

**From:** BRIAN CHAMBERS

**Sent:** Tuesday, January 03, 2023 10:10 AM

**To:** Taylor, Christopher (Mayor) <[CTaylor@a2gov.org](mailto:CTaylor@a2gov.org)>; Dohoney Jr., Milton <[MDohoney@a2gov.org](mailto:MDohoney@a2gov.org)>; Lenart, Brett <[BLenart@a2gov.org](mailto:BLenart@a2gov.org)>; Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>; Disch, Lisa <[LDisch@a2gov.org](mailto:LDisch@a2gov.org)>; Radina, Travis <[TRadina@a2gov.org](mailto:TRadina@a2gov.org)>; Ghazi Edwin, Ayesha <[AGhaziEdwin@a2gov.org](mailto:AGhaziEdwin@a2gov.org)>; Gale, Mia <[RGale@a2gov.org](mailto:RGale@a2gov.org)>

**Subject:** Comprehensive Land-Use Plan Update Project - 2019 Personal Statement to Council

Mayor Taylor, City Administrator Dohoney, Mr Lenart, and CMs Disch, GhaziEdwin and Radina (my 3rd Ward Representatives):

As the Planning Department and Commission proceed with the Comprehensive Land-Use Plan Update contract and project, I want to submit a statement I made to Council from the last time the Land-Use Plan Update was being considered in 2019 (see attachment: 'Won't You Be My Neighbor')

I am sure you already have access to the set of Council Appointee recommendations made at that time, but I believe this round is premised on a complete replacement of the existing Ann Arbor Land-Use Plan, rather than any incremental approach which was the foundation for a number of the prior recommendations.

Also, with new City Administration, it is important to me that this current Comprehensive Land-Use Plan Update has a fresh approach.

On that basis, my personal statement and recommendations on the principals and values for the update is what might be most relevant for Planning consideration at this time.

1. First and foremost, is demonstrating that agreement is possible across these complex topics.

This is not easy given the current political climate here in Ann Arbor.

2. Second, for me, are the recommendations calling for alignment with related City initiatives on Climate, Affordable Housing, Transportation, Flood Plain Management, among others. We want assurances these will be integrated efforts.

3. Third, is to instill in the project a commitment to equity. This emphasis was made in our recommendations on outreach and public engagement, Steering Committee structure, communication plan, statistical sampling methodology, and value model framework, overall.

Equity is critical, as over 40% of Ann Arborites spend more than 30% of their income on housing; families below the Area Median Income often cannot afford new construction; and, while over 70% of residents have a 4-year degree or more, it is only 55% for 20 & 30 year olds. As a result of all of these economic factors, the Ann Arbor area is the most economically segregated in the mid-west.

4. Fourth— on a related basis for Ann Arbor is the 'missing middle' - both in housing architectures and economic brackets.

This can be addressed in major ways, for example, by incorporating union members from professions representative of the missing middle – Police, Fire, Teachers, University faculty and staff, Hospital staff, Trades, etc. – and organizations that focus on integration (i.e. DEI), into the process, and especially on the Steering Committee.

Who gets a seat at the table, and with what decision making breadth, determines the degree to which equity-based sustainable development can be the basis of what emerges for Ann Arbor.

Please share this submission with the rest of the Planning Commission.

Thank you for your work on the Comprehensive Land-Use Update, and consideration of this viewpoint.

Best wishes for a safe, healthy and fulfilling New Year !

Brian Chambers  
3rd Ward

Statement to 12-16-19 Council Meeting on  
Master Land-Use Update Project and Contract,  
and the Council Appointed Team Recommendations

I am Brian Chambers of 2815 Ember Way in the 3<sup>rd</sup> Ward, and was appointed by the Mayor to the contractor selection committee for the Community Visioning and Master Land Use Update.

First and foremost, I want to state my appreciation for the opportunity that the Mayor and Council provided to me and the other members of the Council Appointed team.

Personally, I believe that the selection process led by the City Planning manager, Brett Lennart, was clearly framed with understood criteria and decision making approach. The City deserves great credit.

Through scoring and open dialogue, I believe that Interface, is the right and best fit for the City. There were no objections to them, nor anyone stating that they could not work with them on the project. This itself, as a form of consensus, speaks well for the City's RFP and selection process.

The Appointee team continued to meet to hammer out an agreed list of recommendations to bring to the City and Council, based on best professional practices, and hence cost-value for the City.

It was not necessarily our intent to delay the project by submitting them when we did. We knew the proposed contract would be to Council for the 16<sup>th</sup>. We wanted to take our time, rather than rush a watered down version.

Tonight, I only speak for myself, to convey my intent for forging an agreed list of recommendations.

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Who gets a seat at the table, and with what decision making breadth, determines the degree to which equity-based sustainable development can be the basis of what emerges for Ann Arbor.

A potential slogan for the project could be, "Won't You Be My Neighbor?" – It's inviting to others, and envisions a welcoming and neighborly Ann Arbor. It applies to homeowners, renters, commuters, business, the University and tech community, and those who choose to live in dense high rise structures.

Thank you, Mayor and Council