

City of Ann Arbor's Comprehensive Land Use Plan

2050





source: City of Ann Arbor

Vision and Values

Plan Components
Page: 42

A Vision for the City
Page: 44

Values Framework
Page: 46

Plan Components

The following chapters comprise the main components of the Comprehensive Plan:

Chapter 3: Vision and Values

The Vision and Values serve as the north star of the plan and were synthesized from community input. The VISION is an aspirational statement that describes a desired future outcome. The VALUES are the guiding principles that provide direction to decision-makers and community leaders across all the plan goals and strategies. As the north star, the vision and values are broad and high-level, meant to point the way without getting too detailed.

Chapter 4: Goals and Strategies

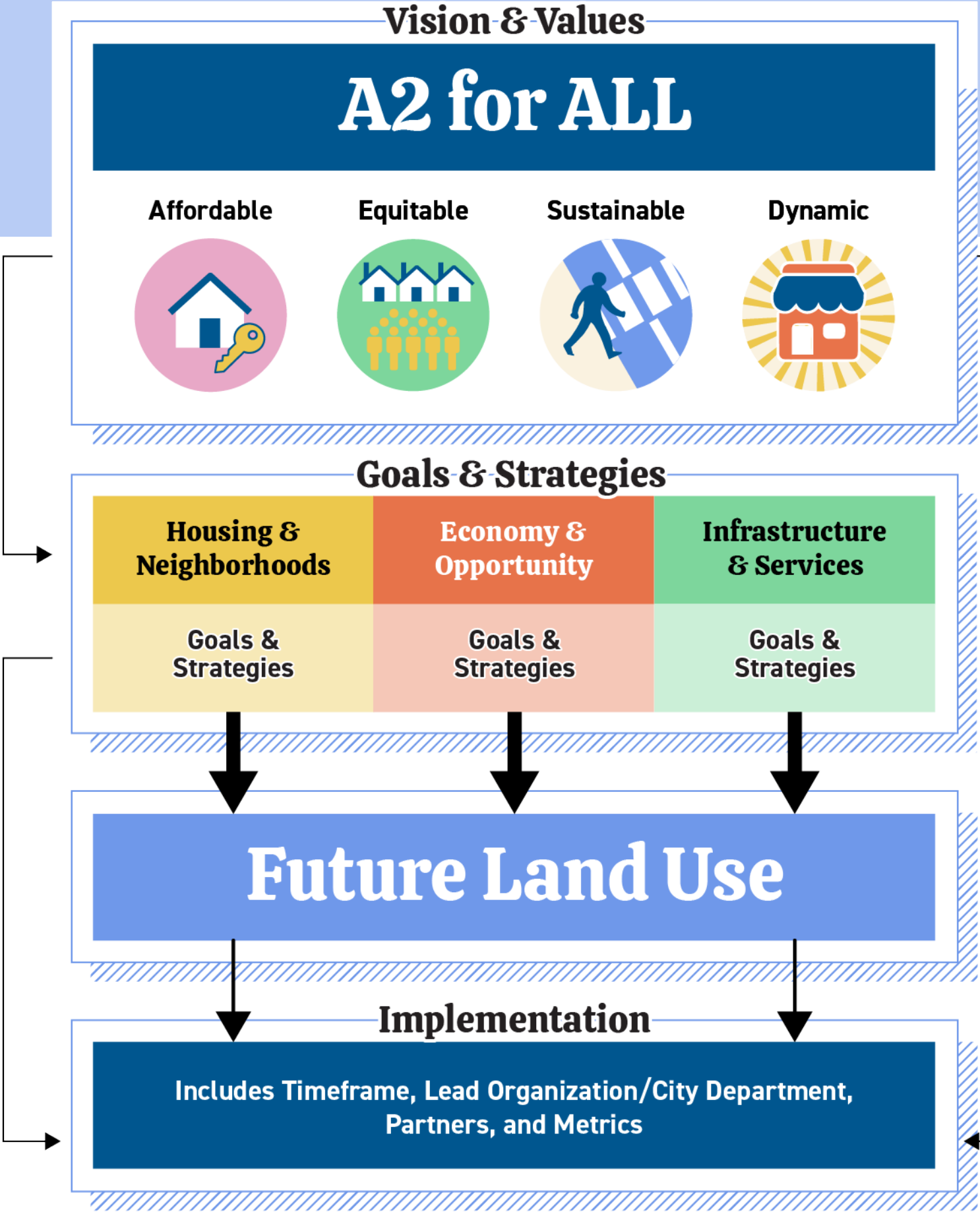
The GOALS are statements designed to help achieve the vision and provide a policy framework for strategies and land use decisions. The STRATEGIES provide more specific direction on how to fulfill the goals and vision. The goals and strategies are organized into three main focus areas: 1) Housing & Neighborhoods, 2) Economy & Opportunity, and 3) Infrastructure & Services.

Chapter 5: Future Land Use

The Future Land Use Map embodies the city's goals and provides guidance on how land is used and developed. It identifies the various land use categories and the corresponding levels of use and development intensity.

Chapter 6: Implementation

Implementation actions are more specific and define how a goal will be achieved by providing the steps needed. These specific actions may change over time, due to changing funding opportunities and the political and economic climate, to achieve the higher-level goals and strategies and align with the vision and values.



A Vision for the City

A2 for ALL

As we look to 2050, Ann Arbor wants to grow as a means to offer an increased variety and supply of housing options, businesses, and services in compact areas. This will bring more people closer to jobs and amenities, provide more transportation choices, use land more efficiently, and protect important natural areas to build an affordable, equitable, sustainable, and dynamic city for ALL, now and in the future.

A2 is for...

- people from ALL backgrounds.
- housing of ALL different types and price points.
- providing mobility options of ALL different kinds.
- promoting businesses of ALL types, big and small.
- protecting natural features and biodiversity so ALL can benefit from ecosystem health.
- ensuring ALL Ann Arborites, present and future, have access to the services, amenities, and opportunities the city has to offer.

Values Framework

Four core values serve as the guiding principles of the plan:



Affordable

We believe that **ALL** should have the opportunity to call Ann Arbor home and thrive, residents and businesses alike.



Equitable

We aim to ensure community health, safety, and equal access to essential services and amenities for **ALL**, with additional resources for disinvested communities.



Sustainable

We are committed to promoting balance between **ALL** of our natural and human systems to support a healthy and biodiverse ecosystem, today and into the future.



Dynamic

We aim to be a vibrant, continuously evolving city to meet the changing needs of **ALL** its people and communities.

The values are interrelated. While trade-offs are inevitable when making decisions guided by these values, increasing housing through density within the city rather than expanding outward and overcoming inequities embedded in existing land use and policy are essential to making Ann Arbor more affordable, equitable, sustainable, and dynamic by 2050.

To that end, it is important for the plan to recognize that prioritizing housing development may require an easing of certain restrictions and constraints. Placing too many conditions on housing production makes it more difficult to build in a cost-effective manner and undermines the actual development of housing. For example, requiring any individual housing development project meet 100% of every goal increases the cost of construction, making it cost prohibitive to build or making the resulting housing more expensive. At the same time, this does not mean accepting poor-quality housing that will quickly fall into disrepair. The goal is to support the creation of housing that is healthy, affordable, accessible, and sustainable that will stand the test of time.

This plan seeks to ensure Ann Arbor can grow in a way that balances housing, sustainability, and employment needs within the city to achieve key goals such as economic diversification, better connections and transportation options, quality city services and amenities, resilience, transition to clean energy, and long-term fiscal health.

In cities that are highly sought after as employment centers and for their high quality of life, building more housing supports **affordability** in the long run by easing pressure on supply; providing a range of home sizes, types, and prices; contributing to the affordable housing fund; and reducing transportation costs by bringing people closer to jobs and amenities (see Housing Appendix).

More housing and jobs in all neighborhoods supports **equity** by offering more diverse housing options across the city, supporting local businesses, and improving access to services, amenities, and economic opportunity.

Denser, more compact development with a transition to clean energy supports **sustainability** by using land more efficiently to create economies of scale for energy and resources, better preserve natural features, bring people closer to services and jobs, and enable better transportation options that reduce the city’s carbon footprint and significantly impact regional sustainability.

More housing and economic diversification means new residents and new businesses which support a **dynamic**, evolving city that is welcoming to all.

