

Subject: CLUP final comments
Attachments: CLUP v3 comments2.pdf

From: Kirk Westphal
Sent: Tuesday, October 7, 2025 4:34 PM
To: Planning <Planning@a2gov.org>
Subject: CLUP final comments

Hi Commissioners,

Please find attached my suggestions. Good luck!

Kirk

Substantive:

P 113

Strike “high-rise if adjacent to Hub” and “taller more intense near Hubs” because high-rises should be permitted using self-adjusting heights when not near Hubs.

Transition	▶ Low- to high-rise buildings (high rise if adjacent to Hub) ▶ Context-sensitive height (lower/ smaller adjacent to Residential and taller more intense near Hubs) ▶ Pedestrian-oriented design ▶ Lot size and access considerations for industrial uses
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114/115

Change “Medium-scale” to “Medium- to large-scale”

Transition	Transition
Scale and intensity of use: Medium-scale, 3 stories to high-rise depending on context	Scale and intensity of use: Medium-scale, 3 stories to high-rise depending on context

Lower-consequence:

vi

"Some utility infrastructure is nearing capacity."

Is this true?

vii

"To start, it notes that the city can take advantage of University of Michigan investments in start-ups by creating mechanisms for them to stay in Ann Arbor as they scale up. To align with sustainability goals, the plan makes room for businesses related to an emerging economy from the A2ZERO Plan: the circular economy. This would support businesses like reuse centers that help to reduce consumption and waste."

Is this still relevant in this version?

3

"Significant public investment in infrastructure will also be required. Water, sanitary sewers, stormwater, electrical transmission, public safety, public transit, etc. and the staffing required to accommodate growth."

This is not true given current growth trends.

59

Map contains multiple errors; omits roads with 4+ lanes and includes roads with less than 4 lanes.

61

"Neighborhood context"

Do a search on this phrase and either eliminate or replace with "political considerations" or more authentic phrasing. Using "context" strengthens complaints about most additions of housing.

63

"support sustainability by preserving embodied carbon in existing buildings"

Omit, counterproductive policy

"Support and preserve existing subsidized income-eligible housing and non-subsidized housing and make it more sustainable"

Strike "and preserve" as it is not relevant to existing subsidized housing and counterproductive policy for non-subsidized housing.

64

"As more investment occurs in the city, vulnerable residents must be protected to ensure they are not displaced."

Omit. This is incorrect and has already led to bad policy decisions to attempt to preserve "naturally occurring affordable housing." Investment may displace residents on the parcel level but — assuming zoning requires redevelopment to be more dense than what it replaces — research indicates that investment in fact reduces displacement in the regional housing market.

65

"maintain current subsidized and unsubsidized affordable housing"

Strike "and unsubsidized" or the entire paragraph.

74

Omit first 3 bullets justifying preserving industrial zones.

76

"Arborland and Briarwood are among the city's major taxpayers."

Omit; can lead to bad policy. This is not on a per-acre basis.

79

"For example, advancing the city's A2ZERO circular economy goals may require industrial-scale facilities for activities such as recycling and repair, returnable container washing, or storage for thrift stores. Hybrid businesses, responding to a changing retail landscape, may sell consumer products while also requiring space for distribution or simple manufacturing... flexibility for hybrid businesses and industrial facilities should remain a priority."

Omit.