

Subject: Request for information regarding comprehensive plan and plan process
Attachments: 42. Smart Growth Ann Arbor Ann Arbor Comprehensive Plan.pdf

From: L Ford
Sent: Thursday, May 15, 2025 12:08 PM
To: City Council <CityCouncil@a2gov.org>; Planning <Planning@a2gov.org>; Dohoney Jr., Milton <MDohoney@a2gov.org>
Subject: Request for information regarding comprehensive plan and plan process

Dear Milton Dohoney, Ann Arbor City Council, and Ann Arbor Planning Commission:

I am a resident of Ann Arbor.

I am writing in regard to a letter sent to you from Smart Growth Ann Arbor dated May 7, 2025. I have attached a copy of the letter for your convenience.

In the letter, Smart Growth asks you to provide to them, within two weeks, information regarding the comprehensive plan and plan process, including (1) detailed support for your proposition that Ann Arbor will need between 30,000 to 45,000 new units by 2050, and (2) your "firm plan for how the City plans to expand, and pay for, the required infrastructure to meet the needs of the planned new housing units in an equitable way."

This is a sensible request. I ask that you please provide to me -- and also post on the planning commission's public website -- any and all information that you provide to Smart Growth Ann Arbor in response to their request. Please provide this information to me (and post it to the city's website) at the same time that you provide it to Smart Growth Ann Arbor.

Also, please provide me with a complete description of your policy and procedure for responding to requests for detailed and specific information concerning the comprehensive plan and the plan process. In your description, please answer the following questions:

- (1) What is your procedure and policy for responding to requests for detailed and specific information concerning the plan and plan process?
- (2) Do you provide specific and detailed information to developers, investors, and others that you do not provide to residents?
- (3) By what procedure can a resident request detailed and specific information regarding the plan and the plan process?
- (4) Can a resident request detailed and specific information concerning the plan and plan process, and, like Smart Growth, expect a response from you within two weeks?

Thanks very much for your consideration.

I look forward to your response.

Best regards,
Leslie Ford, Ward 5

Subject: Ann Arbor Comprehensive Plan
Attachments: SGAA Comprehensive Plan Letter.docx

From: Michael
Sent: Tuesday, May 13, 2025 10:23 AM
To: Dohoney Jr., Milton <MDohoney@a2gov.org>; City Council <CityCouncil@a2gov.org>; Planning <Planning@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>
Subject: Ann Arbor Comprehensive Plan

On behalf of Smart Growth Ann Arbor, please see the attached memo in response to the draft Comprehensive Plan. Thank you.

Executive Committee

Mike Martin, President *First Martin Corporation*

Rob Aldrich, Treasurer *MAVD*

Jeff Hauptman, Secretary *Oxford Companies*

Ed Shaffran *Shaffran Companies*

Howard Freshee *H&K Enterprises, LLC*

SMART GROWTH ANN ARBOR

5/7/2025

Milton Dohoney, Ann Arbor City Council, Ann Arbor Planning Commission

RE: Ann Arbor Comprehensive Plan

Dear Administrator Dohoney, City Council and Planning Commission,

We are writing to you on behalf of Smart Growth Ann Arbor (SGAA). Our organization represents developers, owners, contractors and businesses that support development efforts in Ann Arbor and Washtenaw County. Our stated goal is to bring rational decisions to the local development process and work in partnership with governmental entities to improve outcomes for our community.

Representing the industry that creates the built environment, we are keenly interested in the current efforts of the newly proposed comprehensive plan and would like to offer the following comments and questions for which we would expect a response within two weeks, alternatively a group of our members would be willing to meet in-person with city staff as well as the comprehensive plan's consultant. Please respond to the following:

- Underlying the comprehensive plan process, there is a proposition that Ann Arbor will need between 30,000 and 45,000 new units by the year 2050. These numbers far exceed what industry available data (CoStar) suggests as well as other planning sources (SEMCOG) and appear to be based on commuter data. Please provide detailed support for these numbers.
- The plan fails to adequately address infrastructure needs to create the housing units proposed. Our members frequently encounter hidden development fees in the form of required infrastructure improvements not directly related to their specific project (i.e. entire sections of water main replacement and other off-site cost). As such, we would like to see a firm plan for how the City plans to expand, and pay for, the required infrastructure to meet the needs of the planned new housing units in an equitable way.

Our industry is routinely required to complete certain feasibility studies that provide data-driven conclusions to support our projects. These studies include, among other market factors, addressing the questions above to satisfy our lenders and investors. As an organization that represents over 30% of the City of Ann Arbor's commercial tax base, SGAA would expect accurate, data-driven support to the proposed plan as a fundamental deliverable in the process.

Executive Committee

Mike Martin, President *First Martin Corporation*

Rob Aldrich, Treasurer *MAVD*

Jeff Hauptman, Secretary *Oxford Companies*

Ed Shaffran *Shaffran Companies*

Howard Freshee *H&K Enterprises, LLC*

SMART GROWTH ANN ARBOR

As your development partners we are standing by to assist the City in this process and lend our expertise and dedication, continuing our efforts in making Ann Arbor a dynamic, equitable and attractive community now and into the future.

Sincerely,

Smart Growth Ann Arbor Executive Committee