

**Subject:** Approve the Distribution of the Proposed Ann Arbor Comprehensive Land Use Plan

---

**From:** Brian Chambers

**Sent:** Monday, October 20, 2025 8:18 AM

**To:** Taylor, Christopher (Mayor) <CTaylor@a2gov.org>; Dohoney Jr., Milton <MDohoney@a2gov.org>; City Council <CityCouncil@a2gov.org>; Planning <Planning@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>; Carolyn Lusch <carolyn.lusch@smithgroup.com>; jamie@interface-studio.com; Oliver Kiley <oliver.kiley@smithgroup.com>; Stacey <Stacey@interface-studio.com>; Bennett, Michelle <MBennett@a2gov.org>; Giant, Joseph <JGiant@a2gov.org>; Higgins, Sara <SHiggins@a2gov.org>; Delacourt, Derek <DDelacourt@a2gov.org>; Manor, Courtney <CManor@a2gov.org>

**Subject:** Approve the Distribution of the Proposed Ann Arbor Comprehensive Land Use Plan

**Mayor and Councilmembers**, thank you for bringing us to this moment,

I'm here to voice strong support for receiving **Draft 3 of the Comprehensive Land Use Plan** and opening the 63-day public review period required by the Michigan Planning Enabling Act. This is the step that transforms years of extensive community input into the transparent, participatory, and forward-looking public deliberation the Legislature envisioned.

This draft delivers what Council asked for and what the consultants were charged to produce: a **values-based, implementation-ready plan** that integrates housing, economic dynamism, and climate resilience. Its four guiding values—**affordable, equitable, sustainable, and dynamic**—aren't slogans; they are commitments to how we grow as a community.

Draft 3 makes that growth tangible. It calls for **compact, walkable neighborhoods** near jobs, transit, and daily needs; it protects natural features like the **Huron River Corridor**, woodlands, and open spaces that define Ann Arbor's identity; and it aligns new development with infrastructure and environmental stewardship. The plan wisely acknowledges floodplain limits, emphasizing housing and mixed-use development well back from the 500-year floodplain and floodway, consistent with the city's Floodplain Management Overlay.

The **Huron River Corridor** offers a once-in-a-generation opportunity to realize this balance. The **Equitable Ann Arbor Land Trust** has outlined how the corridor can support **mixed-income and land-trust housing** near parks and trails—creating walkable riverfront adjacent neighborhoods that celebrate nature rather than displace it. This vision reflects the CLUP's emphasis on **placemaking along transition and hub districts**, where homes, small businesses, and cultural spaces connect to green infrastructure and recreation.

Staff's commitment to update **Recommendation 1.4 to "ongoing"** is especially meaningful—it ensures continuing regulatory refinement to make it easier for land trusts, co-ops, and community builders to produce **permanently affordable homes for ownership**. That flexibility embodies the value of **dynamism** Council added mid-process: the ability to learn, adapt, and evolve.

As you open the review window, you'll continue to hear the competing narratives. "Pause the Plan" urges a halt; "More Neighbors A2" urges us forward. I ask you to weigh all of those claims against the public record. Draft 3 effectively captures the concern for infrastructure, nature, and neighborhood context, with broad support for adding neighbors to **reduce sprawl, strengthen walkability, and meet A2ZERO goals**. Draft 3 responds with data, maps, and a phased implementation matrix—not a blank check.

Economically, the CLUP provides a blueprint the **Ann Arbor Economic Development Corporation** and its new **Strategic Investment Development Committee** can operationalize. Together, they can align land assembly, infrastructure investment, and financing with the CLUP's hub and corridor framework—including along the Huron River—so our **housing strategy becomes our economic strategy**. With two new land-trust housing leaders now on the EDC Board, there's a shared determination to grow from the center out, strengthening the tax base while curbing the sprawl encircling Ann Arbor.

Finally, this plan advances our broader purpose—**Ann Arbor's place in the knowledge economy**. It positions us to retain and attract teachers, nurses, researchers, and founders by ensuring that everyone who contributes to this community can afford to live here.

As we enter this review period, let's approach it not as factions, but as **one community**, mindful of the economic and social changes unfolding at the state and federal levels. These shifts are bigger than any ordinance; they will test how well we work together. Let's meet the challenge with empathy, evidence, and shared purpose. Implementation will take partnership, patience, and courage—but Ann Arbor has always shown that when we act together, **we lead together**.

Please vote to receive Draft 3 tonight and open the public review. It deserves a robust, optimistic conversation about how Ann Arbor can grow thoughtfully, equitably, and beautifully—**along our corridors, within our neighborhoods, and beside the river**.

Yours for equity-based sustainable development,

Brian Chambers, Ph.D.  
Third Ward