

Subject: COMPREHENSIVE PLAN COMMENT
Attachments: ANN ARBOR FUTURE, opinion.odt

From: THOMAS PETIET <constu@comcast.net>
Sent: Thursday, May 8, 2025 10:05 AM
To: Planning <Planning@a2gov.org>
Subject: COMPREHENSIVE PLAN COMMENT

Attached is an opinion regarding the Comprehensive Plan. As a long-term resident, I have viewed the promotion of increased density with alarm.

Thomas Petiet
3211 Packard St.
Ann Arbor
734-973-3264

Future of Ann Arbor- An Opinion

Cities must not grow without a plan. It is positive that Ann Arbor is considering a design for its future, but adding people is not the answer. If a city is already a desirable place to live, the prime consideration should be Hippocratic: **First, do no harm.** Plans to add thousands of people in high density housing will do just that.

What makes Ann Arbor rate a desirable place to live?

Green space, Reasonable Size, Ecological concern, and Lack of Congestion come to mind.

What makes Ann Arbor a less desirable place to live?

Expense and lack of housing

Bottom Line

Ann Arbor is a unique town because of the University of Michigan, both positively and negatively. It creates jobs and adds to the intelligence and creativity of the populace. However, it eats up city space and subtracts from the tax base.

As in the case of Manhattan, not everyone who works in the city can live here. Due to the University, many companies have wanted to be based here. This doesn't mean that the city has to accommodate all the possible workers. Adding density to downtown has no benefit, as most companies are not situated there. Downtown also has no general shopping infrastructure. There is no major grocery store, no hardware store, no drug store and no general store, for example, so cars will be needed to access necessities. The increased traffic will clog existing roads. Cramming more people close to downtown does not improve Ann Arbor, but merely changes it from "tree town" to "cement town."

Are there alternatives? The city should stop catering to developers who seek to profit from high density high-rises providing expensive rentals. Their concern is profit. Developers for any multi-unit building should be non-profit. Instead of accepting high density cement towers, the city should subsidize construction of 1000 to 1500 square feet houses for families, who are most likely to be long-term residents.

Property taxes are a major roadblock to housing. The city needs to find creative ways to economize, as well as getting more from the University for services. Simply adding people along the corridors will reduce green space, while adding infrastructure costs, congestion and pollution. Reducing the cost to have a house is achievable by other means, and will increase diversity. This, combined with improved public transit, both internal and external, will provide the means for people to enjoy Ann Arbor without turning it into a cement hive.

Thomas Petiet
Industrial Designer, ret.
3211 Packard
Ann Arbor, MI
734-973-3264