

Subject: Comprehensive City Plan
Attachments: City Council Comprehensive plan copy 2.pdf

From: Debra Wenzel
Sent: Tuesday, May 13, 2025 4:12 PM
To: Planning <Planning@a2gov.org>; City Council <CityCouncil@a2gov.org>
Subject: Comprehensive City Plan

Hello,
Attached is a PDF of questions and concerns regarding the Comprehensive City Plan.
Please confirm receipt and inclusion of these concerns in your deliberations.
Thank you,
Debra Wenzel

CITIZEN CONCERNS AND QUESTIONS REGARDING THE PROPOSED COMPREHENSIVE CITY PLAN

When did the current Comprehensive Plan begin the process of establishing goals for the city?

How will the increase in density benefit current citizens?

By whom and when was a study done to determine future population increases and job growth?

When were current citizens involved in formulation of the plan?

How did you determine scope and details of the plan?

How will multiplexes make housing more affordable?

How do multiplexes encourage single family homes to live in Ann Arbor?

By whom and when was a study done to determine the impact of increased sewage in our aging infrastructure?

By whom and when was a study done to determine availability of water supply?

By whom and when was a study done to determine the impact of removing trees and other Greenspace? How will the increase of impervious surfaces increase runoff and flooding? How will the decrease of trees and Greenspace affect air and water quality? Again, has there been a study completed and by whom?

What are the proposed limits for height of multiplexes?

What are the proposed setbacks for such tall structures? Have you completed a study with the AA Fire Department to determine safe setbacks to minimize fire risks?

What are the requirements for inhabitants of these multiplexes regarding fire hazards and garbage disposal? Will there be dumpsters that encourage blight and rodents?

Who will maintain the property of these multiplexes?

CITIZEN CONCERNS AND QUESTIONS REGARDING THE PROPOSED COMPREHENSIVE CITY PLAN

What are the parking requirements for multiplexes? We are a walkable and bike-friendly city. With a massive increase in vehicles, we not only create a hazard to citizens, but are also causing more pollution with all the emissions. This would not encourage a family-friendly community.

You are calling this plan "Comprehensive", yet I see no details of addressing the aforementioned questions and concerns. Please research the viability, impact, and health ramifications of such a "Comprehensive Plan". To ram this through in 1 1/2 years disregards needs of current citizens and a future of a safe and healthy city.

Current citizens have invested heavily, through taxes and homeowner investments to improve the quality of life through landscaping. Investment in trees, flower & vegetable gardens, shade, pervious space, wildlife, and city parks contribute to a high quality of life. These investments improve air quality, aesthetic beauty, curiosity, neighborhood connections, serenity, and positive attitudes. Encouraging multiplexes in established R1 and R2 districts, will substantially jeopardize the mental, physical, emotional and social well-being of all citizens.

A concrete jungle will decrease the livability of our fine city. Yes, we need to increase our population, but this plan is not well-thought out with citizen input. Other cities such as Madison Wisconsin gathered citizen input and took five years to finalize a plan, with footnotes of studies and specific details. I would expect in this fine city of ours a more Comprehensive plan, would be, in fact that COMPREHENSIVE!

Please provide detailed footnotes of citizen surveys, fire, sewage, water availability, environmental, safety, and health studies.

Thank you,
Debra Wenzel
Fair Street