

# **Ann Arbor Comprehensive Plan**

# Ann Arbor Comprehensive Plan

Council Update

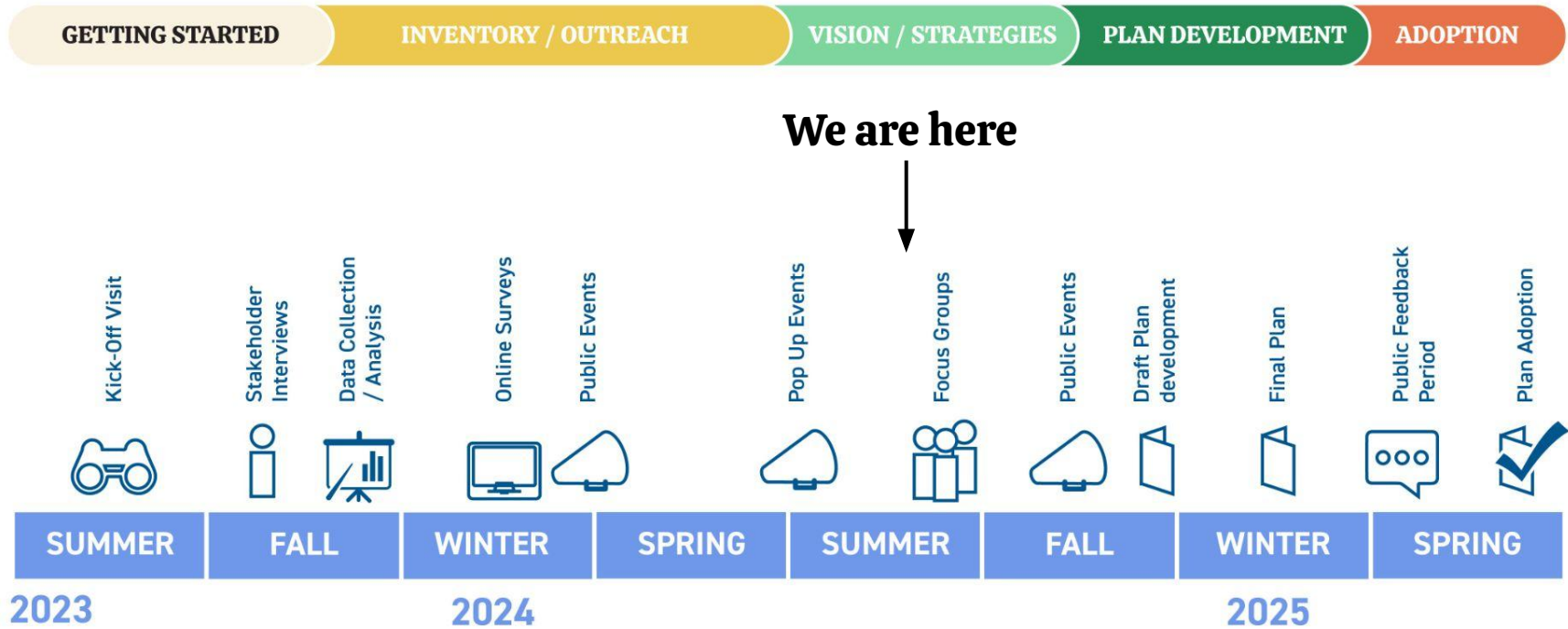
**8.12.2024**

**AGENDA:**

1. Process / Engagement summary
2. Emerging Themes
3. Next Steps

# PROCESS / ENGAGEMENT

# Project Schedule



# Engagement by the numbers

# Engagement to date - Online

19,000+

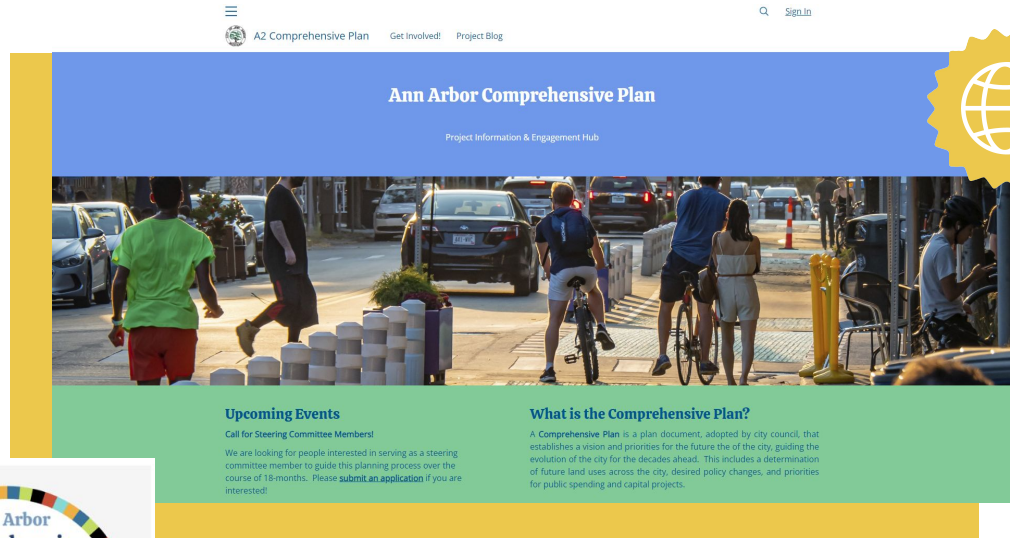
views

3,000+

survey participants

2,000

Summer Game badges



Summer Game Badge

# 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 - Pop-up events





# Engagement to date - Public workshops



**7** events at Downtown and Branch Libraries

**380+** attendees

**27** stakeholders in small group meetings

# Ann Arbor Comprehensive Plan

## Meeting In A Box



Ann Arbor is evolving  
and we need your input to help shape the future of our city!



Thank you for participating in the  
Comprehensive Plan process



### How Should Ann Arbor Grow Across the City

The Comprehensive Plan is linked with planning for the city's growth over the next 25 years. Under a modest growth scenario, the city could grow to **75,000 people by 2036**. The map below categorizes the city into **3 future development types** determined by existing buildings, zoning, infrastructure, and other factors in each neighborhood.

Neighborhood Scale Residential Infill	Mixed Density Neighborhood Scale Multifamily	Higher Density
Includes townhouses, duplexes, triplexes, compact apartments - all 35 feet tall or less.	Examples include multi-family housing and 3-5 story buildings.	A combination of mid-rise and 5+ story buildings mostly found Downtown or in major transit corridors.
<b>Examples of Development Type</b>	<b>Examples of Development Type</b>	<b>Examples of Development Type</b>
Duplex	Triplex & Quadplex	Small + Large Condo Buildings
		Mid-rise Apartment Building

**INSTRUCTIONS**

We want to see how you would distribute **75,000 new residents** in the city by development type. Each of the circles below represent 5,000 people and are roughly based on the **potential for growth in each type**.

**Step 01:** Please fill in **15 circles** where you think growth is most appropriate, recognizing that not one area of the city can accommodate 75,000 new residents on its own. Feel free to number each circle as you go to keep track.

**Neighborhood Scale Residential Infill**  
15 circles

**Mixed Density Neighborhood**  
15 circles

**Higher Density Neighborhood**  
15 circles

18 2.5 x 4" = 45 people  
56 people = 15 circles = 750 people

Map depicting Development Types by color

### Ann Arbor needs new housing.

Providing different types of housing will be key to achieving the city's goals of affordability, sustainability and equity.

**What type of housing would you like to see in YOUR neighborhood? Check all that apply**

Duplex  
A two-household dwelling where two homes are attached by a corner wall.  
**Comments:**

Triplexes and Quadplexes  
A multi-family building with 3-4 units. Often, these units are either stacked on top of each other or next to each other.  
**Comments:**

Small Building (under 10 units)  
A multi-story building with numerous individual residences within one structure.  
**Comments:**

Medium Building (10 to 20 units)  
A multi-story building with numerous individual residences within one structure.  
**Comments:**

Large Building (over 20 units)  
A multi-story building with numerous individual residences within one structure.  
**Comments:**

Increases in units: 11, 10, 10, 10, 10

### Balancing Priorities for Growth in the City

From Now to 2036

Imagine a block in the city is being redeveloped and you must decide what aspects of the new development should be prioritized. While all of these priorities matter, there are trade-offs to ensure housing can actually get built. We need you to identify your **highest priorities**.

**INSTRUCTIONS**

Please fill in **5 circles** to indicate your highest priorities. You may fill in any combination of **5 circles** but it must be **only 5 circles total**.

For example: You could distribute your 5 circles across 1 or 2 items to give them more weight.

Increasing density of housing overall in the development	Providing open space within development projects	Green building practices (e.g. all electric, energy generation, sustainable materials)
5 circles	5 circles	5 circles
Preservation of natural features (woods, large trees, wetlands, etc)	Increasing accessible/barrier-free homes	Stormwater management and floodplain protection
5 circles	5 circles	5 circles
Architectural quality (materials, design, historic preservation)	Aligning development with walking, biking and transit infrastructure	WRI12: In your own words
5 circles	5 circles	5 circles

# EMERGING THEMES

# Major Themes:

## Existing Plans

**High Quality of Life**

**Resilient**

**Connected**

**Healthy & Safe**

**Community Based**

**Economically  
Vibrant**

## Defining Values

**Environmental  
Protection & Climate  
Action**

**Reduction of Car  
Dependency**

**Energy Efficiency &  
Renewable Energy**

**Housing Costs  
Relative to Income**

**Diversity of  
Housing Options**

**Affordable Housing**

**Access to Services  
& Amenities**

**Economic Diversity  
& Inclusion**

**Property Tax  
Burden**

## Vision Madlib

**Affordable &  
Accessible Housing**

**More Transit  
Options**

**Protect Trees &  
Natural Areas**

**Diverse Housing  
Options**

**Better Outreach to  
Diverse Groups**

**Livable City  
Welcoming for All**

**What are the  
Overarching Values for  
Ann Arbor?**

"Equity means creating a city where people of all socio-economic levels can live, work, and thrive."

"Equity means prioritizing civic initiatives and policy aimed at leveling the playing field for all Ann Arborites, particularly as it relates to housing, education, and transportation."

"Equity means that everyone should have the opportunity to live in the neighborhood of their choice and access jobs, services, parks, and schools safely."

"Equity means that anyone who works in Ann Arbor should be able to afford to live here too."

"Equity means having neighborhoods with a mix of people of all types."

"Keeping the culture of Ann Arbor the same long term while meeting the needs of all its residents."

"Sustainability means that we must do everything we can to move away from non-renewable resources, reduce our usage of single-use products, and keep our power grid resilient."

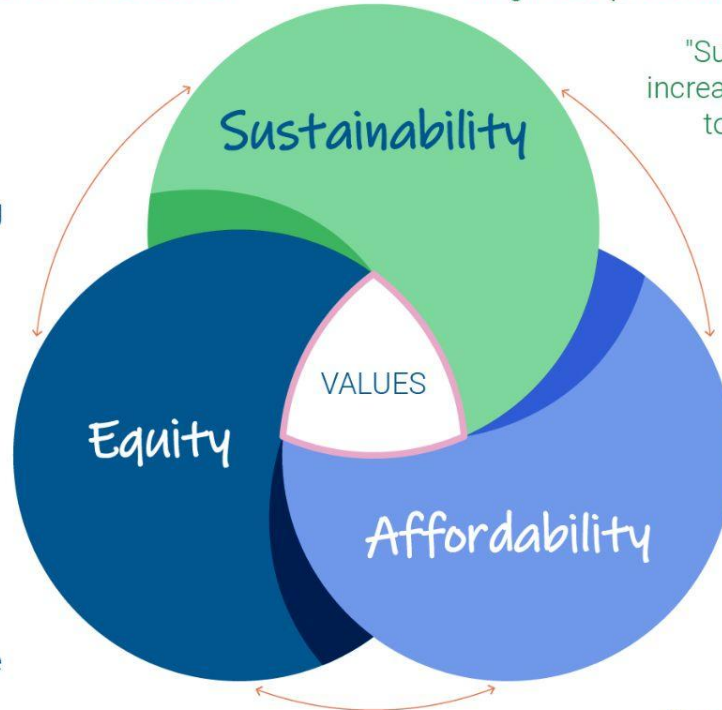
"Sustainability means reducing waste and increasing efficiency so that the city will be able to continue its level of services without imposing new or higher taxes."

"Sustainability means making sure that future needs will be able to be met. That means we must preserve historical development, significant natural features, and open space as well as energy, water quality, and quality of air."

"There should be a range of housing choices to suit the needs of many, from subsidized housing for very low-income families to adequate 'missing middle' housing for folks."

"Lower property taxes. Ann Arbor's taxes are obscene and the money is not spent in the right places."

"Being able to live car-free saves me car payments and insurance. Buses being affordable to use daily."



"We need to dramatically increase housing stock WITHIN the city limits, so we have a variety of options, from lower cost to higher cost."

"Equity means creating a city where people of all socio-economic levels can live, work, and thrive."

"Equity means prioritizing civic initiatives and policy aimed at leveling the playing field for all Ann Arborites, particularly as it relates to housing, education, and transportation."

"Equity means that everyone should have the opportunity to live in the neighborhood of their choice and access jobs, services, parks, and schools safely."

"Equity means that anyone who works in Ann Arbor should be able to afford to live here too."

"Equity means having neighborhoods with a mix of people of all types."

"Keeping the culture of Ann Arbor the same long term while meeting the needs of all its residents."

"Sustainability means that we must do everything we can to move away from non-renewable resources, reduce our usage of single-use products, and keep our power grid resilient."

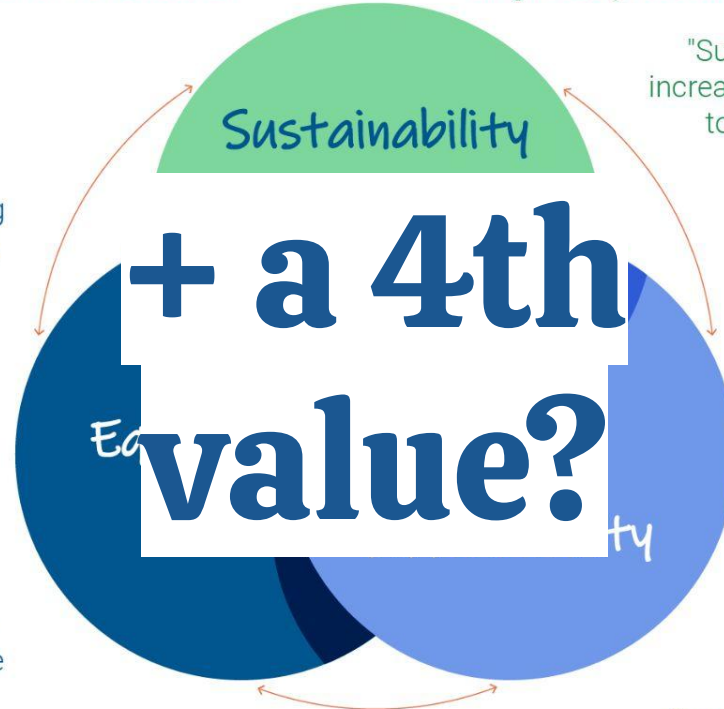
"Sustainability means reducing waste and increasing efficiency so that the city will be able to continue its level of services without imposing new or higher taxes."

"Sustainability means making sure that future needs will be able to be met. That means we must preserve historical development, significant natural features, and open space as well as energy, water quality, and quality of air."

"There should be a range of housing choices to suit the needs of many, from subsidized housing for very low-income families to adequate 'missing middle' housing for folks."

"Lower property taxes. Ann Arbor's taxes are obscene and the money is not spent in the right places."

"Being able to live car-free saves me car payments and insurance. Buses being affordable to use daily."



"We need to dramatically increase housing stock WITHIN the city limits, so we have a variety of options, from lower cost to higher cost."

**How does a new vision  
statement reflect Ann  
Arbor's aspirations for  
2050?**



[Working vision statement]

**A2 for All**

## A2 for All

**Affordability:** We believe that all people should have the opportunity to call Ann Arbor home and thrive.

**Sustainability:** We are committed to the efficient integration of all systems - social, built and natural - to create a resilient community.

**Equity:** We ensure equal access to essential services and amenities for all, and additional resources for historically underserved communities.

[Working vision statement & goal areas]

### Goal areas:

- Housing
- Mobility & Connections
- Natural Features & Environmental Protection
- Healthy/Active Living & Parks
- Access to Services & Amenities
- Economic Opportunity & Diversity
- Energy Efficiency & Carbon Reduction
- Community

**How can we grow?**

# Citywide Development

1. Need for **more types of housing and increased total housing** throughout Ann Arbor, with a focus on higher density housing
2. Improvements to **bike lanes and pedestrian walkability**
3. **A livelier riverfront** and **expansion of downtown's footprint**
4. Incentives to encourage **more affordable** and intensive development, including **missing middle housing**
5. **Preservation** of historic districts and green spaces
6. **Better public transit** and accessibility for all mobility options
7. More **small businesses and neighborhood retail** options
8. Prioritization of **livability and equity** for all residents

**Ann Arbor Needs New Housing**  
Providing different types of housing will be key to achieving the city's goals of affordability, sustainability and equity.

**We Want To Learn How And Where You Think Ann Arbor Should Change**

**DEFINITIONS**

Use the color indicators on the map to tell us what types of housing you think it is most appropriate for areas to build up **A LITTLE**, **MODERATELY** or **build up A LOT**. Do you have additional comments? Please post a comment or write your comment and place it on the map.

- Build up **A LITTLE**
- Build up **MODERATELY**
- Build up **A LOT**

**Ann Arbor is Already Adding Housing Across The City. Here Are A Few Examples That Show Different Ways To Add Density.**

**Examples of Ann Arbor that BUILD UP A LITTLE**

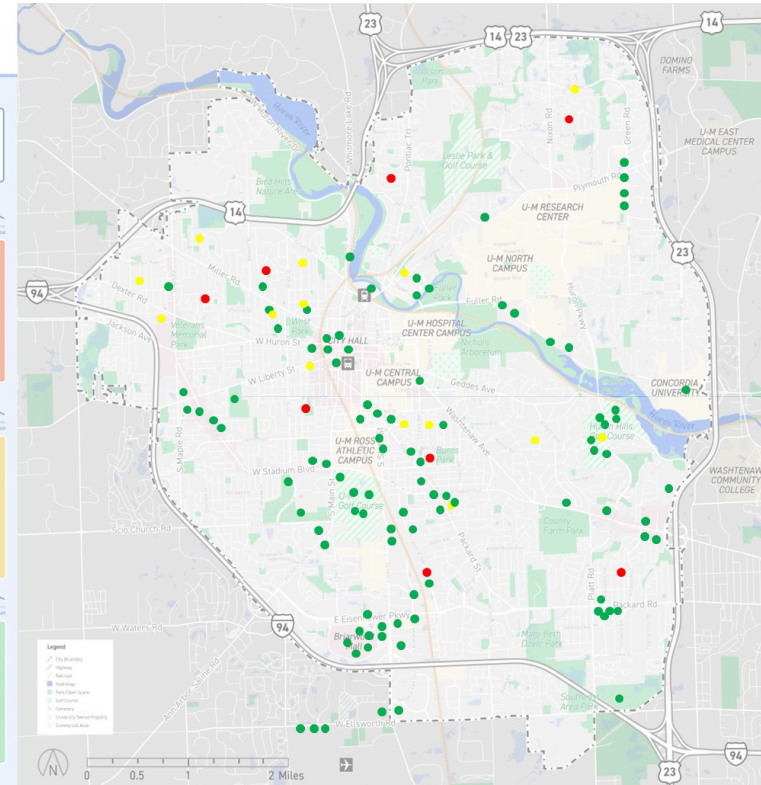
Historic Kensington Row	Historic Kensington Row	Historic Kensington Row	Historic Kensington Row
Historic Kensington Row	Historic Kensington Row	Historic Kensington Row	Historic Kensington Row

**Examples of Ann Arbor that BUILD UP MODERATELY**

Historic Single Family Lot	Historic Single Family Lot	Historic Single Family Lot	Historic Single Family Lot
Historic Single Family Lot	Historic Single Family Lot	Historic Single Family Lot	Historic Single Family Lot

**Examples of Ann Arbor that BUILD UP A LOT**

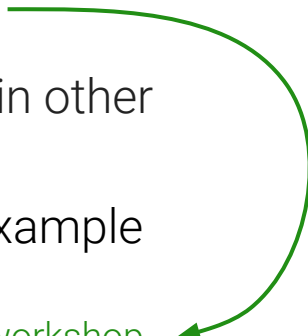
Medium Density Building	Medium Density Building	Medium Density Building	Medium Density Building
Medium Density Building	Medium Density Building	Medium Density Building	Medium Density Building



# What if...

- we aim to build housing for 50% of commuters (and their families) which would be about ~35k to 40k households?
- we add housing to single-family zoned areas allowing up to 4 units?
- we maximize residential development in TC-1 districts? What about in other commercially zoned areas? Large parking lots?
- we create another downtown-scaled hub elsewhere in the city (for example Briarwood)?

**75%** of workshop participants were supportive of 2-4 units in single-family areas



# What if...

- we aim to build housing for 50% of commuters (and their families) which would be about ~35k to 40k households?
- we add housing to single-family zoned areas allowing up to 4 units?

# What do we gain?

- Economic development, more jobs, supports growth of UM
- Tax revenue and millage for affordable housing, parks, schools, transit
- A greater diversity of housing types and people who could live in Ann Arbor
- More businesses and services
- Reduced VMT, more infill, less sprawl, more accessible and better quality of life

# What if...

- we aim to build housing for 50% of commuters (and their families) which would be about ~35k to 40k households?
- we add housing to single-family zoned areas allowing up to 4 units?

# What do we need to keep in mind?

- Service delivery - public infrastructure investments
- Change of character of housing and neighborhoods - at least in the short term
- Open spaces, trees, and permeable spaces
- Traffic congestion - it could get worse in the short term
- More rental housing

# What if...

- we maximize residential development in TC-1 districts? What about in other commercially zoned areas? Large parking lots?
- we create another downtown-scaled hub elsewhere in the city (for example Briarwood)?

# What do we gain?

- Walkable neighborhoods, streetscape investment, more mobility options
- Potential for more businesses, jobs, economic diversification
- Accessibility and convenience
- Nodes of density and concentration of resources
- Opportunity for a different flavor of hub that is not student-centric



# What if...

- we maximize residential development in TC-1 districts? What about in other commercially zoned areas? Large parking lots?
- we create another downtown-scaled hub elsewhere in the city (for example Briarwood)?

# What do we need to keep in mind?

- Existing small businesses and affordable commercial space
- Downtown primacy and legibility
- Character, unique identity

**Where are we headed?**

# Aligning goals with growth scenarios

**Create enough housing to stabilize prices.**

- Supports affordability

**Create enough housing that half (or more) of all commuters could live in the city if they choose.**

- Affordability, VMT reduction goals

# How can city policies affect city growth potential?

- **Simplify and streamline development process**
  - Need fewer, simpler districts and quicker processes
- **Give flexibility to districts throughout the city**
  - Allow more types of housing in different parts of the city to respond to changing demands & markets
- **Manage transitions between & change within districts**
  - Be response to neighborhood context, livability, and scale - improve the viability of projects

# NEXT STEPS

1. Focus Groups
2. Pop Ups and Meetings in a Box
3. Refine Goals & Draft Recommendations

**Thank you!**