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Intro

Introduction

Planning History:

- 100+ year history of tools, policies, and strategies to influence development
- Tools are constantly evolving to respond to:
 - environmental awareness
 - social theories
 - health/safety issues
 - development techniques
 - development trends
 - changes in transportation

Introduction

Three Presentations:

- **Connie Dimond, Principal—JJR**
Traditional Zoning Tools
- **Brad Strader, Managing Partner—LSL Planning**
Form Based Codes
- **Kit McCullough, U of M Urban Design Faculty**
Design Guidelines and Standards

Introduction

Consider:

Each tool / technique can address urban design issues.

- What combination of techniques will work best for Ann Arbor?
- What is the “universe” of design content that should be included (e.g., what “scales”)?
- What should be required? Encouraged by incentives? Advisory?
- What are the differences in administration and enforcement?



Planning Tools

for Urban Environments

TRADITIONAL
ZONING

FORM BASED
CODES

DESIGN
GUIDELINES