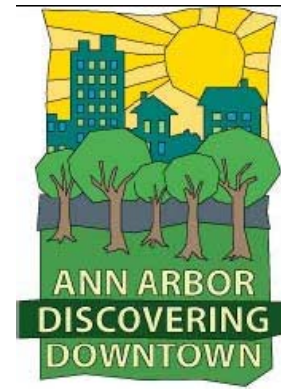


A2D2: Ann Arbor Discovering Downtown



www.a2gov.org/A2D2

Focus on Downtown

Renewed interest in downtown due to:

- Greenbelt millage
- Residential Task Force
- Downtown building boom
- DDA 3-Site proposals
- Allen Creek Greenway



Downtown Development Strategies Project



- Initiated in 2005 to develop vision for downtown
- Calthorpe Associates hired to lead effort
- Council approved Implementation Plan in March 2006
- Renamed A2D2 - Ann Arbor Discovering Downtown

Implementation Plan

- Implement urban design guidelines
- Clarify historic preservation criteria
- Pursue comprehensive downtown parking strategy
- Streamline development process
- Create overlay zoning

Design Guidelines



- Develop guiding principles for:
 - Form
 - Architecture
 - Streetscape
- Determine methods to implement

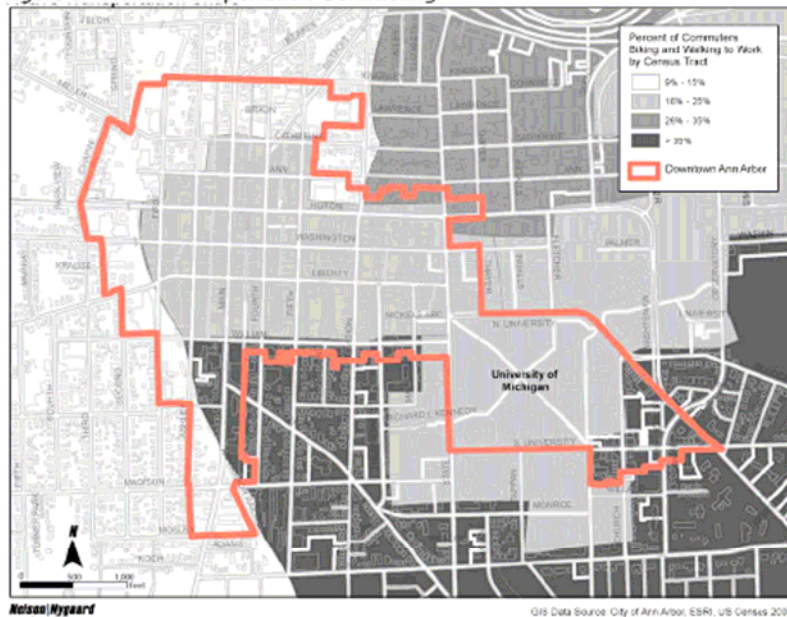
Historic Preservation Criteria

- Revise Chapter 103
- Revise design guidelines for new development and alterations
- Designate contributing and non-contributing buildings



Parking

Figure 3 - Active Transportation Commuting



- Phase I – Document existing conditions
- Phase II – Reach agreement on parking goals
- Phases III-IV – Develop parking strategies

Development Process

- Map current development processes
- Select new workflow software
- Identify process improvements



Zoning Overlay Recommendation

From Vision & Policy Framework

“Create special overlay zoning for the downtown that identifies areas of similar character. This overlay should address the physical appearance of new buildings and general land use characteristics.”

A2D2 Zoning Project

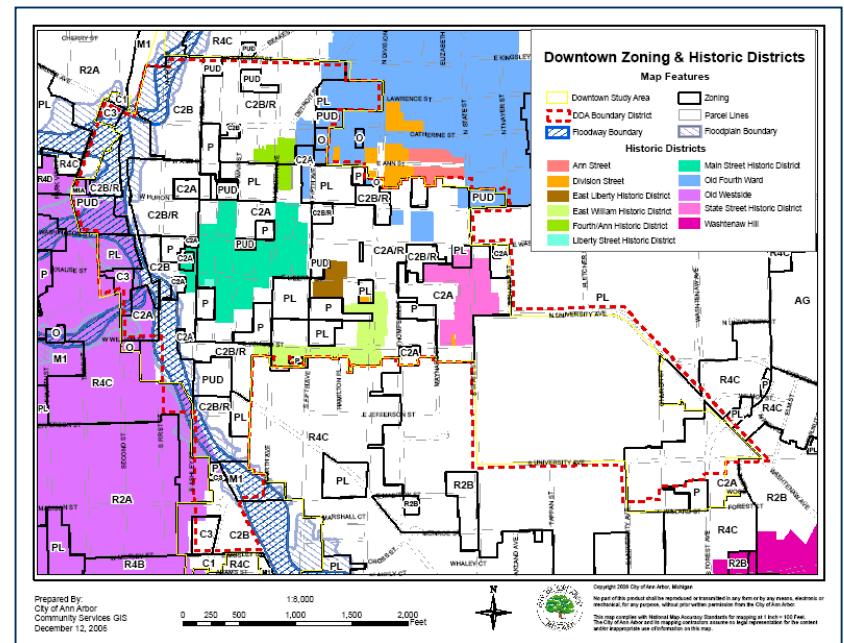
- City Council approved work plan in July 2006
 - Phase I - Inventory
 - Zoning “diagnostic” evaluation
 - Master plan review
 - Infrastructure analysis
 - Phase II – Develop regulatory framework
 - Advisory Committee review of zoning scenarios
 - Public input opportunities
 - Report to Council in June 2007

Downtown Zoning Advisory Committee

- Fred Beal, Downtown Development Authority
- Bonnie Bona, City Planning Commission
- Michael Concannon, Developer
- Robert Johnson, City Council
- Carol Kuhnke, Zoning Board of Appeals
- J. Bradley Moore, Urban Design Guidelines Committee Liaison
- Sonia Schmerl, Downtown Neighborhood Representative

Project Objectives

- Simplify underlying zoning
- Reach agreement on density, height
- Revamp floor area premiums
- Supplement with overlay zoning
- Update master plan



Downtown Plan

- Adopted as element of master plan in 1988 and updated in 1992
- Identifies three planning areas
 - Core
 - Interface
 - Neighborhood Edge


Vision & Policy Framework

- Accepted by City Council in March 2006
- Identifies six structural plan areas
 - Downtown Core/ Liberty Street
 - Huron Corridor
 - Kerrytown/ North Main Street
 - South Main Street/ William Street
 - West Downtown/ Ann Arbor Railroad
 - South University

Comparison of Planning Areas: Downtown Plan and Downtown Development Strategies Report

Map Features

 Downtown Study Area

 DDA Boundary District

Downtown Plan

 Interface

 Core


 South University

Downtown Development Strategies Report

 West Downtown / Ann Arbor Railroad

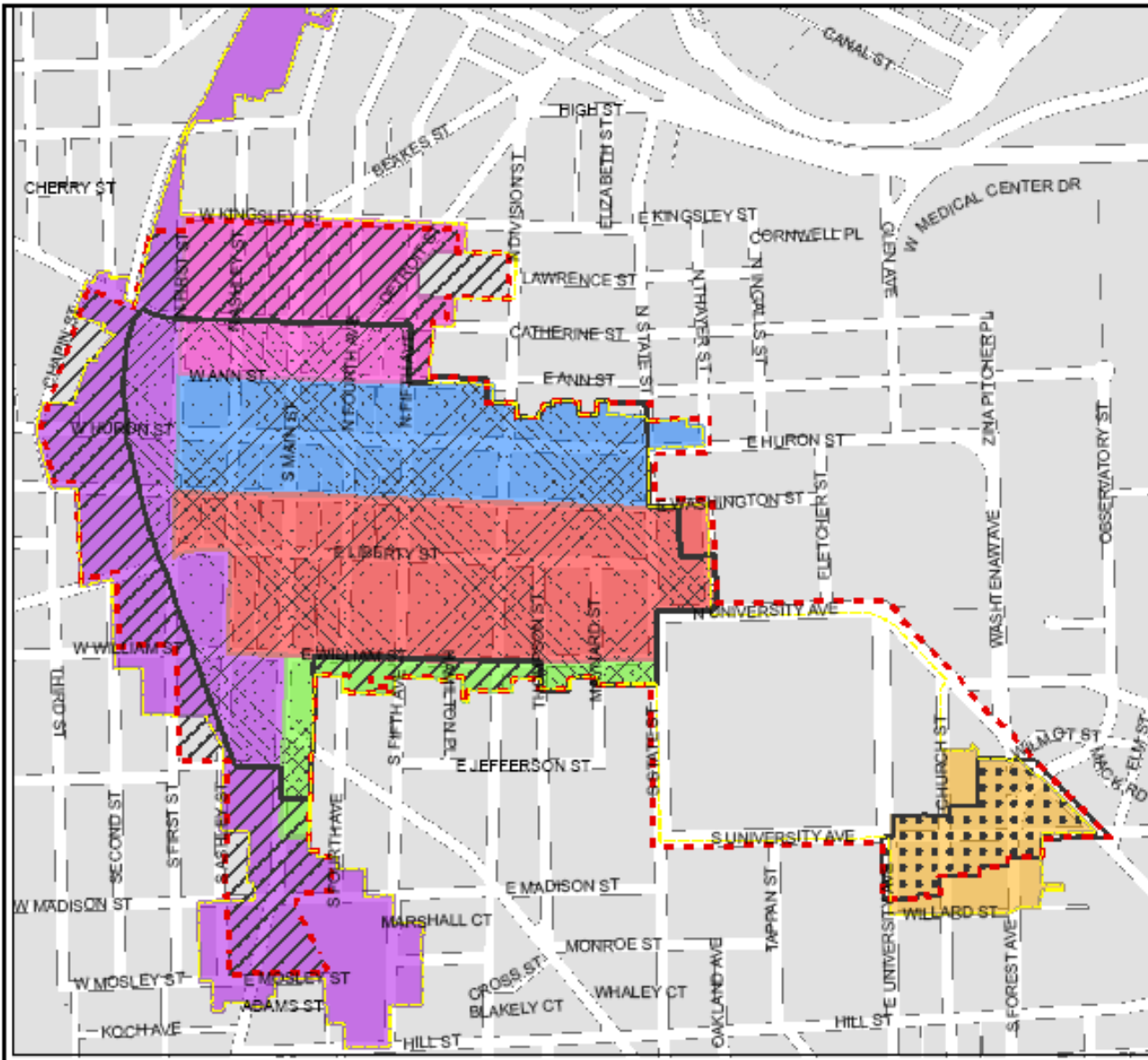
 Huron Corridor

 South Main / William

 South University

 North Main / Kerrytown

 Downtown Core / Liberty



Prepared By:
City of Ann Arbor
Community Services GIS
December 12, 2006

1:10,000

0 375 750 1,500 2,250 3,000 Feet



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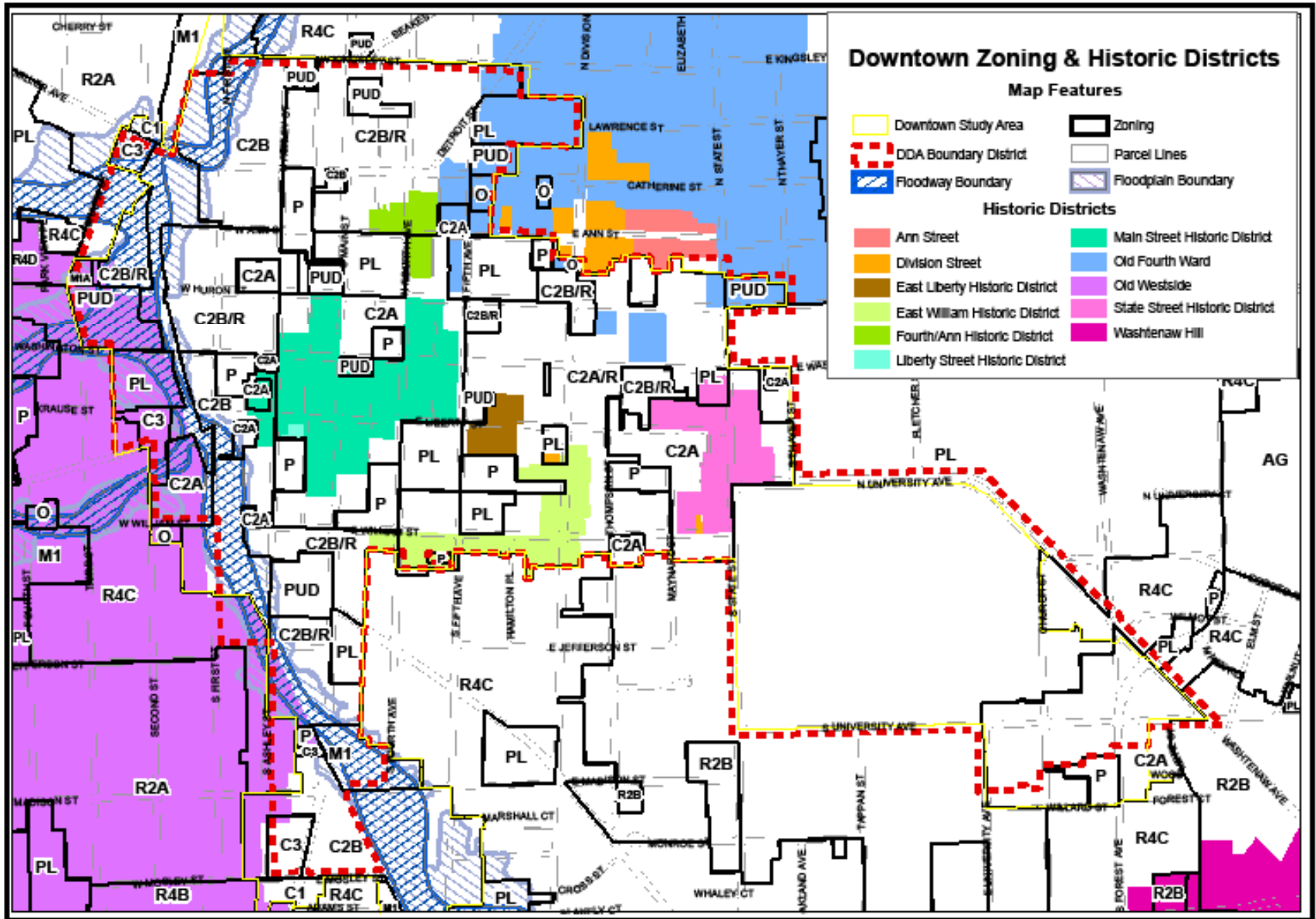
Current Zoning in Downtown

- P - Parking District
- O - Office District
- PL - Public Land District
- C2A - Central Business District
- C2A/R - Commercial Residential District
- C2B - Business Service District
- C2B/R - Business Service/Residential District
- C3 - Fringe Commercial District
- M1 - Limited Industrial District
- PUD - Planned Unit Development District

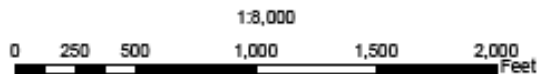
Downtown Historic Districts

- Ann Street / Division Street
- East Liberty
- East William
- Fourth / Ann
- Main Street / Liberty Street
- Old Fourth Ward
- Old West Side
- State Street





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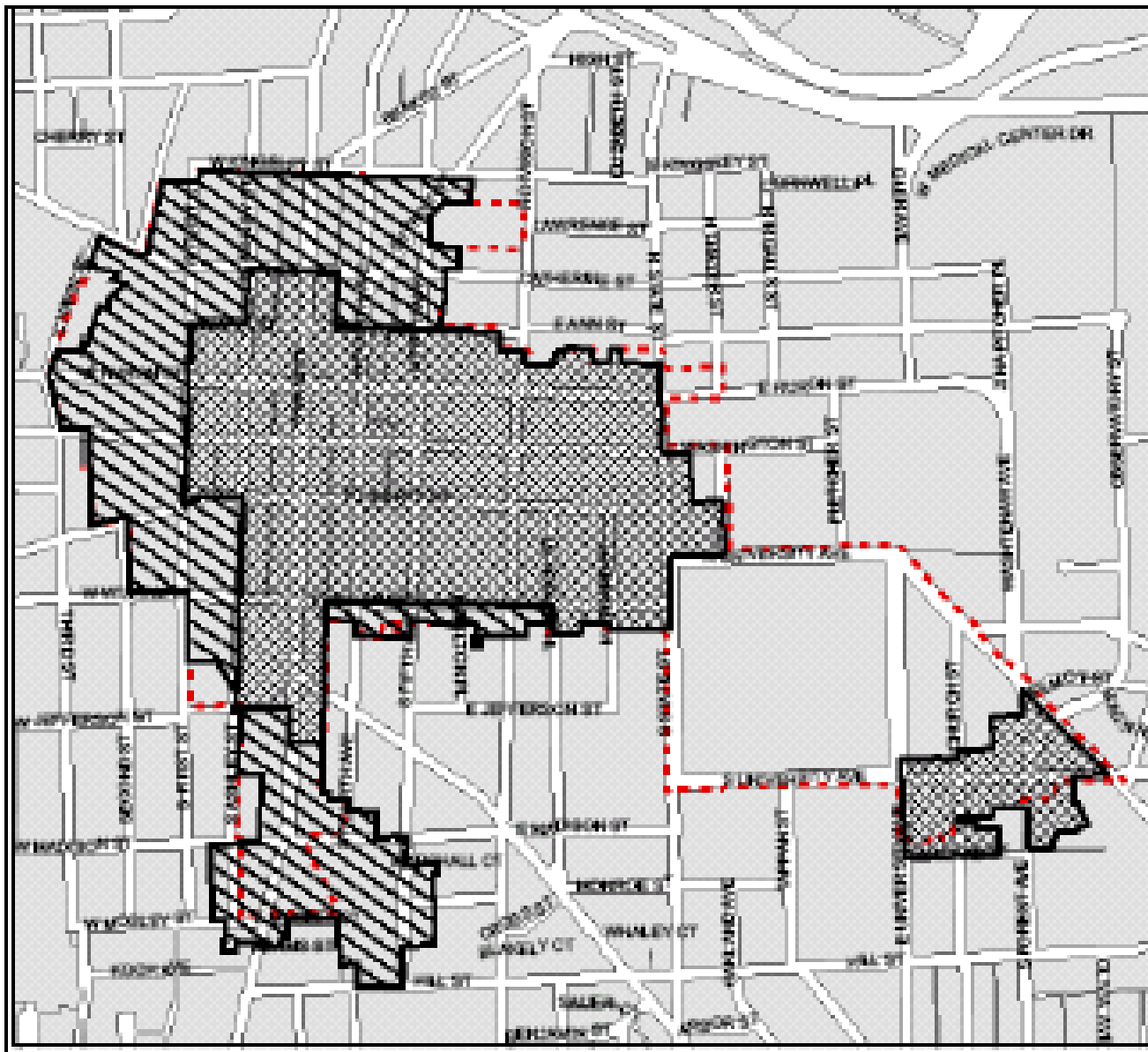
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Proposed Zoning Districts

Two main zoning districts as base:

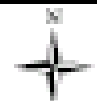
1. Core – Greatest density of development
2. Interface – Transition in density between residential neighborhoods and Core

Proposed Downtown Zoning Districts



Map Features

-  DDA Boundary District
-  Core
-  Interface



Uses

Core

- Mixed uses allowed by right
- Commercial required on street level
- Auto-oriented uses require special exception use approval

Interface

- Mixed uses allowed by right, including residential
- Auto-oriented uses require special exception use approval

Maximum Floor Area Ratio

Core

- 400% by right
- 700% with premiums
- 900% with affordable housing premiums

Interface

- 200% by right
- 400% with premiums
- Transfer of development rights (from floodplain and historic properties)

Premiums

Core

- Green building/LEED certification
- Below-grade or public parking
- Affordable housing (below 80% AMI)
- Residential **
- Transferred development rights (from floodplain and historic properties)

Interface

- Green building/LEED certification
- Affordable housing (below 80% AMI)
- Residential

Height and Lot Coverage

Core

- Height limit – none
- Lot coverage – 100%

Interface

- Height limit - 60 feet/5 stories
- Lot coverage – 80% max., with minimum of 10% green space

Setbacks

Core

- Front – None
- Side and Rear – None, except from lot lines abutting residential zones: 1 ft for every foot of building height to a maximum of 60 feet

Interface

- Front – None
- Side and Rear – None, except from lot lines abutting residential zones: 1 ft for every foot of building height to a maximum of 60 feet

Off-Street Parking

Core

- One space for each residential unit; otherwise none
- At-grade parking must be setback 50 feet from ROW
- Maximum 20 spaces in surface lot

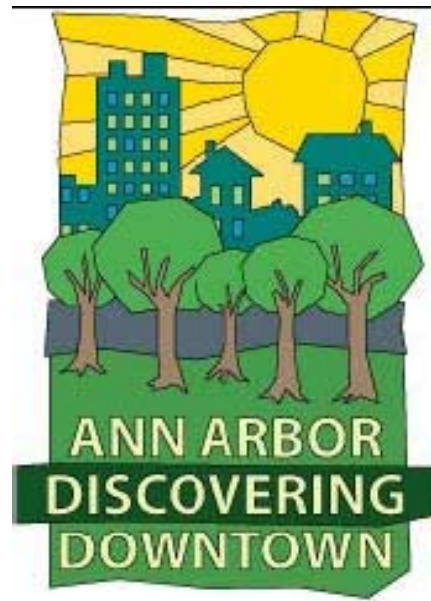
Interface

- One space for each residential unit; otherwise none
- At-grade parking must be setback 50 feet from ROW

Next Steps

- DZAC considers comments during May
- Coordination with other A2D2 public comments
 - Parking strategies – May 9 and 10
 - Historic preservation design standards – May 10 and 23
 - Urban design guidelines – May 30
- Presentation to City Council – June 11 (tent.)
- Recommendations to City Council – June 18

Questions?



Comments?

