

From: [Lissa Spitz](#)
To: [Planning](#)
Subject: Please keep the flexibility in the CLUP!
Date: Friday, August 15, 2025 12:32:16 PM

Hello Planning Commissioners, thank you for your herculean efforts on the comprehensive plan to date. I'm writing to beg you, please don't water down the excellent Draft 2 plan by creating additional residential categories and setting unit caps. The flexibility of three broad zoning categories is a huge asset. Setting a unit cap would limit the construction of desperately needed housing and could incentivize developers might build fewer, larger, more expensive units—exactly the opposite of what we need. The plan is a broad brush effort, as it should be. It's not the time to focus in on particular blocks or streets or properties. Applying a unit cap to all R1/R2 areas would reimpose the exclusionary policies of the past in most of Ann Arbor.

I love living in Ann Arbor, where I can ride my bike or the bus to almost anywhere I need to go. I love the audacious goals of the A2Zero plan, and I was thrilled with the comprehensive plan efforts. After so much progress and almost two years of work on the CLUP, I'm dismayed to see last minute efforts to weaken it.

I can't sleep at night because of the climate emergency. As much as I applaud A2Zero, I believe it's still not enough, and not happening fast enough. I can't understand how people can say they're concerned about climate change, and then waste time arguing about perfect solutions. Individually we can't make a difference. We have to make big changes on the local government level, and a lot of them, and quickly. We don't have time for this.

Increasing housing in the city and significantly reducing vehicle miles travelled will have a tremendous positive impact on reducing sprawl, maintaining habitat and species diversity, and protecting our natural areas. These things could not be more critical to the survival of all people and our more than human kin.

In general, the most critically important aspects of the plan (to me) are:

1. Reduce vehicle miles travelled. Over 70,000 commuters come into the city every day. I can hardly stand to think about that.
2. Concentrate housing density along major travel corridors.
3. Increase the supply of mixed middle housing (gentle density) within neighborhoods, while also;
4. Creating more walkable neighborhoods that include small retail.
5. Work to correct the shameful zoning that was intended to separate the haves from the have-nots, by class and race.
6. Encourage and align with mass transit plans, local and regional.

Please stand strong against the NIMBY faction that wants to catastrophically weaken the plan, for the sake of the status quo. The status quo is burning us up.
thank you, Lissa