

Downtown Zoning Evaluation

Options Focus Group

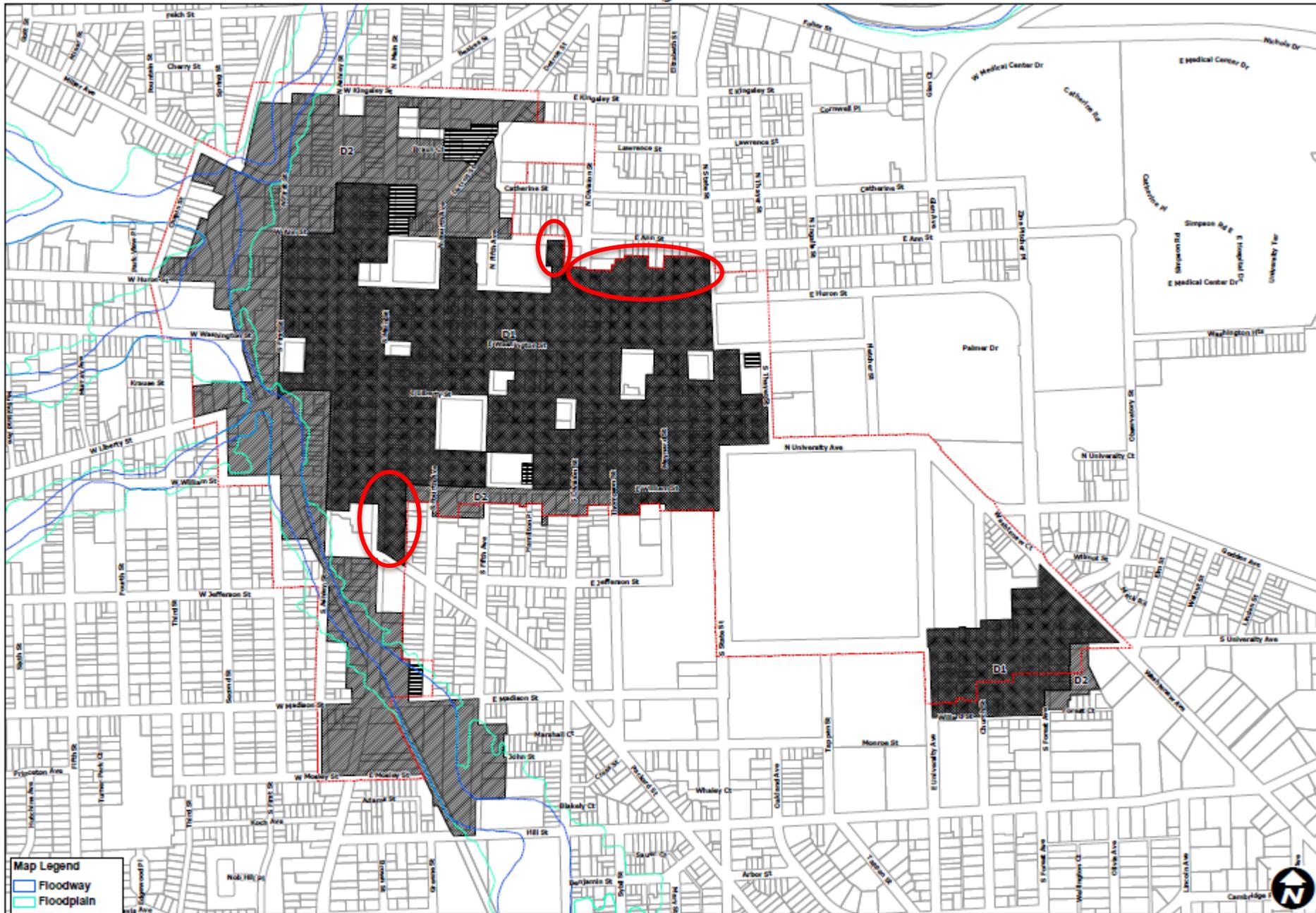
Goal and Agenda

1. Welcome and brief introduction
2. Overview of the options
 1. Ann St. Site
 2. William St. Site
 3. Huron St. Site
 4. Premiums
3. Let's hear from you! Survey, Q&A
4. Where do we go from here?

Evaluation: Our Task

- Whether **D1 zoning** is appropriately located on the **north side of Huron Street between Division and S. State** and the **south side of William Street between S. Main and Fourth Avenue**
- Whether the **D1 residential FAR premiums** effectively encourage a **diverse downtown population**
- Consider a parcel on the **south side of Ann St. adjacent to north of city hall** that is currently zoned D1 to be rezoned to the **appropriate zoning** for this neighborhood

Downtown Zoning



Map Legend

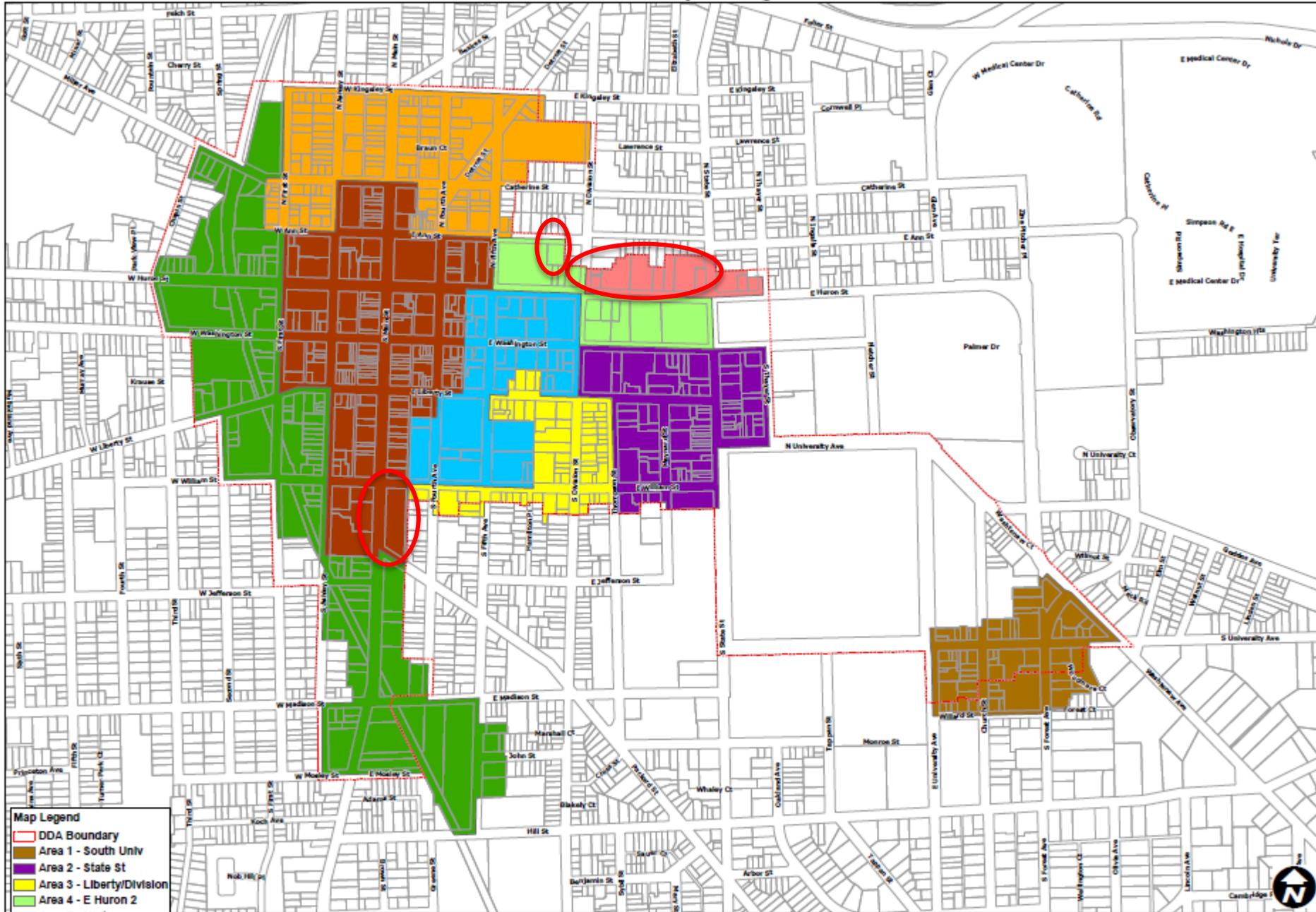
- Floodway
- Floodplain
- DOA Boundary

Proposed Rezoning

- D1
- D2



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



Relationship of Zoning, Character Overlay and Design Guidelines

Zoning Districts (D1 and D2)

The “base” zoning”

Basic height, setback, lot coverage, and use regulations.

Premiums for certain amenities

Character Overlays

Another layer of detail based on existing build environment

Setbacks, heights, massing standards

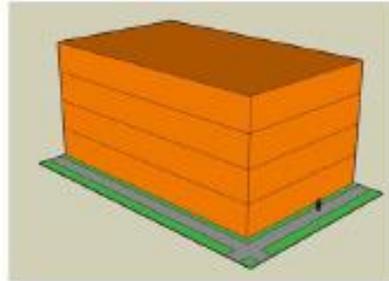
Design Guidelines

Design, architecture, materials administered by the Design Review Board.

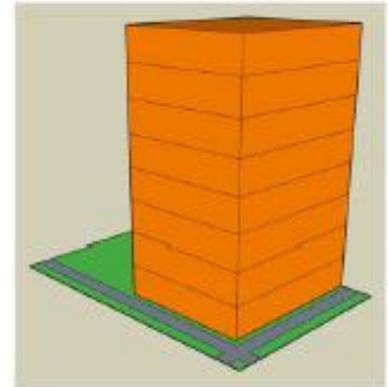
Not part of the zoning ordinance

1. FAR—Floor Area Ratio

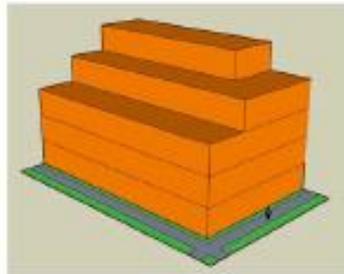
Lot: 75 x 125
FAR: 4.0
SF: 37,500
Height: 4 Stories



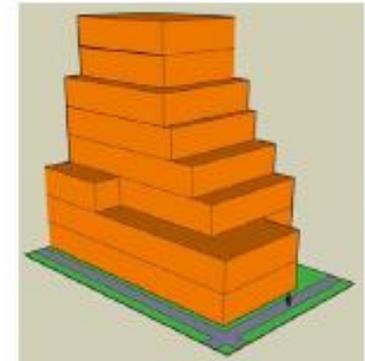
Lot: 75 x 125
FAR: 4.0
SF: 37,500
Height: 8 Stories



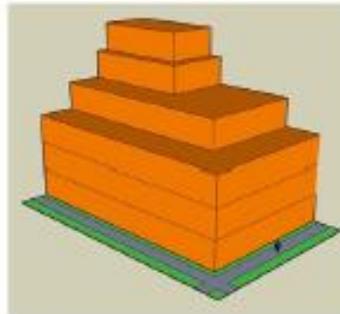
Lot: 75 x 125
FAR: 4.0
SF: 37,500
Height: 5 Stories



Lot: 75 x 125
FAR: 4.0
SF: 37,500
Height: 7 Stories



Lot: 75 x 125
FAR: 4.0
SF: 37,500
Height: 6 Stories



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Premiums

- Residential Use
- Affordable Housing
- Green Building
- Historic Preservation
- Pedestrian Amenity
- Public Parking

Images and Options

THE SITES



Ann St. lot Adjacent to City Hall

Current Conditions



Ann St. lot Adjacent to City Hall

Current Conditions



Ann St. lot Adjacent to City Hall

Current Conditions



Ann St. lot Adjacent to City Hall

Current Zoning – D1 with Premiums 700% FAR, Maximum Height 180 ft.



Ann St. lot Adjacent to City Hall

Current Zoning – D1 with Premiums 700% FAR, Maximum Height 180ft.



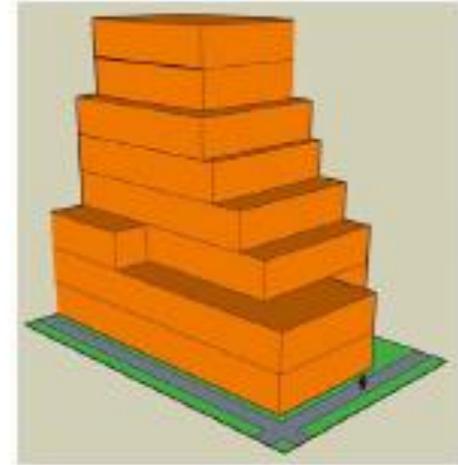
Ann St. lot Adjacent to City Hall

Option 1: Rezone to D-2 (FAR 400% with Premiums, Max Height 60ft.)



Ann St. lot Adjacent to City Hall

Option 1: Rezone to D-2 (FAR 400% with Premiums, Max Height 60ft.)



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Ann St. lot Adjacent to City Hall

Option 2: *Leave D1, but increase setbacks, stepbacks, diagonals*



Ann St. lot Adjacent to City Hall

Option 3: *Leave D1 but eliminate premiums (400% FAR, Max. Height 180 ft.)*



Ann St. lot Adjacent to City Hall

Option 3: *Leave D1 but eliminate premiums (400% FAR, Max. Height 180 ft.)*



Ann St. lot Adjacent to City Hall

Option 4: Rezone to Office



South Side of William between Main and Fourth

Current Conditions



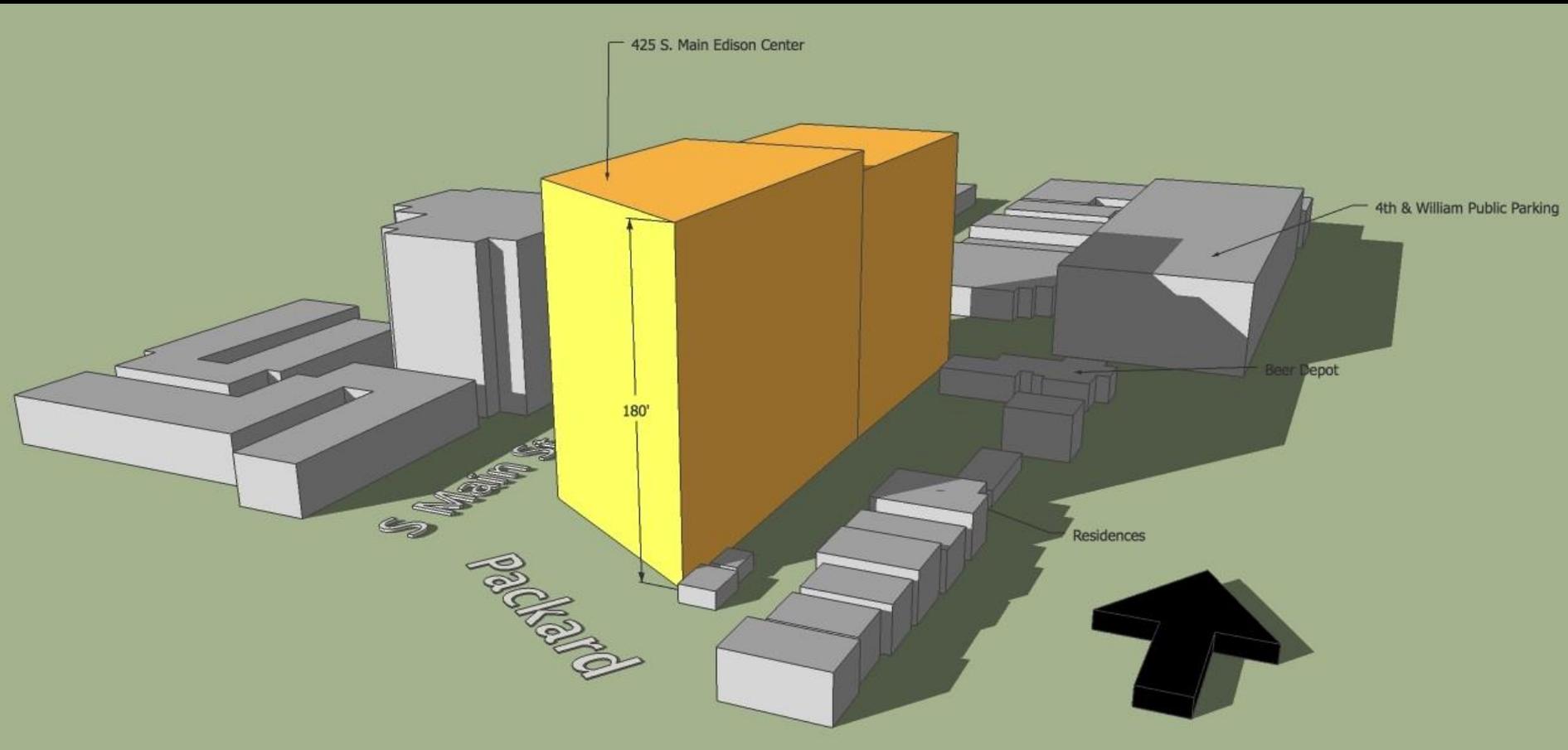
South Side of William between Main and Fourth

Current Conditions



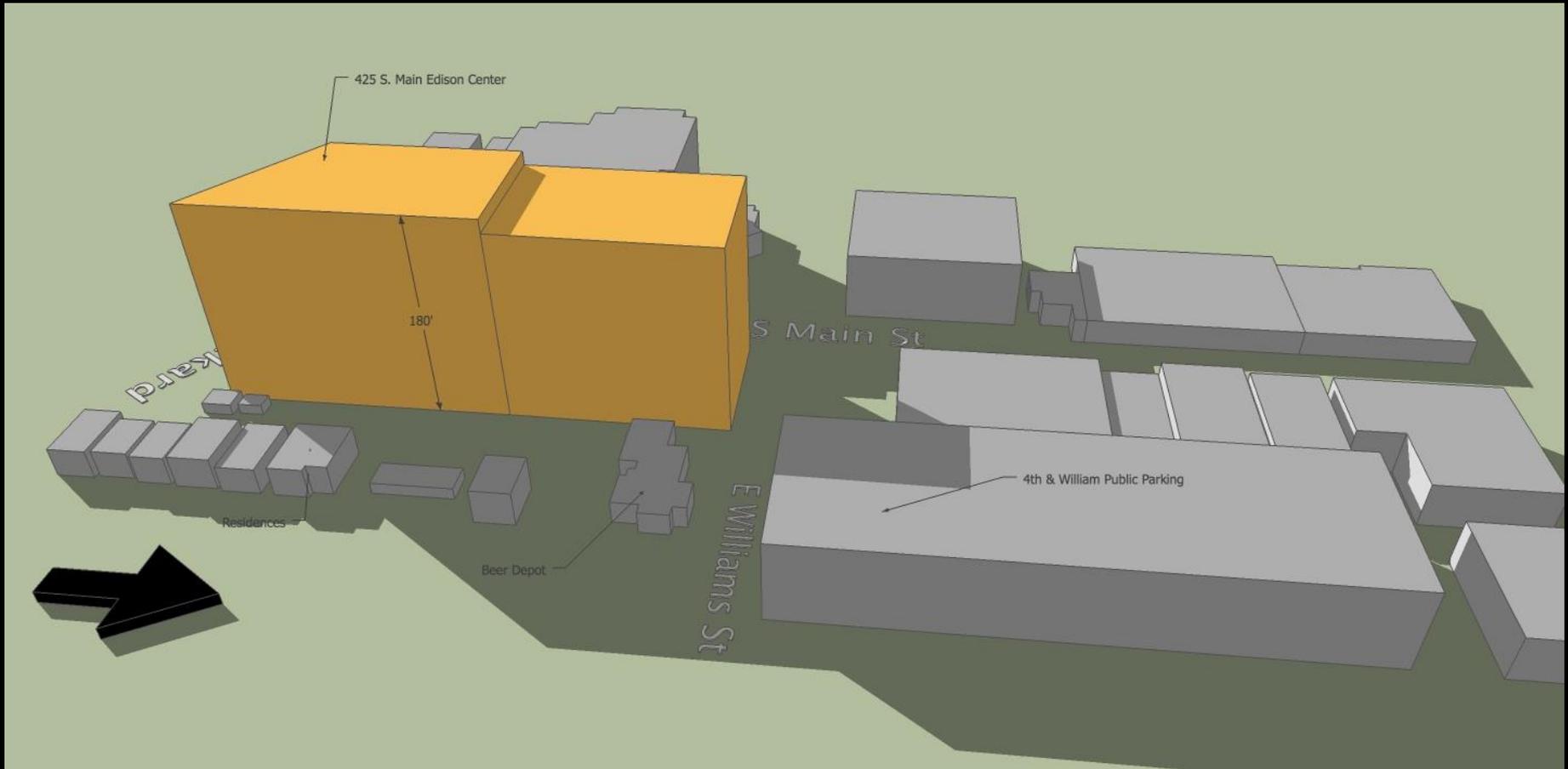
South Side of William between Main and Fourth

Current Conditions



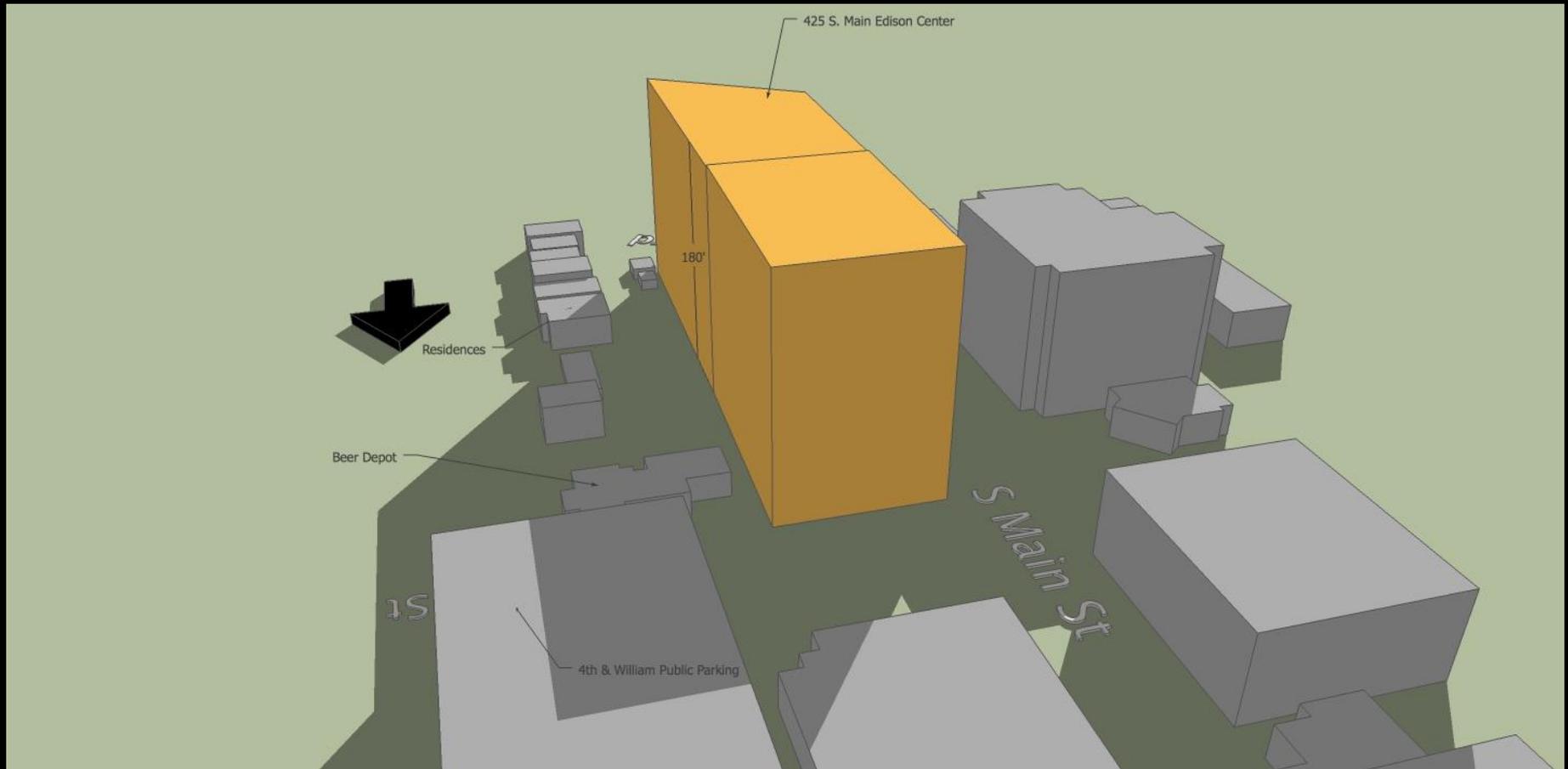
South Side of William between Main and Fourth

Current Zoning D1, with Premiums 700% FAR, Max. Height 180ft.



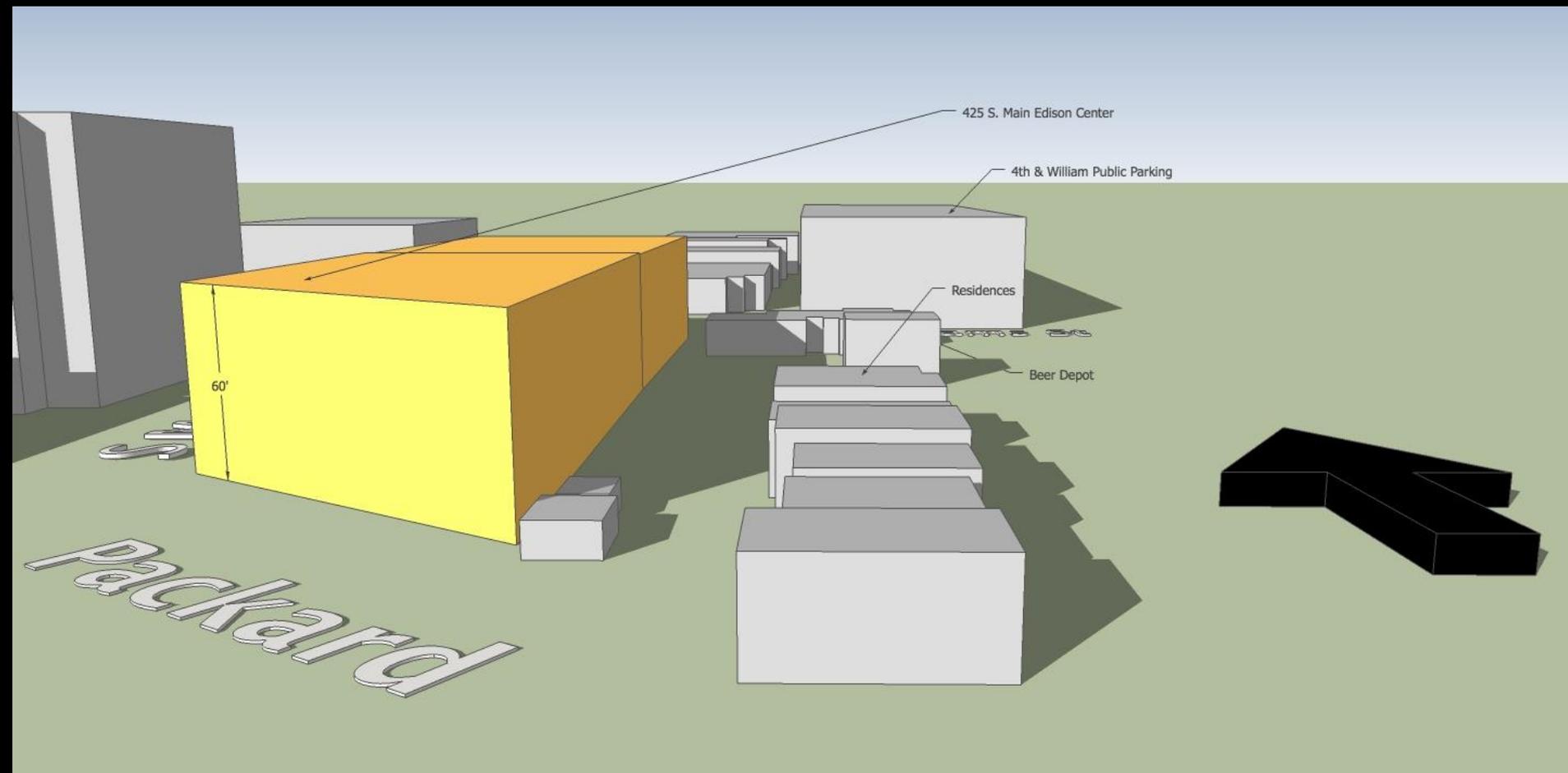
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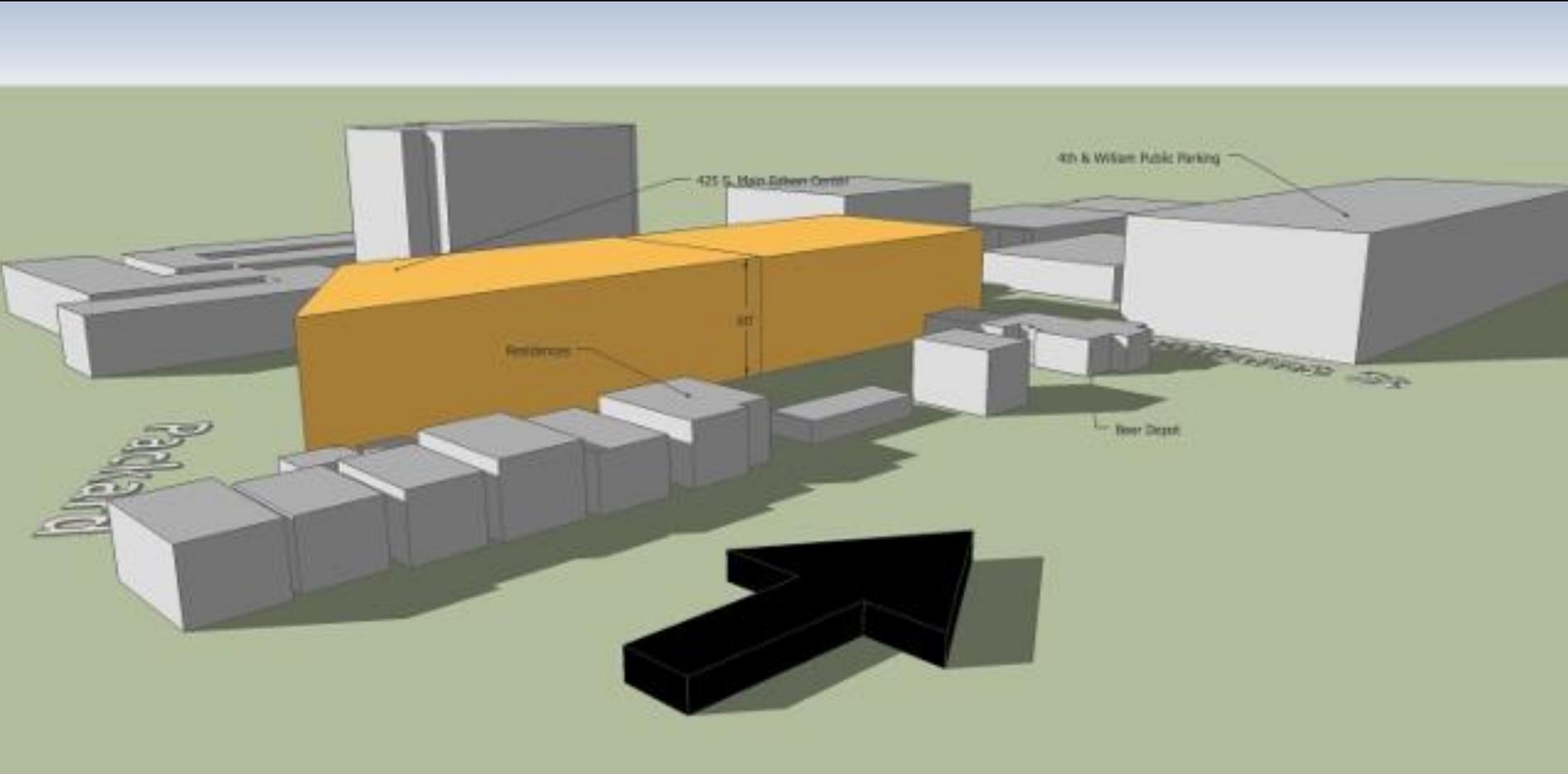
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Current Zoning D1, with Premiums 700% FAR, Max. Height 180ft.



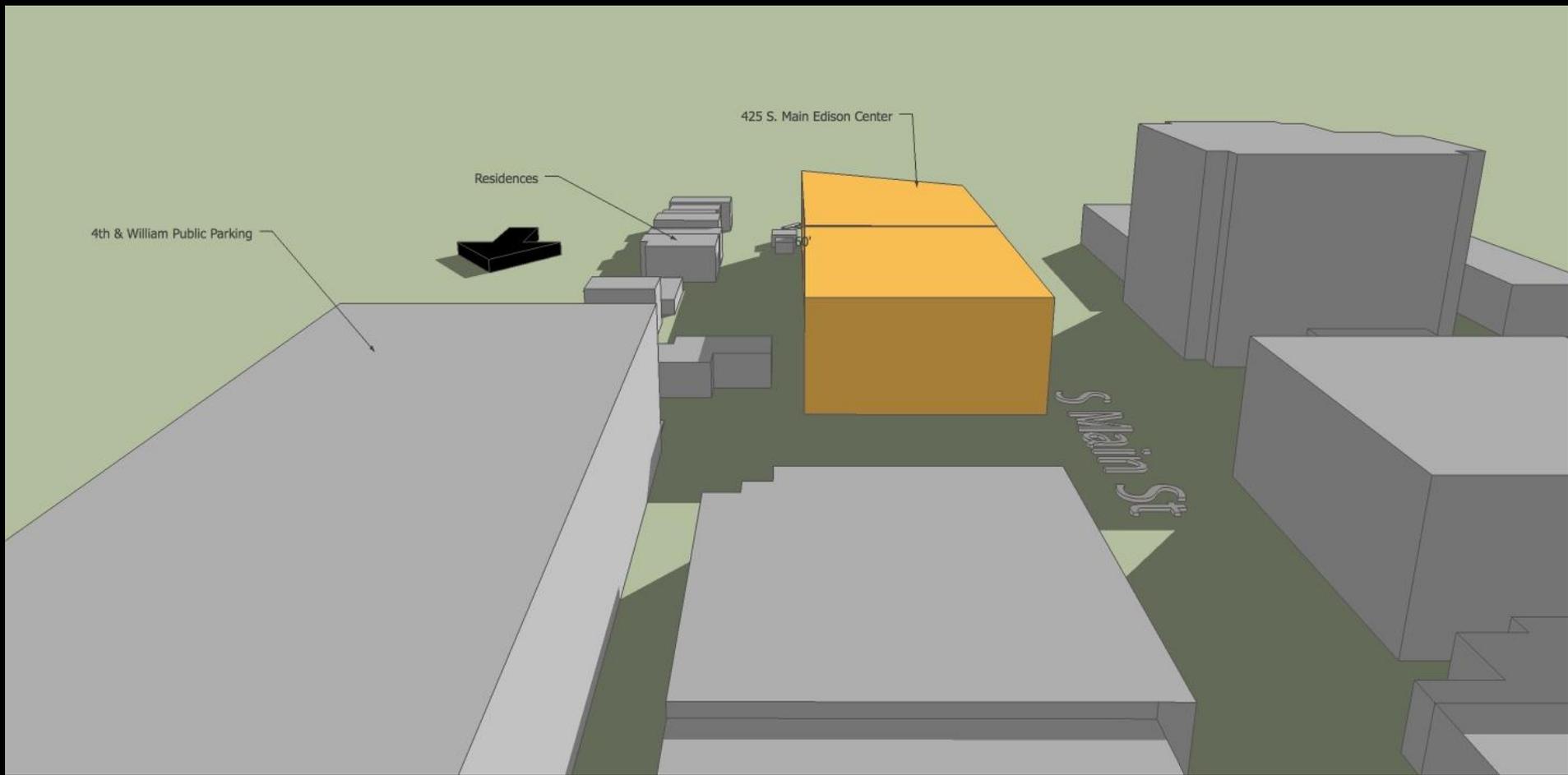
South Side of William between Main and Fourth

Option 1: Rezone to D2, 400% FAR with Premiums, Max Height 60ft.



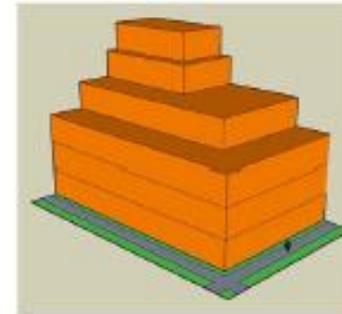
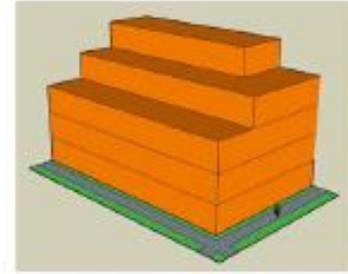
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South Side of William between Main and Fourth

Option 1: Rezone to D2, 400% FAR with Premiums, Max Height 60ft.



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South Side of William between Main and Fourth

Option 2: Leave D1 but increase setbacks on residential side

South Side of William between Main and Fourth

Option 3: Leave D1 but eliminate premiums



North Side of Huron between Division and State

Current Conditions



North Side of Huron between Division and State

Current Conditions



North Side of Huron between Division and State

Current Conditions

413 Huron (Undeveloped)



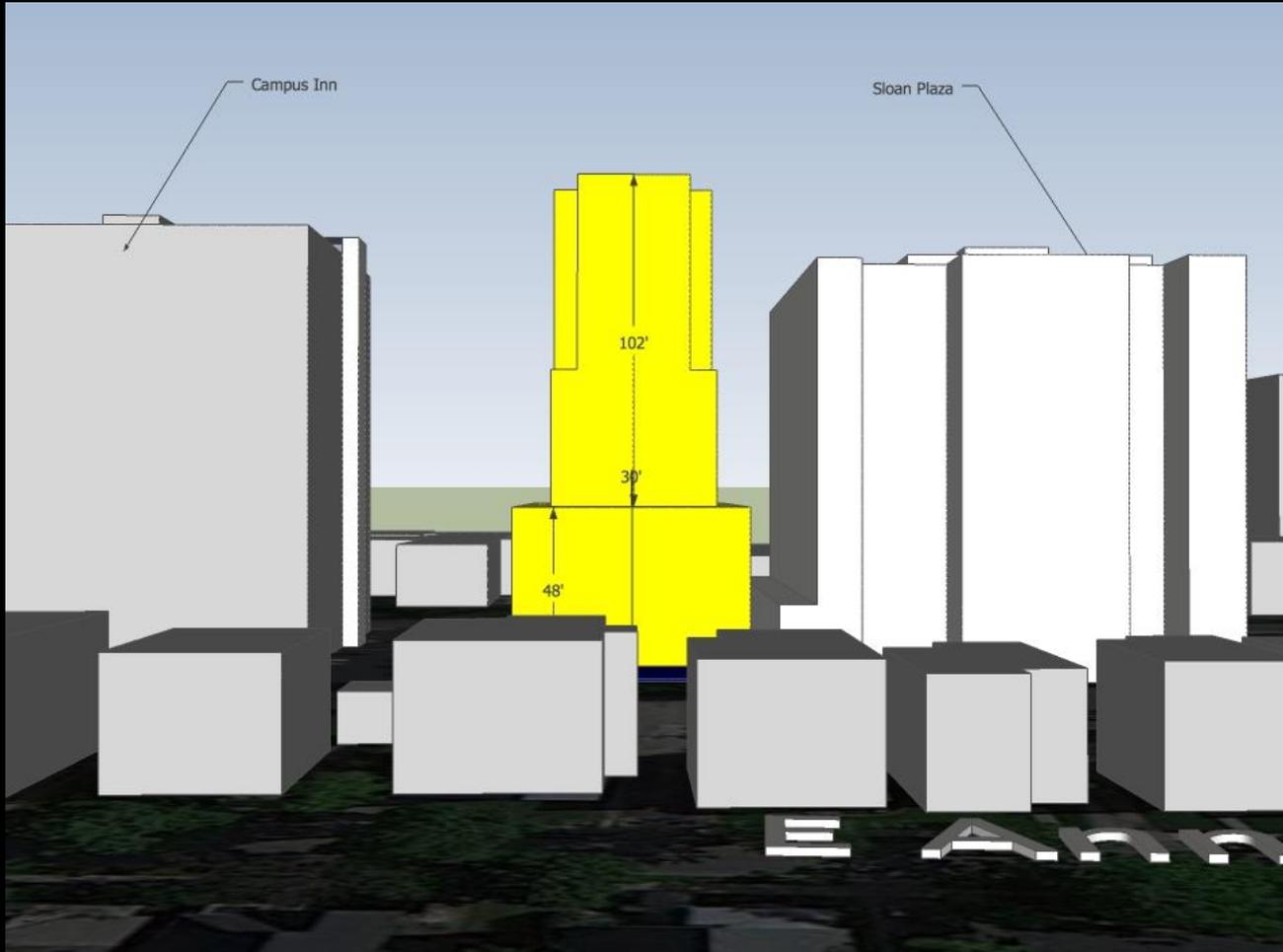
North Side of Huron between Division and State

Current Zoning: D1 with Premiums, FAR 700%, Maximum Height



North Side of Huron between Division and State

Current Zoning: D1 with Premiums, FAR 700%, Maximum Height



North Side of Huron between Division and State

Current Zoning: D1 with Premiums, FAR 700%, Maximum Height



North Side of Huron between Division and State

Option 1: Rezone to D2 (FAR 400% with Premiums, Max Height 60ft.)



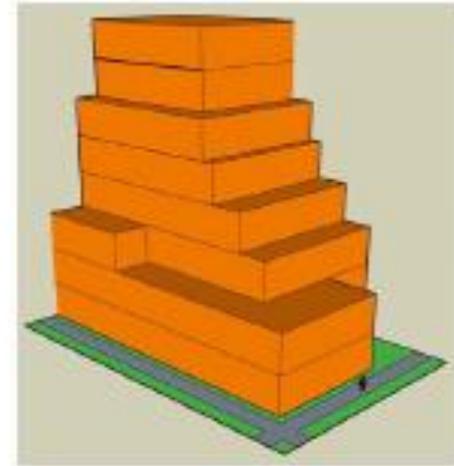
North Side of Huron between Division and State

Option 1: Rezone to D2 (FAR 400% with Premiums, Max Height 60ft.)



North Side of Huron between Division and State

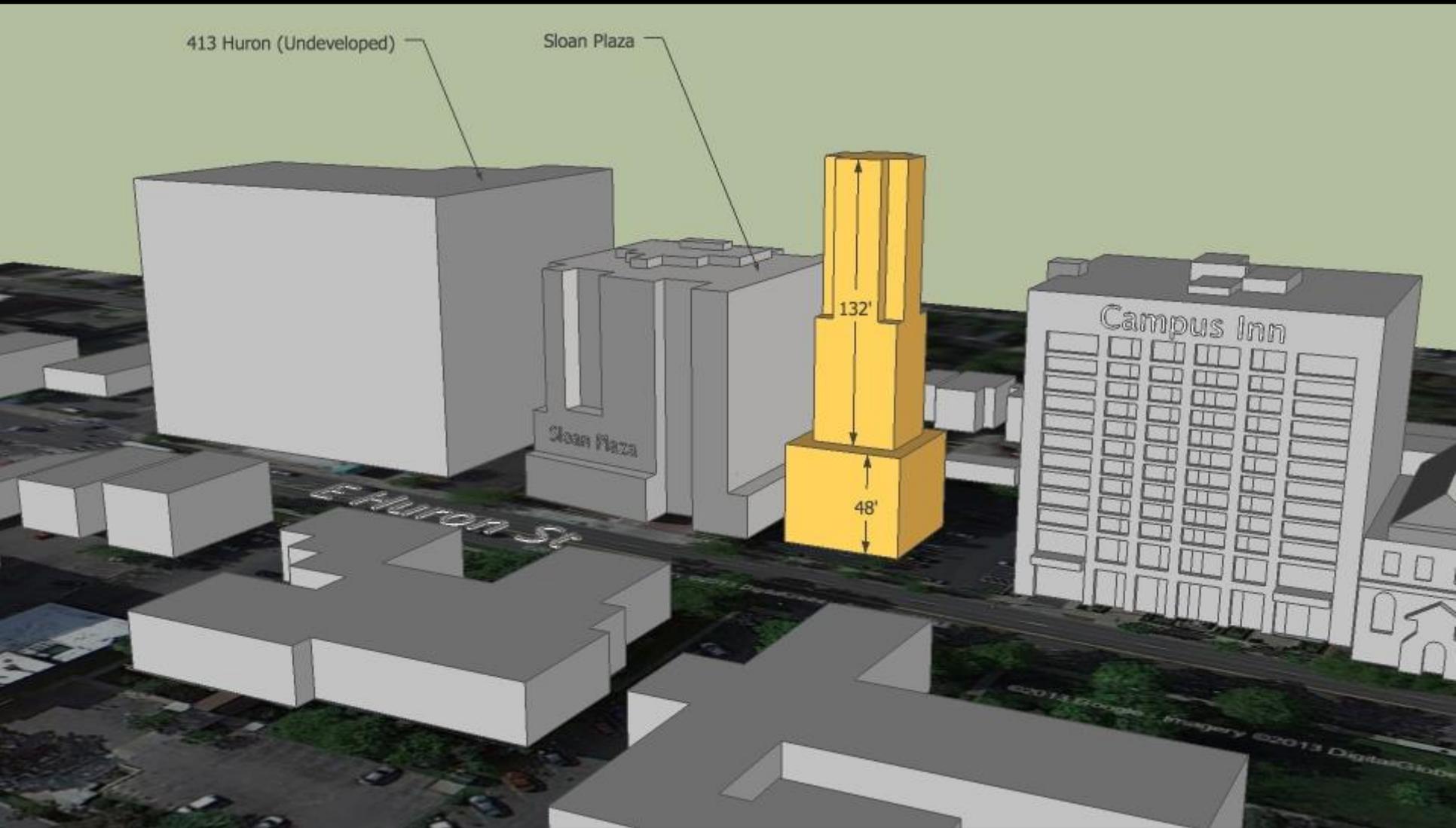
Option 1: Rezone to D2 (FAR 400% with Premiums, Max Height 60ft.)



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North Side of Huron between Division and State

Option 2: Leave D1 but increase setbacks, stepbacks, diagonals



413 Huron (Undeveloped)

Sloan Plaza

132'

48'

Campus Inn

North Side of Huron between Division and State

Option 3: Leave D1 but eliminate premiums



North Side of Huron between Division and State

Option 3: Leave D1 but eliminate premiums



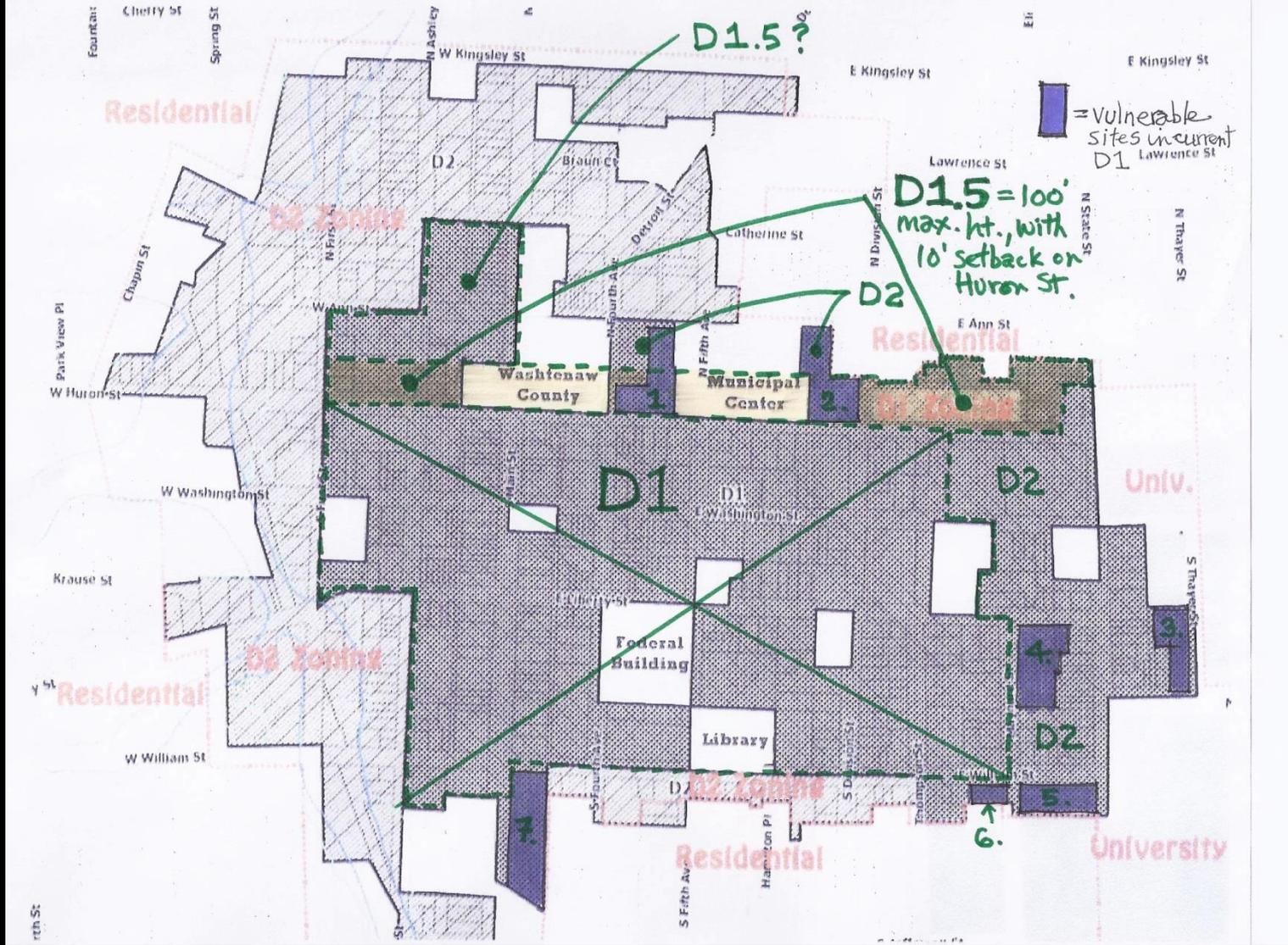
North Side of Huron between Division and State

Option 3: Leave D1 but eliminate premiums



North Side of Huron between Division and State

Option 4: Create a new district, such as D1.5



Possible location for D1.5 District (courtesy of Douglas Kelbaugh)

North Side of Huron between Division and State

Option 4: Create a new district, such as D1.5

Options

PREMIUMS

The Current Situation

- A premium allows a developer to increase the floor area ratio of the project
- Premiums are allowed on property zoned C1A, C1A/R, D1 & D2, if the property is located entirely outside the historic district and/or the floodplain.
- To receive a premium, the construction of any new floor area of a building **MUST** comply with the energy efficiency standards:
 - Minimum of two points under USGBC LEED credits
 - Compliance documented and verified using industry standard software energy modeling
- Premiums are available for:
 - Residential Use (D1 & D2)
 - Affordable Housing (D1 & D2):
 - Green Building (D1 & D2): LEED Silver (lower premium) to LEED Platinum (higher premium)
 - Historic Preservation (D1 & D2): Preserve a historic resource
 - Pedestrian Amenity/Open Space (D1, C1A & C1A/R)
 - Public Parking (D1)

What we have heard

- Are the premiums resulting in a diverse range of housing? *No, only student housing built*
 - Opinions vary on whether premiums should be revised, made harder to get, or eliminated all together
- There are other types of premiums we may want to consider:
 - Protection of landmark trees/urban forest
 - Energy efficiency other than LEED

Options for Premiums

- Limit the types of residential that will qualify for premiums (less than 3 bedrooms)
- Eliminate residential premiums except for affordable housing
- Require conformance to design guidelines to qualify for premiums
- Include other premiums (energy efficiency other than LEED and protection of urban forest/landmark trees)
- Make premiums discretionary (not by-right)
- Eliminate premiums

Now, tell us what you think!

SURVEY, Q&A

Other ways to participate:

- www.a2gov.org/downtownzoning
 - This survey available online also
- Facebook: The City of Ann Arbor
- Community Coffee: Thursday 9/19, 8am-10am, Espresso Royale State St.
- Public Meeting: Sept. 19th, 7pm, Workantile Exchange
- Contact: Erin Perdu, erin@enp-associates.com