

Subject: Please do not further restrict residential density in the plan

From: James Weir
Sent: Tuesday, August 19, 2025 12:13 PM
To: Planning <Planning@a2gov.org>
Cc: City Council <CityCouncil@a2gov.org>
Subject: Please do not further restrict residential density in the plan

Dear Planning Commissioners,

Firstly, thank you for your work on the comprehensive plan. I fully support its efforts to create more housing and build a more equitable future for Ann Arborites.

I am a Gott St. resident and hope to see more housing built in my neighborhood that is something other than the increasingly large mansions that continue to replace modest single family homes all over the city. This trend has been particularly pernicious in the neighborhoods that are most suitable for greater density and within walking and biking distance of downtown and U-M campus.

In that spirit, please do not further restrict density in the residential category, please do not downgrade any transition areas identified in the previous draft of the plan, and please do not draw this process out any longer. This has been going on for nearly two years and has involved extensive public engagement. It is time to move forward.

We need more density in our neighborhoods and capping by-right development at three units in huge swaths of the city would significantly limit development and would be counterproductive to the goals of the comprehensive plan. We need more apartments with 4+ plus units and we need them in every neighborhood. If we want to slow the rise of housing costs and eventually approach something that looks like an affordable and equitable housing market, then we need to allow apartment buildings in all of our neighborhoods and we need to keep our zoning designations as simple as possible.

If you have not already reviewed the research into the [positive outcomes of Seattle's zoning reforms](#), I would encourage you to do so. Low-rise multi-family units across the entirety of Ann Arbor will be key in addressing our housing crisis and arbitrarily capping those apartments at 3 units in most of the city will be harmful and perpetuate the same neighborhood inequalities that currently exist.

I also worry about the long term effects of a development environment where any proposed apartment with 4 or more units in certain neighborhoods has to go through a murky, undefined process about what fits into existing neighborhood contexts. It will lead to neighbors fighting neighbors to keep more housing out of their neighborhood by pitting different parts of the city against each other. As we have seen, there will always be a small, vocal minority against any development in their neighborhoods regardless of the details. We should not encourage this behavior.

We need equity across all of our neighborhoods. Please do not further restrict and complicate future development in the residential category.

Thank you for your time. Best,
James

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JAMES WEIR