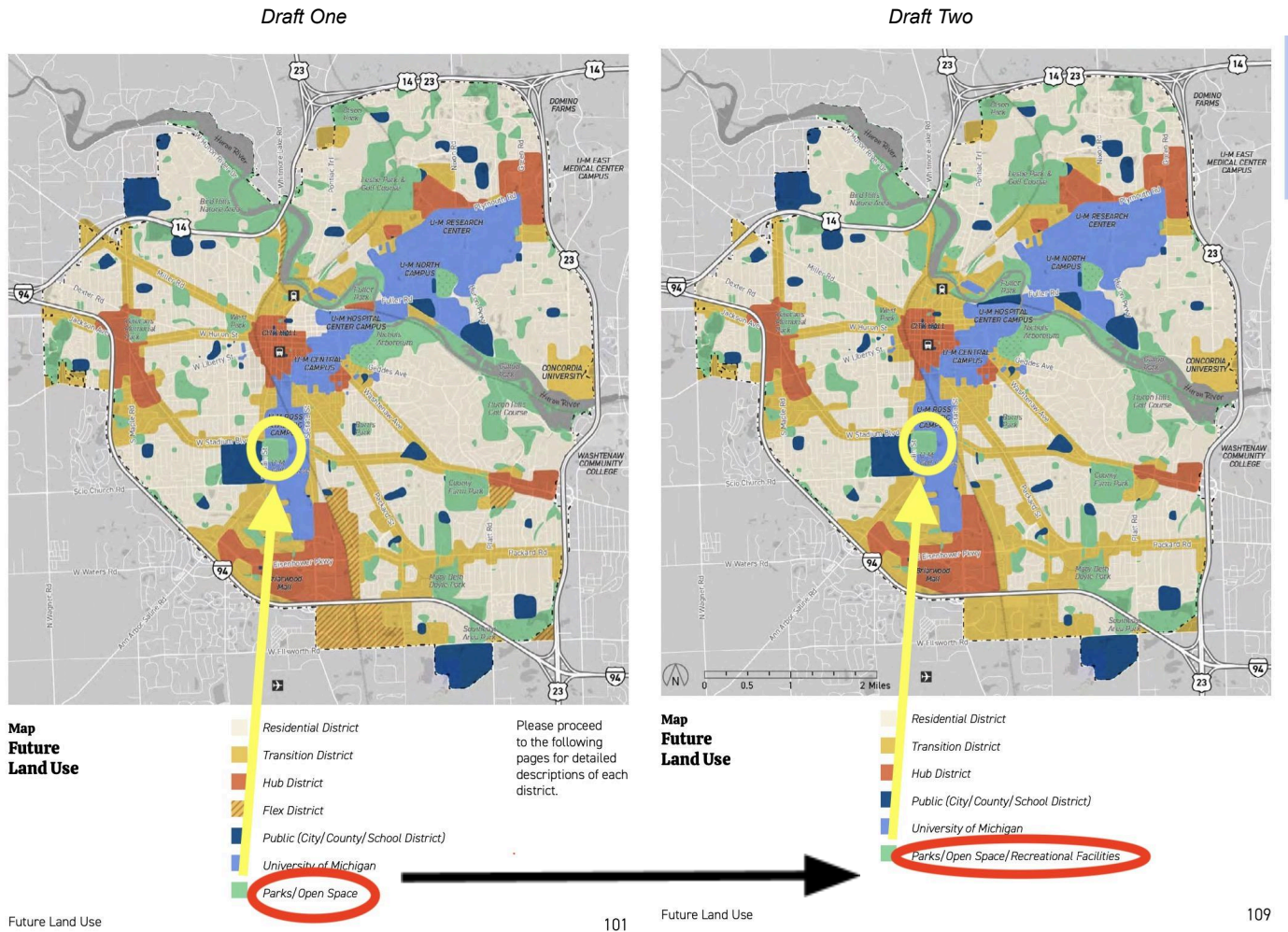


Dear Commission,

I fear there are going to be serious mistakes in the CLUP if you are not provided with a red-lined document of differences between the first and second draft. (I am assuming this document exists because the consultant has clearly received instructions about which edits to make.) I am aware of [this incomplete memo](#) of some requested Commission edits.

Among the major changes is the map itself (Miller Ave Transition is gone, not mentioned in the memo) and its legend.

Take Ann Arbor Golf and Outing, for example. As a privately-owned golf course (the most harmful urban land use currently allowed in the city, particularly in an accessible and housing-stressed area), I would assume it should be slated for high-density Hub or Transition and certainly not be labeled “Parks/Open Space.” (Left image)

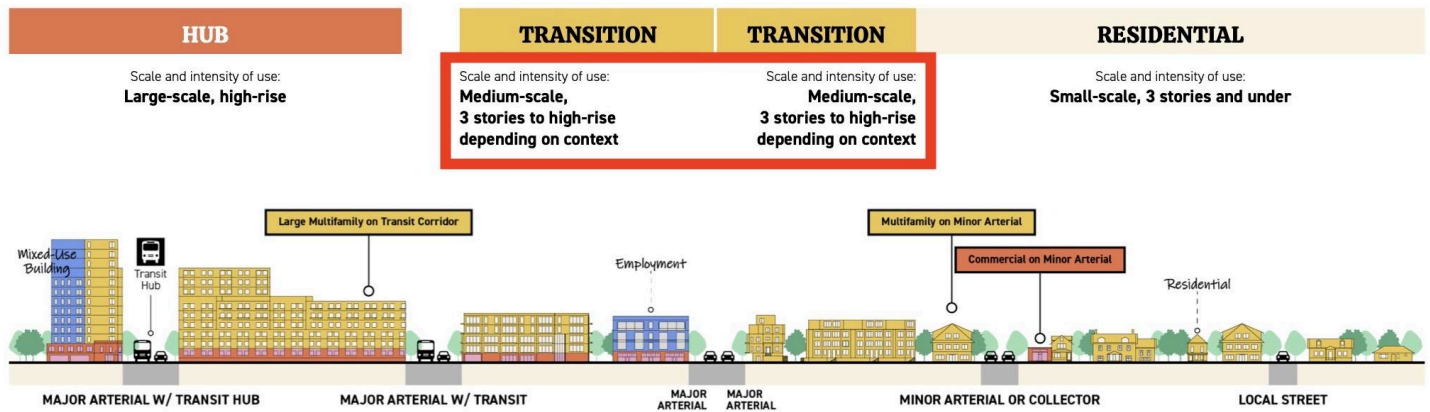


I appreciate that someone noted this discrepancy. But the “solution” was to *change the legend* from “Parks/Open Space” to “Parks/Open Space/Recreational Facilities.” (Right image)

This change is worrisome because it reflects a strong value judgement. Did I miss some public communication about this parcel? I would argue that whoever is lobbying to take this land off the table in an attempt to preserve it, is instead merely inviting easier acquisition by UM.

If you wish your plan to operate from a stance of housing abundance (and I hope you do!), I continue to contend that you should be working from a Future Land Use map that *by default* designates all non-R1/R2 parcels (which includes AG, private golf as well as private cemeteries) as Transition or Hub and then peels out problematic parcels as *you* see fit.

Another example is this new verbiage on the conceptual map showing land use districts. (See new text in red)



While the Transition subtext says, “3 stories to high-rise,” the “Medium-scale” label ignores your explicit directive for “Medium- to large-scale.” This will prove problematic if it is left in. The graphic should also depict high-rise buildings in Transition (or better yet, remove the graphic altogether — unless you wish to hear people’s differing interpretations of it in the future).

Thank you as always for your hard work and consideration.

Kirk Westphal