

Neighbors for Better Community Planning

We are neighbors and residents who live and work in Ypsilanti. We are deeply concerned about recent efforts by the City to downzone our neighborhoods which will discourage new investment and revitalization in our community. We need a better method for planning, using a neighborhood-led process that is inclusive and values the desires of the neighbors that live in the community.



Neighbors for Better Planning

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Neighbors for Better Planning

CROSS STREET & MIDTOWN NEIGHBORHOOD-LED IMPROVEMENT PLAN

A vision without a plan is just a dream.



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Neighborhood Concerns

Residents in the Cross Street, Midtown and surrounding neighborhoods have expressed basic concerns that affect our everyday quality of life. We want a plan that will:

- Reduce crime and create safe streets
- Eliminate blight and trash
- Make for safer housing
- Relieve parking congestion
- Increase property values
- Aid ordinance enforcement
- Encourage new families to buy and live in homes in the neighborhood
- Increase tax revenue

Addressing these concerns directly will have a positive impact upon residents within the target neighborhoods and the greater Ypsilanti Community.



Will Downzoning Solve These Problems?

The answer is “NO!,” the downzoning plan presented by Planning Staff will not address any of these concerns but **will** have negative repercussions.

- Downzoning will increase student housing demand in other neighborhoods.
- Downzoning will decrease property values and discourage responsible investment in the neighborhood.
- Downzoning will encourage blight and unsafe housing by making it financially impossible to operate responsibly.
- Downzoning will not address crime, blight, trash, or parking problems. Despite the Planning Staff’s emphasis on these topics in its presentations, the Staff has admitted that its downzoning plan is not intended to address any of these concerns.

*What **Should** Be Done to Improve our Neighborhood?*

We need a neighborhood-led plan! Residents and property owners in the Midtown Neighborhood have developed a plan to address our concerns directly and immediately. These ideas have been repeatedly shared with the Planning Staff and they have been repeatedly ignored. These are the actions that we, as a community, need to take to improve our quality of life.

- Work to build cooperation and trust between residents, City Staff, and government so that, as a team, we can find common solutions to improving our City
- Create a Neighborhood Response Team which specializes in targeted enforcement at a grassroots level
- End free-parking for commuter students and create resident only parking zones
- Improve ordinance enforcement to target blighted properties
- Develop strategies to attract families to live and own in the Midtown and Cross Street Neighborhoods