

Subject:

CLUP Plan Draft 3

From: Nancy Leff**Sent:** Tuesday, October 7, 2025 1:27 PM**To:** Planning <Planning@a2gov.org>; City Council <CityCouncil@a2gov.org>**Subject:** CLUP Plan Draft 3

Hello,

I am writing this note, NOT as a representative of my neighborhood organization, Lower Burns Park (aka LoBuPa), but as a concerned citizen of Ann Arbor.

When I look at the CLUP Draft 3 map for LoBuPa, I see that our association is completely surrounded by a Transition Zone. We will become an island of small homes, duplexes, two story apartment buildings, and professional offices located in converted single family houses surrounded by a fortress of mid-rise buildings.



I worry about the **Domino Effect**. Here are scenarios:

1. On the south perimeter of LoBuPa - the north side of E. Stadium

Say that one or two adjacent houses on E. Stadium, (for example: next to the small commercial building at the corner of Packard and Stadium), are purchased by a developer

and a mid rise is built. Houses now adjacent to this mid rise and those behind it on Henry St. and on the south side of Stadium, will become less attractive to home owners.

Why?

Because of less green space, less natural light reaching homes, increased parking issues, etc. The SEV of homes near these mid rises will increase, which in turn increases the assessed value of the property and eventually the property taxes.

These adjacent homes will then be purchased for development, too, and soon enough all of the lovey homes on E. Stadium between Packard and E. Park Place will be gone. This stretch includes not only some actually affordable small homes, but several dentists offices that reside in former single family houses. Even if these mid rises have commercial space on the first floor of the buildings, the dentists and other small independent professional businesses will never be able to afford the rent in these spaces. They will be priced out of our neighborhood and instead will be replaced by what - A 7-11, chain (NOT local) coffee shops, and other NON LOCAL businesses that can afford the high rents. We have seen this happen all over in Ann Arbor in many of the commercial spaces in these new high & mid rises - the retail spaces have seen high turnover rates and are often empty or occupied by national retail chain businesses.

2. On the north perimeter of LoBuPa - both the north and south sides of Dewey

This street is currently almost 100% small residential homes that have been converted to rental housing. But there are several owner occupied homes here and they are part of our neighborhood association. This street's houses, and most houses north and some houses south of Dewey, have always shifted between owner occupied and rentals - but the important thing is that the houses still stand, mostly as is - 2-3 story houses. They are able to be converted back and forth between rental and owner occupied as market conditions change. It has always been a flexible housing area. This is a good thing. Houses here are more affordable. But this plan is an incentive to developers to tear down these houses and replace them with tall apartment buildings. The **Domino Effect** will continue at a slow, but inevitable rate, southward toward Granger Ave until it meets up with Stadium.

3. On the west perimeter of LoBuPa - S. State

4. On the east perimeter of LoBuPa - Packard

The same will happen here on our west and east perimeters and the **Domino Effect** will push eastward from S. State until it meets up with the westward push from Packard.

I realize this will not happen overnight, but with the construction of the 15 story monstrosity that is rising at the apex of the Packard, S. State, and Stadium triangle - the **Domino Effect** is here and is happening now.

The end result: LoBuPa as we know it will be gone. It will no longer be the flexible housing area it is today, with rentals, small business, locally owned shops, small

apartment buildings, and owner occupied homes. We ARE, right now, what a small, dense, inner city neighborhood should be. Local businesses thrive here. We can walk to meet almost all of our needs - groceries, coffee shops, restaurants, drug store, thrift shops, banks, dentists, gas station, locally owned convenience store (not a 7-11), hair salon, etc. We are thriving in our current environment but we know so many others are not. We can and want to help to make significant strides to help achieve the goals of the CLUP in LoBuPa, if you would only engage with us in a meaningful and serious way.

You need to listen to the citizens. You absolutely have not done this. If given the real opportunity to contribute to and brain storm about this plan, we could have been working together as colleagues - not as opponents. This town had a wealth of amazing resources to be found in our smart, capable people - you have turned your backs on these invaluable resources.

Here is the problem: no matter what you say about the outreach you did, it was ineffective and limited. Even today, most of my neighbors have no idea about this plan or are totally misinformed. This is a tragedy. I am not a NIMBY. I have often been accused of being a bleeding heart liberal and I wear that label with pride.

I do support affordable housing, environmentally sound development, protection of our green spaces and trees, restoring equity in housing. I cannot stress enough that I am not against these goals. If you had really engaged the neighbors of LoBuPa and the rest of Ann Arbor's residents - together, we could have met somewhere in the middle to work toward these goals. To increase the density of our neighborhood without sacrificing green space, to protect roof top solar and the energy independence that our neighbors have already achieved, to welcome low income housing, etc.

But at every twist and turn of this plan, you have found ways to defeat and negate your stated goals of equity, affordability, and sustainability.

My disappointment in our elected officials, the members of the planning commission, and the head of our city planning staff is deep. I feel betrayed.

Pause this Plan now and find a way to really listen to your community. You owe us this. We can do better than this shell of a plan.

Sincerely,

Nancy Leff
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