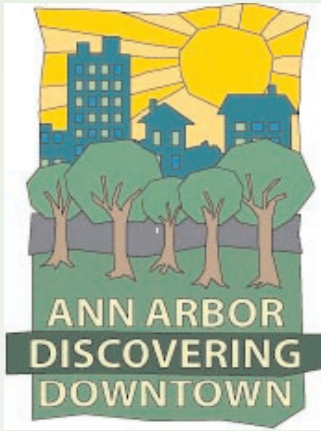


A²D² Project Updates



Realizing the vision for Downtown Ann Arbor

Volume 1

June 2007

Ann Arbor Discovering Downtown (A2D2) was initiated by City Council to implement the Recommended Vision and Policy Framework for Downtown, better known as the "Calthorpe Report."

High priority projects:

- * Create special overlay zoning for the downtown that identifies areas of similar character

- * Incorporate a set of essential design guidelines

- * Streamline the development proposal process

- * Work with the Historic District Commission to clarify criteria for development

- * Pursue a comprehensive parking strategy for the downtown

MARK YOUR CALENDAR!

The A2D2 project leads will present the recommendations at a Council work session on June 11 at 7 p.m. in Council Chamber (2nd floor, City Hall).

City Council will receive reports on each project and consider action on the recommendations at its June 18 meeting.

June 2007:

Recommendations readied for Council work session

The A2D2 project reaches a key milestone this month. When adopting the work plans for the five priority projects, City Council set a deadline of June 2007 for delivering recommendations for each project. The A2D2 project leads will present the recommendations at a Council work session on **June 11 at 7 p.m.** in Council Chamber (2nd floor, City Hall).

City Council will receive reports on each project and consider action on the recommendations at its **June 18** meeting. For more details, visit www.a2gov.org/a2d2.

Implement Urban Design Guidelines

Public offers support for urban design guidelines

One of the first tasks of the consultant team hired to address this work element, was to gauge support in the community for the use of urban design guidelines in the downtown. From May 26 through May 31, 2007, the consultant team and members of the advisory committee met with a wide range of individuals and groups to get their opinion on this question, along with perceptions about quality in urban design.

A public workshop on urban design was conducted on May 30, which was attended by more than 60 people. At the workshop, the consultant team provided information about the range of regulatory tools available to support a community's design objectives.

The public input gathered by the consultant team and the advisory committee indicates substantial support for the creation of urban design guidelines and/or standards for downtown development. Adoption of the proposed resolution will authorize the consultant team to work with the Design Guidelines Advisory Committee to create urban design guidelines for the downtown.

For more information, **Wendy Rampson** at wrampson@a2gov.org or call 734.994.2802.

Create Overlay Zoning

Committee recommends changes to eliminate confusion

In the downtown Ann Arbor study area, which represents the non-residentially zoned land within and adjacent the Downtown Development Authority (DDA) District, there are currently 10 distinct zoning districts. This zoning pattern provides a patchwork of regulations that were identified as a source of confusion in the 2006 Vision and Policy Framework.

The Downtown Zoning Advisory Committee reviewed the existing zoning regulations and an analysis of all downtown development projects approved since 2000 and determined that implementation of the recommendation to "create special overlay zoning for the downtown" needed to start first with a fresh slate for the underlying zoning, based on recommendations from the Downtown Plan and the Vision and Policy Framework.

The Committee is recommending changes to: underlying zoning districts, permitted uses, maximum floor area in percentage of lot area (FAR), floor area premiums, height, setback and lot coverage, off-street parking and parking lot design.

To learn more, contact **Wendy Rampson** at wrampson@a2gov.org or call 734.994.2802.

Comprehensive Parking Strategy

Eight principles at the foundation of policy

Following review of the input received during the public process and after thoughtful consideration of opportunities and constraints by the A2D2 Steering Committee, a detailed set of recommended parking principles was drafted that includes development of eight principles that comprise a recommended comprehensive parking policy for downtown.

The principles ordered by level of priority, beginning with a general principle/policy statement, proceeding through four demand-related principles, before addressing the recommended supply management approach. This intentionally reflects an emphasis on the high level of multi-modal assets within the Downtown community, and the value of capitalizing on these assets to reduce parking demand prior to taking supply-oriented actions.

To learn more, contact **Eli Cooper** at 734.996-3026 or e-mail ecooper@a2gov.org.

Clarify Historic Preservation Criteria

Approval recommended for guidelines

The Downtown Historic Criteria Advisory Committee recommends approval of the draft Historic District Guidelines. While historic design guidelines are not mandatory, this is a document that staff and property owners will use on a daily basis.

If property owners have a better understanding about how to treat their properties it will improve their applications to the Historic District Commission. It is important to note that these guidelines have applicability throughout the historic districts, in addition to the A2D2 study area.

Staff is also recommending that, prior to formal adoption by Council, these Guidelines be reviewed at the time the essential design standards are in a final

form to ensure consistency between the two standards when necessary. Once both standards are completed, then the guidelines would formally be adopted.

The Committee is also recommending that Council appoint a study committee 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.

Although the majority of the district is outside the A2D2 study area this will assist in implementing the changes to Chapter 103.

For information, call **Kristine Kidorf** at 734.996.3008 or kmkidorf@a2gov.org.

Details of all of the A2D2 project recommendations are available at:
www.a2gov.org/a2d2

Streamline Development Process

Approval sought for policy recommendations, workflow management software

This work plan is seeking approval on two aspects of the work plan: the approval of policy and procedural recommendations and the purchase of a workflow management software system with Interactive Voice Response (IVR) and approval to purchase a workflow management software system.

The Development Process Advisory Committee is recommending policy and procedural recommendations which are fundamental to the success of any new technology improvements and should be incorporated into and supported by the workflow and project management component of the software program.

The policy and procedural recommendations include the creation of detailed process maps; identify reviewers, responsibilities and contact information (organization chart); reducing the level of detail required on plans such as engineering drawings and final grading; and coordinating streamlining efforts with outside agencies including Washtenaw County Drain Commission, Department of Environmental Quality, etc.

The resolution seeking authorization to execute a contract for implementation services, software license and support for TRAKiT Software and implementation of a third party (Tele-Works) IVR system from CRW Systems will provide technological resources to assist in managing and developing projects. TRAKiT utilizes a fully integrated and automated system for the entire land development process from initial concept through post occupancy compliance.

The software features a variety of workflow processes that will assist in tracking applications for permits for projects and individual permits, reviews by the various Service Units (Project Management, System Planning etc.) and approval processes. Interactive Voice Response (IVR) will be installed in conjunction with the TRAKiT software and the benefits include permit lookup & details, plan review status, and inspection scheduling/rescheduling.

For information, contact **Mark Lloyd** at 734.994.2800 or mlloyd@a2gov.org.