

## Manor, Courtney

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**Subject:** [A2N2] Absence of Density Data in Comprehensive Plan

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**From:** Tom Stulberg  
**Sent:** Tuesday, May 6, 2025 3:31 PM  
**To:** Planning <Planning@a2gov.org>;  
**Subject:** Re: [A2N2] Absence of Density Data in Comprehensive Plan

Jeff,

Excellent letter.

The population data shows that Ann Arbor's population is declining. Student enrollment is a significant exception. If we focus on housing the students, the rest of the city need not be disrupted. So, the U of M's plans need to be included more in the City's CLUP, since it does call for creating a significant amount of housing on U of M property.

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**From:** on behalf of Jeff Crockett  
**Sent:** Tuesday, May 6, 2025 3:21 PM  
**To:** Planning <[planning@a2gov.org](mailto:planning@a2gov.org)>  
**Subject:** [A2N2] Absence of Density Data in Comprehensive Plan

Dear Planning Commission Members,

Increasing density is a central goal of the Comprehensive Plan. Yet, there are virtually no density data provided in the Plan to establish a baseline. According to the World Population Review (see <https://worldpopulationreview.com/us-cities/michigan/ann-arbor#:~:text=Ann%20Arbor%20has%20a%202025,population%20of%20123%2C611%20in%202020>), and I quote, "Ann Arbor has a 2025 population of **116,561**. It is also the county seat of [Washtenaw County](#). Ann Arbor is currently declining at a rate of -1.2% annually and its population has decreased by -5.7% since the most recent census, which recorded a population of **123,611** in 2020." With an area of 28.33 miles, the density is currently 4114 residents per square mile. This data should be included in the Plan. More problematic, the Plan calls for removing single-family zoning without any data to indicate the comparative density in neighborhoods across the city. Differences in density across the city should be considered in determining whether or not city-wide upzoning is warranted.

Interestingly, the DDA once provided population data on the downtown in its State of the Downtown Reports. But, the last annual report was in 2019. Why were the reports stopped? According to Maura Thomsen, the DDA currently "lacks capacity" to produce the reports. To me, that translates to producing a report is a low Council priority. With the current focus on densification, it would seem the DDA's State of the Downtown Reports merit a much higher priority. These reports provided important information that could have been used in the Comprehensive Plan. To see these reports, go to <https://www.a2dda.org/about-downtown/state-of-the-downtown-report/>. Unfortunately, I was unable to find out how many current residents live downtown or what the downtown density currently is. With three large developments being planned for the area near the public library, there are

potentially more than 2000 new residents downtown. How will that impact density downtown? Voters should be told prior to the August Prop A and B votes. Do other city departments have this information? It would be useful to find out. Adding 2000 new residents without adding park space seems like a very bad idea.

The absence of density data in the Comprehensive Plan should give you all pause. Please include density data and goals before finalizing the Comprehensive Plan. Thanks for your consideration, Jeff Crockett

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