

A2D2 Zoning Evaluation Issues Focus Group Information Packet

What is our goal?

The goal of the A2D2 Evaluation Project is to have a constructive discussion about what works in the A2D2 zoning, what does not, and possible changes. The goal of today's focus group is to identify issues – items to change and items to keep – in the downtown zoning, known as A2D2 (Ann Arbor Discovering Downtown).

A timeline for the process is included on page 3 of this packet. Make sure you provide your contact information to your facilitator so we can keep you up to date on upcoming events and information.

What is the A2D2 zoning?

The A2D2 zoning, adopted in 2009, updated the downtown zoning rules that had been in place since the 1960's. Zoning says what type of uses can happen in new and renovated buildings and how big they can be (height and distance from the street or adjacent properties).

The downtown has two base zoning districts – D1 (the downtown core) and D2 (downtown interface) – and 9 character overlay districts, which “overlay” or add to the D1 and D2 regulations. Maps of the zoning and character overlay districts are included in Attachment A and a summary table of the regulations in Attachment B. The full text of the zoning ordinance is available, please ask your facilitator.

Since the zoning was adopted, 13 projects have been approved and one project, a conditional rezoning, was denied (additional information on projects developed under the D1 Zoning district is included in attachment C). A recent project sparked controversy due to the height of building, its placement near residential neighborhoods and concerns about its impact on historic resources.

What exactly does the ordinance say?

The A2D2 zoning consists of two zoning districts: D1 Downtown Core and D2 Downtown Interface. In addition, there are Character Overlay Districts included in the ordinance which provide additional regulations in each area to reflect the diversity of street patterns, densities, massing and designs that exist downtown.

Overall Intent:

These districts, in coordination with the downtown character overlay zoning districts, are designed to support the downtown as the city's traditional center. The downtown serves both the region and local residents as a place to live, work, and take advantage of civic, cultural, educational, shopping, and entertainment opportunities. The downtown districts are intended to allow a mixture of land uses, dense urban development, pedestrian orientation, unique residential opportunities, and a compatible and attractive mix of historic and contemporary building design. Development in these districts is designed to be accessible by a variety of modes of transportation.

D1 Downtown Core Intent:

This district is intended to contain the downtown's greatest concentration of development and serves as a focus for intensive pedestrian use. This district is appropriate for high-density mixed residential, office and commercial development.

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D2 Downtown Interface Intent:

This district is intended to be an area of transition between the Core and surrounding residential neighborhoods. This district is appropriate for medium density residential and mixed-use development.

Where did the A2D2 zoning come from?

The seeds of the A2D2 zoning date back to 2003, when the City of Ann Arbor established a Downtown Residential Task Force. The task force stated that existing downtown zoning favored office development over residential, encouraged suburban-style projects such as drive through businesses, and restricted development in downtown districts well suited to residents, such as the South University area. They recommended the City modify the zoning code, and in May 2005, Calthorpe Associates was hired by the City to work with the community to develop a vision and recommendations for the downtown. One of the five key implementation priorities from the Calthorpe Downtown Plan, finished in 2006, was the development of an overlay zoning district for the downtown. City Council formed an advisory committee for each of the implementation priorities in 2006. The A2D2 Zoning work led to the Downtown Plan, adopted by City Council in 2009. Community workshops and other forms of engagement were used by staff, consultants and task forces throughout. The zoning plan in the Downtown Plan is the basis for the A2D2 downtown zoning adopted later that year.

Please keep in touch!

This is not your only opportunity to participate. In addition to the meetings shown on the timeline, we invite you to follow us online at:

Website: www.a2gov.org/a2d2

Ann Arbor Open City Hall: www.a2gov.org/services/Pages/OpenCityHall.aspx

Facebook: The City of Ann Arbor

Twitter: @A2GOV

Or send us an email anytime: erin@enp-associates.com

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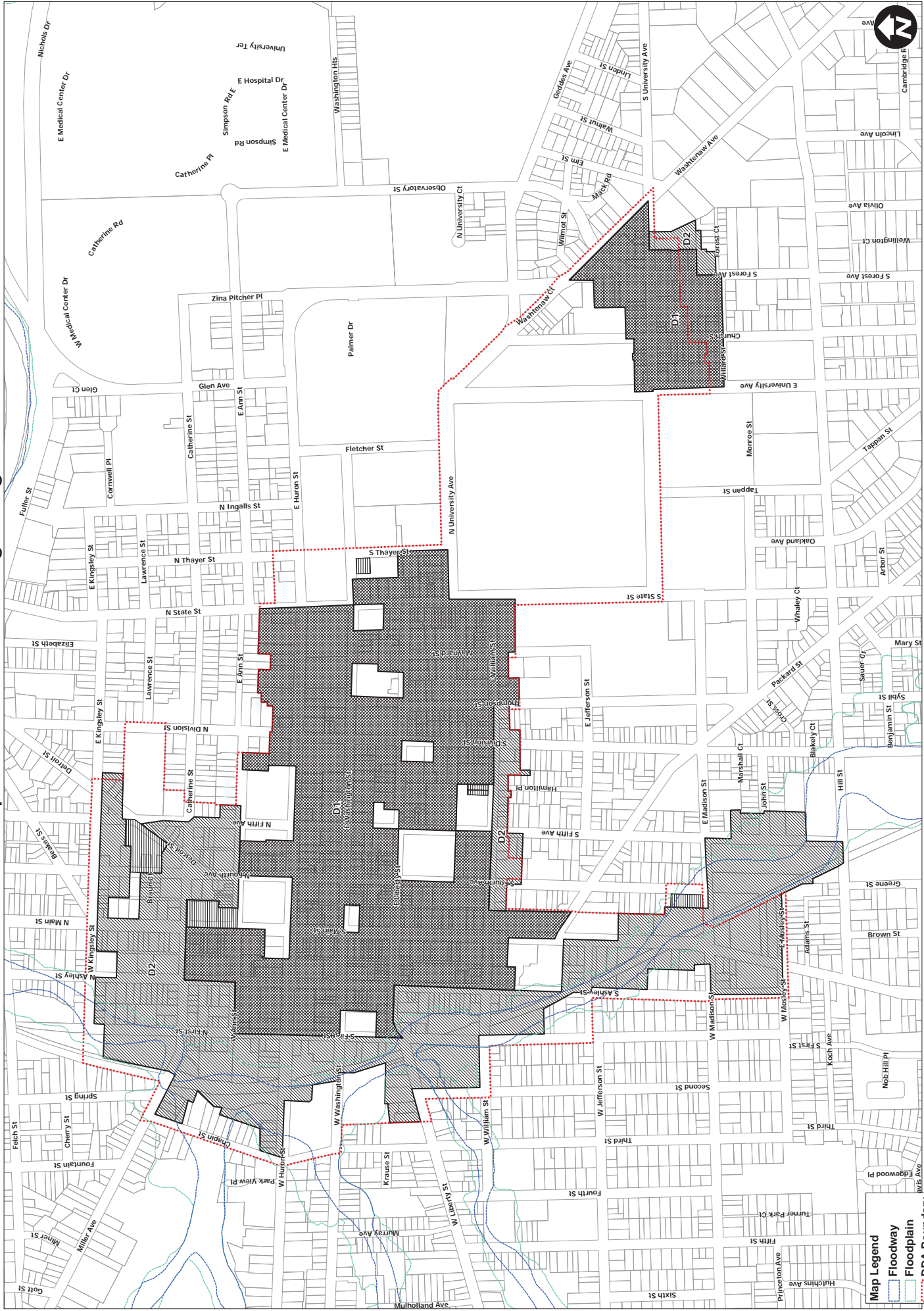
Tasks	Jul-13							Aug-13							Sep-13							Oct-13	
	1	8	15	22	29	5	12	19	25	2	9	16	23	30	7	14							
Week of:																							
Consultant selection/finalize contract			*																				
Kick-off meeting with ORC																							
Focus groups held																							
Individual interviews of key stakeholders																							
Post materials on A2 Open City Hall and social media																							
Community Coffees for drop in discussions																							
ORC meeting to review input and define priority issues			*																				
Public meeting to review/confirm priority issues						*																	
ORC meeting to finalize priority issues							*																
Consultant team develops options to address priority issues																							
ORC meeting to review options										*													
Post options on A2 Open City Hall, social media for feedback																							
Public meeting to review options											*												
Consultant drafts action plan																							
Post progress updates on A2 Open City Hall, social media																							
Planning Commission work session to finalize recommendations													*										
Transmit action plan to Planning Commission and City Council																							
* Key Meetings																							
Website: www.a2gov.org/a2d2																							
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Ann Arbor Open City Hall: http://www.a2gov.org/services/Pages/OpenCityHall.aspx																							

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ATTACHMENT A

**MAPS OF D1 AND D2 ZONING DISTRICT AND
CHARACTER OVERLAY DISTRICTS**

Proposed Downtown Zoning Changes



Map Legend

- Floodway
- Floodplain
- DDA Boundary
- D1
- D2
- PL

Proposed Rezoning

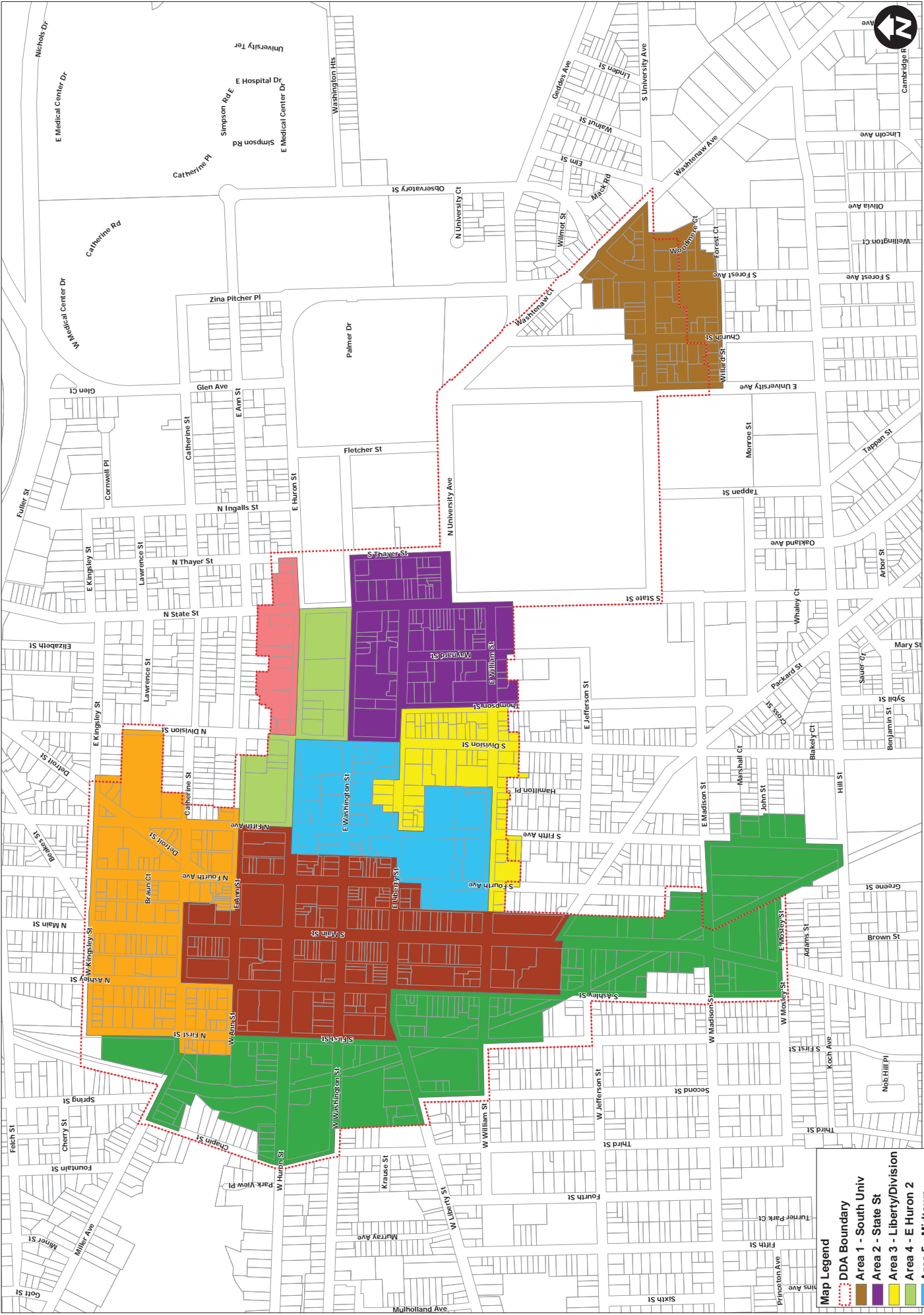


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 www.cambridge.org

June 22nd, 2009

Map available online: <http://planning.cambridge.org/development/development.htm>

Proposed Downtown Character Overlay Zoning Districts



Map Legend

- DDA Boundary
- Area 1 - South Univ
- Area 2 - State St
- Area 3 - Liberty/Division
- Area 4 - E Huron 2
- Area 5 - Midtown
- Area 6 - Main St
- Area 7 - Kerrytown
- Area 8 - First St
- Area 9 - E Huron 1

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 This map is for informational purposes only. It is not intended to be used as a legal document. The City of Ann Arbor and its employees and staff assume no responsibility for errors or omissions in this map. For more information, please contact the City of Ann Arbor, Planning and Zoning Department, 100 N. State Street, Ann Arbor, MI 48106-1001. Phone: 734.769.2000. Fax: 734.769.2001. Email: planning@cityofannarbor.org



June 29th, 2009



ATTACHMENT B
SUMMARY OF D1 AND D2 REGULATIONS

Regulation	D1 Downtown Core	D2 Downtown Interface	Notes
Use	Residential, Lodging, Civic and Institutional and Offices permitted. Most commercial uses (with the exception of drive-thrus and auto-oriented business) also permitted. Auto-oriented businesses included as a Special Exception. Select Industrial Uses (printing, broadcasting and transit centers) permitted. Parking structures and Conference Centers included as a Special Exception.	Same as D1 with the following major exceptions: <ul style="list-style-type: none"> • Conference centers not allowed • Many industrial uses (warehouses, wholesale, fabrication and contractors) are permitted 	
Floor Area in percentage of lot area (FAR)	400% (normal) 700% (premium) 900% (affordable housing premium)	200% (normal) 400% (premium)	
Minimum height	24 feet or 2 stories	24 feet or 2 stories	Floor area of the second story must equal at least 75% of the area of the first story
Maximum height	Depends on character overlay district (150-180 feet or not applicable)	Depends on character overlay district (60 feet or not applicable)	
Maximum building coverage	None	80% of lot area	
Minimum open space	None	10% of lot area	
Side and rear setbacks	Depends on character overlay district (5-30 feet or not applicable)	Depends on character overlay district (5-40 feet or not applicable)	Character overlays State St., East Huron 2, Midtown, and Main Street have no maximum building height or minimum setbacks. East Huron 1 only has setback regulations.

ATTACHMENT C
SUMMARY OF PROJECTS APPROVED UNDER A2D2 ORDINANCE

Project	District	Floor Area Ratio	Height	Parking	Premiums	Dwelling Units	Historic District?
Zaragon West 500 E. William	D1	682% 96,685 sf.	14 stories (174 feet) 1-Retail 2-3 – Parking 4-14 - Residential	40 provided 40 required	Yes Residential	99 units (200 bedrooms)	No
413 E. Huron 413 E. Huron St.	D1	680% 271,855 sf.	14 stories (150 feet) B1-B2 Parking 1-Retail 2-14 - Residential	112 required 132 provided	Yes Residential	216 units (533 bedrooms)	No
The Varsity 425 E. Washington St.	D1	695% 177,180 sf.	13 stories (148 ft.) B1-B2 Parking 1-13 - Residential	76 required 78 provided	Yes Residential	181 units (415 bedrooms)	No
UM Credit Union 340 E. Huron	D1	181% 89,174 sf.	3 stories	0 required 31 provided	No	None	No
215 N. Fifth Ave. 215 N. Fifth Ave.	D2	96% 4,000 sf.	2 stories 1-2 - Residential	0 required 2 provided	No	1 unit	Yes
Downtown Home & Garden 212 S. Ashley St.	D1	140% 22,903 sf.	1 story (greenhouse)	0 required 11 provided	No	None	Yes
Zingerman's Deli 422 Detroit St.	D2	129% 21,603 sf.	2 stories (32 feet)	0 required 0 provided	No	None	Yes
618 South Main 618 S. Main St.	D2	355% 153,133 sf.	7 stories (85 feet)	67 required 121 provided	Yes Residential	190 units (231 bedrooms)	No
624 Church 624 Church St.	D1	665% 99,675 sf.	14 stories (150 ft.) 1-Retail 2-Office 3-14 - Residential	40 required 40 provided	Yes Residential LEED Silver	76 units (175-185 bedrooms)	No