

## MEMORANDUM

TO: Mayor and Council

FROM: Jayne Miller, Community Services Administrator

DATE: September 24, 2007

SUBJECT: Resolution (A, B, C, D) to Approve Ann Arbor Discovering Downtown (A2D2) Implementation Schedules for Streamlining the Development Process, Downtown Parking Strategies, Urban Design Guidelines, and Historic District Guidelines

Attached for your review and approval are implementation schedules for four Ann Arbor Discovering Downtown (A2D2) work plans: streamlining the development proposal process, pursuing a comprehensive parking strategy for downtown, incorporating a set of essential design standards, and clarifying criteria for development within Historic Districts.

On March 20, 2006, City Council approved the Implementation Plan for the Downtown Development Strategies Final Report and directed staff to begin work on the following five priority elements of the plan:

- Create special overlay zoning for the downtown that identifies areas of similar character
- Streamline the development proposal process (process mapping and technology improvements)
- Incorporate a set of essential design standards
- Pursue a comprehensive parking strategy for the downtown
- Clarifying criteria for development within Historic Districts

On July 17, 2006, City Council approved the work plans for the five initiatives and in October 2006 appointed advisory committees for each project to assist staff and the Steering Committee in developing recommendations from these initiatives.

On June 18, 2007, City Council approved recommendations for four of these five initiatives that included:

- Approval of recommendations to streamline the development process
- Approval to create urban design guidelines for downtown Ann Arbor
- Approval of a set of recommended downtown parking policies and actions to support the comprehensive parking policy for downtown.
- Approval to move forward with the recommended Historic District Guidelines
- Approval to conduct an intensive level survey of the Old West Side Historic District to determine the historic and non-historic properties within the existing district

Additionally on June 18, 2007, Council directed staff to provide a schedule for implementation of the approved recommendations no later than September 2007.

The zoning recommendations will be considered by City Council on October 15, 2007 along with the urban design guidelines that are currently under development.

Below is additional information on the parking strategy, urban design guidelines and historic district design guidelines.

### **Parking Strategy for Downtown**

The Ann Arbor Downtown Development Authority engaged the firm of Nelson\Nygaard to conduct a comprehensive downtown parking study. This study served as Phase I of a parking strategy effort for downtown. Phase II built on the data collected in Phase I, and resulted in the development of a Toolbox containing a series of policies and actions, which was subjected to two rounds of intensive stakeholder input. Critical to the development of the principles and strategies was the participation of four key policy boards working in joint sessions, including members of Ann Arbor City Council and Planning Commission, Ann Arbor Transportation Authority board of directors and members of the Ann Arbor Downtown Development Authority. Phase II recommendations were approved on June 18, 2007 by City Council as part of its approval of several other A2D2 initiatives.

### **Urban Design Guidelines**

In March 2007, the City engaged the consultant team of Winter & Company and RACESTUDIO to facilitate public input in the development of a design framework and design guidelines for the downtown. The consultant team's Step 1 tasks involved gauging support in the community for the use of design guidelines. Public input gathered by the Design Guidelines Advisory Committee and the consultant team in May 2007 resulted in a recommendation to create downtown design guidelines, which was adopted by City Council on June 18, 2007.

### **Historic District Design Guidelines**

It needs to be noted that the proposed schedule is changed from the recommendations approved by Council in June 2007. New guidance issued by the State Historic Preservation Office (SHPO) has indicated that it is not required to appoint a study committee to develop a list of historic and non-historic resources within an existing district. The state further recommends that the Historic District Commission have final approval of the list of historic/non-historic resources. The proposed schedule to implement the recommendations for Historic Criteria approved by Council on June 18, 2007 includes modifications based on the SHPO:

Approval of the attached resolutions will provide needed direction, outlining the responsibility for actions and the timeline to complete the recommendations. Approval is important so that the City can continue the momentum of the A2D2 process and carry through the recommended actions.

Prepared by: Jayne Miller, Community Services Administrator  
Approved by: Roger W. Fraser, City Administrator

RESOLUTION TO APPROVE ANN ARBOR DISCOVERING DOWNTOWN (A2D2)  
HISTORIC CRITERIA IMPLEMENTATION SCHEDULE  
(RESOLUTION D)

Whereas, On March 20, 2006, City Council adopted Resolution R-94-3-06 to approve the Implementation Plan for the Downtown Development Strategies Final Report;

Whereas, On July 17, 2006 City Council adopted Resolution R-332-7-06 to approve the work plans for high priority projects related to downtown zoning, urban design guidelines, historic preservation criteria; parking and development processes;

Whereas, On October 3, 2006, City Council adopted Resolution R-448-10-06, appointing five Ann Arbor Discovering Downtown (A2D2) advisory committees to work with staff on the A2D2 work plans;

Whereas, The downtown historic criteria were developed with the participation of the A2D2 Historic Advisory Committee with public input and under the oversight of the A2D2 Steering Committee;

Whereas, On June 18, 2007, City Council approved the recommendations for the historic criteria along with three other A2D2 priority projects; and

Whereas, The attached schedule for implementation of the recommendations will assist staff and the public in completing the historic criteria work;

RESOLVED, That City Council approves the attached implementation schedule.

Submitted by: Community Services

Date: September 24, 2007

Ann Arbor Discovering Downtown (A2D2)  
Historic Criteria Implementation Schedule  
(Resolution D)

July 19, 2007	Staff submits draft historic district design guidelines to the State Historic Preservation Office for informal review.
July 26, 2007	Participate in Design Guidelines Workshop.
August 6, 2007	A2D2 Steering Committee reviews historic criteria implementation schedule.
September 18, 2007	Receive and incorporate comments, if any received, from State Historic Preservation Office on the design guidelines.  If it is needed, coordinate historic design guidelines with downtown design guidelines and re-submit document to the State Historic Preservation Office.
October 11, 2007	If approved by the State Historic Preservation Office, the Historic District Commission reviews the final historic design guidelines and makes a recommendation to Council on whether to approve the final design guidelines.
November, 2007	Request for Council to review and approve the final historic design guidelines. If approved Council requests the Historic District Commission adopt and implement the historic design guidelines.
December 15, 2007	Submit grant application to State Historic Preservation Office for intensive level survey of the Old West Side Historic District.
May, 2008	State announces grant awards.
June, 2008	Conduct survey whether or not grant is awarded for project.
January, 2009	Completion of draft survey report and list of historic/non-historic resources. Draft submitted to A2D2 Steering Committee and the Historic District Commission for review.
March, 2009	Historic District Commission holds public hearing to get comments on the report and list of historic/non-historic resources.

April, 2009

Survey and list of historic/non-historic resources finalized and approved by the Historic District Commission.