

Public Hearing Comments

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Public Hearing Topic	Altura Development
Public Hearing Date	7/7/2026
Questions or Comments for the Town of Plainfield	<p>I am formally submitting my opposition to the proposed development consisting of 312 apartment units and 21 single-family homes. While responsible growth is important, this project's scale, density, and design are incompatible with Plainfield's infrastructure capacity, public-safety realities, and long-term community planning.</p> <p>Plainfield's crime data already shows clear signs of strain, particularly in areas with higher density and greater renter turnover. According to publicly available crime statistics, Plainfield's overall crime rate is higher than 86% of Indiana cities, with 17 crimes per 1,000 residents. Property crime is the dominant category, including 430 larceny-theft incidents and 81 motor vehicle thefts in recent reporting periods.</p> <p>These are precisely the crime types that increase most predictably with high-density housing.</p> <p>Neighborhood-level crime maps show that denser, renter-heavy areas of Plainfield experience dramatically higher crime, with some zones reporting ten times more incidents than lower-density neighborhoods. This pattern aligns with decades of criminology research demonstrating that high-density housing—especially large apartment complexes—correlates with increased property crime due to</p>

higher turnover, reduced social cohesion, and increased opportunity for theft.

Introducing more than 300 new rental units in a single concentrated development is statistically likely to increase property crime, strain police resources, and reduce neighborhood safety. Plainfield's current crime profile already reflects the vulnerabilities associated with density; adding a project of this magnitude would amplify those risks.

The inclusion of 21 tiny single-family homes raises concerns about long-term durability, architectural compatibility, and property-value stability. The overall project appears driven by maximizing unit count rather than integrating responsibly with Plainfield's established neighborhoods.

National housing-market research shows that rising crime—especially property crime—can reduce surrounding home values by 2–5%. This is a legitimate concern for Plainfield homeowners and should be a central consideration for decision-makers.

Once built, the community—not the developer—bears the long-term costs of increased density:

Road expansions

Utility upgrades

School capacity increases

Public-safety staffing

Crime-prevention programs

Plainfield deserves growth that is sustainable, safe, and aligned with community character. This proposal does not meet those standards.
