



MEMORANDUM

To: City of Ann Arbor Planning Commission
From: Megan A. Masson-Minock, AICP, Principal
Subject: Downtown Premium Zoning Ordinance Amendments
Date: July 14, 2016

Based on the input from the joint meeting between the Ann Arbor City Council and Planning Commission on June 13, 2016, we would like to discuss the following items at your meeting on July 19, 2016:

- **Pedestrian Amenity Prerequisite:** Members of City Council, Planning Commission and the public expressed concern that the pedestrian amenity prerequisite would make the premium option on smaller parcels difficult, possibly forcing assembly of lots and/or creating odd spaces that do not enhance the downtown. While some policymakers were supportive, we feel this item needs discussion. Possible options are to keep the prerequisite, eliminate it or require it only for lots of a certain size or in particular character overlay districts.
- **Tier 1 premiums:** These proposed premiums, which offer half of the premium FAR available in the D1/D2 zoning districts, are in exchange for residential use or performance 40% better than the state energy code. At this point, we recommend keeping these amendments as written. We believe that this premium can be used to create mixed use buildings with office and residential since the base FAR may be used for any use allowed in the zoning district.
- **Tier 2 Premiums:** These proposed premiums offer the maximum FAR available in the D1/D2 zoning districts. In the amendments presented, Tier 2 premiums were for a building with 25% residential use where 10% or more of the total usable residential floor area is workforce housing, LEED v4 Gold or Platinum or a 70% reduction in green house gases. The City Council expressed a desire to add office to this set of premiums. We would like to discuss with the Planning Commission whether an office use incentive should be incorporated.

Our goal is to bring the revised amendments back for a continued public hearing in August, with a recommendation to be considered by City Council in September. Please let me know if you have any questions or input. I look forward to seeing you on July 19.