

**Ann Arbor Comprehensive Plan
Stakeholder Interviews Summarized by Topic
August/September 2023**

VISION

- What does Ann Arbor want to be in the future, what are its goals?
- Values framework to guide tradeoffs

HOUSING

- Concerns about increasing housing prices, rents, fears of further displacement
- Even most affordable neighborhoods in the city are changing rapidly
- Desire for diversity of housing options, multigenerational housing and aging in place
- Need for family-friendly housing and amenities
- Look at innovative models of housing and ownership
- Desire for targets of how much new housing needed, strategies to address tradeoffs
- People don't have the funding or knowledge to build ADUs
- Commuters as potential future neighbors
- How much VMT would decrease if more commuters could live in the city? Utilities could handle it (with some sewer upgrades)
- Affordable housing is concentrated in certain areas
- Increased housing density as part of carbon neutrality goals
- Many valued nonconforming uses are not allowed under current code

COMMERCIAL

- Desire to retain and support small BIPOC-owned, immigrant, multigenerational businesses
- Ensure that denser rezoning does not push them out, integrate affordable retail
- High density of residents, foot traffic needed to support a retail establishment
- Desire for gentle density/growth in neighborhoods, more intensive along major corridors, limiting size and scale rather than use
- Climate goals: reducing vehicle miles traveled (VMT) through denser development

- Expanses of surface parking lot space can be better utilized
- Increasing pressure on DDA to expand streetscaping beyond their border, whose job is it to maintain that?

DEVELOPMENT

- Development process can be opaque and complicated
- Incentives needed for smaller developers to compete
- Need for zoning ordinance that is simplified and easy to understand
- Emphasize economic development as a goal to maintain a strong tax base and link to funding city services
- Consider shifting more decision making to planning commission as a holistic nuanced board
- Consider an interdepartmental review committee for site plan review

TRANSPORTATION

- More investment in infrastructure: better crosswalks and lighting on major corridors, repaving and sidewalks on residential streets, safe routes to schools
- Need for safe bike routes and efficient bus service
- Intensified bus service needed where corridors densifying
- More advocacy for regional transit, more park and ride, park and bike
- Desire for walkable and bikeable mixed-use services in all neighborhoods
- Streetscapes as civic spaces in urban core
- Demonstrate connection between transportation, CIP, and comp plan
- Emphasize importance of CIP as a tool and tie plan priorities with scoring for CIP

ENGAGEMENT

- Engage community early, ensure that loudest voices don't dominate others
- Need to target outreach to groups that haven't been as engaged: youth, BIPOC, housing-insecure, immigrant, young families, non-residents
- Historically, Black community doesn't feel like their voice is being heard

EDUCATION

- Need to address educational disparities within city
- Need to work more closely with the school district around infrastructure, transportation

UNIVERSITY

- Need to work more closely with UM around infrastructure, transportation, and land use
- Impact of additional dorms in Elbel field site
- Affordable places to live needed for hospital employees
- Interest in diversification of industries in addition to UM, providing the modern mixed use spaces companies want as well as affordable housing options
- Want students to be able to live here after graduation
- Growing amount of property that is tax exempt, need for proactive strategy
- Work to break down silos

ENVIRONMENT/RESILIENCE

- Concern about Gelman dioxane plume
- Maintenance strain on staff: aging infrastructure, need proactive investments in infrastructure, tie infrastructure investments to rezoning applications
- Need for equity in siting community resources, and focus on connectivity, recognize impact of pandemic on these needs, adapt to future changes
- Desire for resilience hub in each ward
- Increased density will come with increased need for services/resources – potential for public-private partnerships
- Future of greenbelt program and impact on land use
- Need to integrate conversation around resiliency and distribution of impacts, stewardship of resources
- Increasing sustainability without making housing less affordable
- Evaluate district energy solutions
- Need proactive maintenance for parks, need a way to prioritize and not only be reactive when issues arise
- Not enough capital for long list of capital needs in parks, need maintenance figured in when considering acquisition for new parks

- Turf grass most economical option but not most sustainable
- When considering walking proximity to parks, need to consider: is it a welcoming, quality walk and what type of facility is at the end
- Stormwater fund helps pay for trees but running out of space on public land, could these dollars be used for trees on private property?
- Difficulties in controlling stormwater on residential lots, especially with land divisions (don't have lot coverage standard), especially when hilly or clay soils