

Subject: Comments on CLUP
Attachments: Pritts 021326 - Plan misrepresents statistics on community support.docx

From: Brad Pritts
Sent: Friday, February 13, 2026 10:49 AM
To: Planning <Planning@a2gov.org>
Subject: Comments on CLUP

Please forward the attachment as input for the Planning Commission's hearing on the Comprehensive Plan.

Thanks,

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Brad Pritts

To the Planning Commission and Staff:

It appears likely that the Commission intends to proceed with the Comprehensive Land Use Plan in its current form. Like many I remain concerned that the most likely outcome of this plan is to increase costs of housing rather than improve affordability.

I must point out one more time for the record that the Plan continue to make statements which are erroneous or at least misleading regarding the community support of the Plan. Most of these are concentrated in the pages discussing community engagement, starting with “Outreach By the Numbers” on page 33. Then, statements on pp. 36 to 37 make multiple references to percentages of respondents favoring various positions, such as “79% of respondents favor ‘building up a lot’”.

As has been pointed out repeatedly, none of the opinion measurements stated in the plan are based on statistically valid representative measurements. In my profession as a statistical quality engineer, it would be professional malpractice to offer such unsupported, misleading comments as precise measurements. Instead, the strongest representation that can be supported would be that “many people expressed a particular opinion”.

Therefore, if the Plan proceed, please consider at least removing the unsupported claims.

All of this being said, I would still prefer to retrench and adopt a more neighborhood focused approach, better reflecting the diverse nature of Ann Arbor. Perhaps this can be done for the next phase! Ann Arbor deserves more.

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There is no journey gone so far that we cannot stop and change direction.

--Stephen Schwartz – composer of Wicked! And Godspell, from The Children of Eden