

**Subject:**

Comments on the Comprehensive Plan

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**From:** Kurt Sonen**Sent:** Friday, May 16, 2025 11:47 AM**To:** Planning <Planning@a2gov.org>; City Council <CityCouncil@a2gov.org>**Subject:** Comments on the Comprehensive Plan

The comprehensive plan has several goals. Including double the density (more or less) of the City of Ann Arbor. Reducing commuting to Ann Arbor. And adding affordable housing. It's an ambitious plan, but it doesn't address reality.

There are the transportation needs of another XXX thousand people. There's no light rail or subway system for mass transit, and there will be more cars. The incidental open spaces that help define the city are planned to become impervious and built upon. How an overtaxed stormwater system is going to handle the significant increase in impervious surface is not clear. Not to mention that the character of single-family neighborhoods would be compromised and altered such that they will stop being neighborhoods and become housing areas. By eliminating the Natural Features Master Plan, the comprehensive plan also lacks protection of natural features that are not in public parks. There are many Landmark and Heritage trees, wetlands, and woodlands that are on private property that would not be protected.

Having housing here does not mean that nobody's commuting. People are still going to be commuting in from external communities and people who live here are still going to be commuting out. Some people will not want to live in these dense areas and will commute. And there's external factors like fuel cost and housing costs that are outside of the control of the city.

Affordable housing is a goal, but I didn't see anything that indicates how housing will be affordable. This is Econ 101 - you can't build your way into affordable housing if there's too much demand, as the Bay area has demonstrated for decades. Lots of new units built in downtown Ann Arbor recently and the prices aren't going down.

Lastly, the 4 story, multi-unit buildings with no off-street parking in neighborhoods are just a bad idea.

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