

**Subject:** Ann Arbor Comprehensive Plan  
**Attachments:** SGAA Comprehensive Plan Letter.docx

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**From:** Michael  
**Sent:** Tuesday, May 13, 2025 10:23 AM  
**To:** Dohoney Jr., Milton <MDohoney@a2gov.org>; City Council <CityCouncil@a2gov.org>; Planning <Planning@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>  
**Subject:** Ann Arbor Comprehensive Plan

On behalf of Smart Growth Ann Arbor, please see the attached memo in response to the draft Comprehensive Plan. Thank you.

## Executive Committee

Mike Martin, President *First Martin Corporation*

Rob Aldrich, Treasurer *MAVD*

Jeff Hauptman, Secretary *Oxford Companies*

Ed Shaffran *Shaffran Companies*

Howard Freshee *H&K Enterprises, LLC*

# SMART GROWTH ANN ARBOR

5/7/2025

Milton Dohoney, Ann Arbor City Council, Ann Arbor Planning Commission

RE: Ann Arbor Comprehensive Plan

Dear Administrator Dohoney, City Council and Planning Commission,

We are writing to you on behalf of Smart Growth Ann Arbor (SGAA). Our organization represents developers, owners, contractors and businesses that support development efforts in Ann Arbor and Washtenaw County. Our stated goal is to bring rational decisions to the local development process and work in partnership with governmental entities to improve outcomes for our community.

Representing the industry that creates the built environment, we are keenly interested in the current efforts of the newly proposed comprehensive plan and would like to offer the following comments and questions for which we would expect a response within two weeks, alternatively a group of our members would be willing to meet in-person with city staff as well as the comprehensive plan's consultant. Please respond to the following:

- Underlying the comprehensive plan process, there is a proposition that Ann Arbor will need between 30,000 and 45,000 new units by the year 2050. These numbers far exceed what industry available data (CoStar) suggests as well as other planning sources (SEMCOG) and appear to be based on commuter data. Please provide detailed support for these numbers.
- The plan fails to adequately address infrastructure needs to create the housing units proposed. Our members frequently encounter hidden development fees in the form of required infrastructure improvements not directly related to their specific project (i.e. entire sections of water main replacement and other off-site cost). As such, we would like to see a firm plan for how the City plans to expand, and pay for, the required infrastructure to meet the needs of the planned new housing units in an equitable way.

Our industry is routinely required to complete certain feasibility studies that provide data-driven conclusions to support our projects. These studies include, among other market factors, addressing the questions above to satisfy our lenders and investors. As an organization that represents over 30% of the City of Ann Arbor's commercial tax base, SGAA would expect accurate, data-driven support to the proposed plan as a fundamental deliverable in the process.

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# SMART GROWTH ANN ARBOR

As your development partners we are standing by to assist the City in this process and lend our expertise and dedication, continuing our efforts in making Ann Arbor a dynamic, equitable and attractive community now and into the future.

Sincerely,

Smart Growth Ann Arbor Executive Committee