

Subject: Ann Arbor Comprehensive Plan
Attachments: SGAA Comprehensive Plan Letter 2.docx

From: Smart Growth Ann Arbor
Sent: Friday, June 6, 2025 9:21 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 regards 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

June 5, 2025

Milton Dohoney, City Administrator
Ann Arbor City Council
Ann Arbor Planning Commission
301 E. Huron St.
Ann Arbor, MI 48104

RE: Follow-Up on May 7 Letter Regarding Comprehensive Plan & Infrastructure Capacity

Dear Administrator Dohoney, Members of Council, and Planning Commission,
We are writing again on behalf of *Smart Growth Ann Arbor (SGAA)* to follow up on the letter we submitted on May 7, 2025, regarding the proposed comprehensive plan revisions. As a coalition of local developers, property owners, contractors, and businesses committed to responsible growth in Ann Arbor, we are invested in helping shape a shared vision for the city's future that is both ambitious and achievable.

Our earlier letter outlined concerns regarding population growth projections and infrastructure planning. Specifically, we asked for clarification around the methodology used to arrive at the proposed housing targets and emphasized the importance of a clear and equitable plan to expand the City's water, sewer, and related infrastructure. We also offered to meet directly with city staff and planning consultants to have a constructive conversation.

To date, we have not received a response.

We noted with interest the recent presentation by public works staff to the Planning Commission on June 3, which highlighted many of the same concerns we raised—particularly the infrastructure challenges associated with accommodating significant new growth. Staff acknowledged that under higher-density growth scenarios, water and sewer systems could reach critical capacity levels as early as 2034–2045, and that large-scale investments will be needed to address these needs.

We appreciate the transparency city staff have shown in discussing these realities. Their comments reinforce what our members—who are responsible for delivering much of the city's new housing—are seeing firsthand: that growth without parallel investment in infrastructure places real strain on project feasibility and long-term sustainability.

Given this alignment, we are hopeful the City will now engage with us directly. SGAA represents a wide range of housing and commercial development expertise in Ann Arbor, and we are eager to contribute to this process in a meaningful and solutions-oriented way.

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SMART GROWTH ANN ARBOR

We respectfully renew our request for a written response to the questions in our original letter and welcome the opportunity to meet with city staff and consultants at your earliest convenience. We are confident that working together, we can build a stronger, more inclusive plan for Ann Arbor's future.

Sincerely,

The Executive Committee

Smart Growth Ann Arbor