

**Subject:** support for timely hub & transition zones + CLT petition

---

**From:** Kirk Westphal

**Sent:** Monday, April 13, 2026 6:30 PM

**To:** Planning <Planning@a2gov.org>

**Subject:** support for timely hub & transition zones + CLT petition

Dear Commission:

I appreciate your urgency in putting the comprehensive plan into action and tackling Ann Arbor's continuing legacy of housing injustice. Please continue in that spirit!

Many cities will look to your comprehensive plan as a model for theirs. I would be cautious about modelling your next steps after other cities' overwrought and multi-year zoning processes; as demonstrated by the ongoing housing crisis, *not many of them are doing zoning well*. I think you have an opportunity to shift the Overton window by defining zones with a simplicity, flexibility, and schedule that other cities will also look to as an example!

#### Sequencing vs. LFG

I question the framing of the materials in the packet: is "sequencing" most priorities even necessary? In my view, it would be entirely appropriate to:

- **Adopt the simple language of the Community Land Trust** petition for Residential. A lot of extra time and discourse went into defining the unit counts and heights in Residential. Please avail yourselves of this investment! (Their petition asks for the bare minimum changes; the question of changing setbacks and other attributes of the Residential zone will be a longer discussion.)
- **Work immediately on a zone to define Hub and Hub-adjacent Transition** (either a "unizone" or two separate ones). Focus on the majority of Transition areas that are non-controversial.

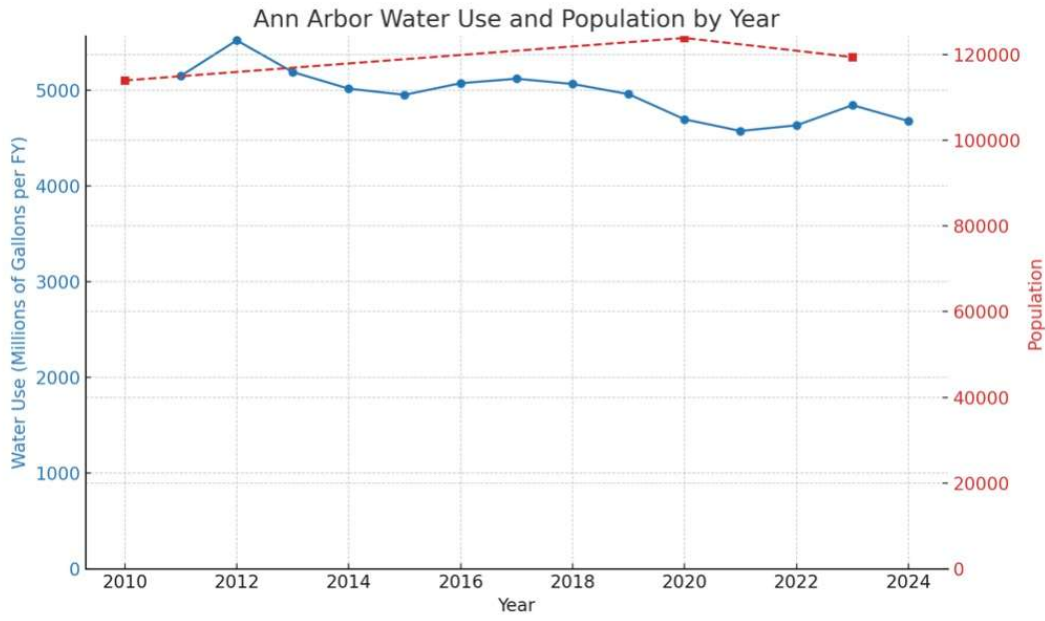
#### Infrastructure scare

**City water consumption (and therefore, roughly, sewer use) has decreased about 15%** from its peak, despite population growth. This was likely due to the adoption of low-flow fixtures and a new rate structure that discourages lawn watering. While this decrease isn't evenly distributed across the city, I would not allow "projected capacity" to delay conversations about zoning. There are many fail-safes in the development process if sewer modeling shows a shortfall.

Thank you for your consideration and service!

Kirk Westphal

Ward 2



Source: City of Ann Arbor, US Census Bureau