

**Ann Arbor  
Comprehensive  
Plan**

# Ann Arbor Comprehensive Plan

Planning Commission Comprehensive Plan Sub-Committee  
**1.30.2024**

**AGENDA:**

1. About the Comprehensive Plan
2. Key Issues
3. Discussion and Next Steps

# What is a Comprehensive Plan

# About the Comprehensive Plan

Outlined  
by City  
Council

## What is a Comprehensive Plan?

A Comprehensive Plan, adopted by the City Council, is a document that sets out the city's future vision and priorities, guiding its development for decades. The plan includes decisions on land use, policy changes, and spending priorities for public projects over a 20 to 30 year horizon.

This plan will need to address the following :

- ✓ **AFFORDABILITY**
- ✓ **SUSTAINABILITY**
- ✓ **EQUITY**



# How this plan works in the context of existing plans

This Comprehensive Plan will replace **5** existing plans:

Natural  
Features Plan  
(2004)

Land Use  
Element  
(2009)

Downtown  
Plan  
(2009)

Ann Arbor  
Sustainability  
Framework  
(2013)

State Street  
Corridor Plan  
(2013)

And incorporate **3** existing plans:

Parks,  
Recreation,  
and Open  
Space Plan  
(2023-2027)

Moving  
Together  
Towards  
Vision Zero  
(2021)

Treeline  
Allen Creek  
Urban Trail  
Master Plan

# Specifics from the Ann Arbor resolution



Outlined  
by City  
Council

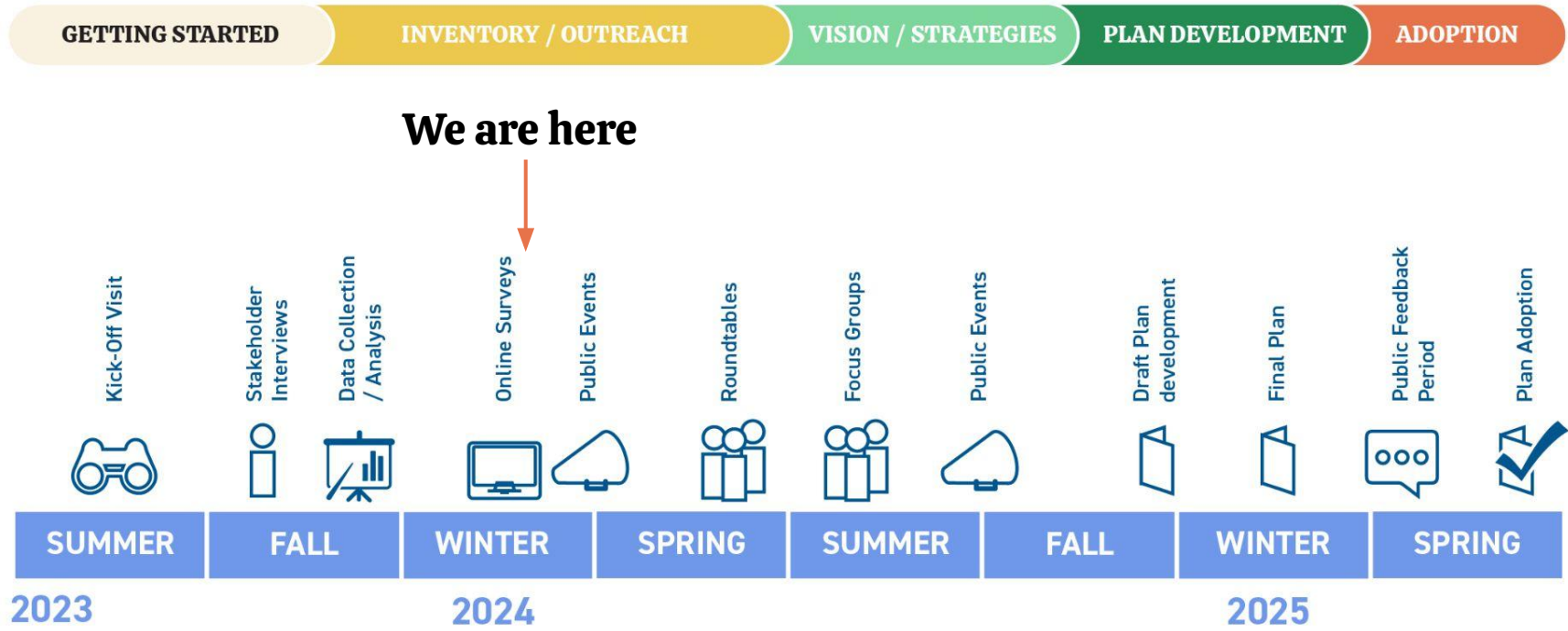
1. Carefully considers and implements those portions of the **A2Zero Living Carbon Neutrality Plan** applicable to land use and development activity in the City.
2. In the context of a largely developed city, make recommendations for adding new homes and **densification in single-family zoned areas**, and other areas and zoning districts.
3. Develop recommendations and policies that promote **fewer zoning districts** or categories, that contain **more flexibility for re-use and adaptability** over time.
4. A proposed land use framework that seeks to **emphasize values over specified land use** limitations where possible.
5. Recommendations and policies that **undue and/or seek to repair past land use policies and regulations that resulted in exclusion of people** based on race, income or other characteristics and other inequities.

# Why is a Comp Plan important?

- **It provides justification for decisions** - a factual, objective and values-driven basis to support land use and zoning decisions and can be used by communities to defend their decisions if challenged in court.
- It is the means by which a community can **balance competing interests**.
- It helps determine **how best to allocate and leverage resources**.



# Project Schedule



# Key Issues

What we've learned... so far

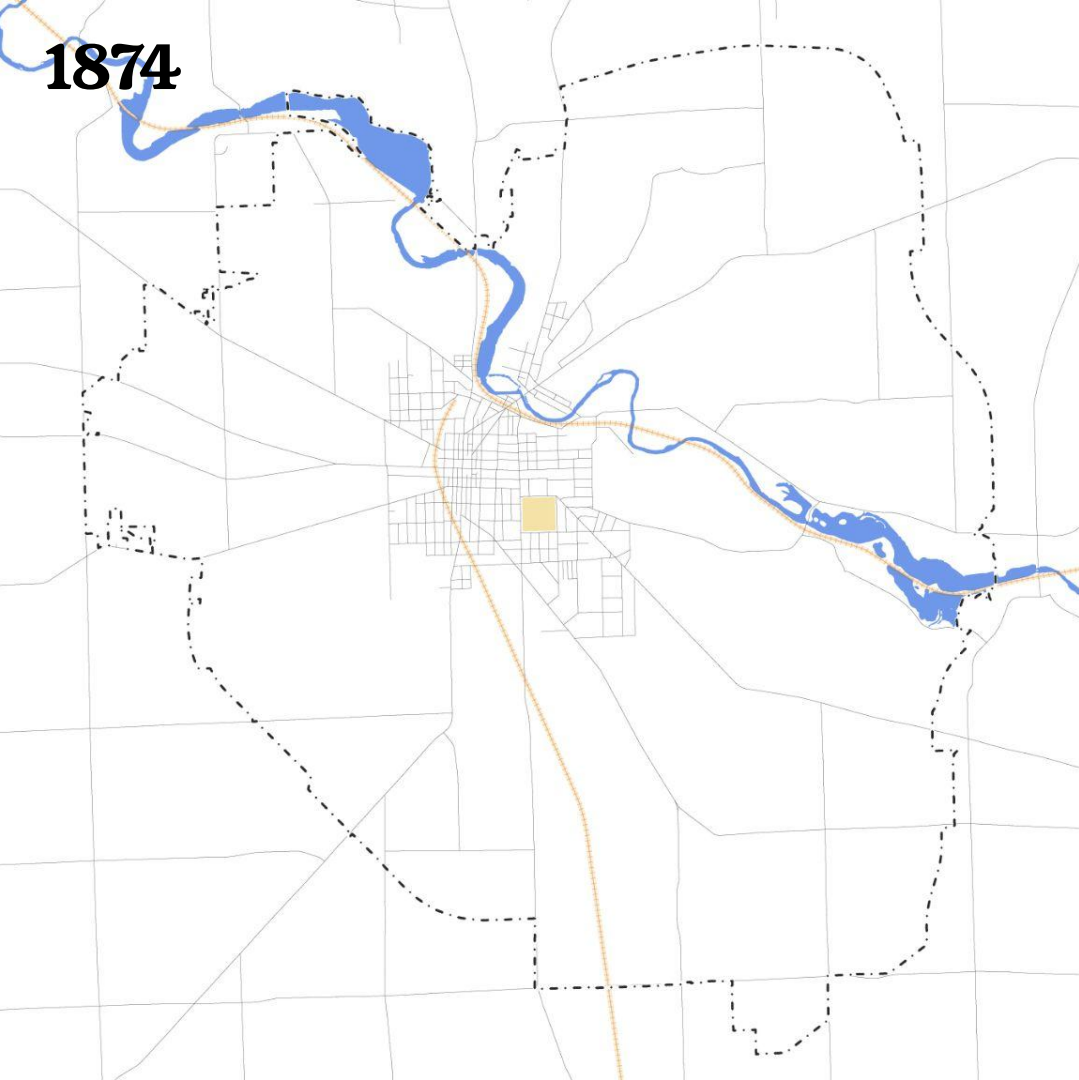
# **Change over time**

**Ann Arbor and the region have grown over time, but the region has outpaced Ann Arbor**

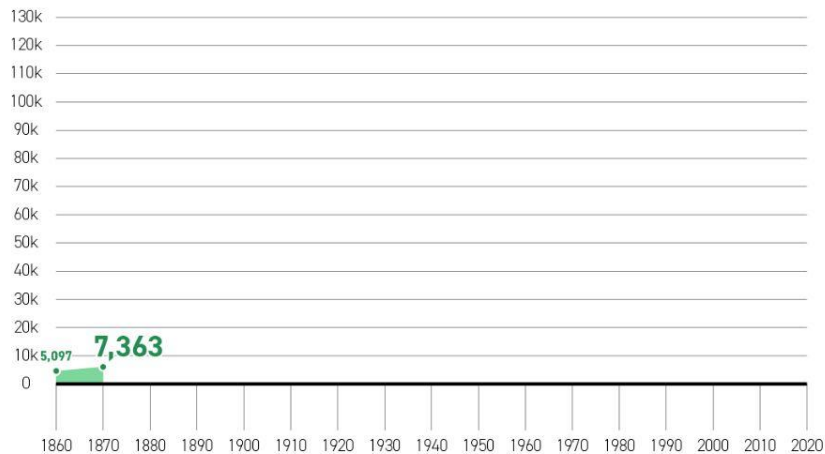
# 1874

# Historic Map - 1874

source: Decennial Census, University of Michigan



## Ann Arbor & University of Michigan Population

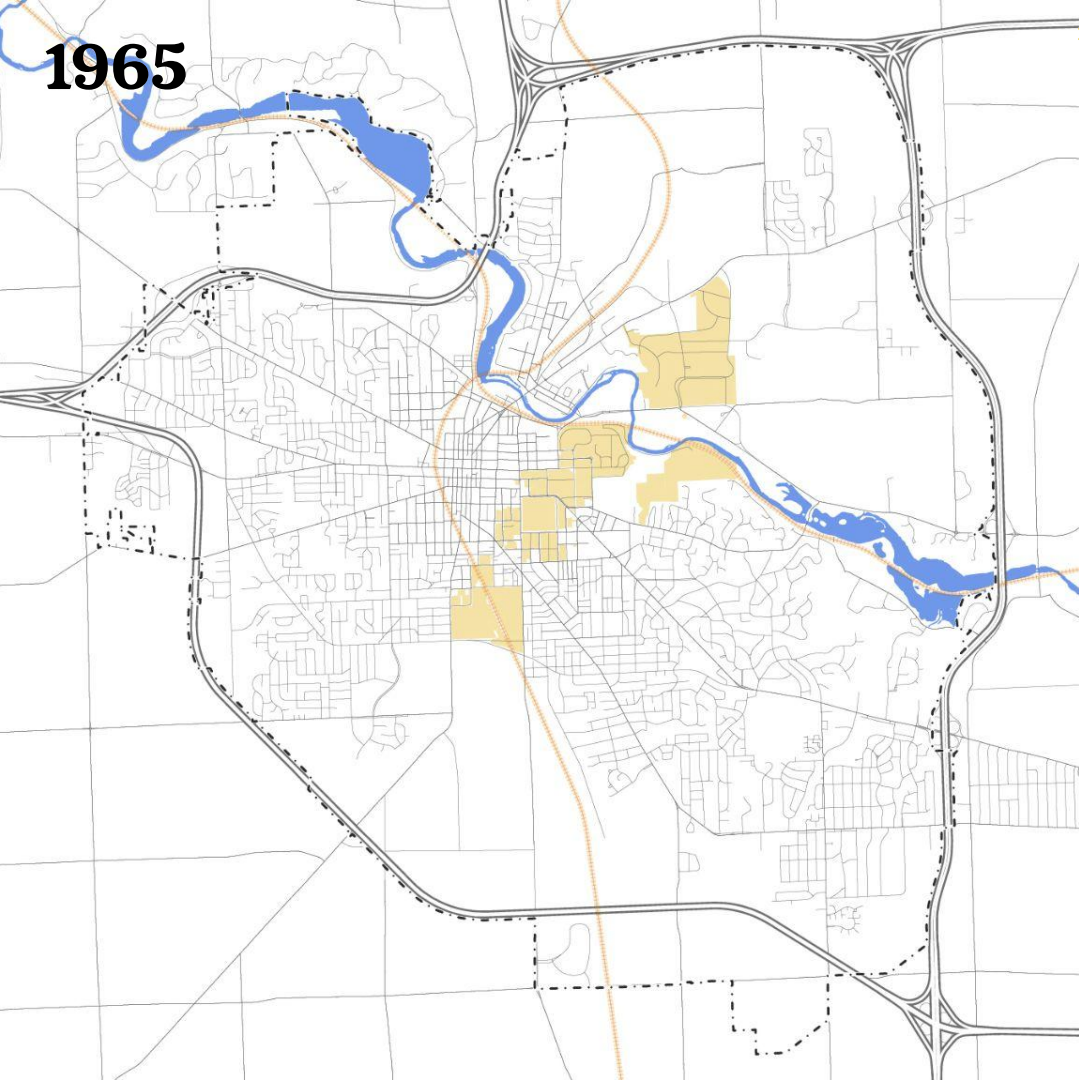


## Legend

- Existing City Boundary
- Railroad
- Streets
- Huron River
- University of Michigan Properties

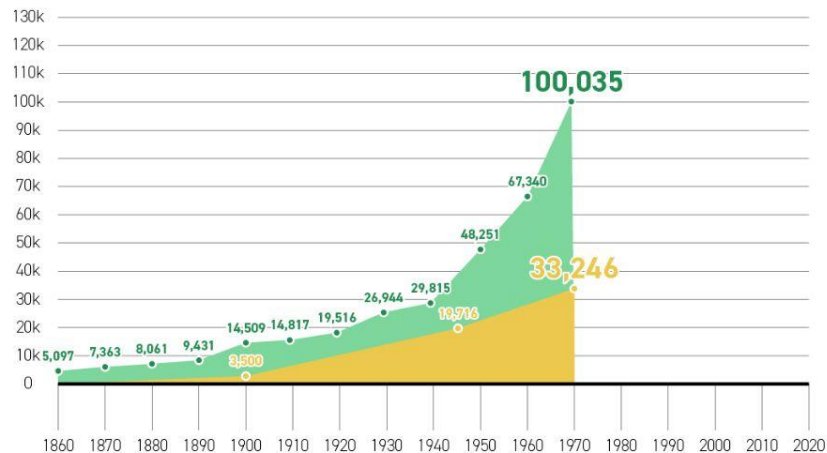
■ Ann Arbor Population

1965



From 1940 to 1970, the growth of the University of Michigan student population accounted for **19%** of the growth in the city

Ann Arbor & University of Michigan Population



Legend

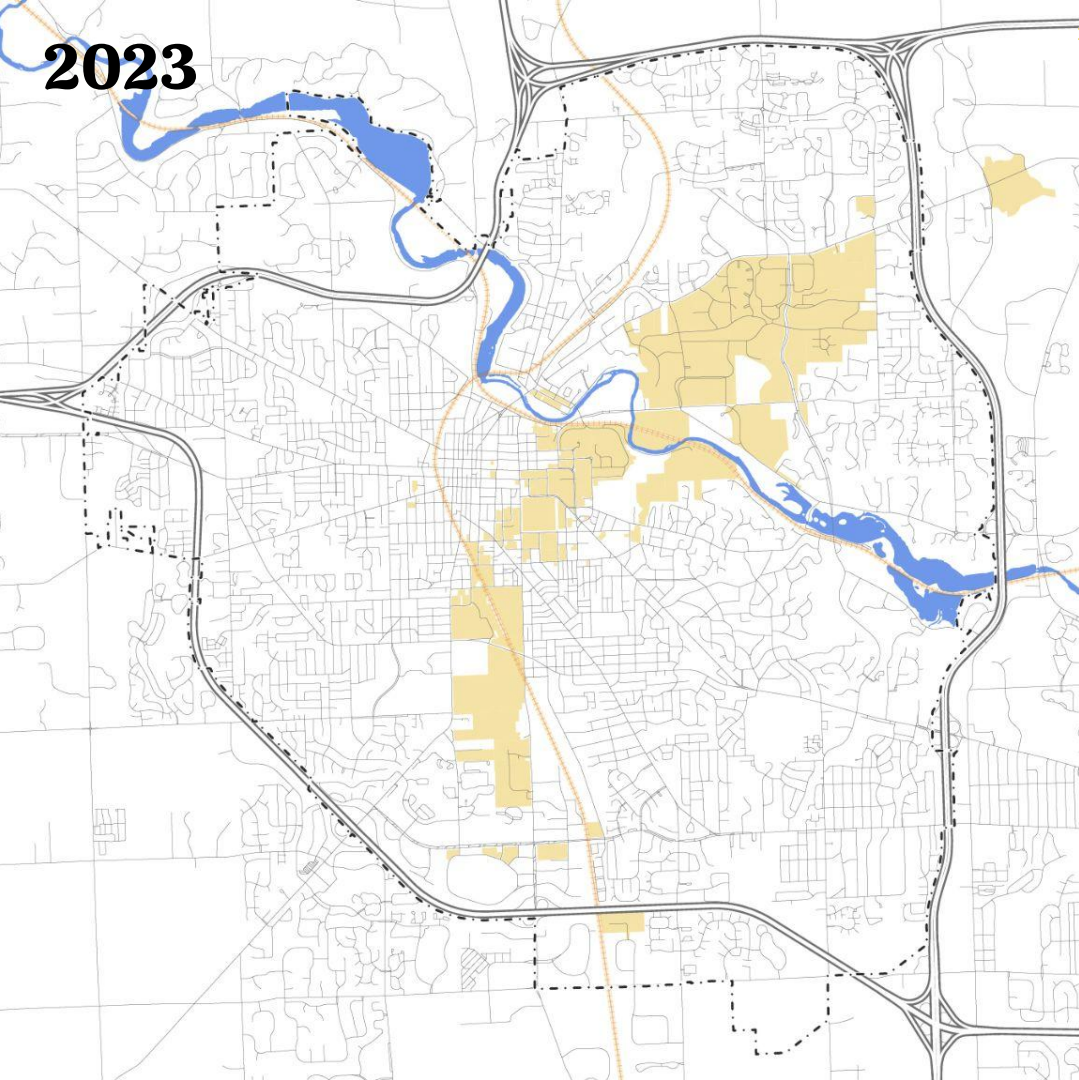
- Existing City Boundary
- Railroad
- Streets
- Huron River
- University of Michigan Properties

- Ann Arbor Population
- U. of Michigan Student Population

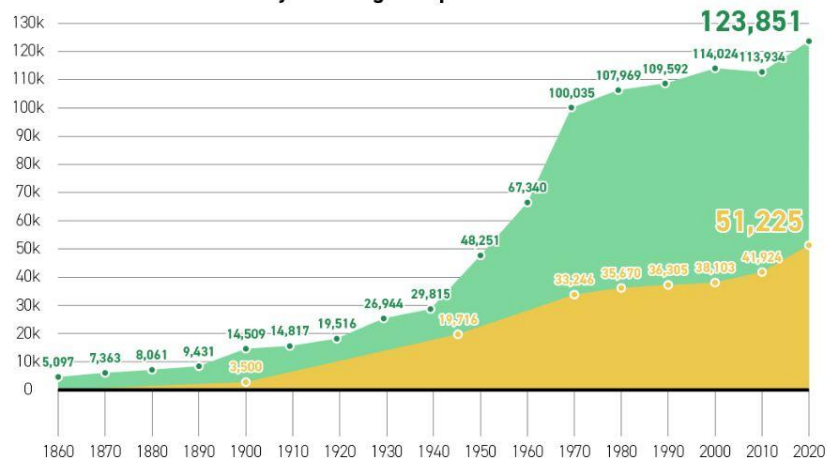


2023

Since 1970, the growth of the University of Michigan student population has accounted for **75%** of the growth in the city



Ann Arbor & University of Michigan Population

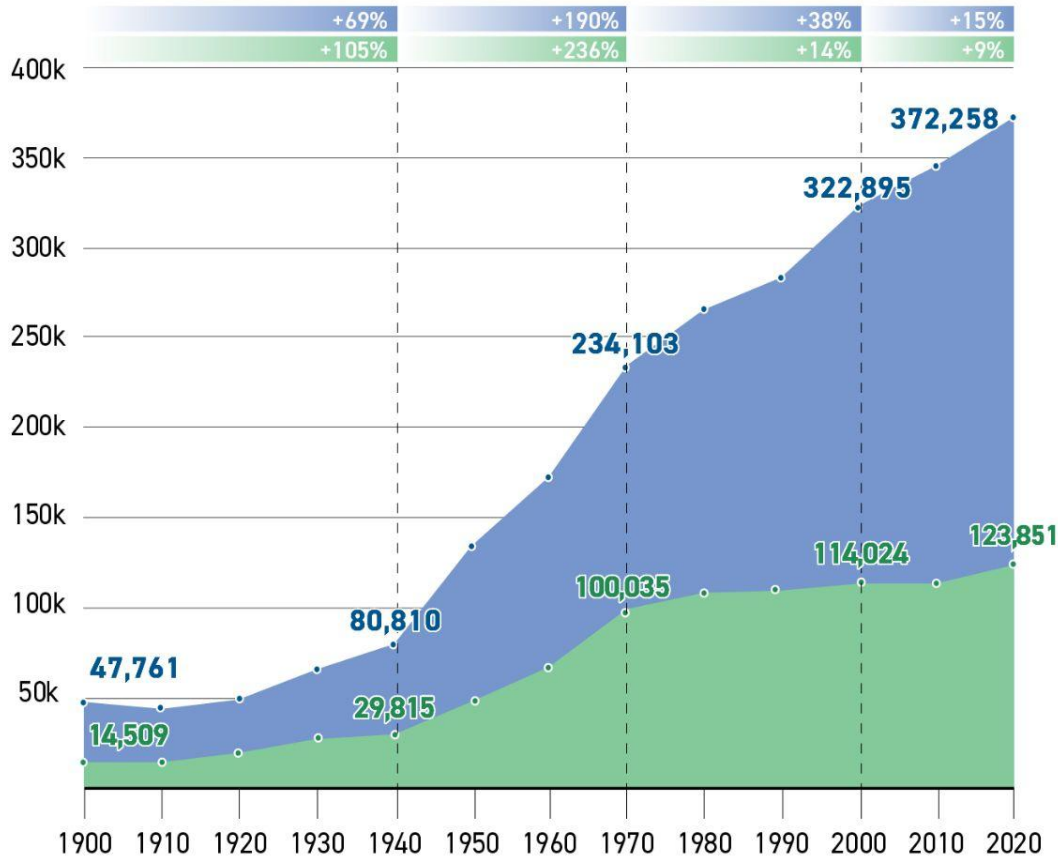


Legend

- Existing City Boundary
- Railroad
- Streets
- Huron River
- University of Michigan Properties

- Ann Arbor Population
- U. of Michigan Student Population

# Ann Arbor & Washtenaw County Population Growth



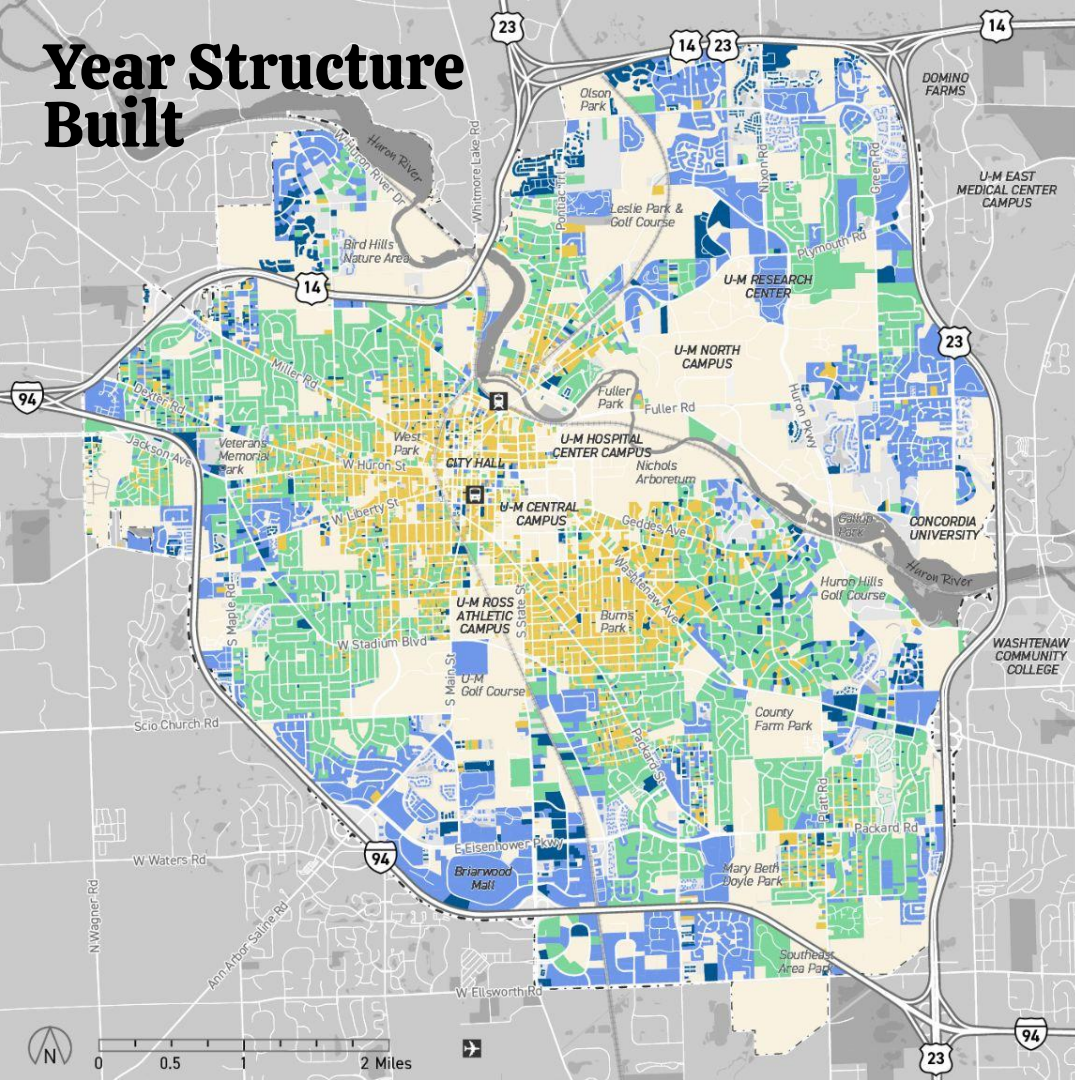
Ann Arbor's population plateaued in the 1970's

Between **1970-2020**, Washtenaw County grew **59%**, adding around 138k people, Ann Arbor grew **24%**, adding around 24k people.

■ Ann Arbor  
■ Washtenaw County

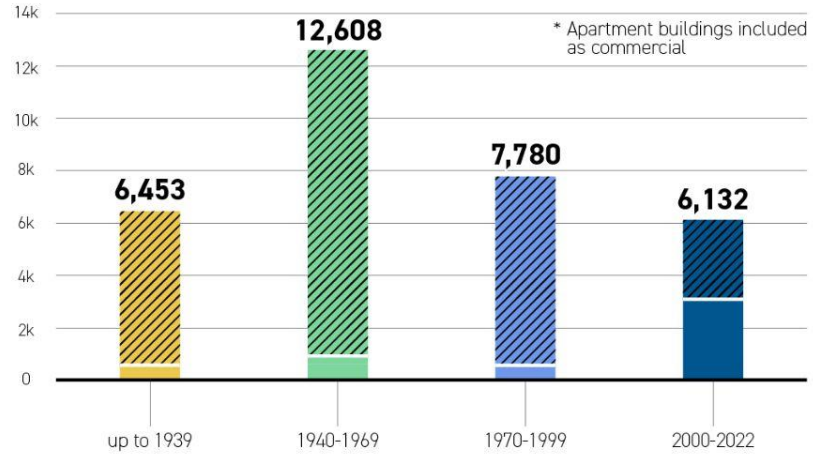
Source: US Census

# Year Structure Built



The pace of new construction has slowed in the past 20 years and has shifted towards commercial development

Year Structure Built by Use (According to Assessor data)



## Legend

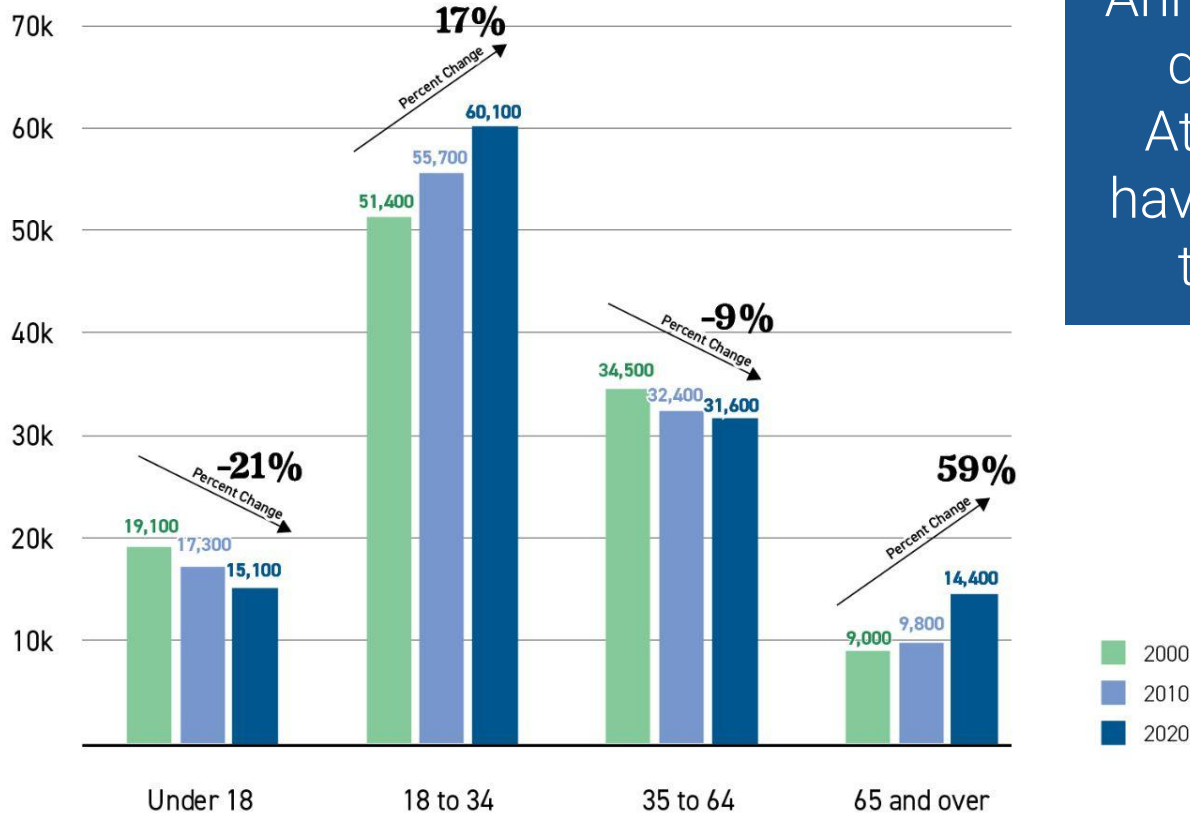
- N/A
- Up to 1939
- 1940-1969
- 1970-1999
- 2000-2022

▨ Residential ■ Commercial



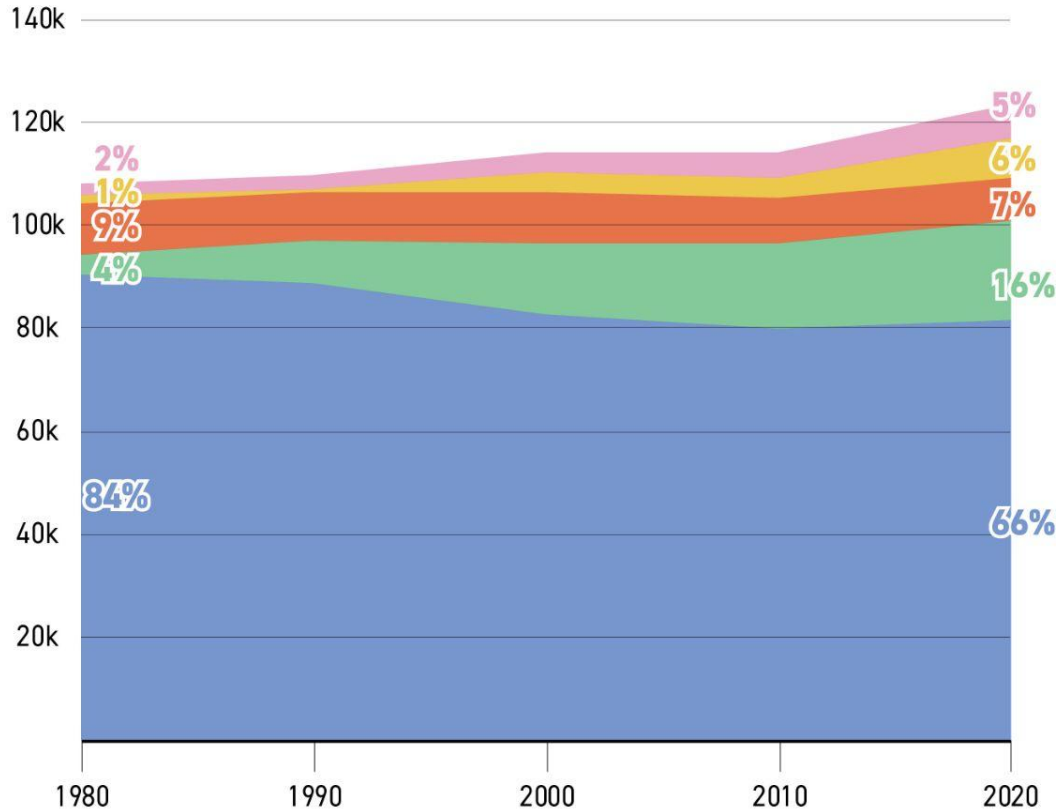


## Population Growth By Age Group (2000-2020)



The student-age population accounts for a large share of Ann Arbor's population and is driving the city's growth. At the same time, families have declined as a share and the population is aging.

## Race & Ethnicity - 1980 to 2020



The Asian and Hispanic populations are growing, while the White and Black populations are declining - as a percent of the total population

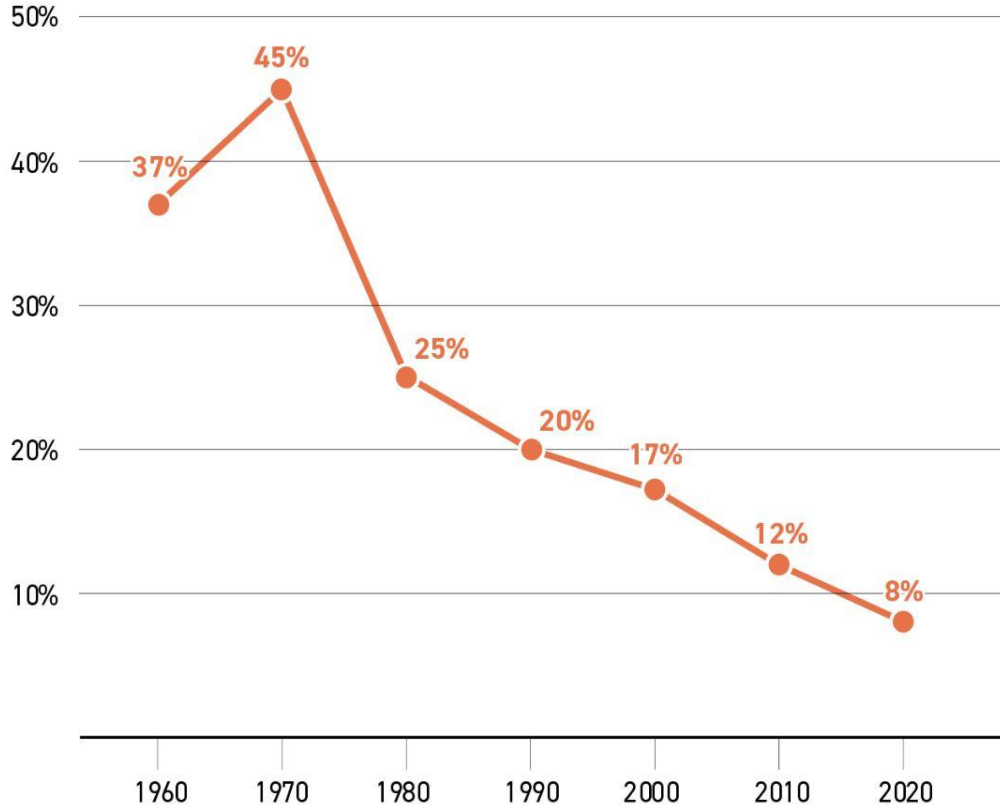
Approximately **18%** of the city is foreign-born in 2022 with **63%** of that population are **18-44** years old (undergrad/grad student age).

- Hispanic/Latino
- Other \*
- Black \*
- Asian \*
- White \*

*\*Non-hispanic*

Other: American Indian and Alaska Native, Native Hawaiian and Pacific Islander, Other Race

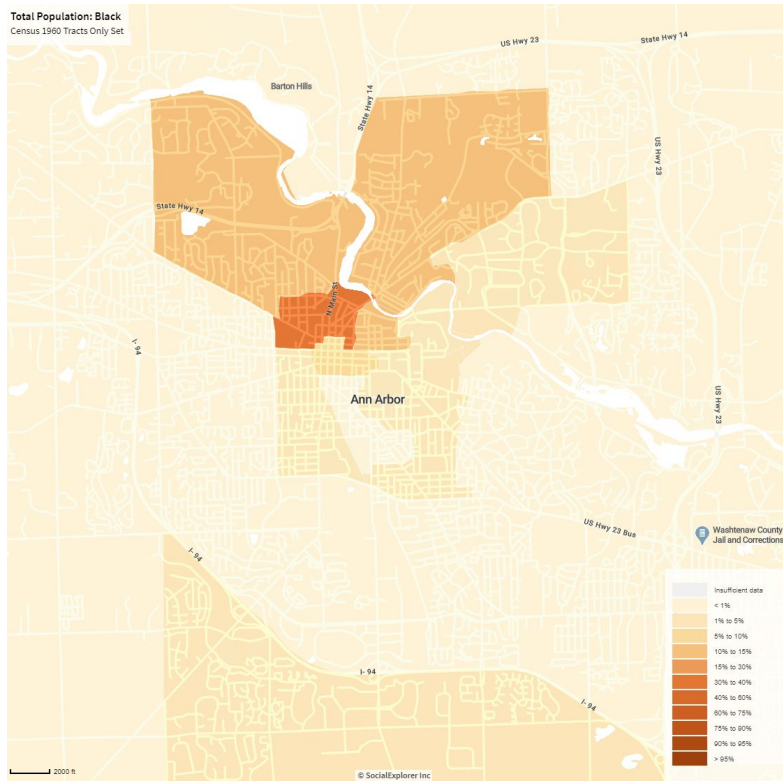
## Black Population in Historic Neighborhoods - Water Hill, Kerrytown, Old 4th Ward



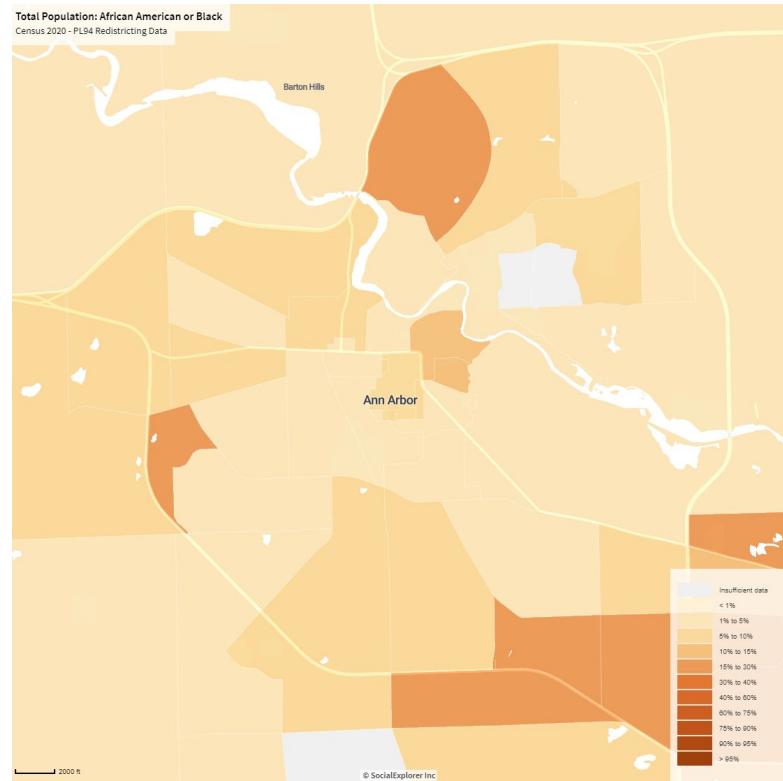
The share of the Black population in Ann Arbor's historically Black neighborhoods (Water Hill, Kerrytown, Old 4th Ward) has declined from **45%** in 1970 to **8%** in 2020.

# Black Population in Ann Arbor - 1960-2020

1960 Total Population: Black



2020 Total Population: Black

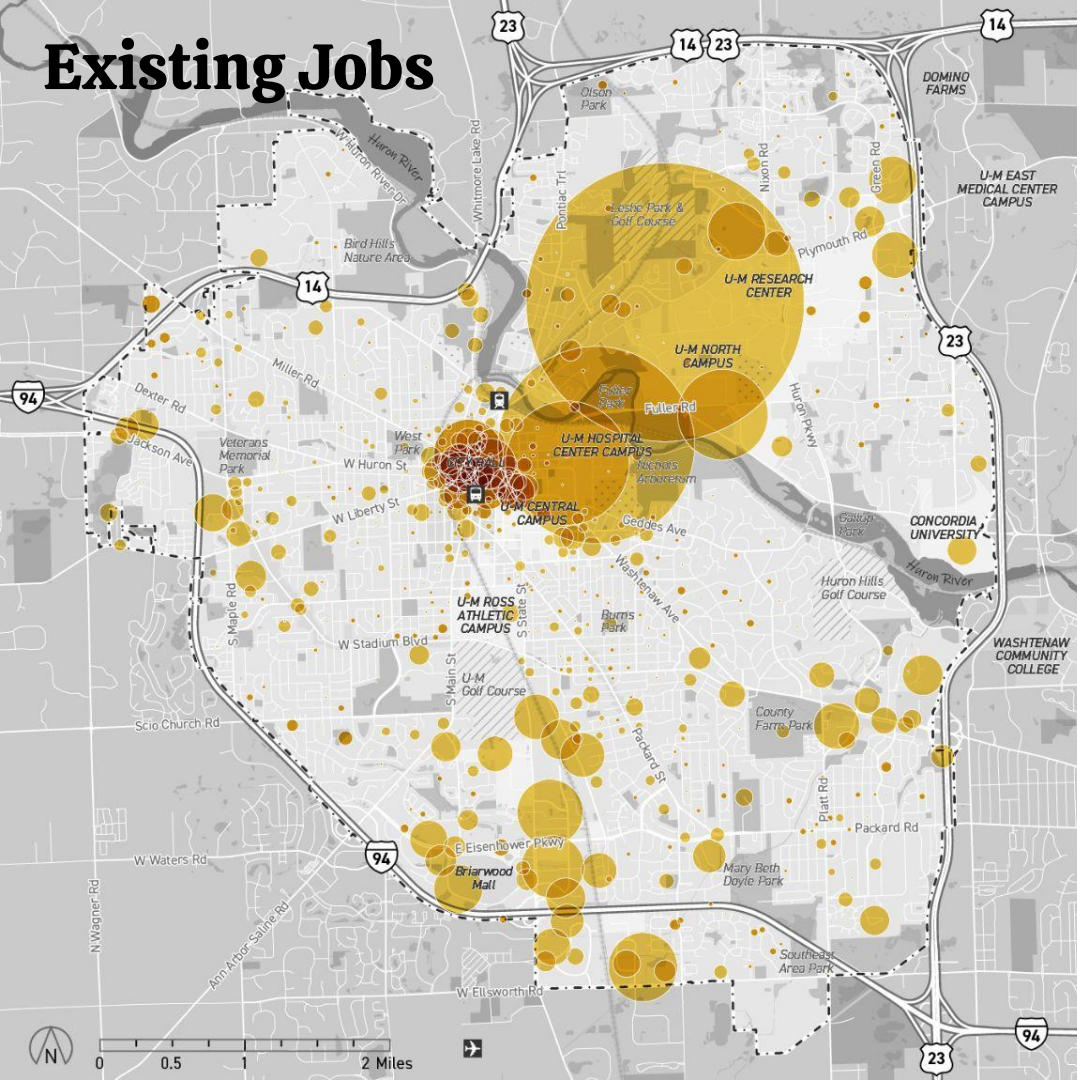


**Pause for questions**



**Can we accommodate new  
residents and jobs?**

# Existing Jobs

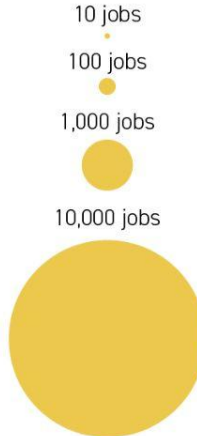


We have **94k** jobs in the city.

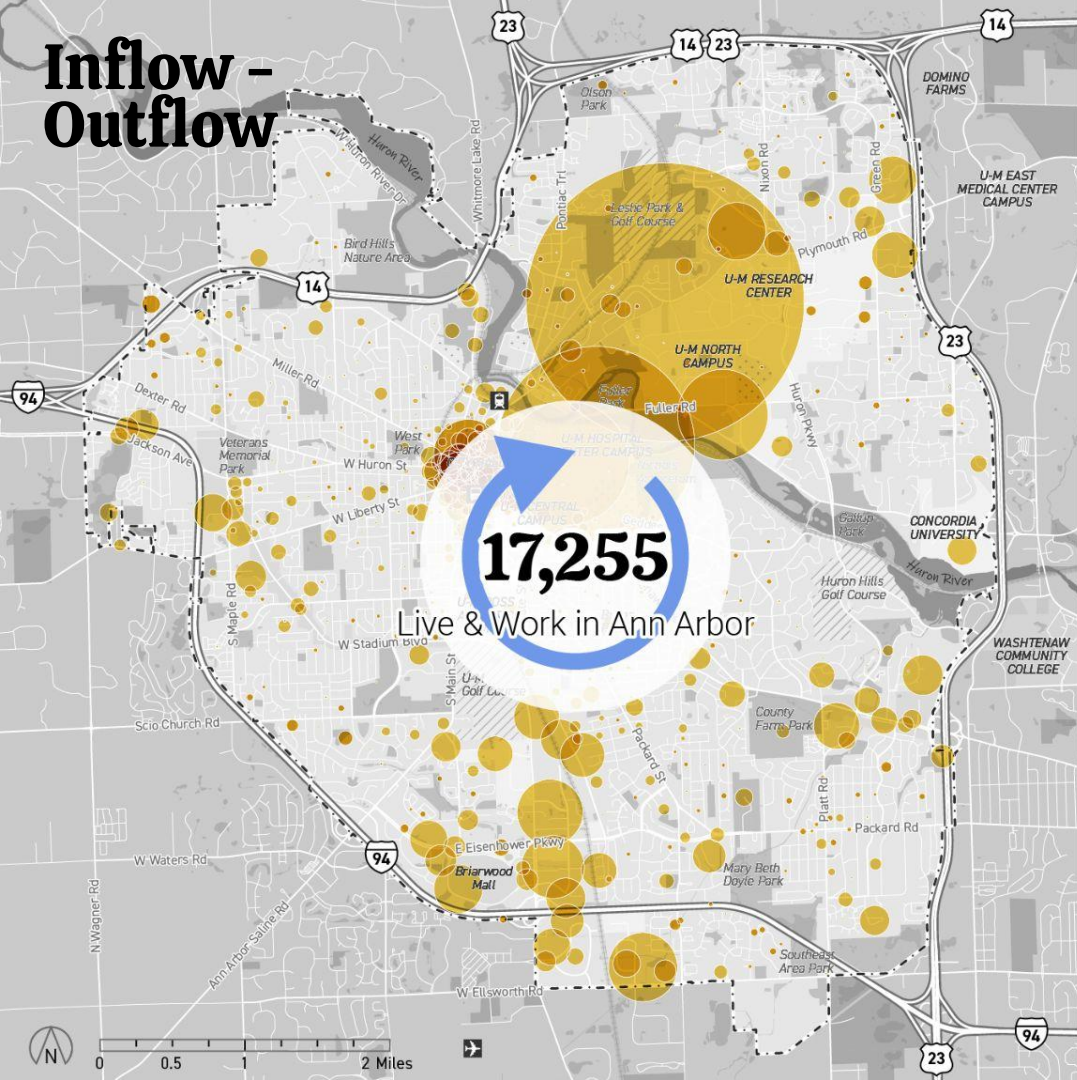
**37%** of the jobs in the city are tied to the University of Michigan.

The Ann Arbor region is the **4th** most economically dependent on anchor institutions in the country and more than **3x** the national average.

## Jobs Scaled Proportionally



# Inflow - Outflow



**17,255**

Live & Work in Ann Arbor

We have **94k** jobs in the city.  
Only **18%** of employees live in Ann Arbor.

**QUESTION:** What proportion of our workforce should we be able to house in Ann Arbor?



**76,505**

Commute into Ann Arbor

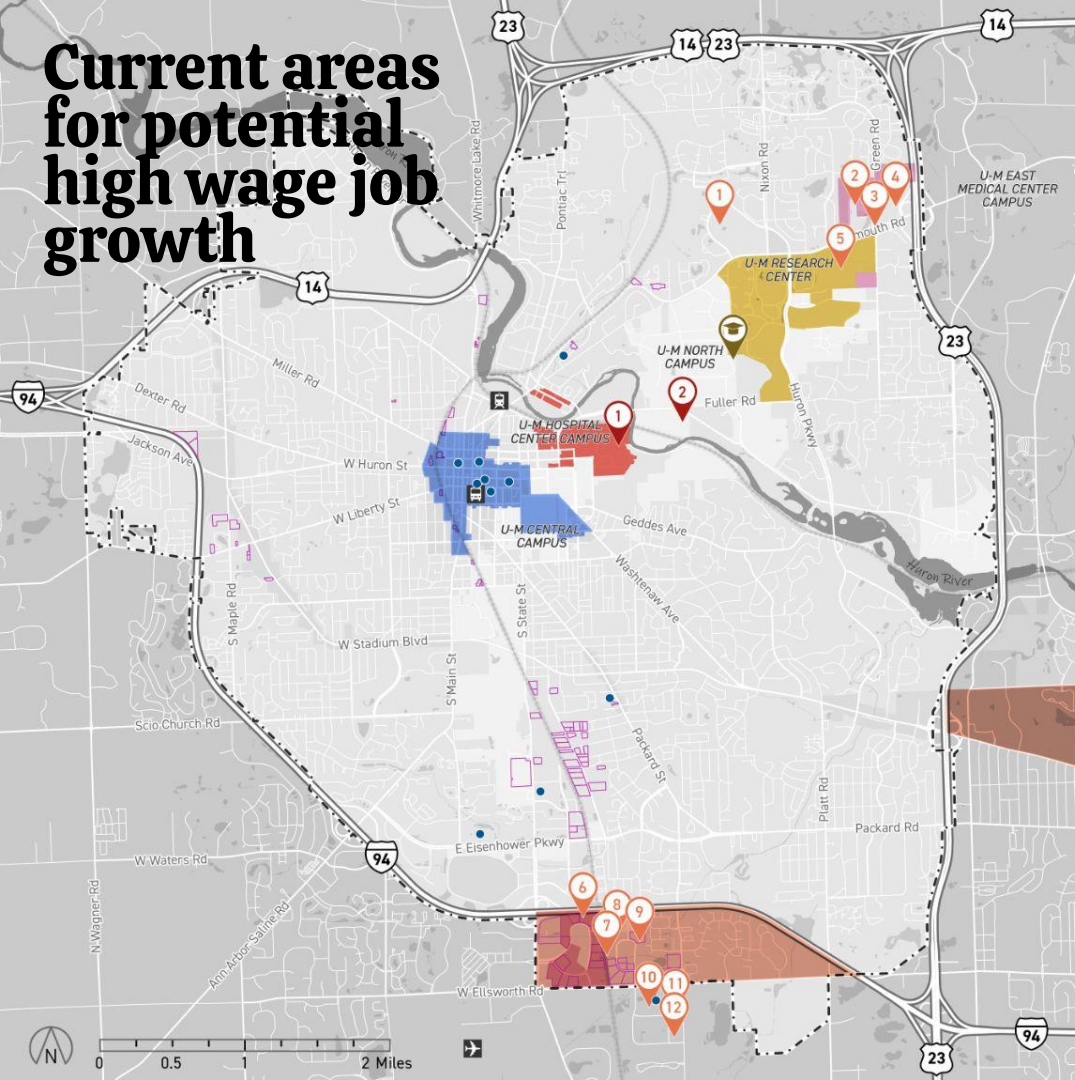


**18,740**

Commute out of Ann Arbor



# Current areas for potential high wage job growth



**QUESTION:** Should we reserve space for future jobs?

- ### Legend
- Smart Zone Incentive District
  - Incubators, Accelerators, Coworking Spaces
  - Future UM Innovation District and Arts Network (In Active Planning)
  - University of Michigan School of Engineering
  - University of Michigan Hospital Center Campus + Medical Area
  - 📍 Hospitals
    - 1 University of Michigan Hospital
    - 2 Lieutenant Colonel Charles S. Kettles VA Medical Center
  - Opportunity Zones
  - 📍 Noted Engineering and Tech Companies
    - 1 Google
    - 2 Toyota Research Institute
    - 3 Foresee
    - 4 Siemens
    - 5 MCity Test Lab
    - 6 AAPharmasyn Chemistry
    - 7 Mercedes-Benz Research and Development
    - 8 Zomedica
    - 9 Bio-Rad Laboratories
    - 10 Cayman Chemical
    - 11 Sartorius
    - 12 Treetown Tech
  - Land Zoned for Research
  - Parcels with Industrial Buildings (by Use Code)

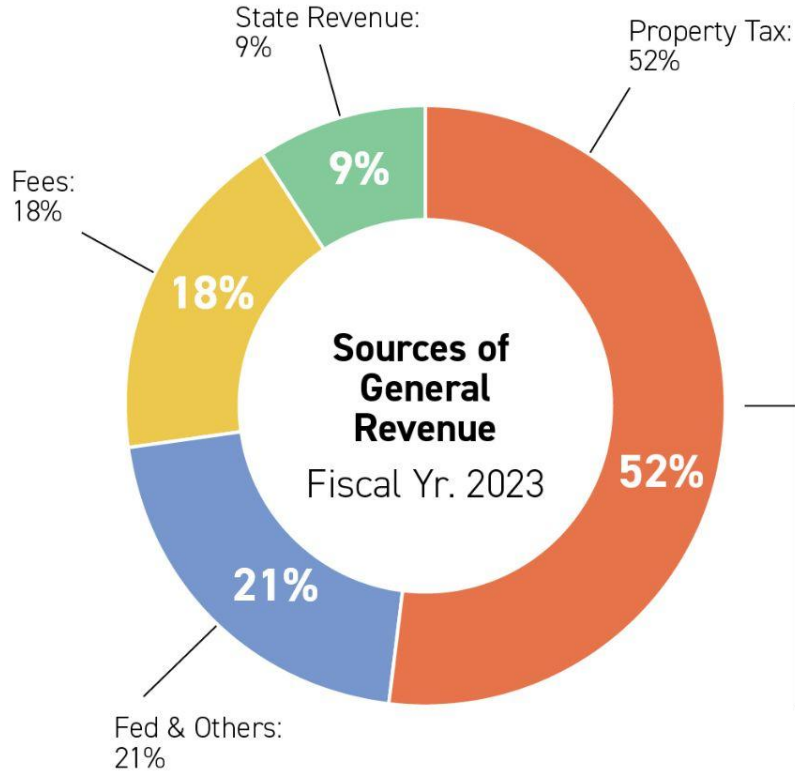


**Pause for questions**

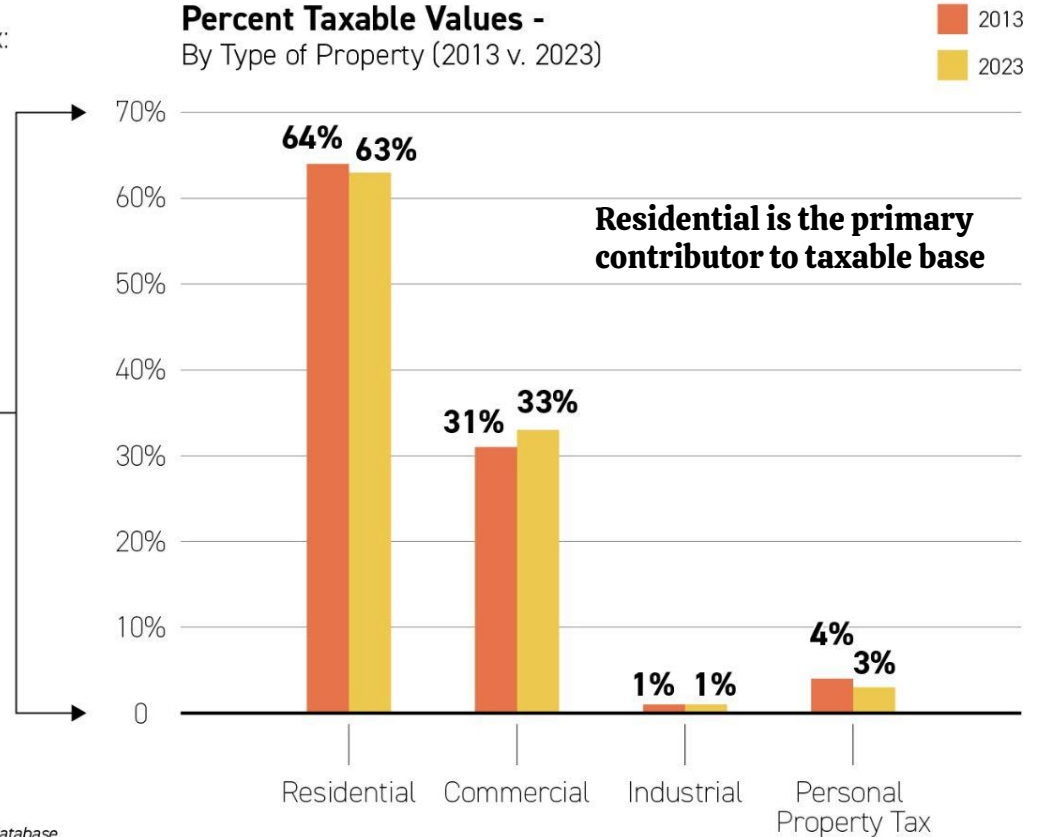
# **Tax revenue 101**

**Tax base is important for funding services that provide a high quality of life in Ann Arbor**

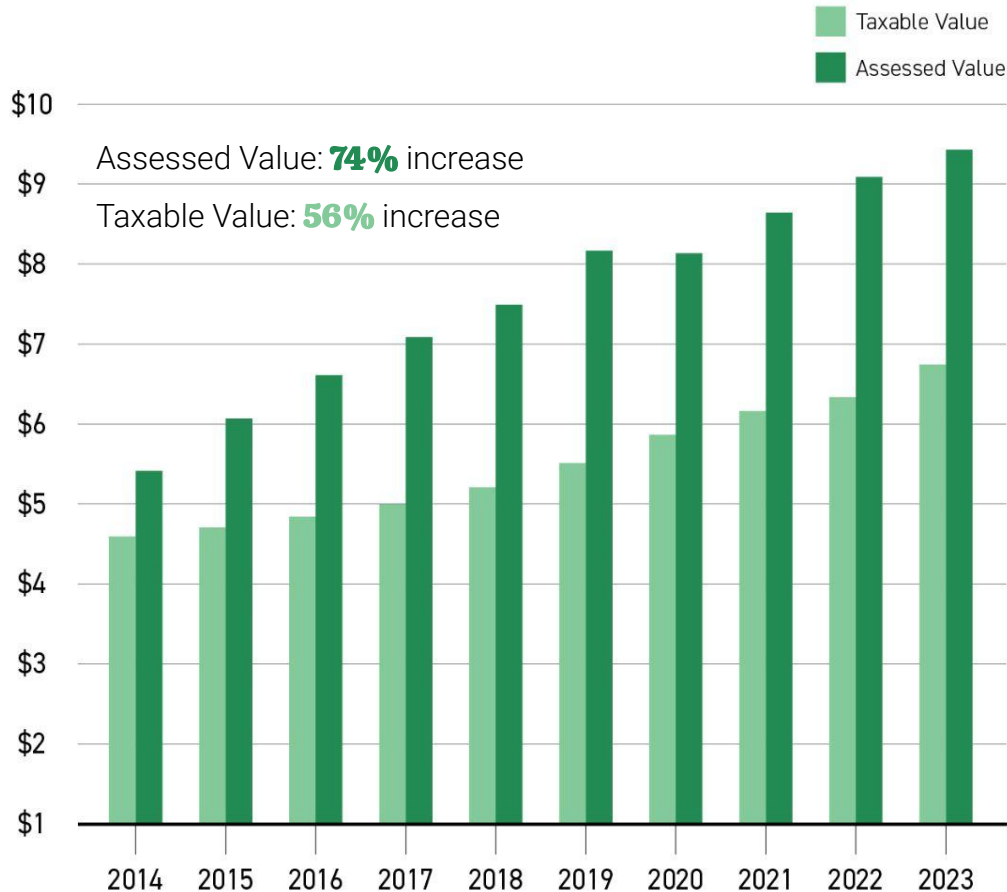
# Ann Arbor Budget Revenue Basics



**Percent Taxable Values -**  
By Type of Property (2013 v. 2023)



## Property Value Change - 2014 to 2023



Property values have grown substantially over the last several years, but the taxable value has not grown as fast

### Taxable Value +\$2.6B

Residential taxable values have been the primary driver of tax base growth (accounting for **57%** of growth) but commercial values are growing faster

### Residential Taxable Values since 2014

**+\$1.5B**

**47%** increase

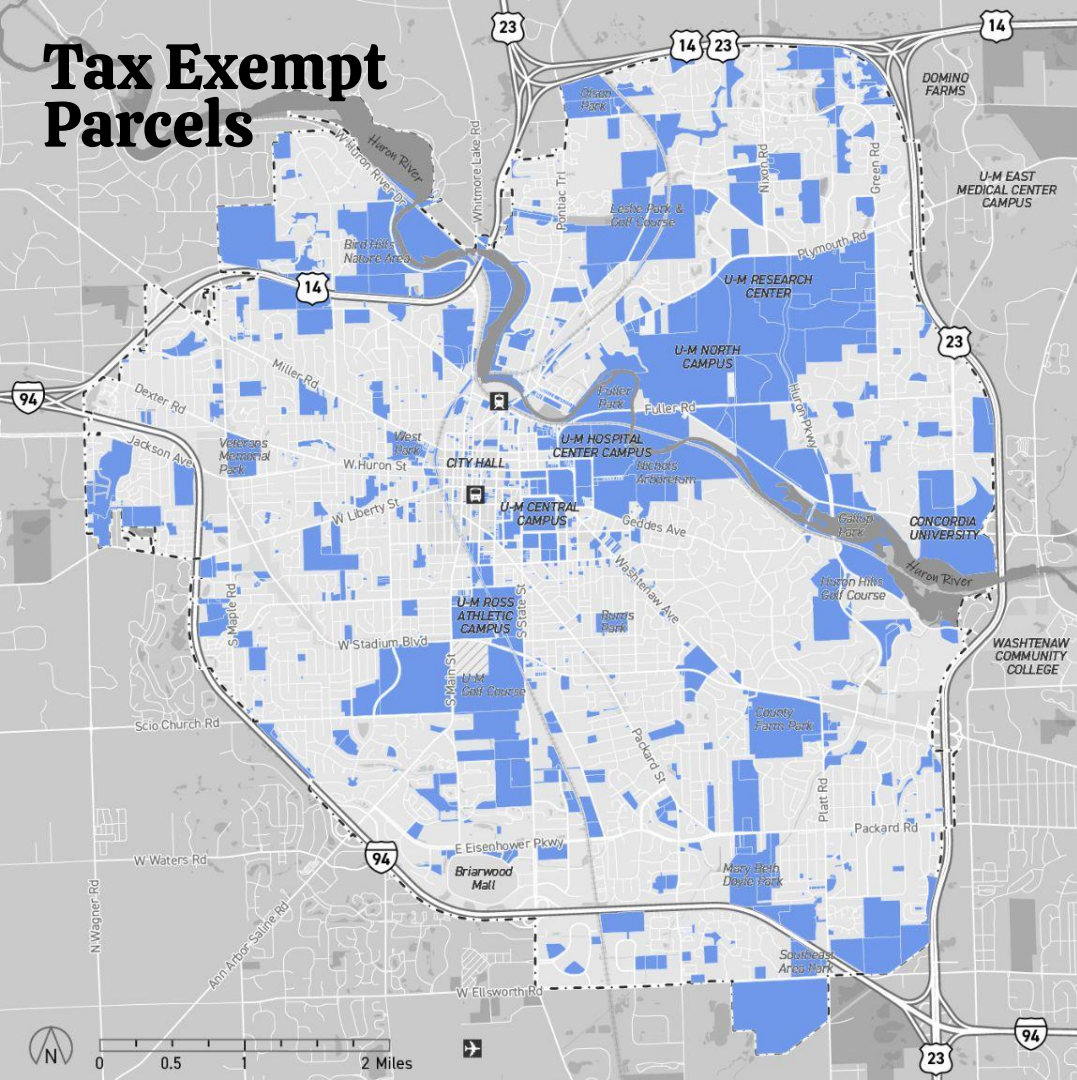
### Commercial Taxable Values since 2014

**+\$1.1B**

**67%** increase



# Tax Exempt Parcels



“University of Michigan’s growth costing Ann Arbor millions in lost taxes, city says”

- mlive

# 42%

of parcel acreage is tax exempt

**Parcel Area** (excludes condos from area calculation)

Tax Exempt Acres: 6,151 (42%)

Total Acres: 14,593

**UM Acres: 1,751 (28% of exempt parcels)**

**Parcel Number** (excludes condos from parcel calculation)

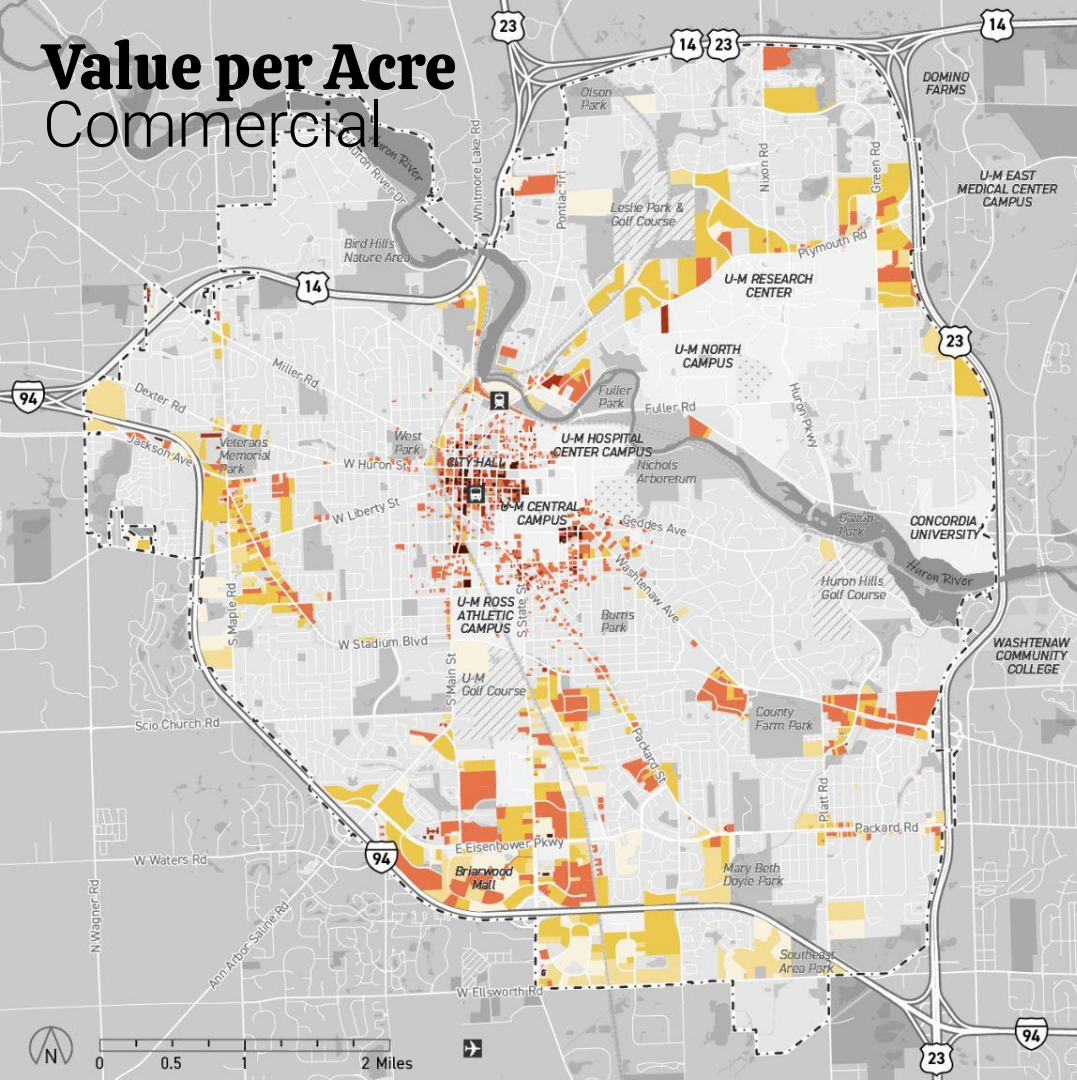
Tax Exempt Parcels: 963 (4%)

Total Parcels: 23,415

## Legend

■ Tax Exempt Property

# Value per Acre Commercial



On a per acre basis some of the commercial properties generate values not much higher than low density residential.

We need to find a way to drive more property value out of our commercial real estate.

## Legend

- \$1 - \$250K
- \$250K - \$500K
- \$500K - \$1M
- \$1M - \$5M
- \$5M - \$10M
- \$10M plus

**Pause for questions**

**How this all relates to land use**  
**Ann Arbor has little land available today to grow**  
**and this has implications for tax revenue and sustainability**



Total City Boundary Area:  
**19,203 Acres**

**Of the total  
 land in  
 Ann Arbor,  
 only a small  
 percentage is  
 developable**



**81% Total City Boundary Developable**

Total City Boundary Area:  
**19,203 Acres**

Developable Land: **15,535 Acres**

Public Right-of-Way: **3,121 Acres**  
Township Islands: **547 Acres**

**Land that will not be redeveloped or has restrictions is subtracted from the total area**



**Legend**  
Township Properties

**51% Total City Boundary Developable**

Total City Boundary Area:  
**19,203 Acres**

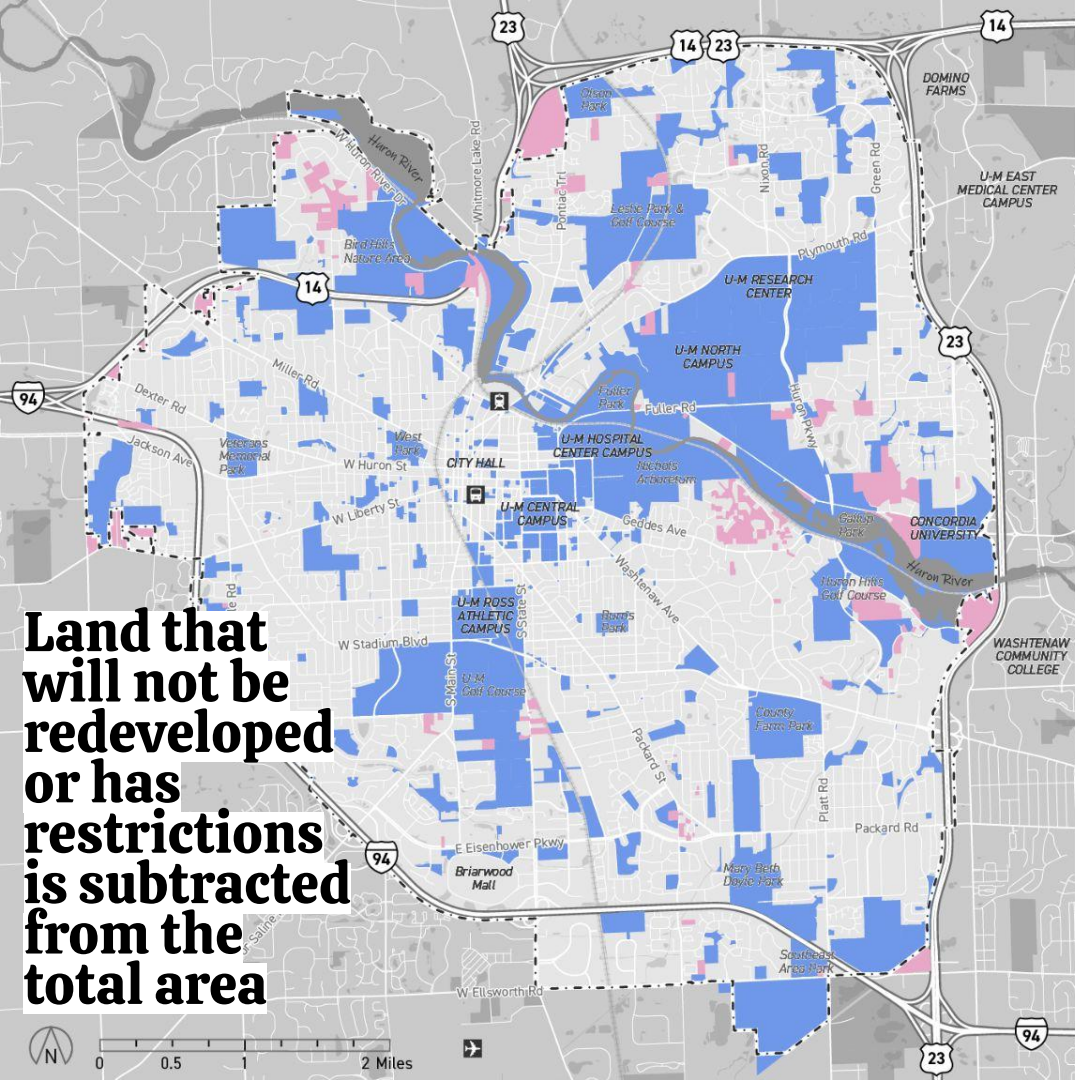
Developable Land: **9,858 Acres**

Public Right-of-Way: **3,121 Acres**

Township Islands: **547 Acres**

Public Land: **5,677 Acres**

- Legend**
- Public Land (Schools, Parks, Hospitals, University, Other Public Property)
  - Township Properties



**Land that will not be redeveloped or has restrictions is subtracted from the total area**





**39% Total City Boundary Developable**

Total City Boundary Area:  
**19,203 Acres**

Developable Land: **7,422 Acres**

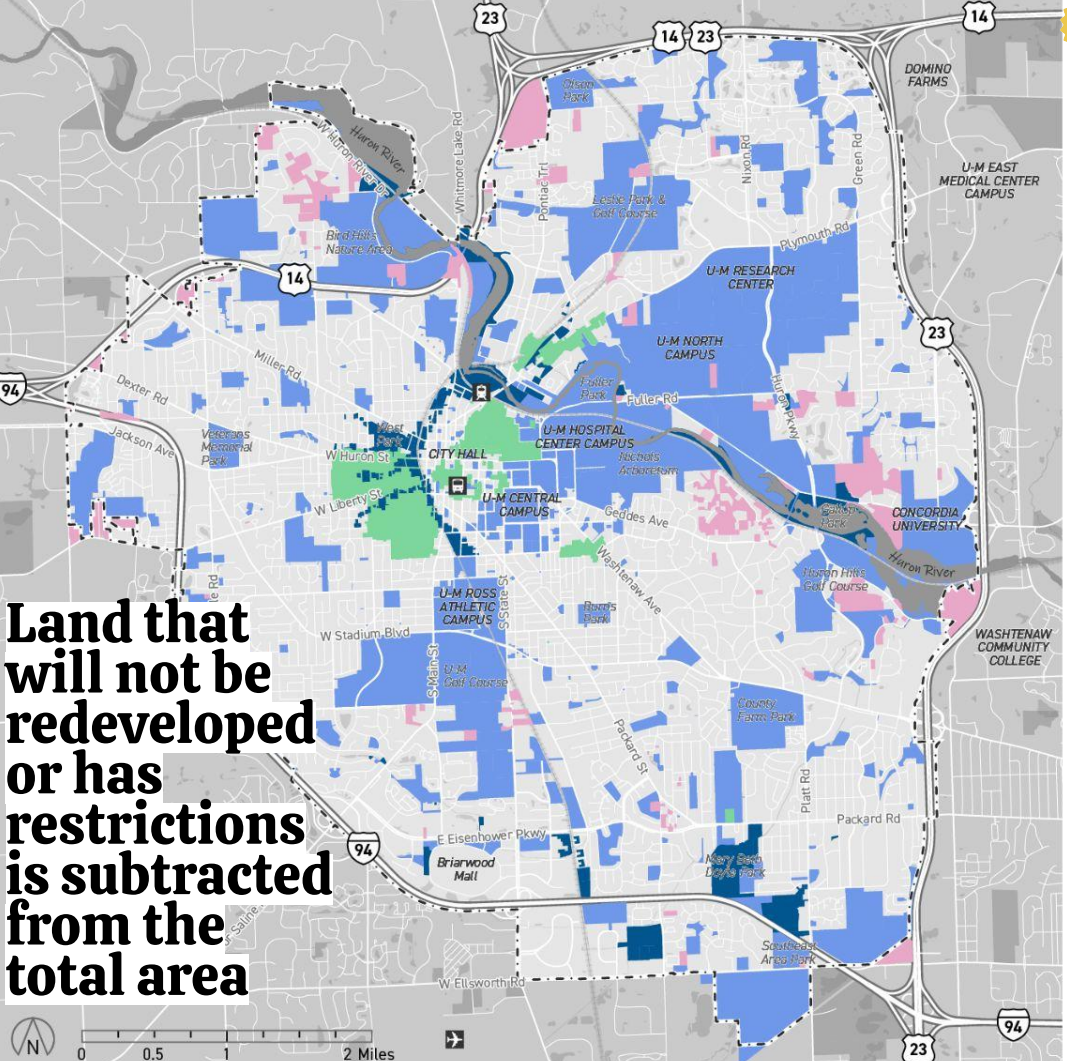
Public Right-of-Way: **3,121 Acres**

Township Islands: **547 Acres**

Public Land: **5,677 Acres**

Floodplain/Historic District: **2,436 Acres**

**Land that will not be redeveloped or has restrictions is subtracted from the total area**



**Legend**

- Historic Districts
- Floodplain Properties
- Public Land (Schools, Parks, Hospitals, University, Other Public Property)
- Township Properties



# 13% Total City Boundary Developable

Total City Boundary Area:  
**19,203 Acres**

Developable Land: **2,438 Acres**

Public Right-of-Way: **3,121 Acres**

Township Islands: **547 Acres**

Public Land: **5,677 Acres**

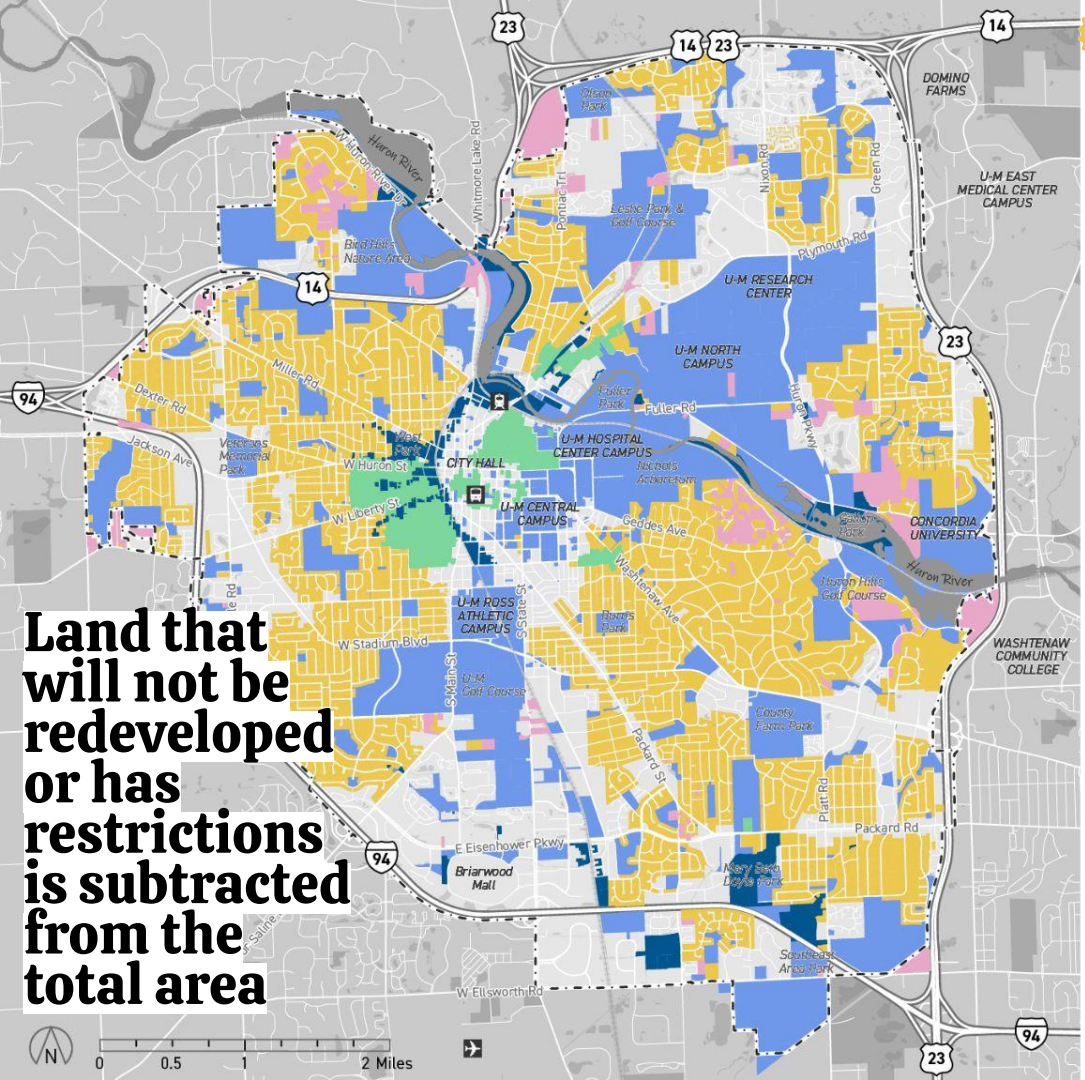
Floodplain/Historic District: **2,436 Acres**

R1 & R2 Zoning Districts: **4,984 Acres**

## Legend

- Single Family Residential Districts (R1 & R2 Zoning)
- Historic Districts
- Floodplain
- Public Land (Schools, Parks, Hospitals, University, Other Public Property)
- Township Properties

**Land that will not be redeveloped or has restrictions is subtracted from the total area**



**13% Total City Boundary Developable**

Total City Boundary Area:  
**19,203 Acres**

Developable Land: **2,438 Acres**

Public Right-of-Way: **3,121 Acres**

Township Islands: **547 Acres**

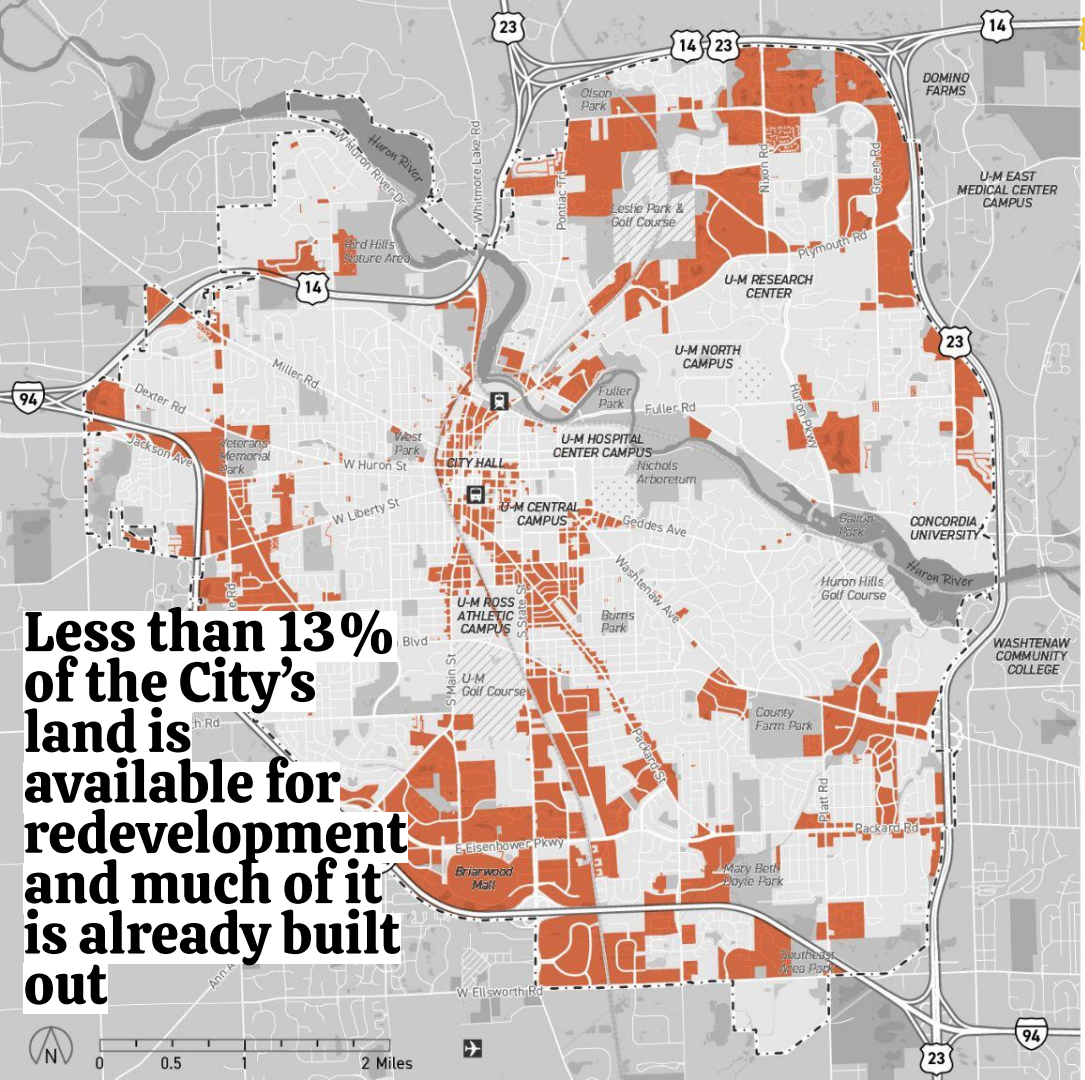
Public Land: **5,677 Acres**

Floodplain/Historic District: **2,436 Acres**

R1 & R2 Zoning Districts: **4,984 Acres**

**Legend**

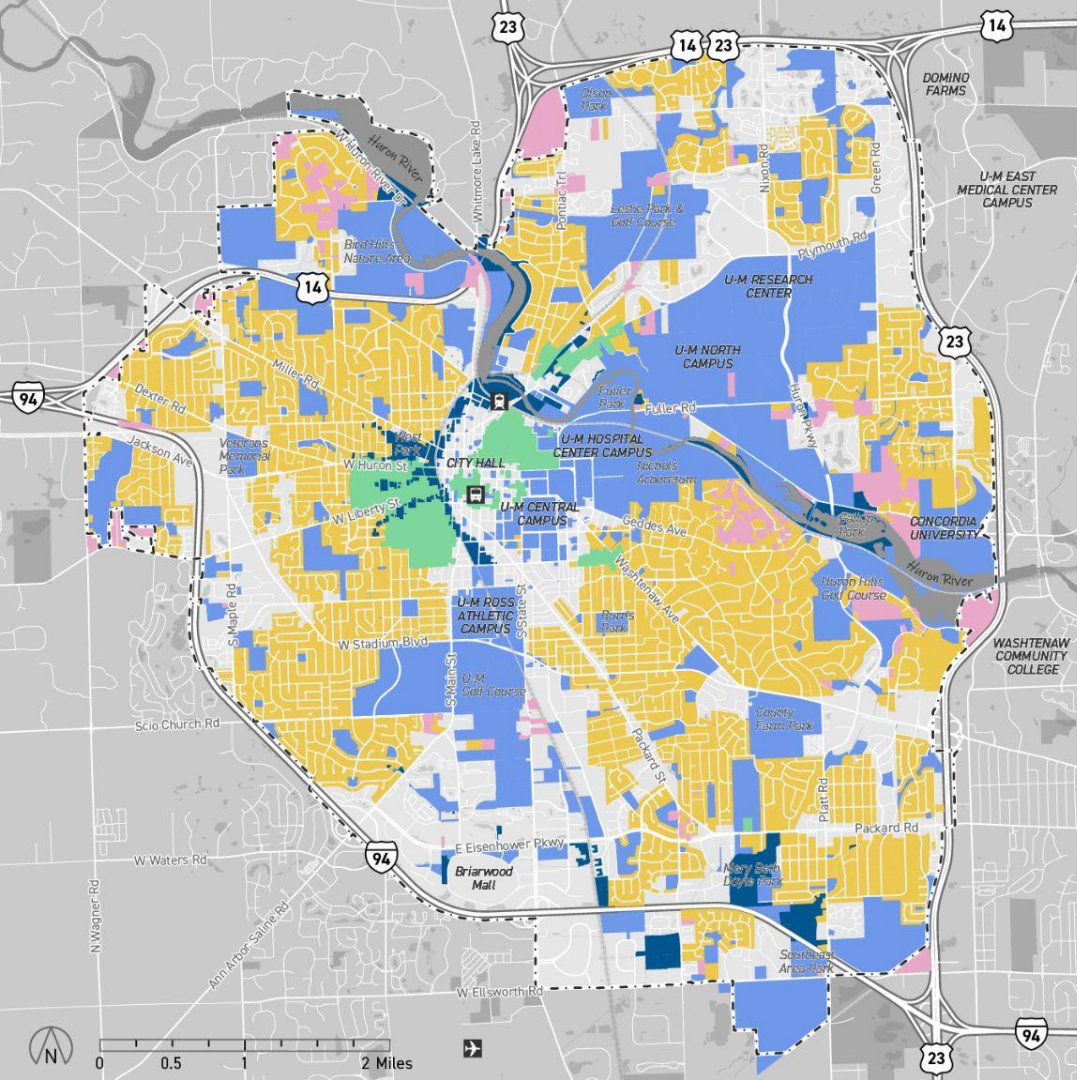
 Developable Land



**Less than 13% of the City's land is available for redevelopment and much of it is already built out**



**QUESTION:** Do we need to revisit development in these areas as a part of this process?



### Legend

- Single Family Residential Districts (R1 & R2 Zoning)
- Historic Districts
- Floodplain
- Public Land (Schools, Parks, Hospitals, University, Other Public Property)
- Township Properties

**Pause for questions**

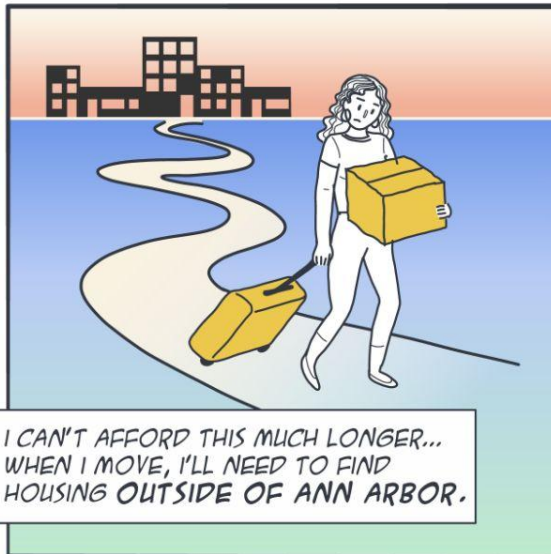
# **What if we maintain status quo?**

**This will impact affordability, equity and sustainability in Ann Arbor and will result in a decline in tax revenue and services**

# Most workers can't afford to live in the city and are forced to commute by car as there are no other options

I'VE BEEN RENTING IN THE CITY FOR A WHILE, BUT I'M NOW PAYING MORE THAN 50% OF MY INCOME TOWARD RENT.

**HELP!**

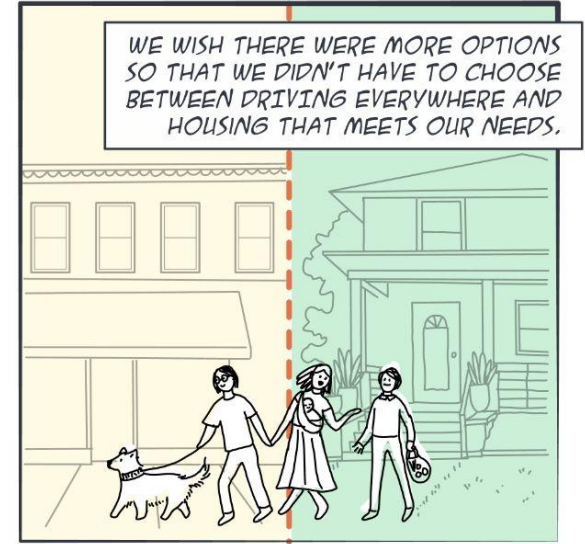
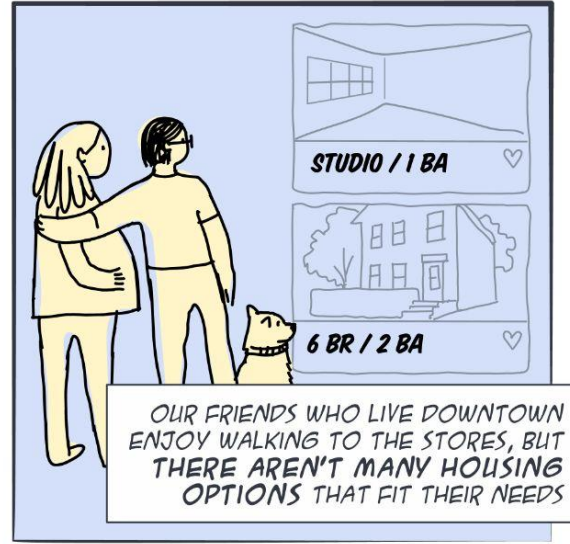
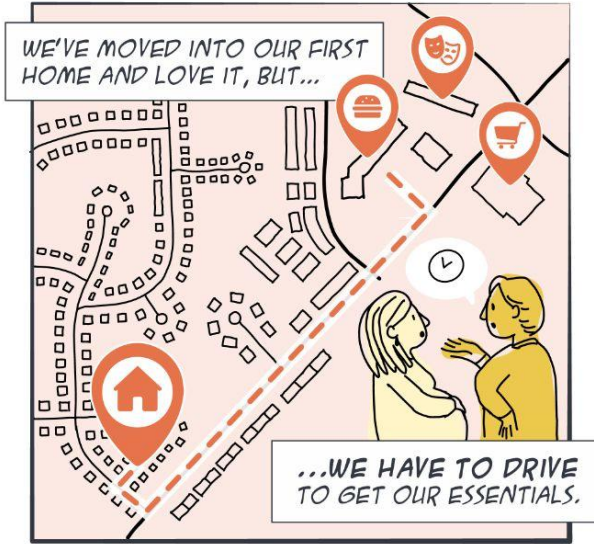


I CAN'T AFFORD THIS MUCH LONGER... WHEN I MOVE, I'LL NEED TO FIND HOUSING OUTSIDE OF ANN ARBOR.

THIS MEANS I'LL BE DRIVING TO WORK, ADDING YET ANOTHER CAR TO ALREADY CLOGGED STREETS.



# There is a mismatch between desirable housing types and access to walkable amenities





# Ann Arbor is not affordable for a new generation of residents

I'VE LIVED HERE ALL MY LIFE. MY KIDS WENT AWAY TO COLLEGE AND WOULD LIKE TO MOVE BACK TO ANN ARBOR...



...BUT WITH INCREASING HOME PRICES, MY KIDS CAN'T AFFORD TO MOVE INTO THE CITY WHERE THEY WERE RAISED.

HOW WILL THE NEXT GENERATION CALL ANN ARBOR THEIR HOME?



# Other Plan Goals & New City Policies

## Moving Together Plan

- Zero traffic deaths by 2023
- Zero emissions from transit by 2030
- Ensure all residents have access to basic needs within 20-minute walk

## A2Zero Plan

- Carbon neutrality by 2030
- Reduce VMT (Vehicle Miles Traveled) by at least 50%

## New City Policies

- TC1(Transit Corridor) zoning - allow for more density adjacent to transit
- Affordable Housing Tax (2021) - create funds for new affordable housing
- The Ride's Transit Tax (2024) - to expand and improve transit service
- Tax for Community Climate Action (2023)

There needs to be a **COMPREHENSIVE** approach to address these issues

# Engagement

# Engagement to date - Interviews

Interviews  
to date:



**19** interviews  
**49** individuals

## Various Governmental Agencies

- + Mayor Taylor
- + City Council Members
- + Washtenaw County Community & Economic Development
- + Service Area Administrators
- + Natural Features/Resources
- + Equity & Engagement
- + Public Infrastructure
- + Sustainability
- + Building & Rental Services
- + Public Safety
- + Parks Planning
- + Parks Operations/Natural Features
- + Student Engagement
- + Campus Planning
- + Transportation Planning

# Engagement to date - Website



A2 Comprehensive Plan

Get Involved!

Project Blog

Q Sign In

## Ann Arbor Comprehensive Plan

Project Information & Engagement Hub



### Upcoming Events

Call for Steering Committee Members!

We are looking for people interested in serving as a steering committee member to guide this planning process over the course of 18-months. Please [submit an application](#) if you are interested!

### What is the Comprehensive Plan?

A **Comprehensive Plan** is a plan document, adopted by city council, that establishes a vision and priorities for the future of the city, guiding the evolution of the city for the decades ahead. This includes a determination of future land uses across the city, desired policy changes, and priorities for public spending and capital projects.



# Engagement to date - Pop-up events



Pre-Register for events for super special extra bonus Fun stuff

## Party Plans

Pre-Register for events for super special extra bonus Fun stuff

September 12-17 2023

HOUSZINE ISSUES LAUNCHED DAILY: PICKUP BOX @ VAULT OF MIDNIGHT

HOUSE STORIES RECORD PERSONAL HOUSING EXPERIENCES: AADL DOWNTOWN BRANCH

12 TUE	13 WED	14 THU	15 FRI	16 SAT	17 SUN
<p><b>8:30-10:30am</b> Coffee + Conversation: City Staff In Person Cohorts</p> <p><b>7:00-8:30pm</b> A2 Planning Commission - Working Session Virtual HMAS/Link, UHRR/CRC</p>	<p><b>8:00-10:00am</b> EA2 Community Land Trust Lunch &amp; Learn In Person Studio/Studio</p> <p><b>4:30-8:30pm</b> Student-led Engagement Session In Person Library, Research Branch</p>	<p><b>9:00-10:30am</b> History to Present: Day: Race &amp; Housing in Ann Arbor In Person HMAS/Link, UHRR/CRC</p> <p><b>4:30-8:00pm</b> A2 Housing and Human Services Advisory Board Meeting In Person HMAS/Link, UHRR/CRC, Studio/Studio</p>	<p><b>6:00pm - 7:00pm</b> Ann Arbor Park(ing) Day In Person First on all surface streets, parking spots throughout, Downtown River Row</p>	<p><b>10:00-11:00am</b> Housing Myths and Musts with Neighborhood Institute In Person Library, Research Branch</p> <p><b>1:00-4:00pm</b> UM Collective for Equitable Housing: Workshop In Person Library, Research Branch</p>	<p><b>10:00-12:00pm</b> ADU* Open House Tour In Person Various</p> <p><b>5:00pm-8:00pm</b> HouseParty Wrap-Up Bash In Person HOUSZINE Branching</p>



# **Engagement** – What's happening now

## **Surveys**

**Number of surveys - 2,085**

**Printed surveys to distribute to Ann Arbor housing properties**

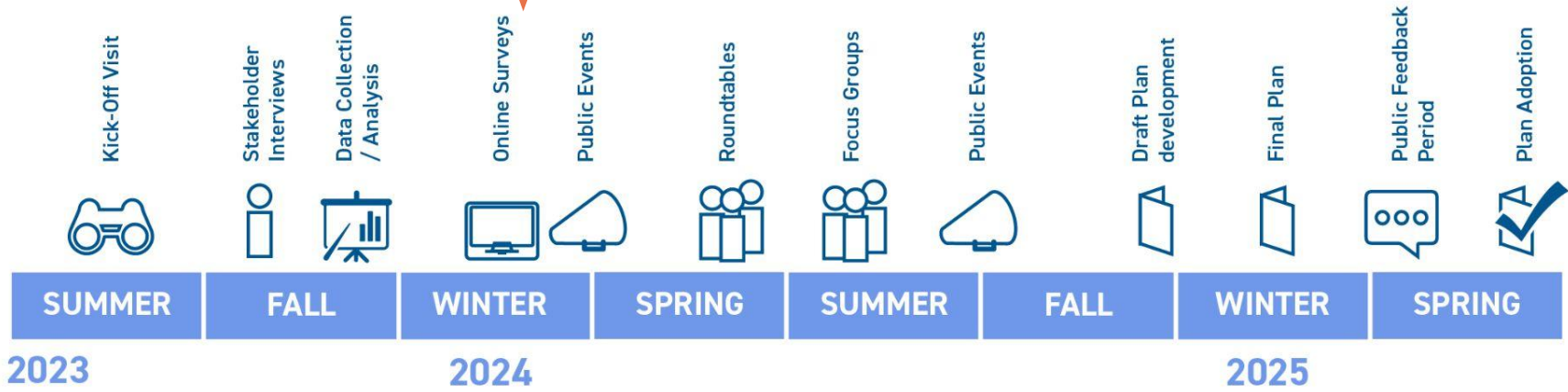
## **Open house**

**Coming up March 11-14**

# Project Schedule



**We are here**



**Let's talk**

**Is there anything we missed or you think needs to be a part of this process?**

**As a part of this process we will be considering potential growth scenarios - how to get more people living in the city. Are there particular things we need to consider or places you think are appropriate?**

**Are there particular questions we need to ask in the next round of engagement (March)?**



**Thanks!**