

Subject:

Comprehensive Land Use Plan

From: Merton Shill**Sent:** Wednesday, May 14, 2025 11:25 AM**To:** Planning <Planning@a2gov.org>**Subject:** Comprehensive Land Use Plan

The motivation for this plan is clearly to enrich the developers.

It pays no attention to the aesthetics of the Burns Park area nor to its historical resonance. In fact, judging by the new buildings now being erected in the area, there seems to be a push towards the School of Shoebox architecture which, to say the least, is a stark and laughable contrast to the Victorian and Georgian style of many of the houses in this city. For example, my house is a Tudor- style residence, 125 years old, and fits in with this neighborhood perfectly as do the surrounding properties.

Furthermore, since there is no provision for off-street parking, it is clear that the maximum effort has been made to multiply housing units in the new structures regardless of the impact of this. The resulting traffic and parking situation will be intolerable for those of us who live here.

The provision for commercial establishments also detracts from the residential nature of this neighborhood. There are already many businesses within very short walking distance both within and near this area where residents can buy many of their household necessities and meet their entertainment desires without expanding the number of commercial establishments. We don't need to copy the Upper West Side of Manhattan. Ann Arbor is not Manhattan.

The population influx that has been estimated for Ann Arbor as a rationale for this expanded housing plan is a laughable exaggeration. There are no substantiated data to support the predicted rate of population growth. Nor are there any data to predict the assumed increase in the student population at the University either. In fact, the new freshman dormitory on Hill Street has 2300 bed spaces, will provide a considerable expansion of student housing amenities.

Hence, the only reasonable conclusion is that this Plan is for the developers to make money. One has to wonder: what are the incentives for City officials, from the Mayor on down, in supporting these plans? Why don't you disclose the history of the contacts and relationships, if any, between the members of the Planning Commission, the Mayor and the members of the City Council,

and the developers? That would be ethical, accountable, transparent democracy, whether there are regulations requiring this or not. This Plan has shaken the credibility of Ann Arbor City government in a very serious way. Do you care enough about that to do something about this?

Merton A. Shill, JD. LLM., PhD., FIPA

**924 Baldwin Avenue, Suite C
Ann Arbor
MI 48104**

734-662.0294