

## A2D2 EVALUATION INTERVIEW NOTES

<b>Interviewee:</b>	<b>Meeting Date:</b> 7/30
<b>Interviewer:</b> Erin	<b>Place/Room:</b> Phone call

Open by asking how familiar the interviewee is with the A2D2 ordinance. Explain as much as possible (D1 and D2, character overlays, emphasis on form, premiums, and explain the intent) to give context and provide the informational handout.

Notes from introductory conversation:

### QUESTIONS

1. **What was your interaction/experience with the A2D2 ordinance or planning process (as a developer? Property owner? Neighbor? Other interested party?)?**

Concerned neighbor of 413 E Huron (owns an 11 unit apartment building)

2. **Starting with the big picture: Understanding the intent of the ordinances, overall do you think they are fulfilling that intent? Why or why not?**
3. **Thinking about your specific example/observation, what were the positive things that came of the project (or what positive impacts have you observed, if their experience wasn't a specific project)? Think about things like "Allowable Uses", "Height and Massing", "Floor Area Limits/Premiums" and "Design".**
  - No problem with building height or setbacks, the problem is with massing that affects sunlight
  - More height and density is ok in the urban area
4. **What were the negative things? And what do you think needs to change about the ordinance? Again, thinking about things like "Allowable Uses", "Height and Massing", "Floor Area Limits/Premiums" and "Design".**
  - Doesn't take into account the boundary with the historic districts
  - Also impacts on landmark trees ignored
  - Some areas need to be changed to D2
  - Why create zoning that gives us projects that no one wants?
5. **Of the things you mentioned, what are the top three priorities you would like the Planning Commission consider?**

More protection is needed for significant historic resources, the university, and other important resources.
6. **Have you seen examples of techniques, ordinances or standards in other communities that you think work well?**
7. **Is there anything else you would like the Commission to know?**

Regarding 413 E Huron:

- Felt we “lost” for no good reason
- The project didn’t make any sense for anyone and no one liked it, yet the zoning allowed it
- Was merely asking that the plan for the building be “sane”
  - There was no loading zone
  - There was no pick up/drop off area
  - Not enough parking spots
  - Entrance off of Huron St. is not perpendicular to the street
- Cast an historic building into the shade at noon 9 months out of the year (study was ignored)
- Setback for the tower was too small
- Building needed to be reconfigured to account for sunlight and sight lines
- Building is not consistent with Sloan Plaza and Campus Inn
- Large traffic increase through 4<sup>th</sup> ward neighborhoods
- Building is not functional
- The whole thing was an example of poor government and a poor process
- Many of these issues should have been caught by employees reviewing the project