

## 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