

Premiums & Downtown Zoning Evaluation



TEAM AND PROJECT INTRODUCTION



Photo from <https://www.goodfreephotos.com/albums/united-states/michigan/ann-arbor/skyline-of-downtown-ann-arbor-michigan.jpg>

AGENDA

1. *Current Premiums*
2. *Research & Assumptions*
3. *Goals*
4. *Discussion*
5. *Thank you!*

CURRENT PREMIUMS

- Affordable Residential Unit, in D1 and D2 districts only
 - 3 tiers of increased % depending on percentage of affordable housing dwelling units provided
- Green Building
 - 50% with LEED Silver
 - 150% with LEED Gold,
 - 250% with LEED Platinum
- Historic Preservation
 - 50% with preservation of historic resource
- Pedestrian Amenity, in C1A C1A/R and D1 districts only
 - 10 sq. ft. per square foot of pedestrian amenity to maximum 8,000 square feet
 - Inner Arcade
 - Plaza
- Public Parking, in D1 district only
 - Up to 200% with parking available to general public

FAR / HEIGHT COMPARISON

District	Allowable (by-right) FAR	Bonus/premium FAR Maximum	Maximum Height
D1	400%	900%	180 feet
D2	200%	400%	60 feet
TC-1	None	None	Up to 300 feet
C1	200%	NA	None
C1A / R	300%	NA	None
R4E	NA (580 sq/ft lot area per dwelling unit)	NA	None

WHAT WE REVIEWED



City Plans & Policies



Projects in the Downtown



Market Data

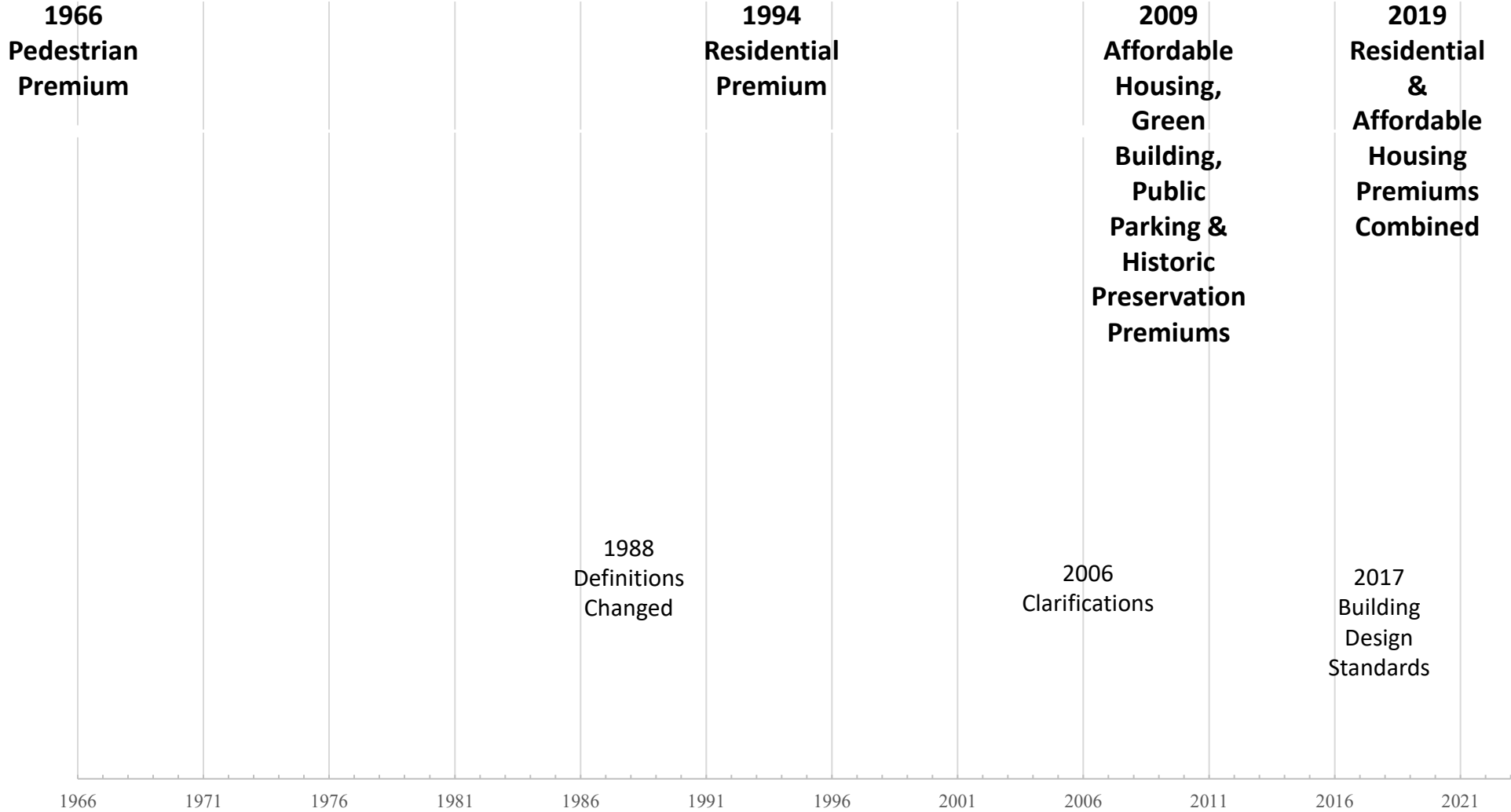


Best Practices in Similar Communities



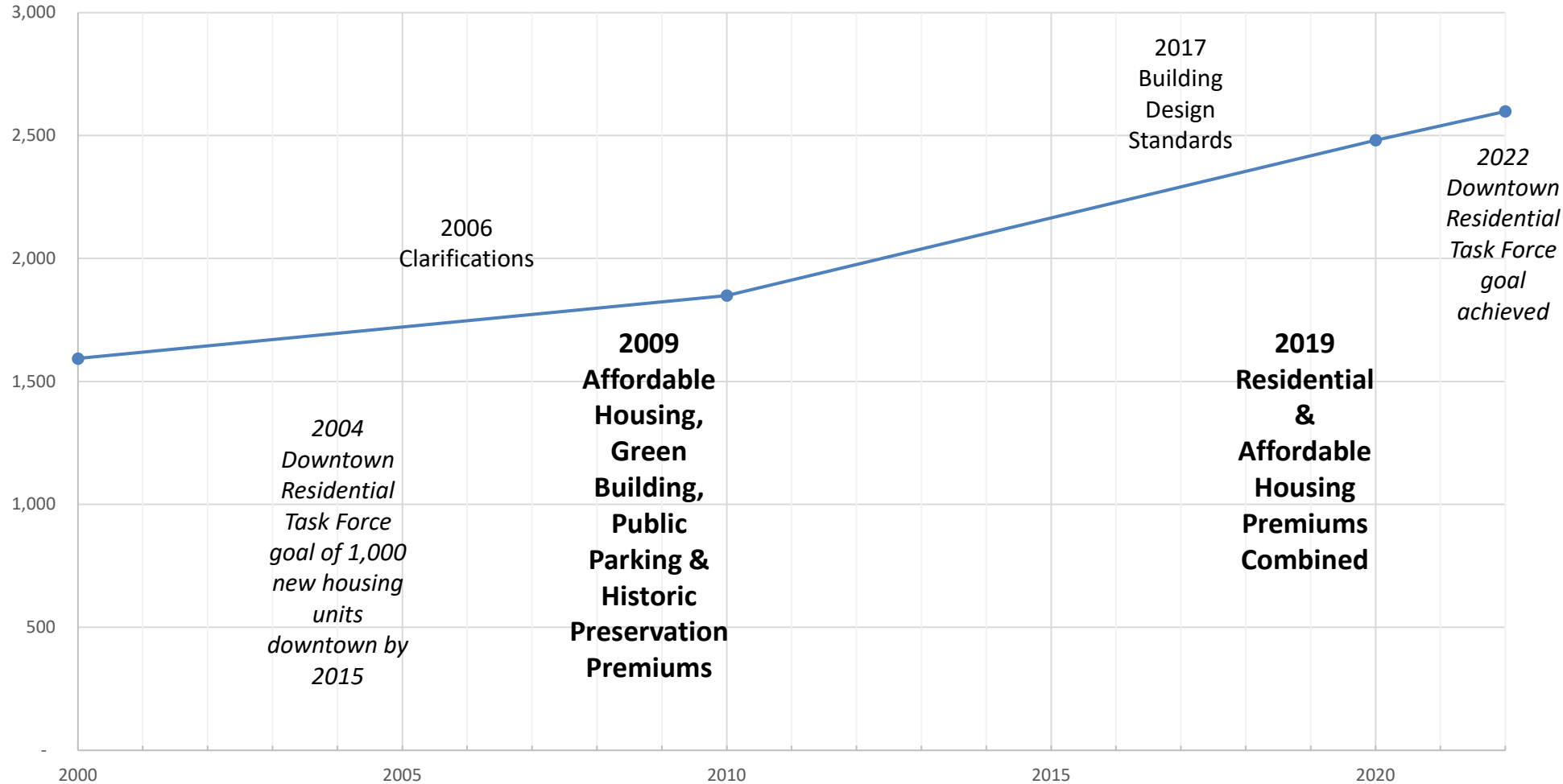
Interviews

TIMELINE OF PREMIUMS



TIMELINE

Downtown Housing Units





Dwelling units in Constructed Ann Arbor Downtown Projects by CPC Approval Date: With Premiums





PROPERTY ELIGIBLE FOR PREMIUMS

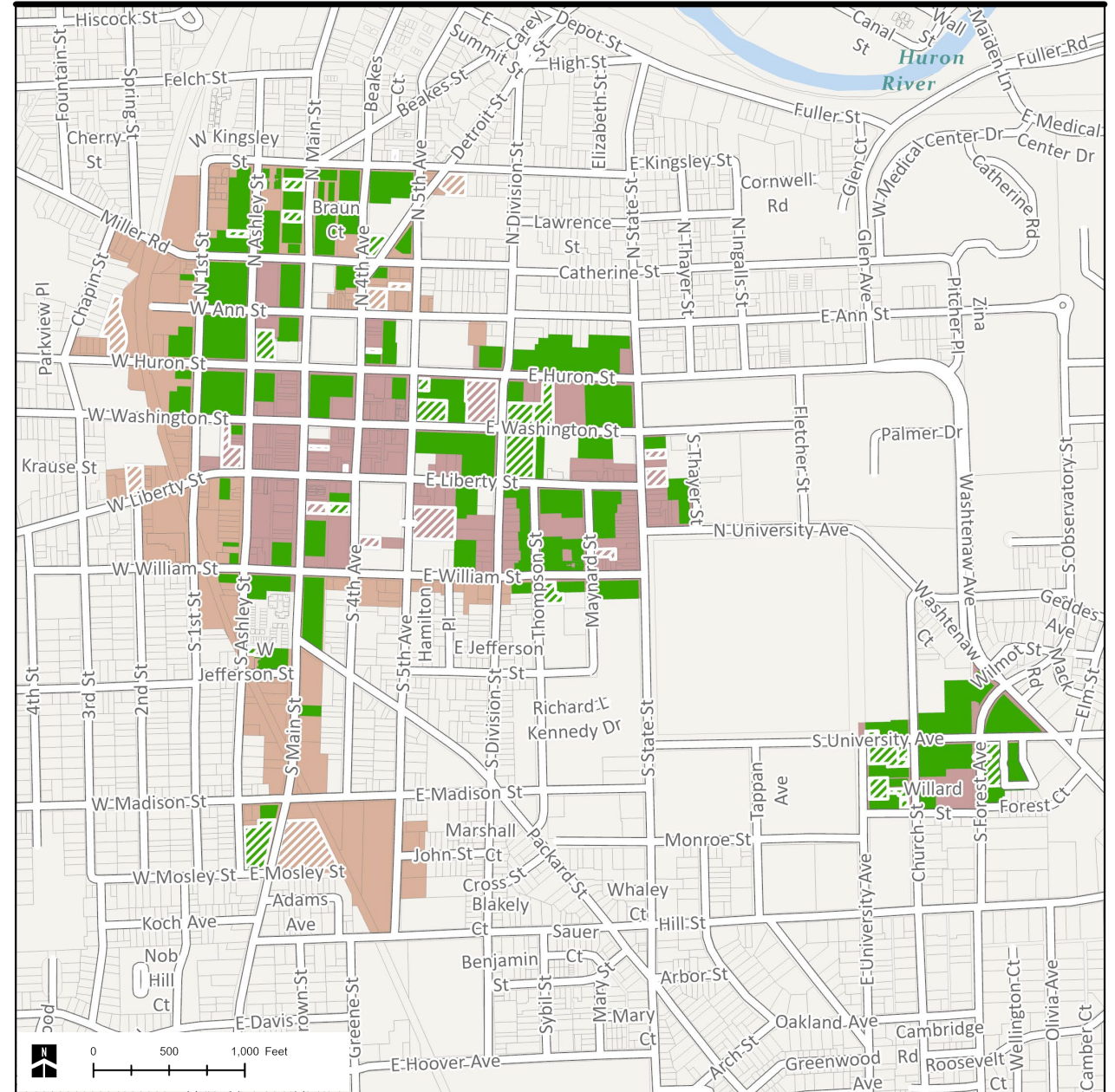
Parcels

-  Eligible for Density Premiums
-  Developed in the Last 15 Years*

City Zoning Districts

-  D1-Downtown Core
-  D2-Downtown Interface

*The development sites and parcels shown on this map are based on a preliminary list of projects that the City has approved from 2008 to the present. The map may not identify all of the parcels associated with a given project, and some projects may not be shown.



CITY PLANS & POLICIES

Snapshot of Downtown Premium Goals & City Plans/Policies

	<i>Affordable Residential Housing</i>	<i>Pedestrian activity</i>	<i>Greater Mix of Land Uses & Intensities</i>	<i>Public Spaces & Pedestrian Amenities</i>	<i>Energy-efficient & sustainable buildings</i>	<i>Public Parking in new parking structures</i>	<i>Preservation of Historic Buildings</i>
<i>Ann Arbor DDA TIF Plan (2003-2033)</i>	✓	✓		✓	✓	✓	
<i>Downtown Development Strategies (2006)</i>	✓	✓		✓			✓
<i>Ann Arbor Downtown Plan (2009)</i>	✓	✓	✓	✓	✓		
<i>Master Plan Land Use Element (2009)</i>	✓	✓			✓		✓
<i>Sustainability Framework (2013)</i>	✓	✓	✓	✓	✓		
<i>Allen Creek Urban Trail Master Plan (2017)</i>		✓					
<i>Ann Arbor Moving Together Towards Vision Zero (2020)</i>				✓			
<i>A2 Zero: Ann Arbor's Living Carbon Neutrality Plan (2020)</i>	✓	✓			✓		

ASSUMPTIONS



An equilibrium of development types and land uses in downtown is important and residential, office and commercial are core uses to be continually balanced in downtown.



Developing in downtown is more difficult and more expensive than elsewhere in the City.



Since the last amendments to the premiums in 2019, the affordable housing millage provides dedicated funding source for necessary affordable housing, but millage funds may not be sufficient to be the sole source of affordable housing funding.



A significant number of properties in downtown are ineligible for premiums.



Current downtown residential development is either high-end, low scale residential buildings, or student housing. The current market does not support building of attainable high density housing downtown.



Attainable density in the downtown not only provides places for present and future Ann Arborites to live, but also influences regional sustainability by providing access to housing in a walkable, mixed-use place.



Current premiums are not being utilized due to a variety of reasons

PLANNING COMMISSION GOALS FOR PREMIUMS



Increase housing downtown



Increase sustainability, including energy efficiency, in the downtown



Increase accessibility in the downtown



Increase housing attainability in the downtown



Increase diversity of housing options

POLICY APPROACHES



Small menu: Housing or Sustainability



No premiums with increased FAR in D1 and D2
Zoning Districts

POLICY APPROACH DISCUSSION



Small menu: Housing or sustainability

What are your thoughts on this approach?

Would it achieve the Planning Commission's goals?

Do you think there will be any unintended consequences?

POLICY APPROACH DISCUSSION



No premiums with increased FAR in D1 and D2 Zoning Districts

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Would it achieve the Planning Commission's goals?

Do you think there will be any unintended consequences?

DISCUSSION QUESTIONS



What other incentives, other than density, should the Planning Commission consider?



Is there anything else you would like to share?

THANK YOU!