

Ann Arbor Comprehensive Plan

About the Comprehensive Plan

Outlined
by City
Council

What is a Comprehensive Plan?

A Comprehensive Plan, adopted by the City Council, is a document that sets out the city's future vision and priorities, guiding its development for decades. The plan includes decisions on land use, policy changes, and spending priorities for public projects over a 20 to 30 year horizon.

This plan will need to address the following :

-  AFFORDABILITY
-  SUSTAINABILITY
-  EQUITY

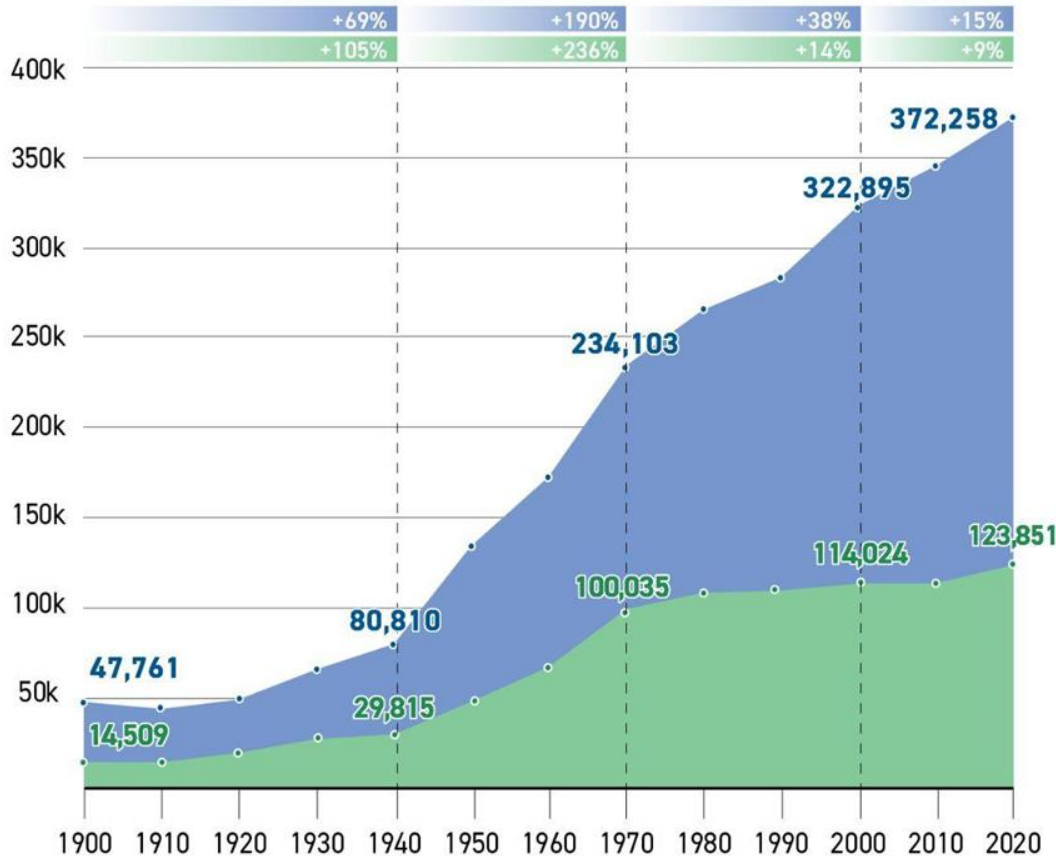
Specifics from the Ann Arbor resolution



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- Carefully considers and implements those portions of the **A2Zero Living Carbon Neutrality Plan** applicable to land use and development activity in the City.
- In the context of a largely developed city, make recommendations for adding new homes and **densification in single-family zoned areas**, and other areas and zoning districts.
- Develop recommendations and policies that promote **fewer zoning districts** or categories, that contain **more flexibility for re-use and adaptability** over time.
- A proposed land use framework that seeks to **emphasize values over specified land use** limitations where possible.
- Recommendations and policies that **undue and/or seek to repair past land use policies and regulations that resulted in exclusion of people** based on race, income or other characteristics and other inequities.

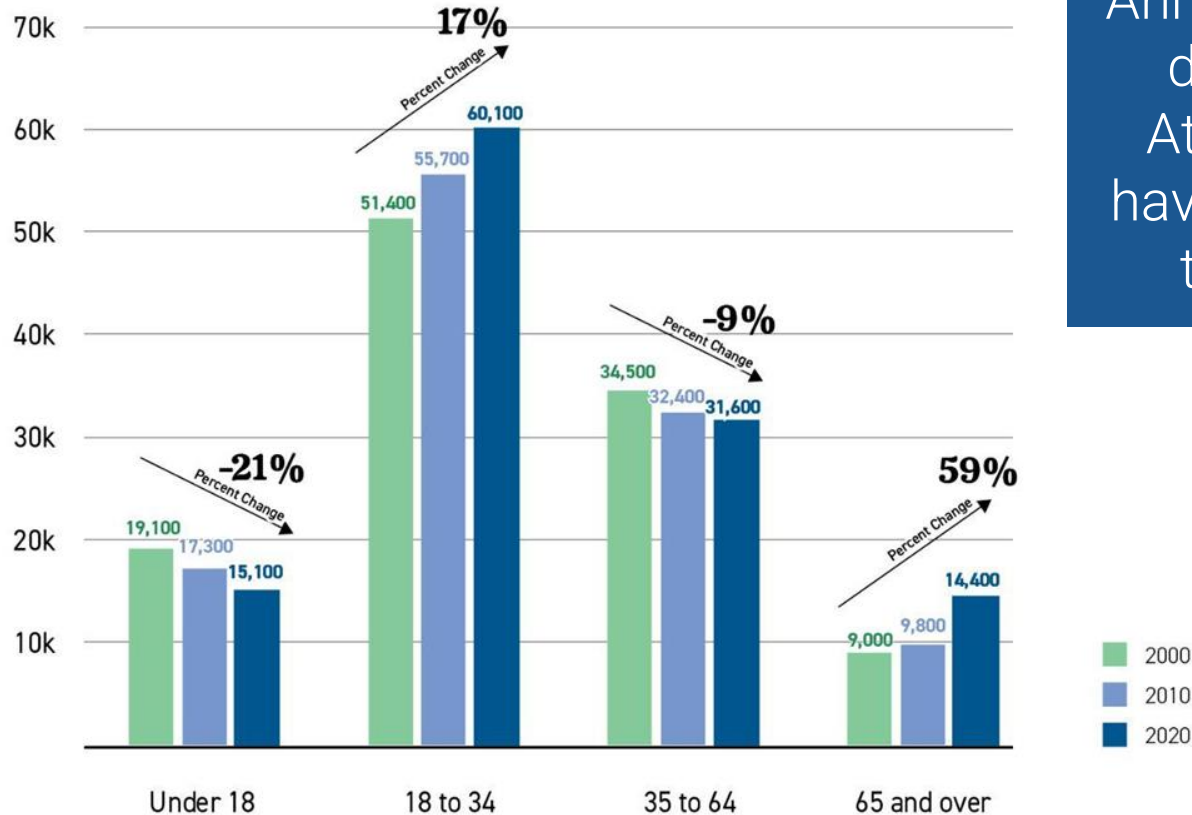
Ann Arbor & Washtenaw County Population Growth



Ann Arbor's population plateaued in the 1970's

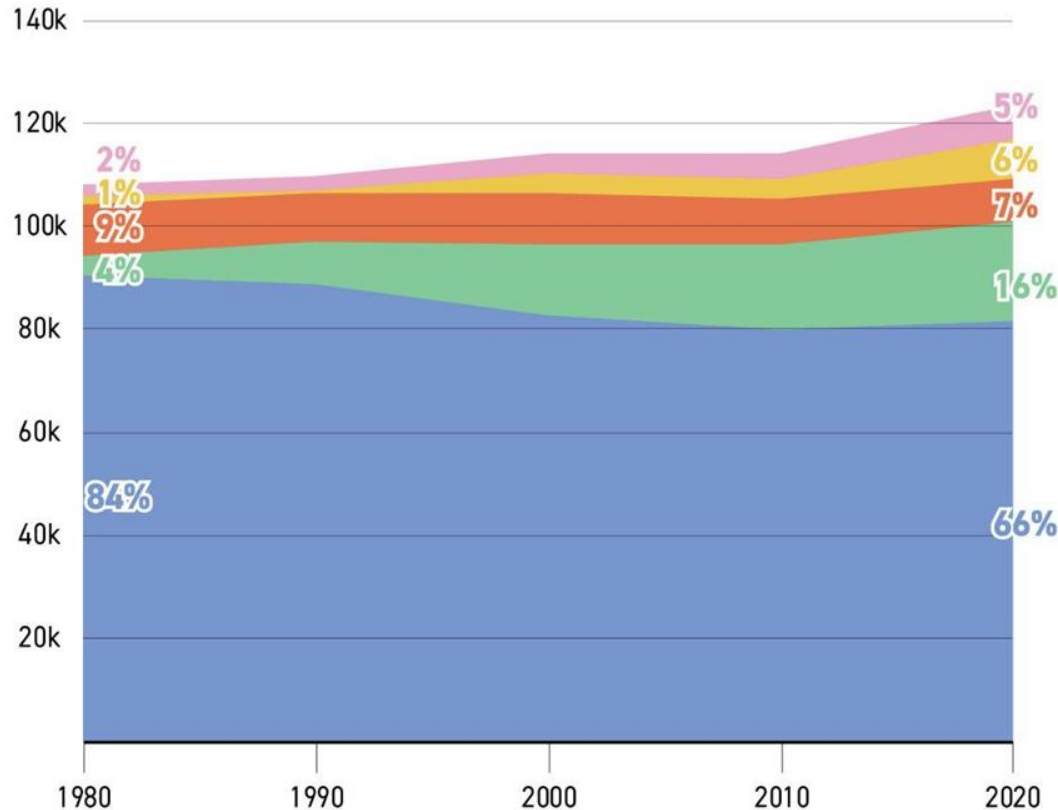
Between **1970-2020**, Washtenaw County grew **59%**, adding around 138k people, Ann Arbor grew **24%**, adding around 24k people.

Population Growth By Age Group (2000-2020)



The student-age population accounts for a large share of Ann Arbor's population and is driving the city's growth. At the same time, families have declined as a share and the population is aging.

Race & Ethnicity - 1980 to 2020



The Asian and Hispanic populations are growing, while the White and Black populations are declining - as a percent of the total population

Approximately **18%** of the city is foreign-born in 2022 with **63%** of that population are **18-44** years old (undergrad/grad student age).

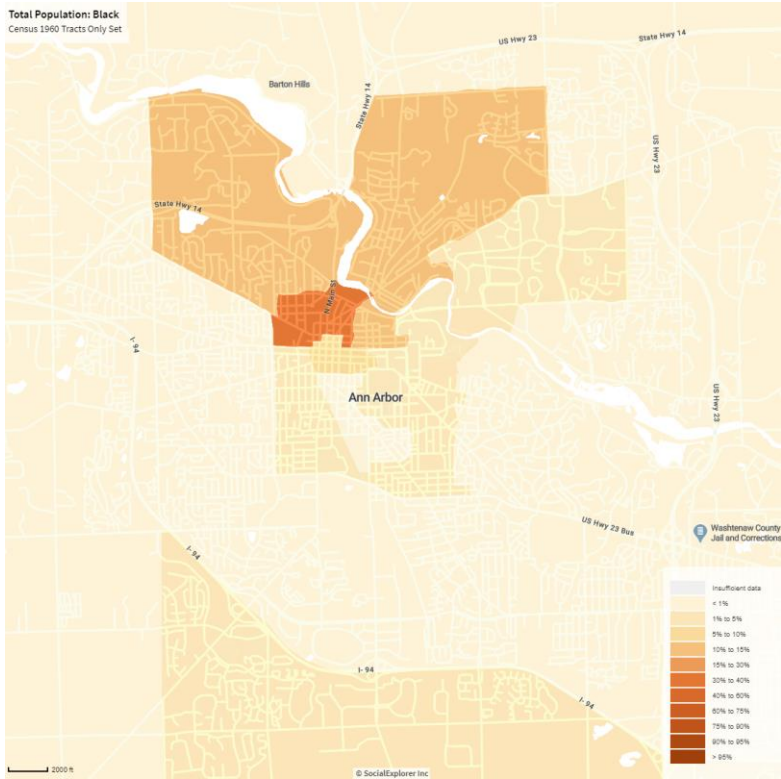
- Hispanic/Latino
- Other *
- Black *
- Asian *
- White *

*Non-hispanic

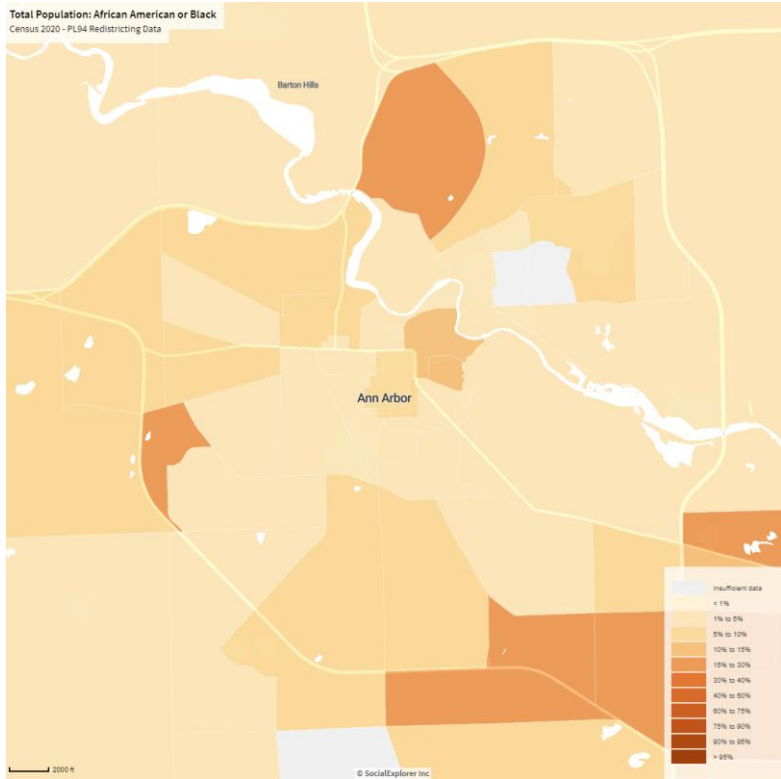
Other: American Indian and Alaska Native, Native Hawaiian and Pacific Islander, Other Race

Black Population in Ann Arbor - 1960-2020

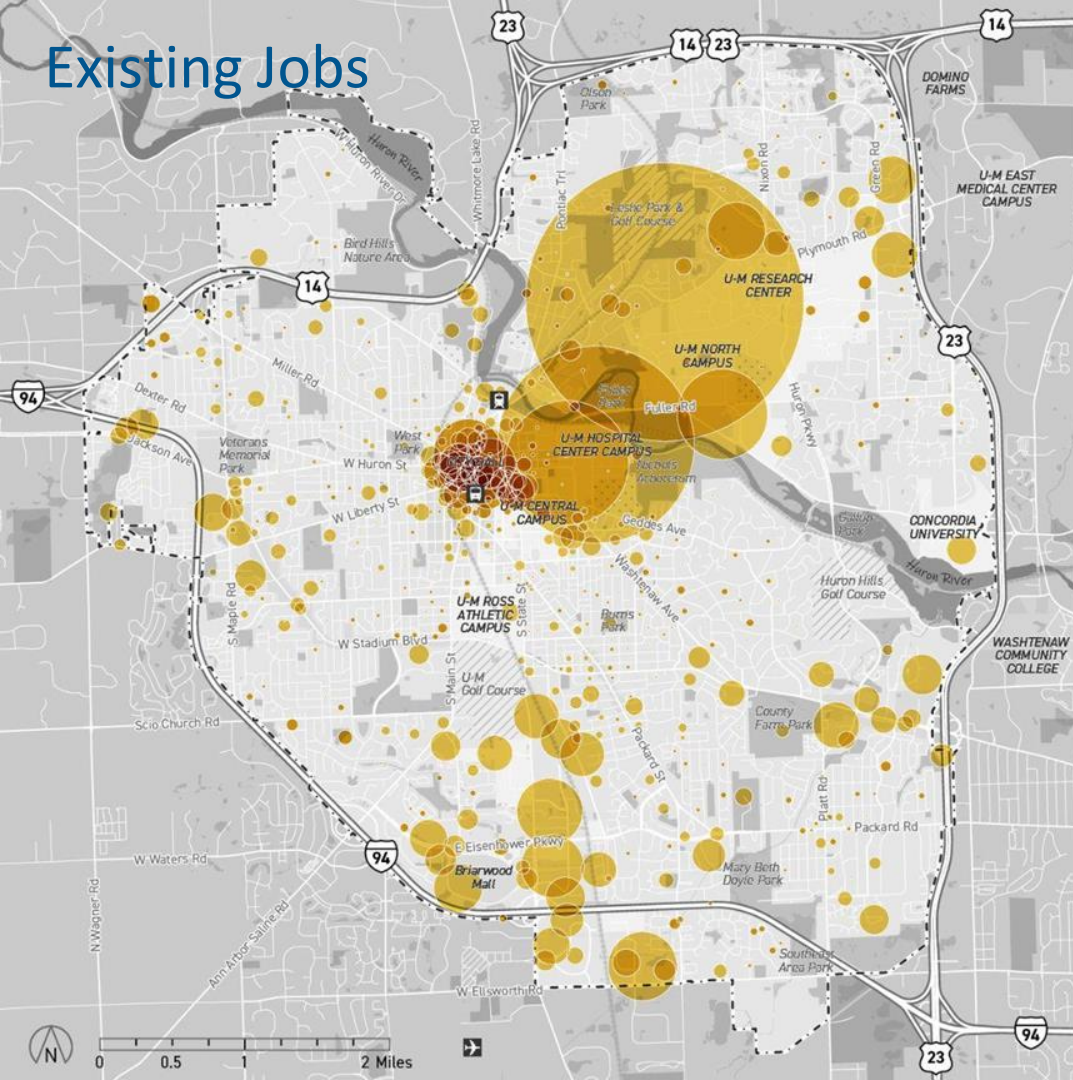
1960 Total Population: Black



2020 Total Population: Black



Existing Jobs

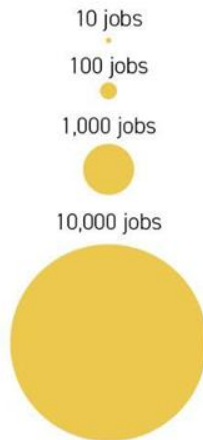


We have **94k** jobs in the city.

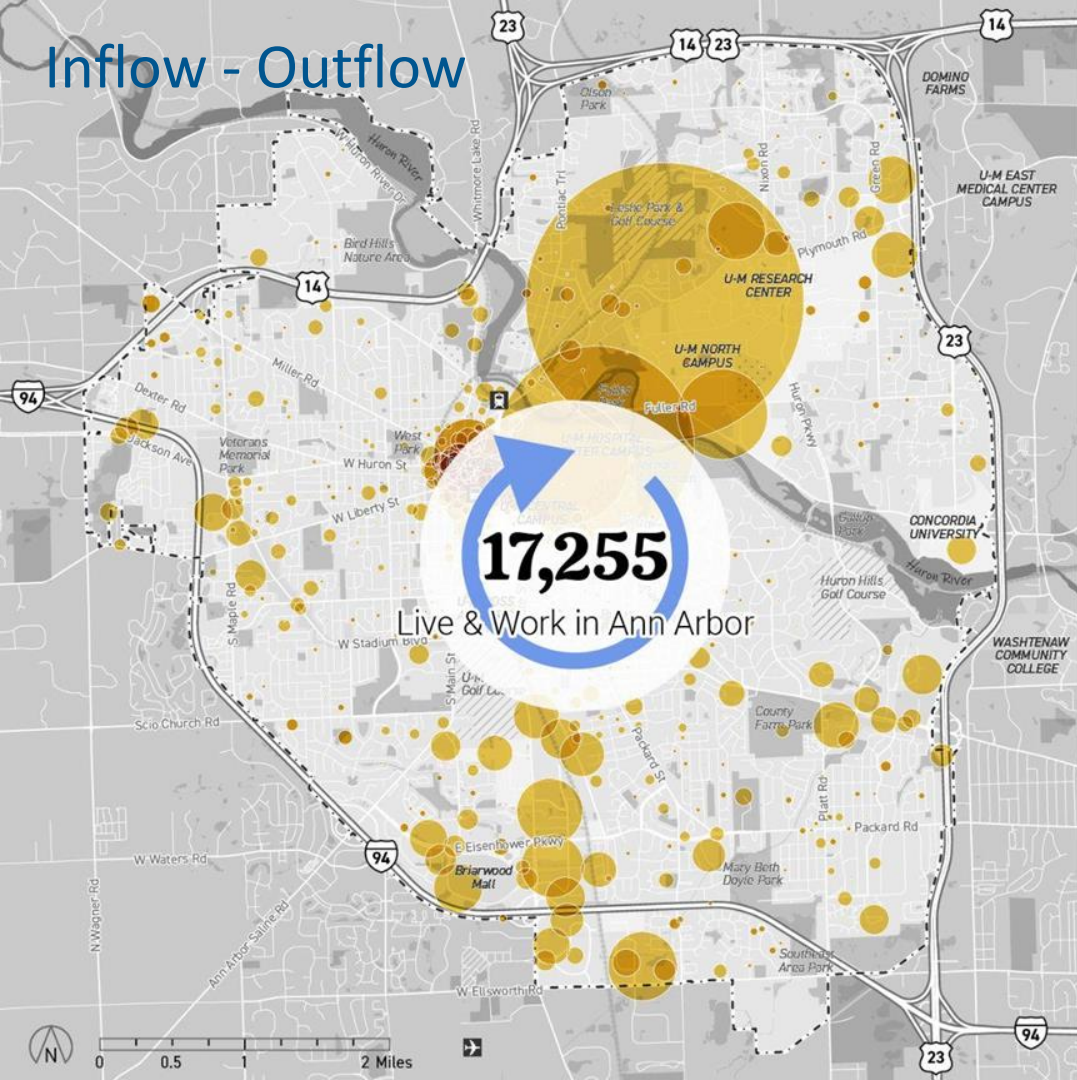
37% of the jobs in the city are tied to the University of Michigan.

The Ann Arbor region is the **4th** most economically dependent on anchor institutions in the country

Jobs Scaled Proportionally



Inflow - Outflow



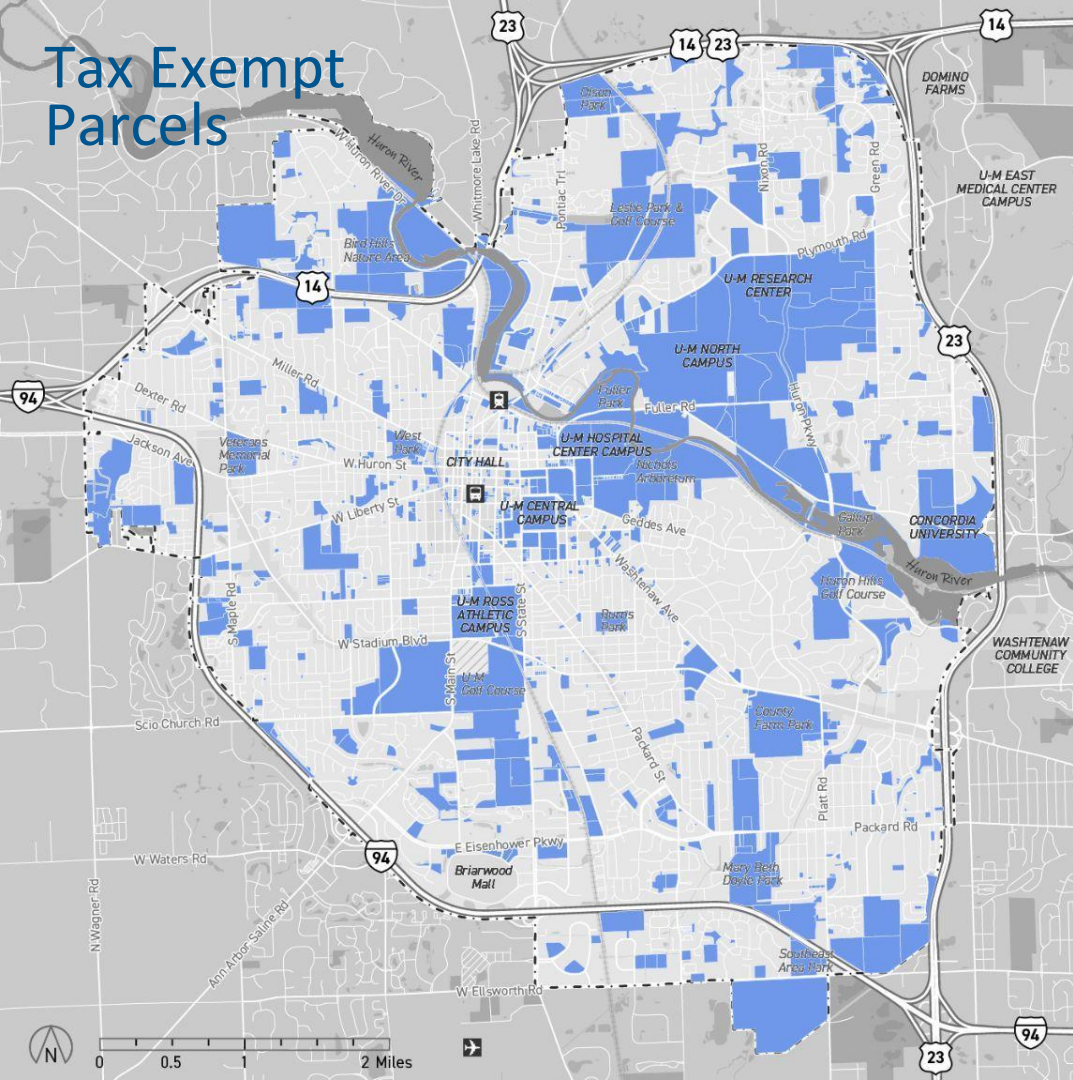
We have **94k** jobs in the city.
Only **18%** of employees live in Ann Arbor.

QUESTION: What proportion of our workforce should we be able to house in Ann Arbor?

76,505
Commute into Ann Arbor

18,740
Commute out of Ann Arbor

Tax Exempt Parcels



42%

of parcel acreage is tax exempt

Parcel Area (excludes condos from area calculation)

Tax Exempt Acres: 6,151 (42%)

Total Acres: 14,593

UM Acres: 1,751 (28% of exempt parcels)

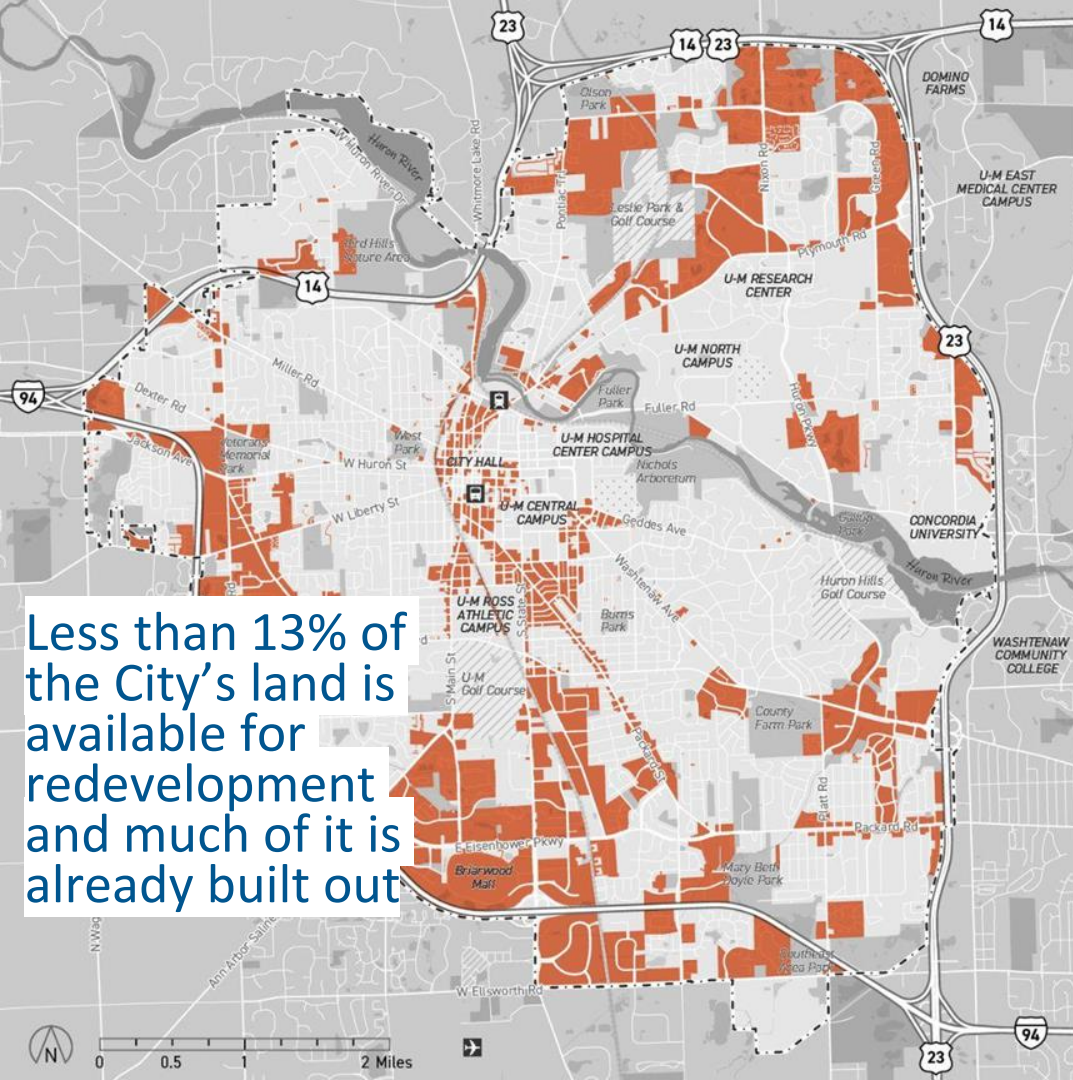
Parcel Number (excludes condos from parcel calculation)

Tax Exempt Parcels: 963 (4%)

Total Parcels: 23,415

Legend

■ Tax Exempt Property



Less than 13% of the City's land is available for redevelopment and much of it is already built out

13% Total City Boundary Developable

- Total City Boundary Area: **19,203 Acres**
- Developable Land: **2,438 Acres**
- Public Right-of-Way: **3,121 Acres**
- Township Islands: **547 Acres**
- Public Land: **5,677 Acres**
- Floodplain/Historic District: **2,436 Acres**
- R1 & R2 Zoning Districts: **4,984 Acres**

Legend

Developable Land

Engagement to date - Pop-up events



Pre-Register for events For
super special extra bonus
Fun stuff

Party Plans



Pre-Register for events For
super special extra bonus
Fun stuff

September 12-17 2023

HOUSZINE ISSUES LAUNCHED DAILY: PICKUP BOX @ VAULT OF MIDNIGHT

HOUSE STORIES RECORD PERSONAL HOUSING EXPERIENCES : ADL DOWNTOWN BRANCH

12 TUE	13 WED	14 THU	15 FRI	16 SAT	17 SUN
<p>9:00-10:00am Coffee + Conversation: City Staff In Person Concha</p> <p>7:00-8:00pm A2 Planning Commission - Working Session Virtual https://a2planning.org</p>	<p>9:00-10:00am EA2 Community Land Trust Lunch & Learn In Person Mudville Studio</p> <p>6:00-8:00pm Student-led Engagement - Working Session In Person Library Research Room</p>	<p>9:00-10:00am History to Present: Day, Race & Housing in Ann Arbor Virtual https://a2planning.org</p> <p>6:00-8:00pm A2 Housing and Human Services Advisory Board Meeting Virtual https://a2planning.org</p>	<p>9:00am - 7:00pm Ann Arbor Park(ing) Day In Person Find us at various streets, parking lots throughout Downtown Ann Arbor</p>	<p>9:00-10:00am Housing Myths and Musts with Neigh- borhood Institute In Person Library Research Room</p> <p>5:00pm-8:00pm UM Collective for Equitable Housing Workshop In Person Library Research Room</p>	<p>10:00-2:00pm ADU* Open House Tour In Person Various</p> <p>5:00pm-8:00pm HouseParty Wrap-Up Bash In Person HOUSES Brewery</p>

Community Engagement





the Downtown

Key Takeaways

2 Since 2019, downtown shopping districts have seen a significant increase in visits, varying by season and day of the week

Average visits per day (2019)

Day of the Week	Visits
Monday	1,000
Tuesday	1,200
Wednesday	1,500
Thursday	1,800
Friday	2,000
Saturday	2,500
Sunday	3,000

Day of the week has a significant impact on visitors' rate

State Street area has the most visitors, and Kerrytown the least (it's also smaller)

Walking, biking, and riding transit to get to work is a significant activity and well-above

What have we heard so far?



- Desire for **more affordable and accessible housing**, with a focus on density and mixed-use developments
- Desire for more **green spaces, bike lanes, and better transit** options
- Importance of **protecting trees and natural areas** while developing the city
- Need for more **diverse housing options and tenant protections**
- Desire for more **inclusive and universally designed housing**
- Need for **better outreach** to diverse groups

Define Values in the context of Downtown:



Values

| How do you define Affordability, Equity, and Sustainability in the context of downtown?

INSTRUCTIONS Grab three sticky notes and write your definitions! Place each sticky in the corresponding column.



Affordability

Varied housing types,
especially for families
and people with lower
incomes,
intergenerational and
non-traditional
households

Density increases in
and around downtown
and campuses

Affordable
transportation and food

Tax burden and
landlord regulation



Sticky notes
alone

Equity

Access to amenities
such as parks and
basic necessities
regardless of
transportation mode

Diverse housing
options, including for
older adults and lower
income individuals

Comfortable public
spaces for all

Opportunities for
underrepresented
businesses



Sticky notes
alone

Sustainability

More affordable
housing and public
transit to increase
access to daily needs
and reduce car
dependence

Increased green
infrastructure and
protection of natural
features

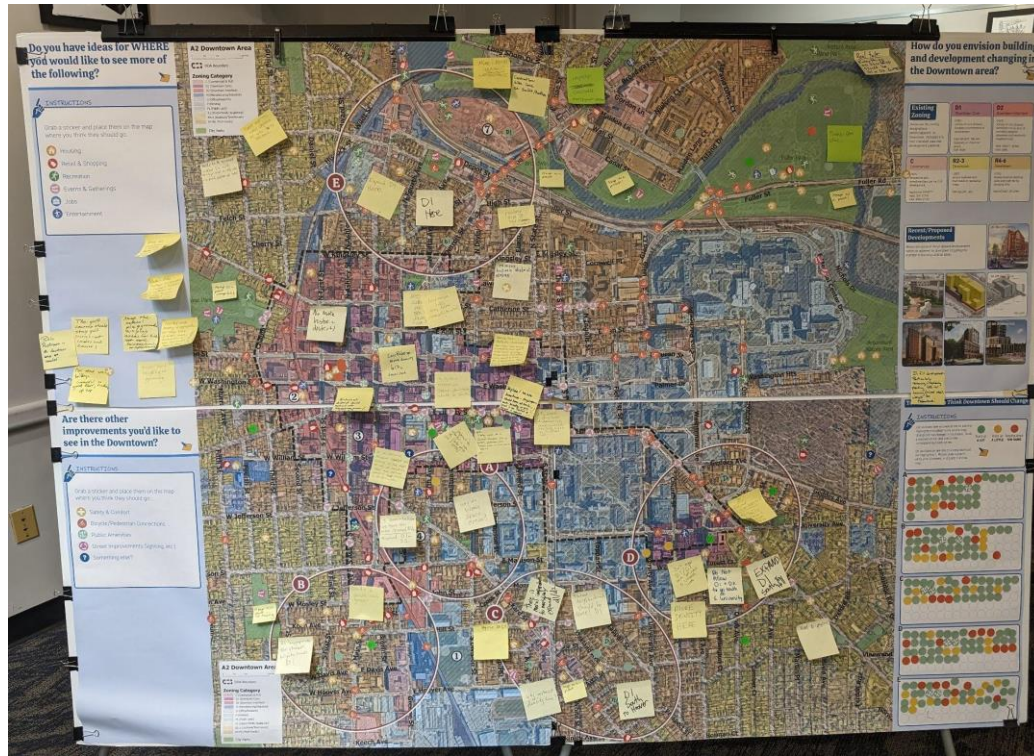
More pedestrian and
bike infrastructure

Sustainable energy and
building materials



Sticky notes
alone

Adding Density - Downtown & Adjacent

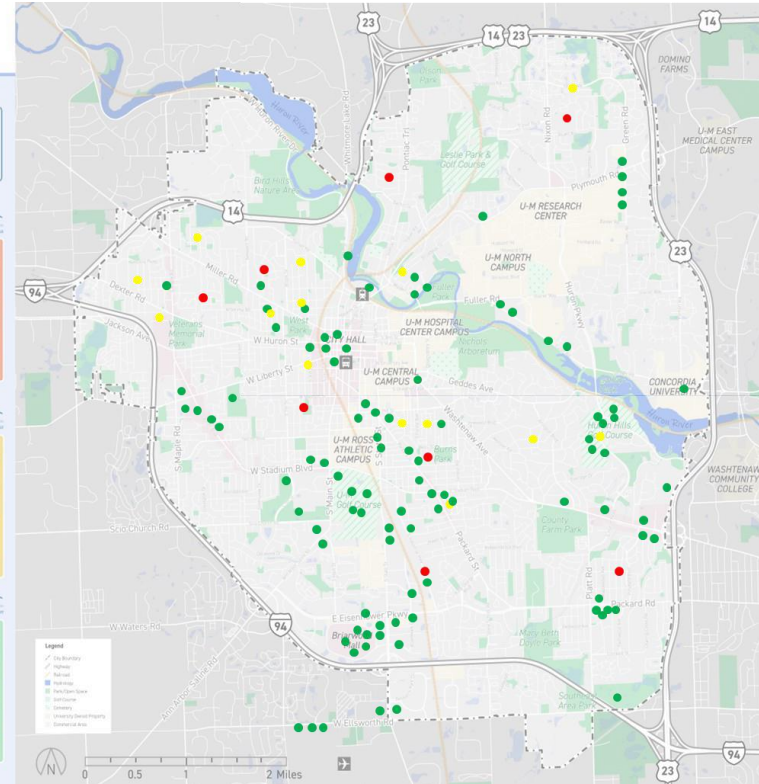


Across all areas:

65% build up a lot
16% build up a little
19% stay about the same

Citywide Development

1. Need for **more types of housing** and **increased total housing** throughout Ann Arbor, with a focus on higher density housing
2. Improvements to **bike lanes** and **pedestrian walkability**
3. **A livelier riverfront** and **expansion of downtown's footprint**
4. Incentives to encourage **more affordable** and **intensive development**, including **missing middle housing**
5. Preservation of historic districts and green spaces
6. **Better public transit** and accessibility for all mobility options
7. More **small businesses** and **neighborhood retail** options
8. Prioritization of **livability** and **equity** for all residents



Adding Housing in Neighborhoods

Asked questions at the neighborhood meetings about the intensity of new housing that would be acceptable within single-family neighborhoods:

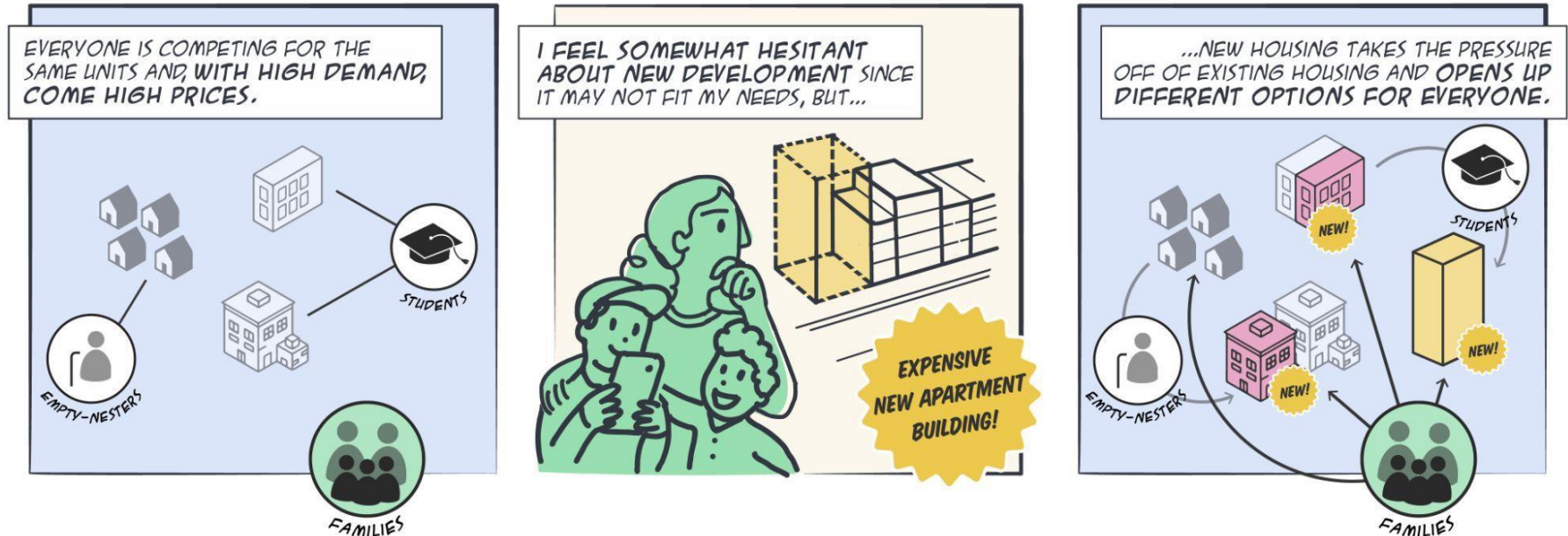
1. 75% of respondents were supportive of 2-4 units per parcel in single-family areas
2. Less than 15% were NOT supportive of adding more density.
3. Remaining comments expressed concerns but were open to the idea.

Concerns typically around how to...:

- ... keep neighborhoods feeling family-friendly (i.e. having enough green space)
-manage parking alongside increases in density
- ...prevent developers from turning it all into expensive rentals (loss of ownership opportunities)

How new housing supply impacts the market

New housing not only expands the overall supply and types of housing, it can free up existing housing



Project Schedule



Thank you!

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