane Society!

11. MOVE OUT: What to do with all the stuff you no longer want or need:

The University of Michigan “Beyond The Diag” Off Campus Housing is a treasure trove of information about living off campus and about living in Ann Arbor. They have organized the following page with good move-out information including how and where to get rid of things that you can’t take with you. Please read this page thoroughly and it will help both you and the neighborhood have a good move out experience!

<https://offcampus.umich.edu/article/moving-out-clean> This includes a partial list of places that will take things you no longer need or want. Includes services that will pick up furniture and other bulky items.

The City of Ann Arbor also has a page dedicated to helping you move:

<https://www.a2gov.org/departments/trash-recycling/Pages/Student-Move-Out.aspx>

Here are more possibilities: (does this list look familiar?)

- Ann Arbor PTO Thrift Shop <http://www.a2ptothriftshop.org/>
2280 South Industrial, Ann Arbor 734-996-9155
- St. Vincent DePaul Thrift Shop <http://svdpaa.org/>
1001 Broadway, Ann Arbor 734-761-1400 CURRENTLY CLOSED DUE TO COVID
- Ann Arbor Thrift Shop <http://www.annarborthriftshop.org/>
3500 Washtenaw Avenue across from Arborland 734-662-6771
- Salvation Army <https://satruck.org/>
621 South State, Ann Arbor 734-332-3948
- One place, “The House By The Side Of The Road” will even take unopened cosmetics, soap, toiletries etc in addition to clothing, for donation to needy families in Washtenaw County.
<https://www.housebythesideoftheroad.org/>
2051 South State, Ann Arbor 734-769-4085
- Recycle Ann Arbor’s Re-Use Center (for furniture and appliances, etc)
South Industrial Road, Ann Arbor 734-222-7880
- Kiwanis Club or Ann Arbor <http://www.kiwanissale.com/>
100 North Staebler Road, Ann Arbor 734-665-0450 KIWANIS IS STILL CLOSED AS OF 08/20
- The ShareHouse <https://www.facebook.com/sharehouseaa/>
5262 Jackson Road, Ann Arbor 734-222-0876

What if you can’t bring the materials? The following places can pick up furniture or other bulky items in good condition from your residence:

- Recycle Ann Arbor Re-Use Center: 734-222-7880
- Kiwanis Club of Ann Arbor: 734-665-0450 CLOSED AS OF 08/20

- Salvation Army: 313-965-7760
- PTO Thrift Shop: 734-996-9195

Ann Arbor area services that pick up and dispose of your bulky waste:

- 1-800-GOT-JUNK
- Big Time Services: 734-330-9000
- Calvert's Roll-Off Containers, Inc.: 734-426-2280
- Honeymoon Hauler: 734-971-7400
- We-Haul 734-383-5529

For a deep dive here is a link to the Ann Arbor Observer "Donations" listing!
<https://annarborobserver.com/cg/t0110.html>

11. EMERGENCY ALERTS: Sign up for Emergency Alerts from Washtenaw County. Get instant information on emergencies that affect your life and welfare. Here is the link to sign up:
<https://member.everbridge.net/454514914099298/login>

12, A2 Fix It for reporting problems that need fixing.

If you have a problem with neighbors parking illegally, making a mess on your front yard, not shoveling their sidewalks, or you need to report potholes, missed cart pickups, snow/ice on roads/sidewalks, graffiti on public property, dead/dying street trees, street light outages, contact A2 Fix It. Report the problem at:

Online – www.a2gov.org/services/Pages/Report-a-Problem.aspx

Mobile App on Apple App or Google Play

You will remain anonymous during the process.

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OTHER HELPFUL LINKS:

Ann Arbor Community Standards: The City of Ann Arbor has a host of Community Standards that support residents in keeping their neighborhoods safe and comfortable for both residents and visitors. If you want to learn more, the Community Standards webpage is:

<https://www.a2gov.org/departments/police/about/traffic-enforcement/Pages/Community-Standards.aspx>

University of Michigan International Center website concisely summarizes the City's ordinances and rules on:

Violence, Sexual Harassment, and Sexual Assault

Noise Ordinance

Clean Community Ordinance

Underage Drinking Law

Crime Prevention Tips

Crime Reporting

Contact Information

<https://internationalcenter.umich.edu/resources/life/laws>

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Thanks for reading through. Here's to a great year in Downtown Ann Arbor!

For more information on the Old Fourth Ward Neighborhood Association please visit our Facebook Page at:

<https://www.facebook.com/OFWAA2/>

For more information on Off Campus Housing and the Beyond The Diag Program:

<https://offcampus.umich.edu>

For more move-out information from Umich:

https://offcampus.umich.edu/search-results?search_api_views_fulltext=move+out

<https://offcampus.umich.edu/article/moving-out-clean>

<https://offcampus.umich.edu/article/easing-move-out-you-move>

<https://offcampus.umich.edu/article/moving-out-heres-how-clean>

<https://offcampus.umich.edu/article/summer-move-out-what-you-need-know>