

Subject: Suggestions for Comprehensive Plan Committee

From: Will Leaf
Sent: Friday, November 22, 2024 3:54 PM
To: Planning <Planning@a2gov.org>
Cc: Jonathan Levine
Subject: Suggestions for Comprehensive Plan Committee

Hello members of the comprehensive plan committee.

Thank you for your service to the city. I hope you will consider the following suggestions.

Please advise city staff and the consultants to implement City Council's [5 requirements](#) for the comprehensive plan by asking them to:

1. Allow housing, without percentage limits, in all the districts. This can be done simply by eliminating the newly proposed Innovation, Retail, and Employment districts.

Jonathan Levine and I have written a [memo](#) about the employment non-residential district, and we would appreciate you reading it if you have time.

2. Remove the max height limits in Mixed Use Transition and Hub (if there is one in Hub). There are already tapered height limits near low-rise residential, so you don't need a hard cap.

On the proposed map, there are parts of transition districts that are very far from any low-rise residential areas, like north of Briarwood Mall, or at Packard and Hill. The city should encourage high-rises in these areas, not forbid them.

3. Remove the units-per lot maximum in the Residential district. If a property owner wants to create many smaller units, rather than fewer larger units, the city should let them. Smaller units are likely to be more affordable than bigger ones. Michigan Building Codes and Ann Arbor [housing rules](#) will still provide minimum room areas and safety standards.

Thank you for considering these suggestions.

Will Leaf