

Ann Arbor Comprehensive Plan

Planning Commission Kickoff
10.11.2023

AGENDA:

1. Team Introduction
2. Planning Process
3. Engagement Approach
4. What We've Heard So Far
5. Questions

Team Introduction

Interface Studio - Team Lead, Planning & Urban Design, Engagement, Project Management



Scott Page



Stacey Chen



Jamie Granger



María Gabriela
González
Rausell



Mikaela Strech

Smith Group - Sustainability, Planning, and Engagement



Oliver Kiley



Kathleen Duffy



Carolyn Lusch



Catherine Clarke

Ninigret - Econ. Development & Housing



Kevin Hively

&Access - Retail & Entrepreneurial Ecosystem



Bobby Boone



Solomon McKenzie

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

This plan will need to address the following :



AFFORDABILITY



SUSTAINABILITY



EQUITY

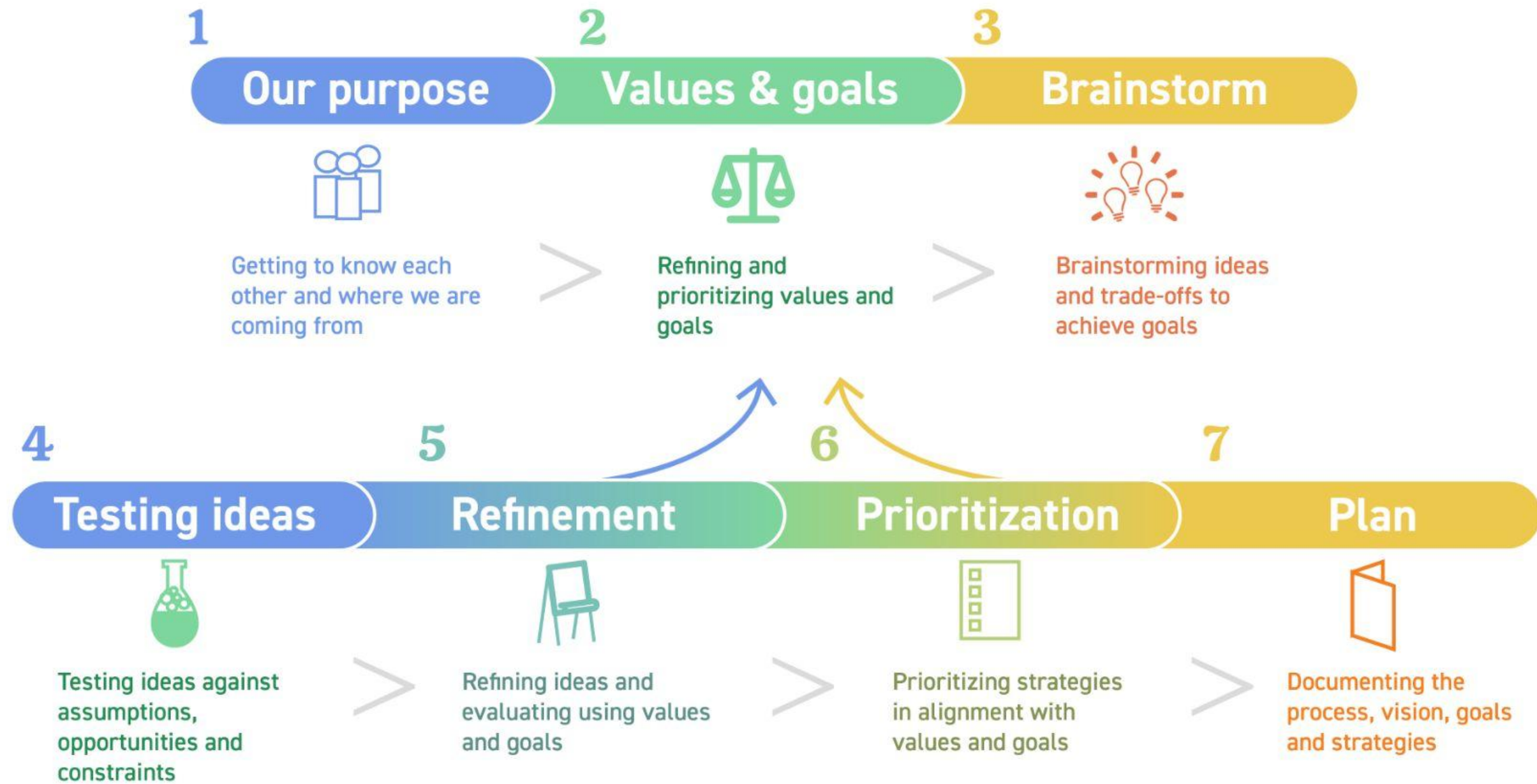
Specifics from resolution



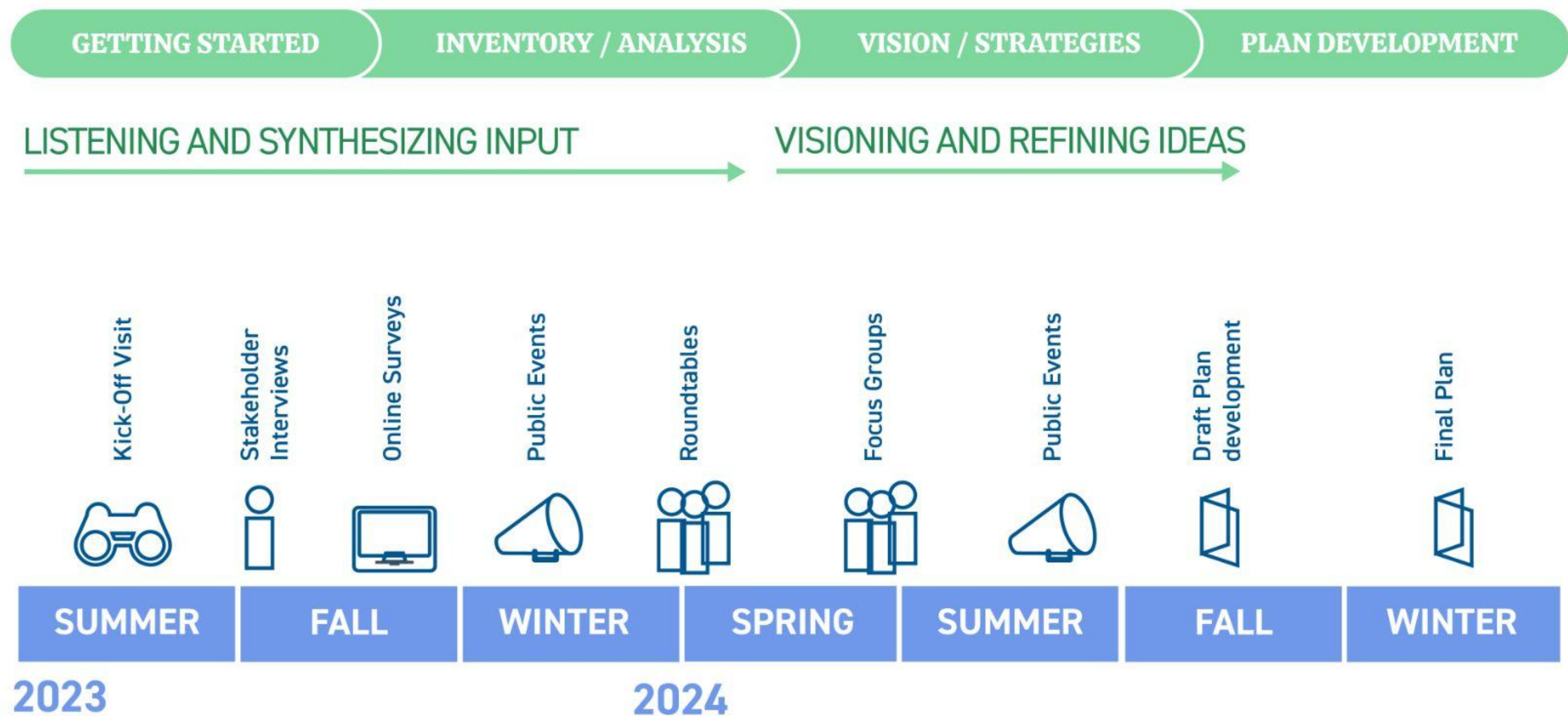
Outlined
by City
Council

1. Carefully considers and implements those portions of the **A2Zero Living Carbon Neutrality Plan** applicable to land use and development activity in the City.
2. 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.
3. Develop recommendations and policies that promote **fewer zoning districts** or categories, that contain **more flexibility for re-use and adaptability** over time.
4. A proposed land use framework that seeks to **emphasize values over specified land use** limitations where possible.
5. 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 other characteristics and other inequities.

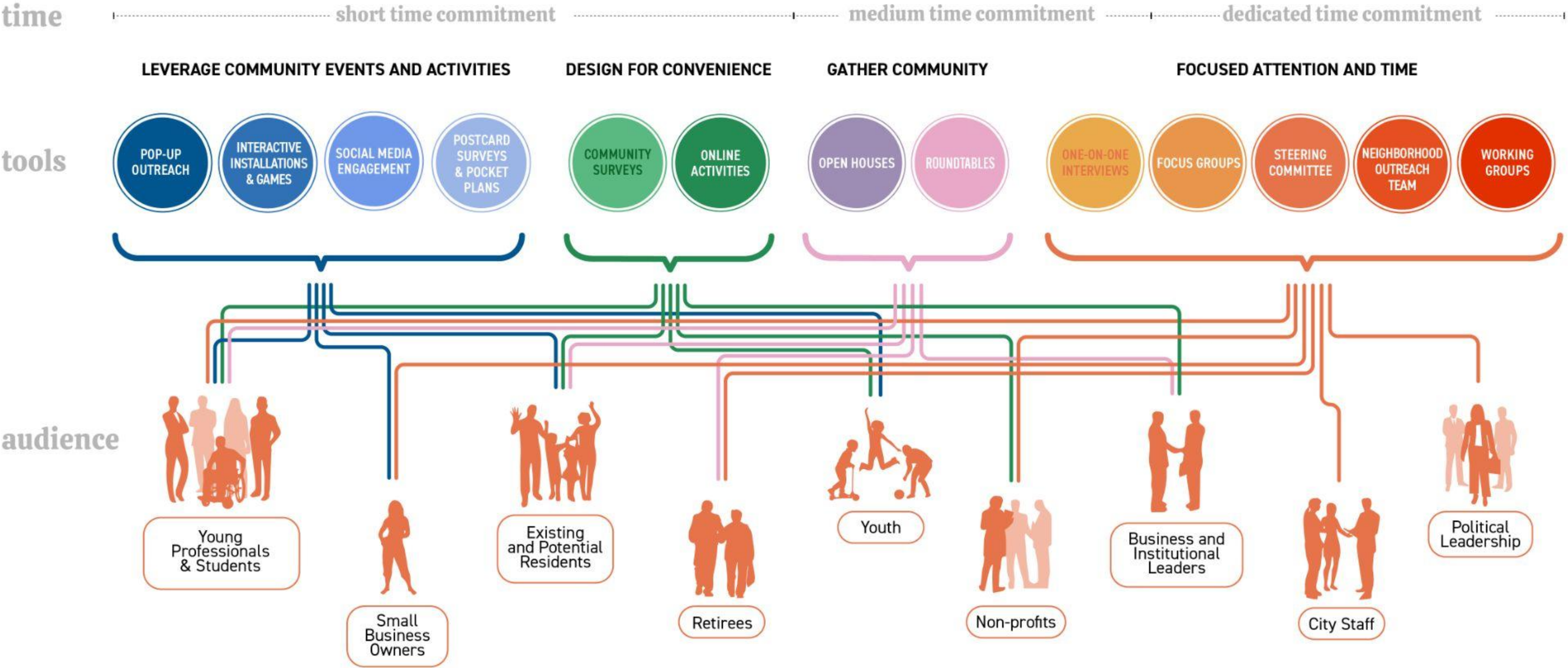
Project Approach



Project Schedule



Engagement Approach



Engagement to date – Interviews

**Interviews
to date:**



19 interviews
49 individuals

Various Governmental Agencies

- + Mayor Taylor
- + City Council Members
- + Washtenaw County Community & Economic Development
- + Service Area Administrators
- + Natural Features/Resources
- + Equity & Engagement
- + Public Infrastructure
- + Sustainability
- + Building & Rental Services
- + Public Safety
- + Parks Planning
- + Parks Operations/Natural Features
- + Student Engagement
- + Campus Planning
- + Transportation Planning

Engagement to date – Website



A2 Comprehensive Plan

Get Involved!

Project Blog



[Sign In](#)

Ann Arbor Comprehensive Plan

Project Information & Engagement Hub



Upcoming Events

Call for Steering Committee Members!

We are looking for people interested in serving as a steering committee member to guide this planning process over the course of 18-months. Please [submit an application](#) if you are interested!

What is the Comprehensive Plan?

A **Comprehensive Plan** is a plan document, adopted by city council, that establishes a vision and priorities for the future the of the city, guiding the evolution of the city for the decades ahead. This includes a determination of future land uses across the city, desired policy changes, and priorities for public spending and capital projects.

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

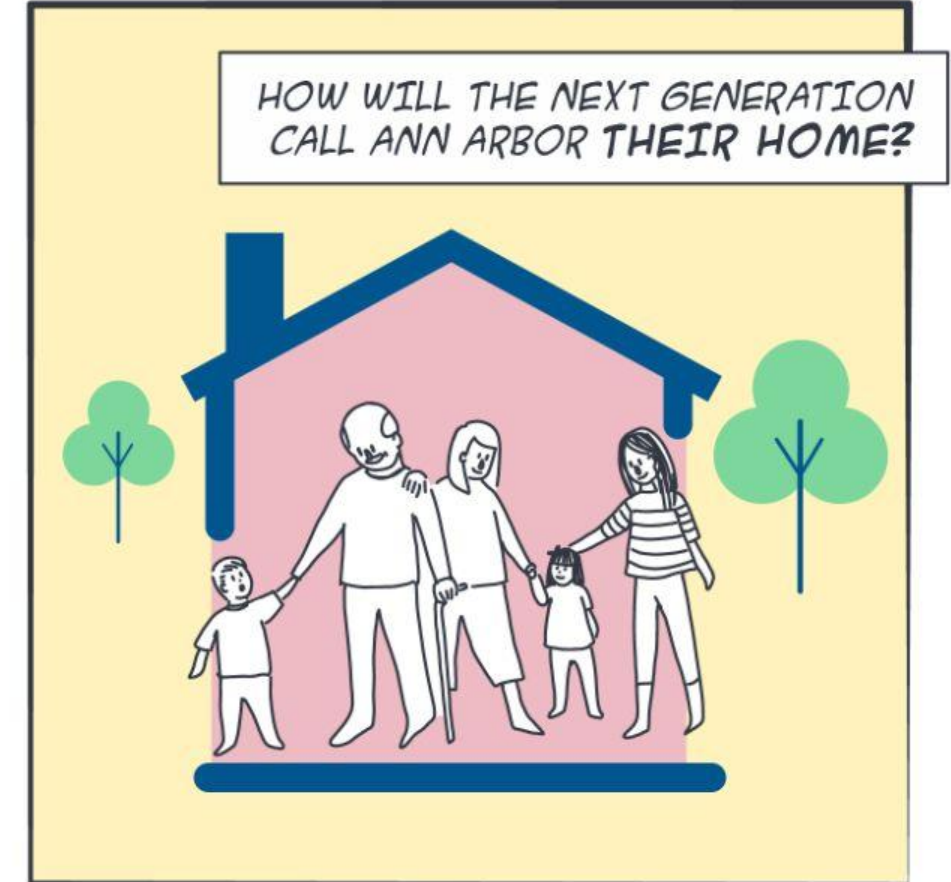
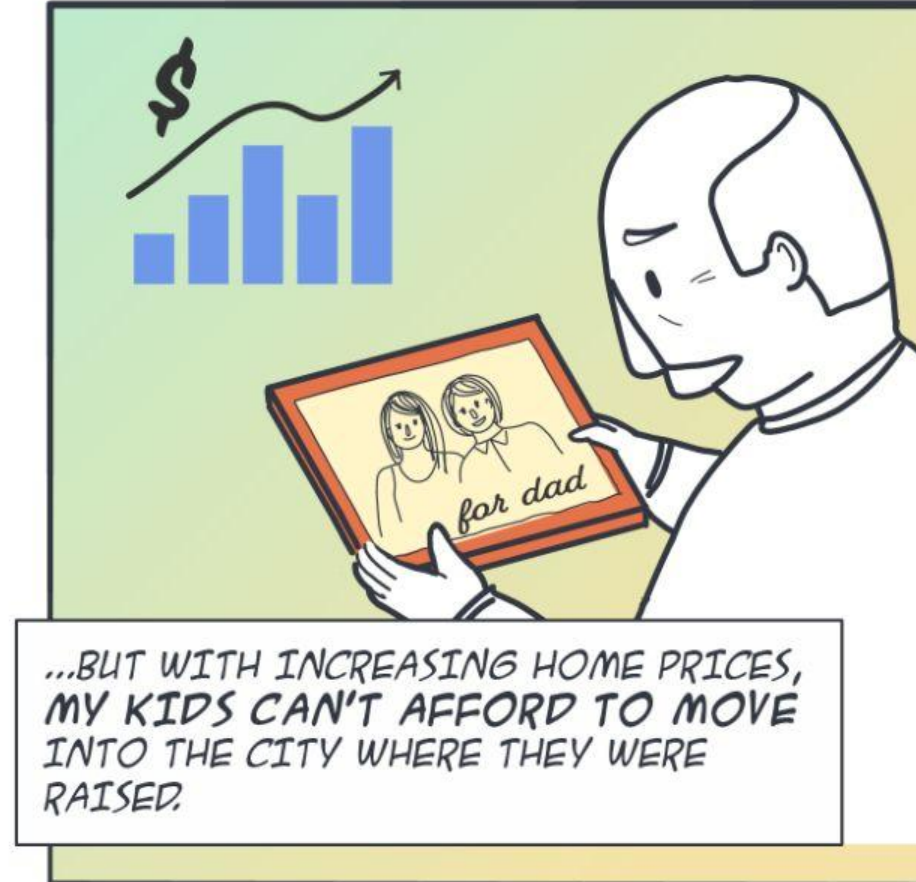
HOUSE STORIES RECORD PERSONAL HOUSING EXPERIENCES : AADL DOWNTOWN BRANCH

<h4>12 TUE</h4> <div> 8:30-10:00am Coffee + Conversation: City Staff In Person Cohoots </div> <div> 7:00-8:30am A2 Planning Commission - Working Session Virtual https://bit.ly/HPA2-CPC </div>	<h4>13 WED</h4> <div> 12:00-1:30pm EA2 Community Land Trust Lunch & Learn In Person StudioStudio </div> <div> 6:30-8:30pm Student-led Engagement Session In Person Liberty Research Annex </div>	<h4>14 THU</h4> <div> 12:00-1:30pm History to Present Day: Race & Hous- ing in Ann Arbor Virtual https://bit.ly/47DqMFE </div> <div> 6:30-8:00pm A2 Housing and Human Services Advisory Board Meeting Virtual: https://bit.ly/HPA2-HSAB HousingandhumanServicesBoard </div>	<h4>15 FRI</h4> <div> 9:00am - 7:00pm Ann Arbor Park(ing) Day In Person Find us at various street parking spots throughout Downtown Ann Arbor </div>	<h4>16 SAT</h4> <div> 10:00-11:00am Housing Myths and Musts with Neigh- borhood Institute In Person Liberty Research Annex </div> <div> 12:00-3:00pm UM Collective for Equitable Housing: Workshop In Person Liberty Research Annex </div>	<h4>17 SUN</h4> <div> 11:00am-2:00pm ADU* Open House Tour In Person Varies </div> <div> 5:00pm-8:00pm HouseParty Wrap-Up Bash In Person HOMES Brewery </div>
---	--	---	--	--	--

Questions?

What We've Heard

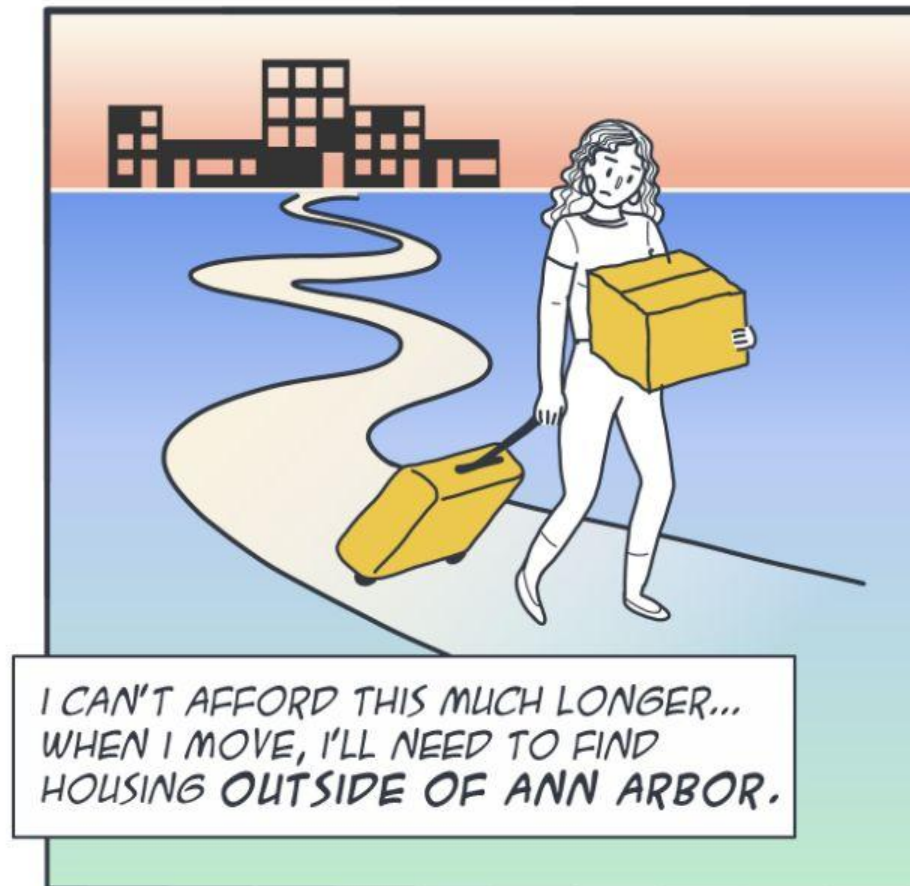
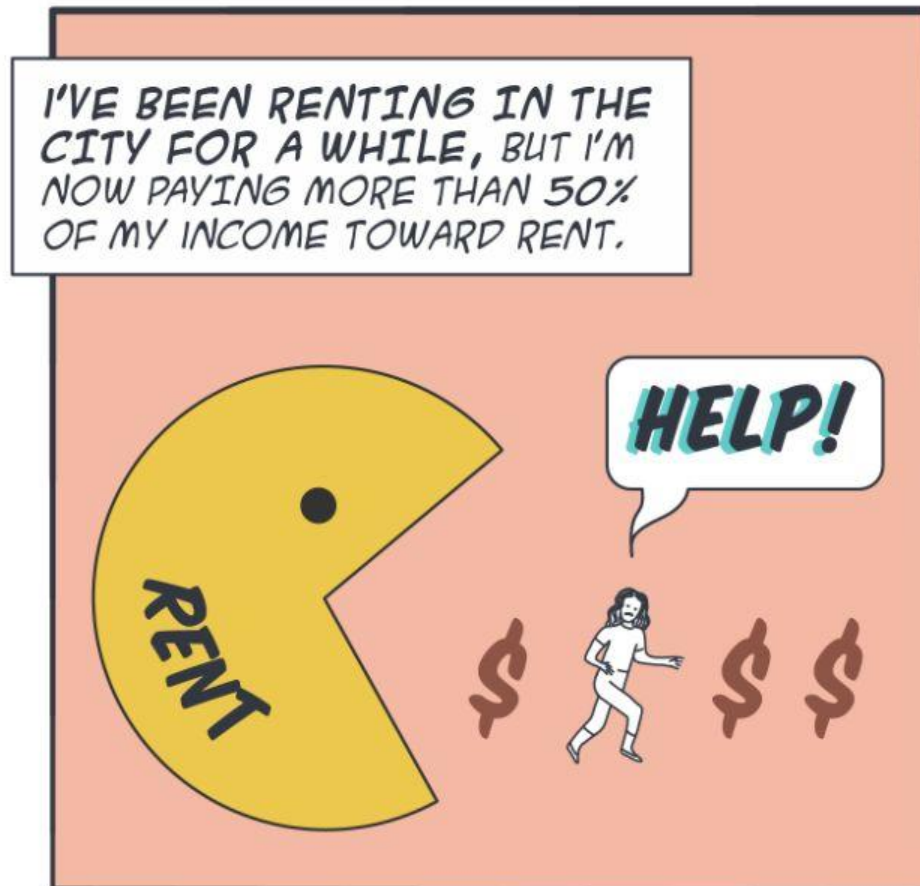
Ann Arbor is not affordable for a new generation of residents



56% of local renters pay more than **30%** of their income on rent (*Washtenaw County HAEAA*)

77% of Ann Arbor-area residents priced out of buying a home locally (*Porch Research*)

Most workers can't afford to live in the city and are forced to commute by car as there are no other options



2019 Census (Pre-Pandemic)

86,005

Commute into Ann Arbor

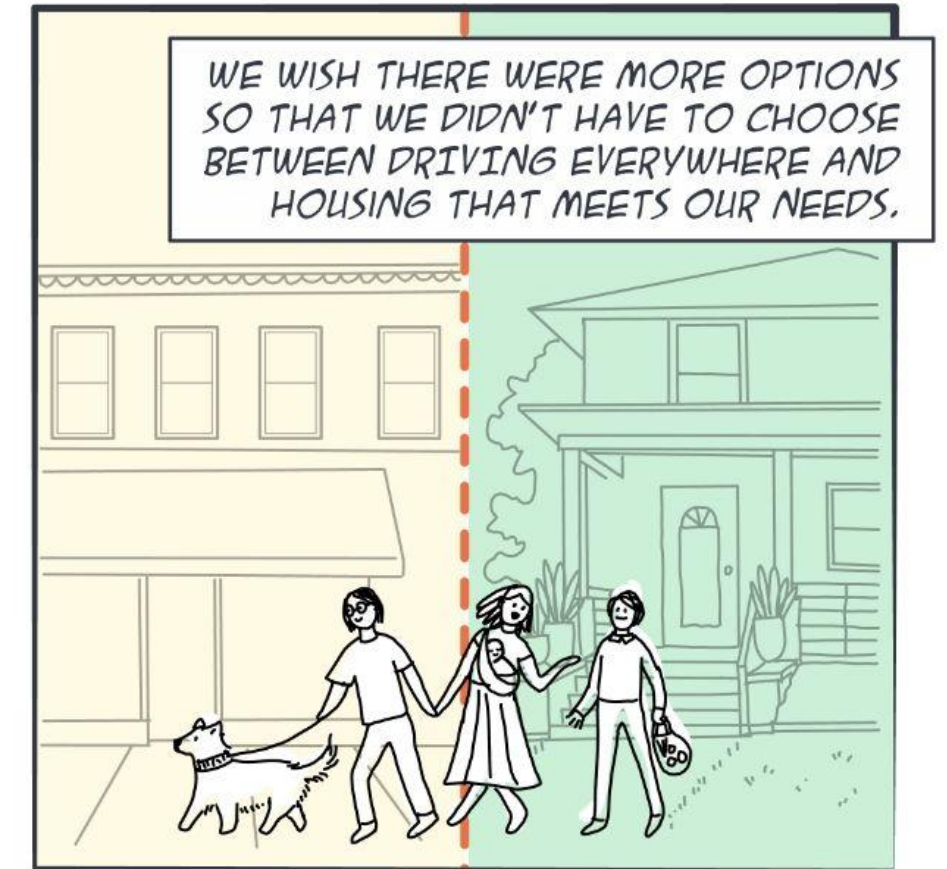
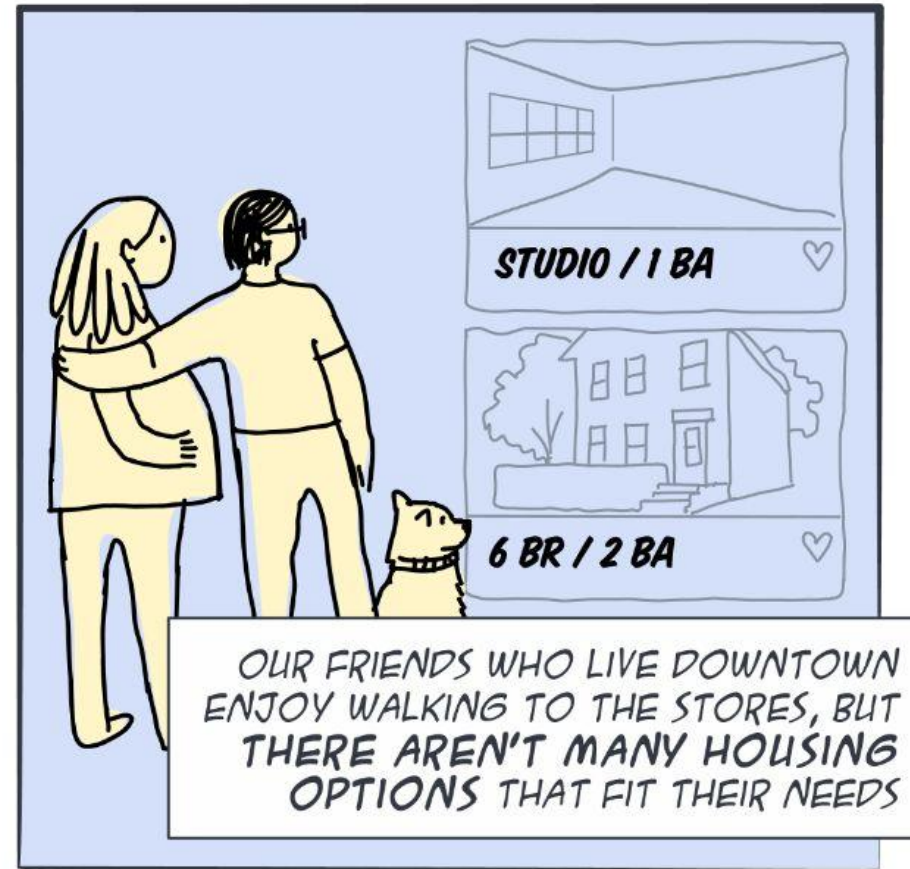
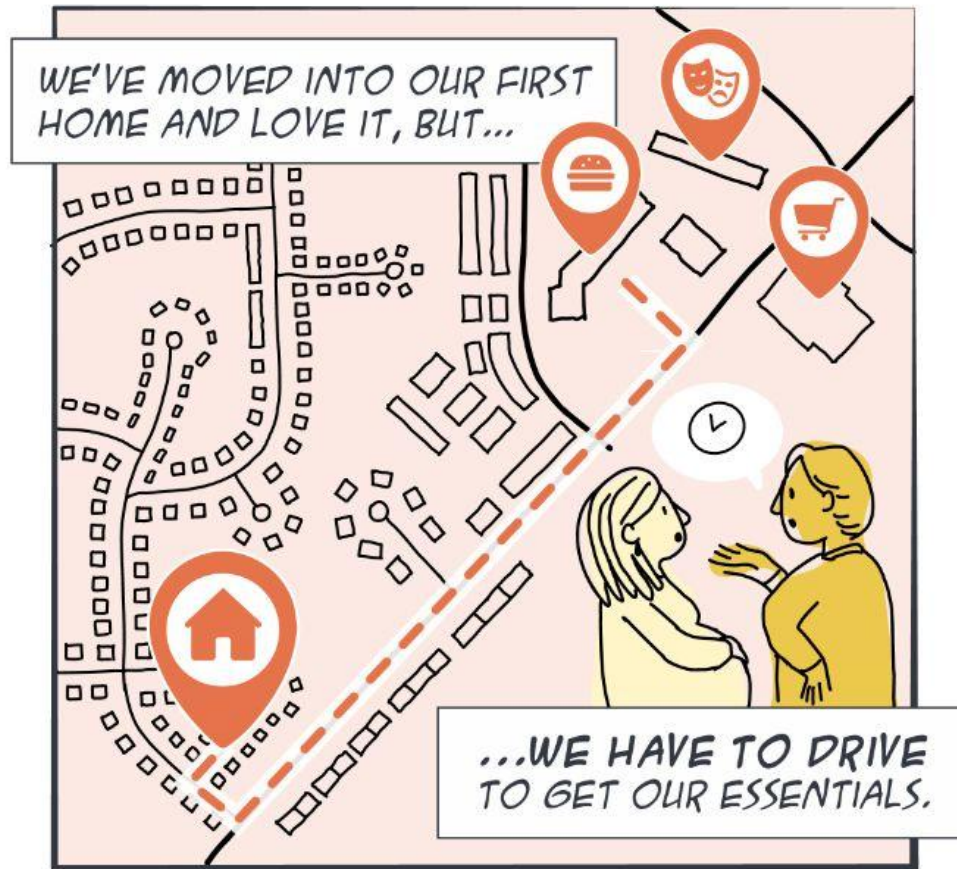
23,692

Live & Work in Ann Arbor

19,777

Commute out of Ann Arbor

There is a mismatch between desirable housing types and access to walkable amenities



Benefits & Challenges - to meet plan goals

GOAL:

Increase Housing Density



AFFORDABLE



SUSTAINABLE



EQUITABLE

Affordability:

by creating more supply and more affordable housing funds through the millage



Sustainability:

by reducing carbon emissions generated by commuter traffic



Equitable:

by creating more housing opportunities in all neighborhoods, more density for transportation improvements (transit, bike, ped), more revenue for services



Needs Supportive Infrastructure

GOAL:

**Increase Housing
Density**



Step 01:

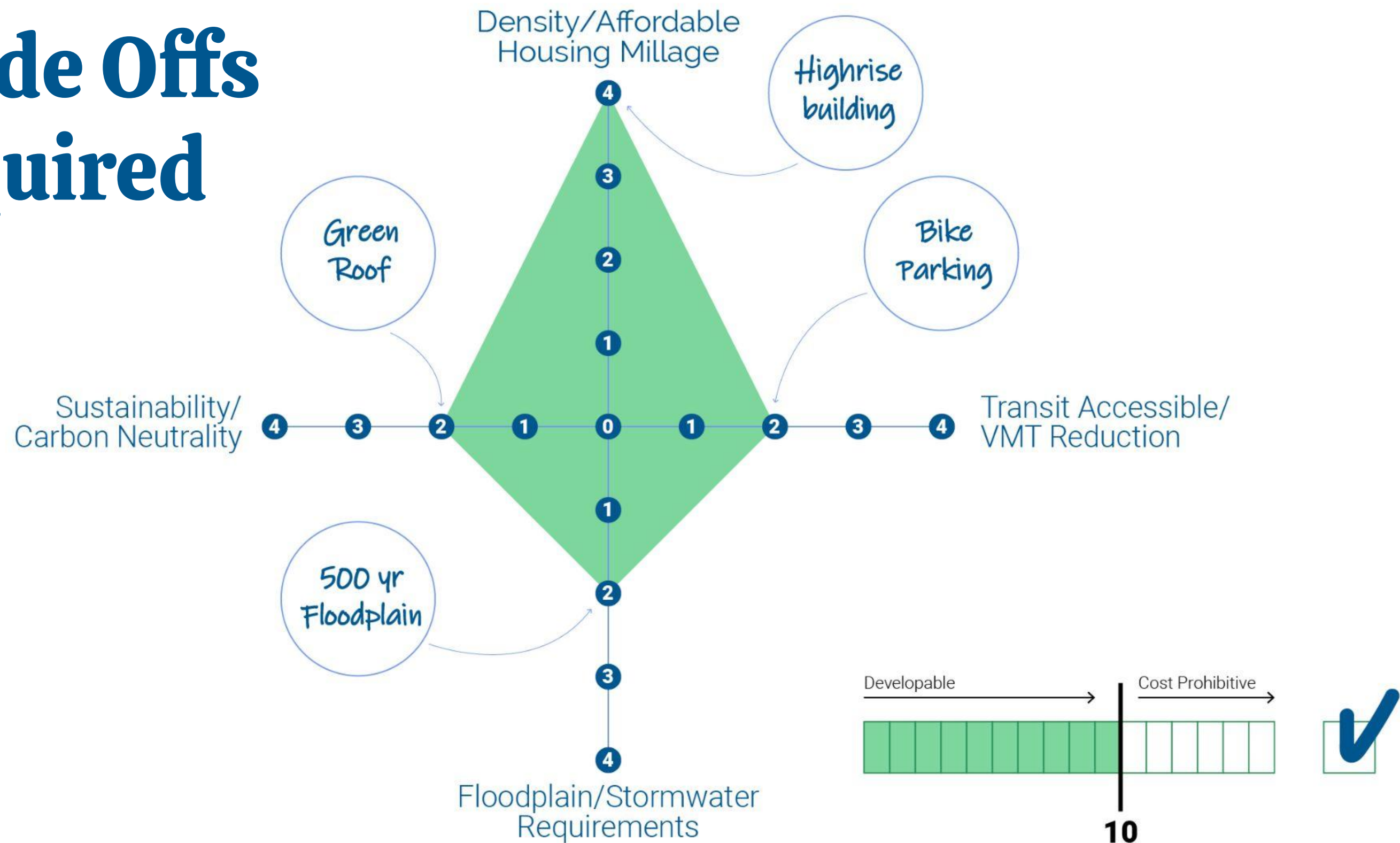
Change Zoning



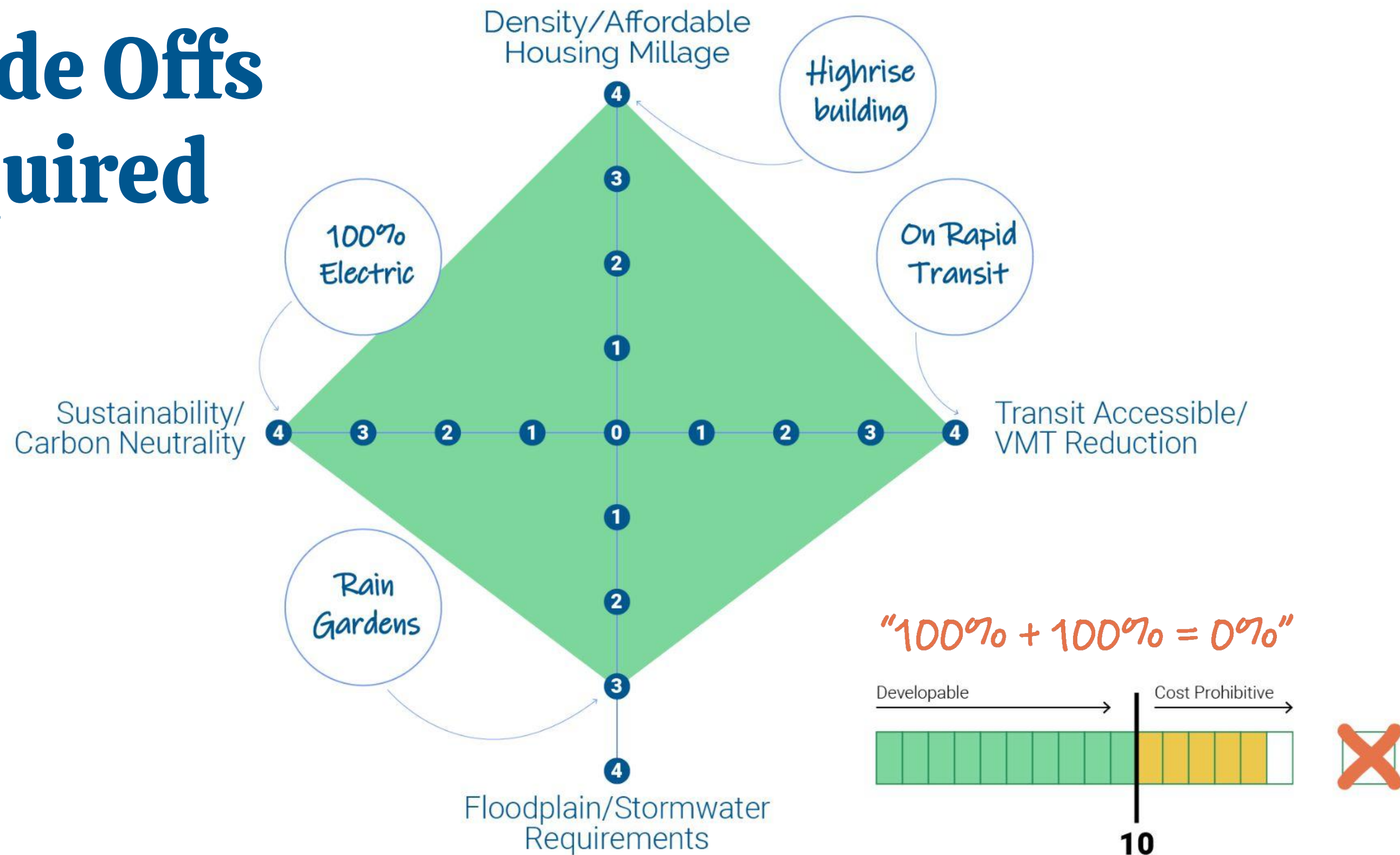
**Additional Supportive
Infrastructure Required:**

- + Water Service Upgrades
- + Stormwater Improvements
- + Electrical Transmission Upgrades
- + Fire Department Investments
- + Public Transit Investments
- + Others...

Trade Offs Required



Trade Offs Required



Questions for Planning Commission Members:

1. Do these key issues resonate with you? What are we missing?
2. What does Affordable, Sustainable, Equitable mean to you?
3. Is economic diversification a goal?
4. What are the top three issues the Comprehensive Plan needs to address?
5. What will pose the most significant challenge for the Comprehensive Plan process and implementation?
6. What is the greatest opportunity for the City in the next 10 years, 20 years?

Thank you!