

Subject: Comprehensive plan draft comments

From: Brendan Roose
Sent: Monday, November 25, 2024 1:46 PM
To: Planning <Planning@a2gov.org>
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Hi,

Thank you all for your work toward making Ann Arbor a more inclusive and affordable place with the new comprehensive plan. There are many things to be excited about with the draft plan, including the embrace of walkability and density in existing single-family districts. I wanted to share a few constructive thoughts on the existing draft as a younger person beginning to plant roots in the community:

- **Too many zone types:** Having "employment," "innovation," "retail," and "transition" zones instead of a single, broad "mixed-use" zone adds unnecessary complexity and will hamper the community's ability to respond to changing needs in these areas, especially when builders are required to include office or retail spaces in any new construction. We don't know what demand will look like in these areas even a few years from now—if there's still high housing demand and low office demand, we should allow developers to respond in kind. I don't think there should be any zones where housing is fully prohibited, unless there are genuine risks to human health.
- **More highest-density zoned parcels:** We should take full advantage of the opportunity to densify parcels already zoned for commercial or multifamily use and designate them the highest density zones possible. If necessary, I think it's possible to taper off near lower-density areas (without an entirely different "transition" designation).
- **Eliminating height caps:** Especially in the highest-density areas, the existing height caps seem largely arbitrary and limit our ability to meet housing demand. Even in residential areas, I would support allowing taller buildings by-right.
- **Loosening restrictions in low-density zones:** In future drafts, I would like to see priority on reducing lot size requirements and setbacks to allow for more "soft density," even in traditionally single-family areas.

Thank you for all your hard work!
Brendan Roose