

Public Meeting – August 5, 2013

Executive Summary

Who participated?

- 30 residents
- 4 members of City Council
- Members of the press representing the Ann Arbor Chronicle, AnnArbor.com, CTN and WEMU

What was said?

Regarding the North Side of Huron St. between Division and State:

- All participants agreed that the zoning here should be reevaluated
- Most recommended that this area be rezoned from D1 to D2
- Other suggestions included:
 - A hybrid between D1 and D2
 - Leaving as D1, but increasing the requirements for setbacks from adjacent residences to the north and/or requiring stepbacks and diagonals in the building design to preserve sunlight (modeling after Campus Inn and Sloan Plaza)
 - Only allowing development as a PUD in this area
 - Another district – D2.5 or D3 that is more form-based
 - Looking at setbacks below grade as well as above
- One group also recommended extending D2 zoning to the south side of Huron St. between Division and State due to the proximity to historic districts

Regarding the South Side of William St. between Main and Fourth:

- The general consensus was that this area should be rezoned from D1 to D2, given the concern for abutting residential properties
- Other ideas included:
 - Requiring more green space around the buildings, particularly adjacent to residential
 - Zone to R4C
- Two groups mentioned continuing D2 zoning south to Packard
- One group mentioned the north side of William St., and that it should be zoned something less than D1 as well

Regarding the Ann St. Site Adjacent to City Hall:

- All participants agreed that the zoning of this parcel should be reevaluated
- Most wanted to see this lot rezoned to D2
- Other ideas included:
 - Something less than D2, perhaps office
 - R4C

- Zone for park use
- Some groups mentioned extending D2 zoning northwest to the corner of Huron/Division

Premiums:

- The general consensus is that the residential premiums are not creating a diverse housing mix, and are allowing too much student housing
- It was also generally agreed that better premiums are needed to encourage affordable housing
- Premiums in general have unexpected results – and many feel that they are not encouraging what the City wants
- Some groups suggested making the incentives in the premiums a requirement, not an option
- Specific ideas for residential premiums included:
 - Removing premiums for 4+ bedroom units
 - Redefine “affordability” for the affordable housing premium
 - Make a distinction between student housing and other housing
- Some ideas included:
 - Change the LEED premiums to get better cost/benefits
 - Require that more than one premium be met in order to reach the height limit set by zoning
 - Link design guidelines to premiums (i.e.-require that design guidelines be followed in order to be eligible for premiums)
 - Create incentives/premium for provision of green space

Other Issues Discussed:

- The D1 zoning in the South University area should also be reevaluated
- A buffer of D2 zoning should always exist between D1 and residential areas
- Provide more teeth for the design guidelines and character overlays
- Character overlay

Areas of Agreement:

- The zoning on all of the sites discussed should be changed from D1 as it stands now to something else (or D1 should be revised when abutting a residential area)
- Agreement that D1 zoning, as it exists now, is not appropriate abutting a residential area

Areas of Tension:

- Some feel that premiums should be eliminated, while others feel they should be modified
- Most felt that residential premiums as they are now are not encouraging diverse housing, but some felt that they should stay as-is
- Not complete agreement on whether Huron St. area should be D2 or some other variation of zoning