

**Subject:**

CLUP Concerns

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**From:** Stevenson Ramsburgh**Sent:** Tuesday, July 1, 2025 4:05 PM**To:** Planning <Planning@a2gov.org>**Subject:** CLUP Concerns

Greetings,

As a resident of Lowertown, I want to express my strong concerns regarding the Comprehensive Plan. From the perspective of everyday citizens, the plan appears to prioritize the interests of developers over those of the community, functioning more as a top-down initiative aimed at expanding the city's tax base than as a framework for shared growth. In other words, the plan is working as a land grab scheme. This is deeply troubling. A plan of this scale and impact should reflect the voices and needs of the people who live here — not simply advance the goals of private development under the banners of affordability and sustainability.

In my own neighborhood of Lowertown, where low-rise, relatively affordable housing still exists, the proposed upzoning to a Transition Zone threatens to alter the character and ecology of the area irreversibly. The likely outcome is not greater affordability, but the displacement of existing affordable units — including older single-family homes, duplexes, and multi-family dwellings, as well as their diverse population, comprising families and seniors. This area has successfully preserved a significant tree canopy and natural slopes along the Huron River. Without strict environmental safeguards, such as a robust tree ordinance and clear protections against speculative development, both this fragile landscape and the affordability it currently supports are at risk.

Finally, it is alarming that Ann Arbor's two public golf courses have been omitted from the parks maps. The exclusion of nearly 500 acres of parkland from the city's official inventory raises serious questions about transparency and priorities of the Plan. These omissions must be acknowledged and addressed.

In summary, a truly comprehensive plan must be grounded in genuine public input and long-term environmental stewardship, rather than market speculation. I urge city leadership to listen more closely to the communities that will live with the consequences of this plan for generations to come.

Sincerely,

Ludmila Ferrari and Stevenson Ramsburgh

Wright Street