

Ann Arbor Comprehensive Plan

City Council
2025

Progress Update

- **February 2025:** Start drafting plan
- **November 2025:** Plan adoption
- **March 2025:** Budget amendment request

Engagement Summary

35,000+ website views

3,000+ survey participants

19 interviews (49 individuals, 15 agencies)

8 events at Downtown and Branch Libraries

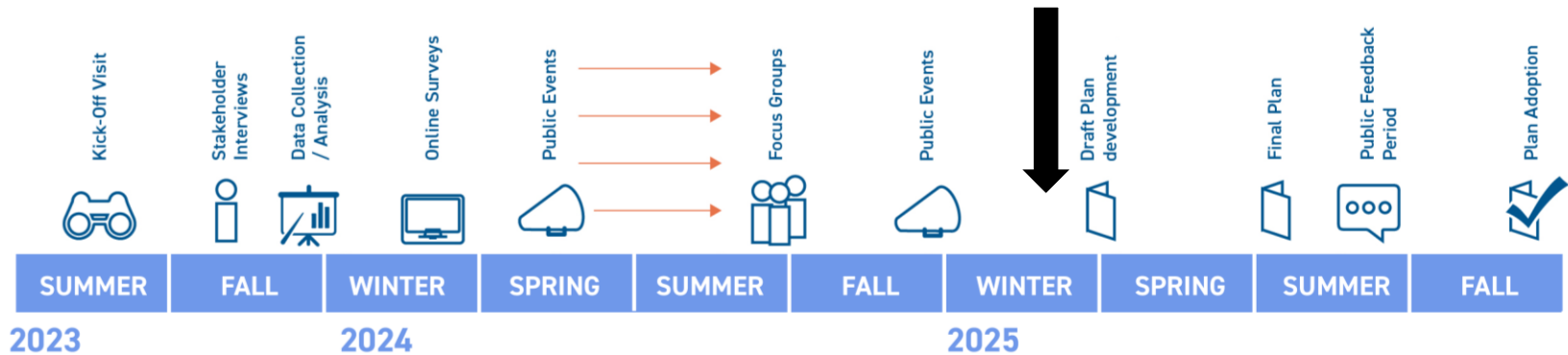
380+ and **200+** attendees in 2 rounds

27 stakeholders in small group meetings

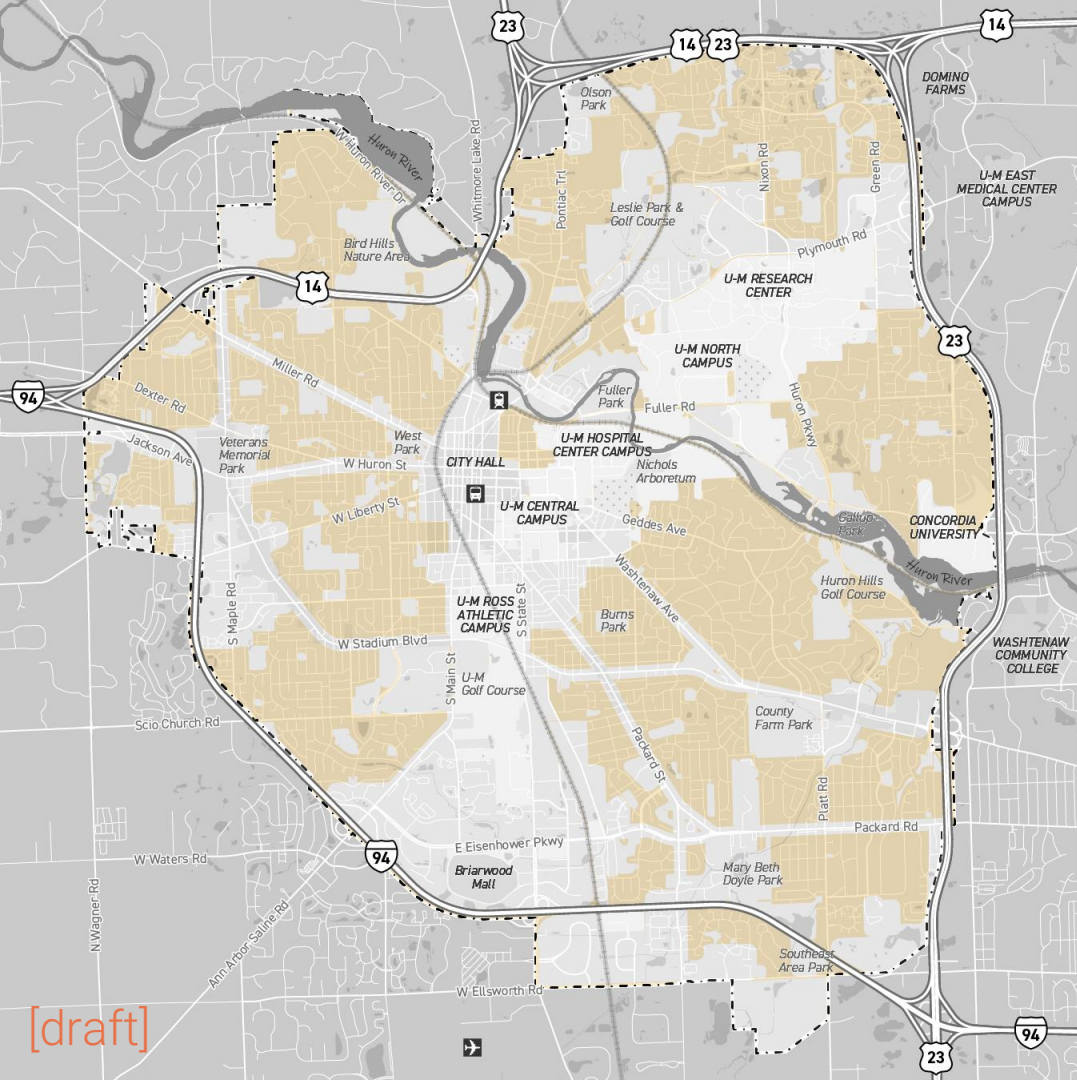
Pop up events at Green Fair, Summer Party, Farmers Market, and Meeting in a Box



We are here



Low Rise Residential



Low Rise Residential

- Low rise residential to cover existing areas typically zoned R1 or R2
- Community conversation was around 4 units and minimal height increase

Planning Commission direction:

- 4 stories, no limit or regulation by number of units
- Seek other form-based standards that limit overall scale-size of buildings to a yet-to-determined configuration

Legend

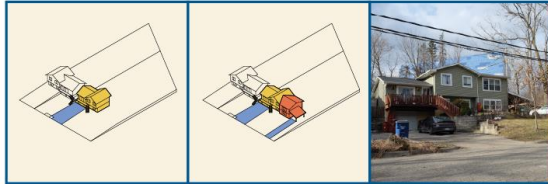
Low Rise Residential

* Land zoned for residential development excludes public land, townships, industrial districts

Low Rise Residential Considerations

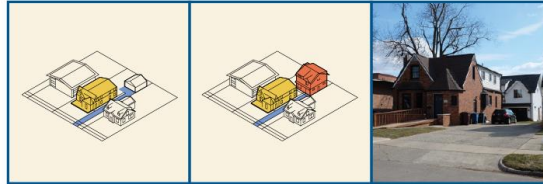
- More opportunity for larger scale development everywhere in the City
- Utility infrastructure challenges as larger scale development is desired further away from arterials/trunklines with larger capacity
- Shift/intensification of discussion with community over the course of the last year

Attached Accessory Dwelling Unit (ADU) Increase in units: +1



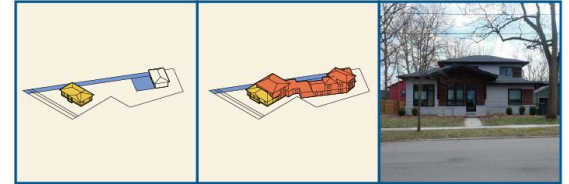
Previous: 1 Single Family Home
 Existing: 1 Single Family Home + 1 ADU
 Address: 1643 Traver Road

Detached Accessory Dwelling Unit (ADU) in Rear Increase in units: +1



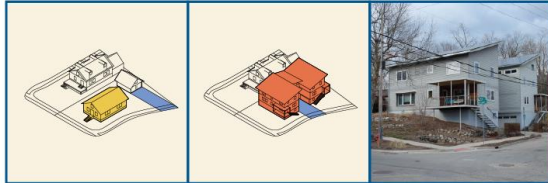
Previous: 1 Single Family Home
 Existing: 1 Single Family Home + 1 ADU
 Address: 309 Potter Avenue

Attached New Home in Rear Increase in units: +1



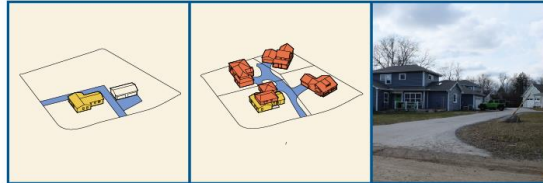
Previous: 1 Single Family Home
 Existing: 2 Single Family Homes
 Address: 613 & 615 Felch Street

Duplex on a Former Single Family Lot Increase in units: +1



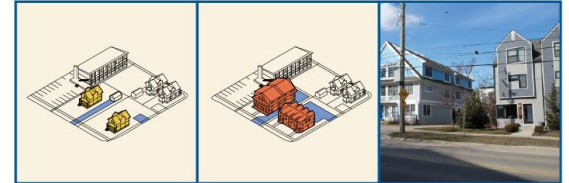
Previous: 1 Single Family Home
 Existing: 1 Duplex
 Address: 801 & 803 Wildt Street

Subdivided Single Family Lot Increase in units: +3



Previous: 1 Single Family Home
 Existing: 4 Single Family Homes
 Address: 609-15 Ironwood Drive

Triplex & Quadplex Increase in units: +5



Previous: 2 Single Family Homes
 Existing: 1 Triplex & 1 Quadplex
 Address: 133, 139-45 Hill Street

Mixed-Use Hubs

Mixed-Use Hub Districts



CORE (State/Eisenhower)

Employment concentration; large parking areas; complex site ownership



INNOVATION (Plymouth Road)

Proximity to North Campus, focus of UM entrepreneurial support; UM new approach to business



RETAIL (Washtenaw)

Large, consolidated ownership, long-term leases

The goal is for them evolve into walkable, mixed-use places, but proposed with distinct “character areas” to evolve over time (20-30 years).

Core District

- Highest height/density potential in the City
- No differentiation between downtown and South area
- S. State/Eisenhower may need significant infrastructure investment for larger scale development (e.g., utility upsizing; parking structures; non-motorized infrastructure)



State/Eisenhower Road



Core District

Innovation District

- Highest height/density potential in the City
- Without limiting residential uses, the residential market pressure could shift land use to become more residential and less employment based
- UM significantly changing investment strategy to venture capital model
- No desire for differentiation by Planning Commission; City can still pursue with economic development focused approach



Plymouth Road



Innovation District

Innovation District

- U-M has increased investment and activity in innovation / tech transfer / entrepreneurship.
- **2024:** 28 startups launched, \$514m in venture capital raised
- **Since 2021:** the university has been averaging 23 startups per year
 - Combination of biopharma, medical devices, physical nonlife science products, and digital – a combination of facilities will be needed as they scale



Retail District

- Highest development potential in the City of Ann Arbor (active ground floor commercial, plus residential, limited office)
- Transition regionally serving, highway accessible retail destinations into walkable, mixed-use hubs over time with flexibility to support existing businesses
- Staff proposed relaxation of some form-based standards to permit more incremental opportunity for redevelopment of large, interchange-located retail centers
 - Arborland
 - Maple Village
 - Westgate
- Planning Commission toward a more complete redevelopment approach



La Placita Cinco, Santa Ana, CA

Retail District Considerations

- Potential for such areas to need to decline significantly before the economics and leasehold limitations support significant investment
- This may slow the realization of development along corridors in total, but if the model declines, may provide more affordable commercial space in the interim.



Employment District

Employment District

- Areas proposed to prohibit residential land uses to specifically resist residential market forces in favor of diverse employment opportunities and uses (e.g. thrift shops, warehouses, research, lab, OSI identified uses)
- Diversity of jobs helps cultivate a diversity of people
- Housing:
 - Currently permitted in 94% of the City's zoning districts
 - Future Land Use Map proposed 98% of City
 - Planning Commission's direction is 100% of land to permit housing development



Light Industrial/Production



Flex Tech



Cafe/eco coffee roasters



Thrift stores

Proposed future land use reduces industrial zones by half

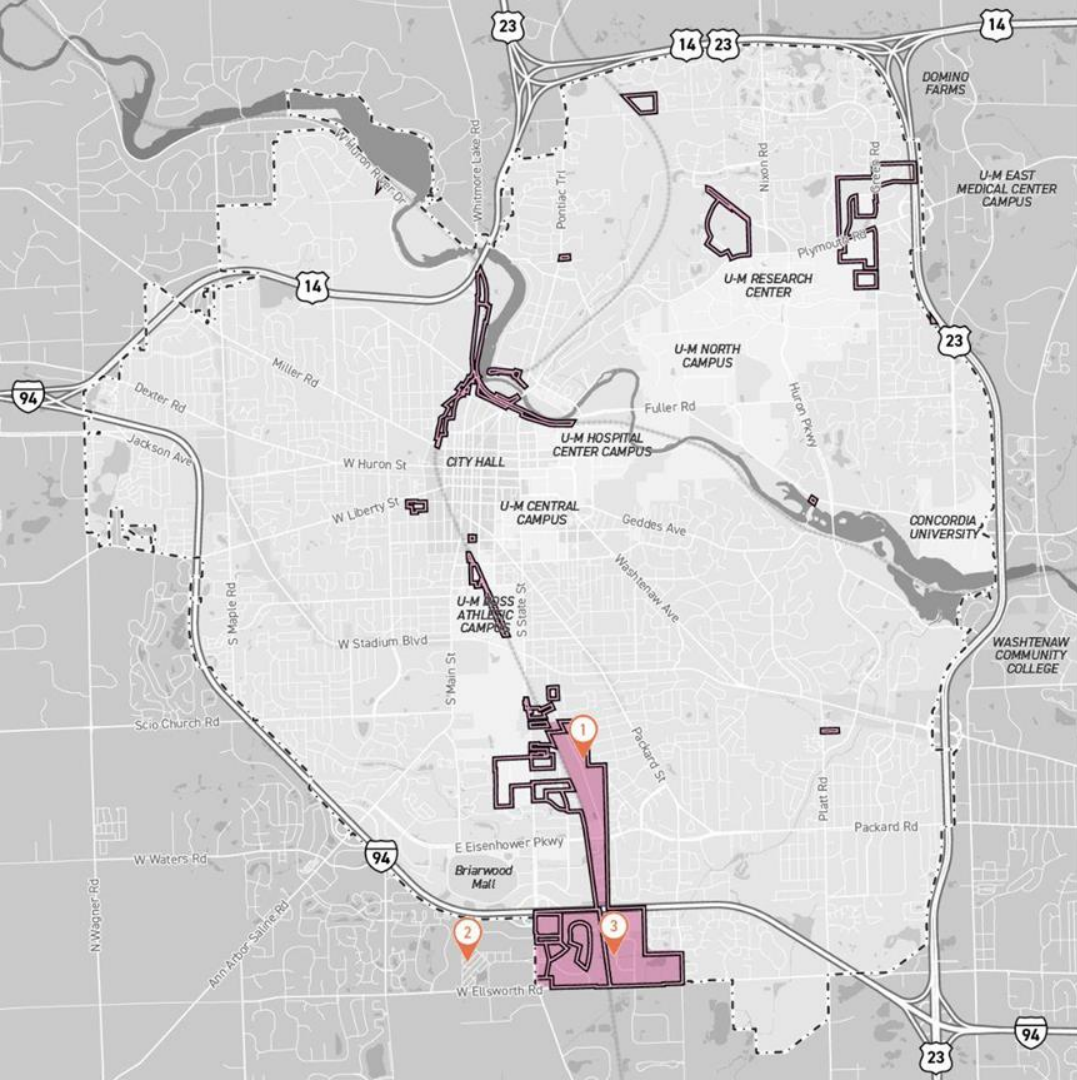
S. Industrial and Research Park are concentrated areas of employment, separate from the rest of city with a different urban form.

Industrial land reduced:

728 acres Current industrial zoning districts
384 acres Proposed employment district

Legend

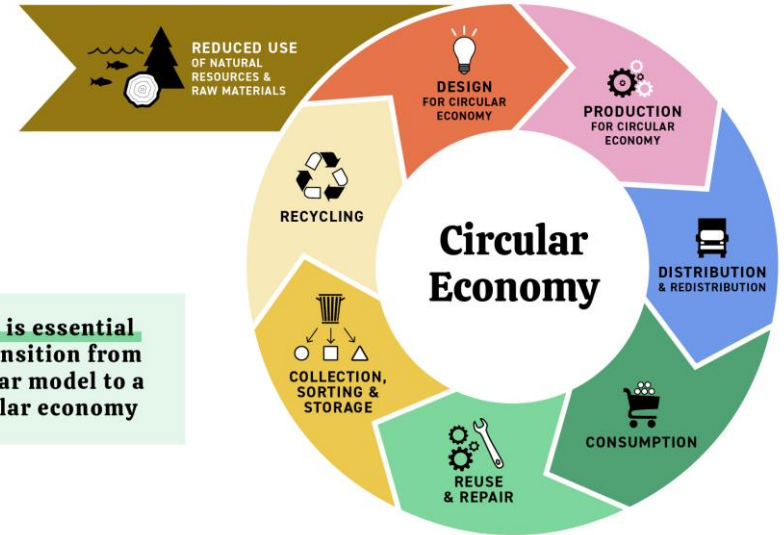
- 1 Jack's Hardware New Location
- 2 Zingerman's Bakehouse/Candy/Creamery/Coffee
- 3 Zingerman's Mail Order
- Existing Industrial / Research (M1, M1A, M2, RE, ORL)
- Proposed Employment Non-Residential



Employment District Considerations

- Perception that this area will be well-suited to realize residential development
- Public infrastructure may be a limiting factor in realizing development in these areas
- Growing residential in this area will increase needs for other infrastructure (e.g., expanded transit service; parks and recreation areas)

Linear Economy



Land is essential to transition from a linear model to a circular economy



Thank you