

Subject:

Lack of Community Engagement in understanding or assigning Transition Districts

From: Jeff Crockett**Sent:** Friday, May 16, 2025 10:38 AM**To:** Planning <Planning@a2gov.org>**Cc:** Peter Osler; Christine Crockett; Julie Ritter; Lars Bjorn; Tyler, Norm (DGT); Susan Wineberg; David Kennedy; Kimberly Hudolin; Ilene R. Tyler; Steve Hudolin; Eleanor Crown; Ryan Pantaleo; betsy williams**Subject:** Lack of Community Engagement in understanding or assigning Transition Districts

The Old Fourth Ward Association Board is very concerned about the sudden Master Plan reassignment of the Old Fourth Ward from a Residential District to a Transition District as announced by Commissioner Adams at 5:38 of the May 13 PC meeting.

See <https://mail.google.com/mail/u/0/#search/TomStulberg%40hotmail.com/jritXPWwdhzSnFvVntDVrHGkCIPvFTcWwXtrrKJBQLRBmdFITmvrWltDLtbkpJPQQDmnvV?projector=1>. According to Commissioner Adams, this reassignment was made several weeks prior to May 13th. If so, why wasn't there any attempt to inform impacted neighborhoods about this proposed change? There was no explanation for why Mr. Adams pulled the Old West Side from consideration for a Transition District while the OFW was not. It is also very confusing why Huron, Miller Street, Packard, and Washtenaw are Transition Districts by themselves and do not include adjoining neighborhoods. In an email to CM Disch and CM Harrison to get an explanation for the change, CM Disch replied that "the general principle was that the Plan should not downzone any areas." But should the principle apply to the OFW, which is already the densest neighborhood in Ann Arbor? We think not. Also, in closing, CM Disch made the following statement, "The question of how far the Transition use category should extend off of the arterials is an important one, still under discussion." In other words, the assignment of Transition Districts has been made without criteria for determining how far the Transition District should extend into neighborhoods. As a result, the assignment of Transition Districts is likely to be different across the city, which now appears to be the case. This is unacceptable.

The assignment of the Transition District also means that the affected area can include commercial and light industrial businesses without specifying what enterprises are acceptable or not in residential areas. For example, is it acceptable for a commercial establishment that regularly uses large commercial trucks to be situated in a residential area? This would clearly be disruptive, even dangerous. Or, how about a light industrial business that uses and disposes of harsh chemicals? Do you think this is appropriate in a residential area? None of this was included in the community engagement survey. I suspect that almost no one in areas targeted to be Transition Districts has been notified. For example, N. Fourth and N. Fifth have been designated, without explanation, as Transition Districts. How many residents in this area know about the plan to designate this area a Transition District? I suspect very few. Again, this is unacceptable.

Until the Transition District is better defined and explained to city residents in affected areas, the Comprehensive Plan needs to be paused.

Thanks for your consideration, Jeff Crockett

