

Q A Transcript

Ann Arbor City Planning Commission - November 9, 2021 Webinar		
South State/Eisenhower Parkway Transit Corridor Rezoning		
Q&A Transcript		
Question	Asker Name	Answer(s)
Depending on the wind, air quality can get exponentially worse as one approaches a major roadway. Can that reality, as it relates to public health, be taken into account when thinking about setbacks from I-94, State St, and Eisenhower Pkwy for developments in the area?	Parnell	It is not addressed specifically in zoning, however, the proposed application would not increase the threat of such adverse impacts (i.e. setbacks are not being reduced). Ultimately however, building codes would dictate the methods that would be required, if any.
Is the definition of transit corridor in the TC1 district the same or different than the "transit corridors" referenced in the R4E zoning district?	J B Moore	They are different. R4E referenced a past definition of Signature Transit Corridors, which were specifically referenced in previous transportation plans. TC1 was drafted to have potential applicability in multiple areas based on character, attributes, and appropriateness (rather than limited to specific corridors).
Is there a chart (or map) that shows the maximum height limit allowable for each of the 69 lots?	John	There is a map/tool available on the project website that you can select the different buffers to see how different height limits will impact a site. https://a2-mi.maps.arcgis.com/apps/View/index.html?appid=b5c06d0574084ff8966c5b6ed16b878e
Thank you. Could you explain/elaborate on the last sentence?	Parnell	
That house is very out of scale LOL it should be 1/5 th of the size depicted	Jeff Hayner	Thanks for comment.
*about building codes, that is.	Parnell	I'm sorry, I missed the sentence referenced, can you clarify the content you'd like clarified about building codes?
Should the State St Park & Ride be relocated as part of this plan? Currently anyone commuting via 94 to that Park & Ride would be driving through the entire TC1 area to get there, which seems contrary to the idea of bus-oriented development.	Nathan	live answered
Yes--I've used the interactive tool but it	John	Thanks.
's not user-friendly. I well-designed PDF map would be more legible for most folks.	John	Yes, we can work to create this and provide on the project site.
what is the rationale for allowing taller buildings on lots that are farther from residential? Is there an assumption that people in residential areas don't want to look at taller buildings? Or that they would throw undesirable shade, or create undesirable air currents, or other? Margaret Leary	Margaret A Leary	live answered
Comment: I own parcel 37. I would appreciate it if you would deliver correspondence for 'lil Peter LLC to 3210 Roland Drive, Santa Cruz, CA 95062. Attn: Stephen Gouge.	Stephen Gouge	Thanks, we will update our list. You may want to make sure your assessing record is up to date as well.

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will the video of this meeting be available for viewing later by those who could not attend tonight?	J B Moore	Yes.
Comment: The lessee of parcel 37 is TSFR Burger, Inc.,. Please continue to deliver correspondence to them at 17800 Laurel Park Drive North	Stephen Gouge	Thanks.
TSFR Burger Inc located at 17800 Laurel Park Drive North, Livonia, MI 48152	Stephen Gouge	Thanks.
Thanks, Brett!	John	
Hi Brett, I was referencing this sentence: "Ultimately however, building codes would dictate the methods that would be required, if any." It was regarding air pollution near major roads (and how that relates to public health and setbacks from I-94, State, and Eisenhower).	Parnell	Thanks. That is any air quality requirements would be housed within the City's building code and that the zoning ordinance would not imposed any higher standards of building that would mitigate air quality concerns.
Plz let me know the link/address	J B Moore	It will be posted on the project page a few days after: www.a2gov.org/tc1rezoning
Thanks	J B Moore	
why are you rushing to get this rezoned? Do you have projects in the pipeline to further develop the area? What's the time-frame for such development? All these buildings will make traffic busier (someone will occupy the taller buildings).	Mm dd	live answered
What is the plan for increasing bus frequency and/or service hours?	Nathan	live answered
Are there any incentives for developers to provide affordable housing and/or sustainability in this zoning?	Kitty B. Kahn	live answered
What is the impact of the airport being so close? Does that affect how high building in the TC1 area can be?	Margaret A Leary	live answered
Is there specific transit related allowances in the zoning (bus stops being offset from road to reduce obstruction to traffic flow) (protected bike lanes/bike lanes visually distinguished from pedestrian lanes)?	Mark Hanss	live answered
2900 s. State street has a shared parking lot with several restaurants, world market, Contempo salon, Hear USA. Will this parking lot be adjusted in any way?	Alicia	live answered
Did Alexis say that there are taller buildings right now, or simply that as of now the zoning allows the taller buildings.	Daryl Hafter	live answered

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Thank you for the reply Brett. I'd affirm the value of building codes in mandating good air filters for buildings. I would still request that setbacks be widened for I-94, State, and Eisenhower, especially since more children and other vulnerable populations would be living in new housing in the area. In addition to their value of protecting new residents from traffic fumes, these wider buffers could be used for street trees, transit lanes, and non-motorized paths. Could this please be considered?	Parnell	live answered
are all properties grandfathered and or if not what will the repercussions be?	Kafi, Joseph	live answered
What is the long term vision for this area of the city? Is there a similar type of zoning in another city that might serve as a model?	Ben Kaufman	live answered
This is likely the most significant rezoning in Ann Arbor's history. Why is this being done without a comprehensive review of the Master Plan that involves city-wide resident input, and how was this decision made?	John	live answered
Many objections to the rezoning fears that the traffic coming out of a new project onto Main St would create hazardous conditions and traffic jams. What steps would be taken to avoid these possible problem?	Daryl Hafter	live answered
I think this will be a great change for the area. I hope property owners in the zone take advantage of this and we see some infill in out-lots etc. I live near the W. Stadium corridor and am really looking forward to seeing this happen over here as well.	Adam Jaskiewicz	Thank you for the comment.
If parking will be decreased will parking structures be added?	Alicia	live answered
Check you in-box for airport height limitations of adjacent areas	J B Moore	Thank you, we will post this information on the project page.
Are the new construction (that will happen in the next 2 years) going to be done after existing buildings are demolished? or are you counting on the mall's parking lot for the taller buildings?	Mm dd	live answered

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<p>I am very strongly in favor of and looking forward to this rezoning. Traveling in this area alone at night does not feel safe given that most of the properties are commercial (closed at night) and set back far from the road. Buildings close to the road would be much more comfortable and interesting as a pedestrian. The bike and bus connections into downtown from this area are already great and it would be a massive improvement to have desirable destinations on both ends, rather than the expanse of old parking around and near Briarwood. Additionally, having more apartments/townhome units near the groceries would be very appealing - I don't want to buy a detached house but always want to live within walking distance of a grocery store, as so many others do</p>	<p>N. Wolf</p>	<p>live answered</p>
<p>So just to clarify if I currently own a office building on Eisenhower Parkway with the passing of this new zoning i will be able to develop new reidental housing on the current lot because if the new zoning requiremnts?</p>	<p>andrewherzig</p>	<p>live answered</p>
<p>Regarding bus frequency: if I was considering moving to an area like this with no parking, I would not want to do so unless really solid bus routes+schedules were **already** in place. I wouldn't just move there and hope for the best. It's true, buses are flexible - and often cities end up taking advantage of that to cut back when the budget gets tight.</p>	<p>Nathan</p>	<p>live answered</p>
<p>I disagree with that last answer - if we are providing massive increases in possible building size over existing zoning we can have this provided as incentives - for affordable hosuing, net-zero building and increased storm water management for example - not requirements. IF one wants to build a bigger building, they can if it is built it a certain way. Every square foot that we allow to be built NEW that is not built net-zero works against our climate change goals.</p>	<p>Jeff Hayner</p>	<p>Thank you for the comment Councilmember Hayner.</p>

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What was the process, and were the considerations, in selecting this area for the TC1 implementation? Why, for example, not extend farther west?	Margaret A Leary	live answered
Increasing bus frequency, even if the ridership isn't there yet, is an investment in people's trust and willingness to accept transit-oriented development.	Nathan	Thank you for the comment.
Should we expect changes to the streetscape to support active transportation modes as well as transit? For instance, separated bikeways, bus islands, etc.? I think it would really compliment the new zoning.	Adam Jaskiewicz	live answered
If a property is sold, can the new buyer use "as is" or will they be required to complete a percentage of conforming modifications prior to receiving a CO? Assuming they have no need to make structural or site modifications to successfully operate the new business. Thanks.	Edward Selan	live answered
Will staff share a list of the property owner names (not their LLC name) that will receive the huge windfall and increase in value of their properties with this rezoning? Are these owners also listed as contributors on Mayor Taylor and his allies campaign finance reports?	Anne Bannister	live answered
What is the height of the tallest existing building in that area now?	Kitty B. Kahn	live answered
Is there any plan for changes or redesign to the center lane on State St south of Eisenhower Parkway?	Radwan	live answered
I also would like to know the answer to Anne Bannister's question. The City should be transparent with the public. We have a right to know.	Kitty B. Kahn	Thank you, question addressed, and thank you for your comment.
Is there any thought for some public open space in this area? I think a small pocket park or plaza would be nice, as long as it is well-activated by surrounding uses.	Adam Jaskiewicz	live answered

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Given the housing and climate crisis, I appreciate that planning commission and staff are prioritizing densifying our corridors! We have an excellent bus system—there’s no reason to continue to allow low-density, auto-oriented suburbia to keep happening along our bus lines. I look forward to seeing more rezonings along all corridors.	Kirk Westphal	live answered
<p>I am a student at the university, and a Southeast Michigan native. I am very happy that this TC1 zoning is started to be added to the city. The parking maximums are great news, and make it clear that the city is dedicated to fighting climate change and creating naturally affordable housing. I am also happy about the change in the height buffers from R districts - it provides more housing options for current and future Ann Arbor residents.</p> <p>Tall buildings close to the city center that permit people to live ‘car-lite’ allow us to best reach our climate goals - transportation contributes to 29% of emissions in the US. Permitting more housing and more housing types in the city will force landlords to compete for tenants and create naturally occurring affordable housing (which is augmented by the parking maximums - parking adds significant cost to apartments, a garage parking spot can cost \$50,000 to construct)</p> <p>I cannot wait for this TC1 zoning to take</p>	Abdulrahman Mohammad Ateya	live answered
Are these 69 properties at State & Eisenhower just a pilot program, or how soon are you preparing to extrapolate and expand this program to other streets?	Anne Bannister	live answered
I’m very happy to see this proposed rezoning and I’m very supportive of the plan. Our A2zero carbon neutrality plan calls for increased density and reduced vehicle miles and this new rezoning is aligned with our carbon neutrality goals. Thank you!	Ginny Rogers	live answered
If this zoning is passed, will new developments be viewed as By Right?	Kitty B. Kahn	live answered

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Happy to see this going forward. I'd love to see it in more places: Packard, Maple/Stadium, Plymouth, Washtenaw.	f	live answered
No question, but just wanted to chime in to express my strong support for TC1 rezoning, and just wish it were going to happen City-wide	Luis Vazquez	live answered
If we are increasing residential density is there a parallel plan in this area to bring park like spaces for these folks?	Robin Grosshuesch	live answered
I'm glad this change is finally moving forward after over a decade of being in the works. I'm glad to see the level of detail at which the plan is being developed, and I look forward to seeing how much benefit might materialize from this over the next decade.	Jim Pyke	live answered
I agree with CM Hayner. This seems to be a giveaway to developers without any affordable housing nor sustainability requirements nor incentives. What about the City's sustainability goals? Are those requirements only for home owners and not for developers?	Kitty B. Kahn	live answered
Can staff generate a map of city parkland within one mile of the proposed district?	J B Moore	live answered
Encouraging mixed use is definitely an improvement. The strip malls of the last century deserve to be solely material for history books. Thanks for considering transit-oriented, mixed-use zoning.	Joan Lowenstein	live answered
No question. Just thanks for this presentation. Great idea, I'm supportive.	Karen L Wight	live answered
Thank you, Brett Lenart, for spending this evening with us. But with all due respect, several of your answers like "I don't know," or "Thanks for your comment," or "Answered live," are flip and incomplete. Are you able to include complete, written answers to all questions on a2gov.org/tc1rezoning/ ? Thanks!!	Anne Bannister	live answered

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Are Packard and State north of stadium (corridors with current frequent bus service) eligible for this TC1 treatment? Can the treatment expand to cover, say, all the R4C housing sandwiched by State, Hill, and Packard?	Abdulrahman Mohammad Ateya	live answered
Thank you for all your hard work around this. I think this is going to be really excellent for the City of Ann Arbor.	Adam Jaskiewicz	live answered
Support proposed zoning here. The city is currently engaged in intervening in the market, developing affordable housing at city sites. We need both density and intervention in the market to address the housing crisis. Adding requirements to this district will reduce the amount of housing built. Thanks for your work	Greg Pratt	live answered
I'm excited to see movement on this new zoning option! Thank you for your work on this and for being responsive to comments from attendees.	Carrie Rheingans	live answered
Thank you for your answer- I appreciate the planning commissions hard work on this!	Abdulrahman Mohammad Ateya	live answered
Could you speak a little to the history of this proposal? How long ago was it that the city began work on transit-support zoning proposals? When was the south state street plan authored?	Adam Goodman	live answered
if my parcel is zoned office in the master plan dose this mean that I can put retail	victor	live answered
Is there any plan to change the footprint of the AA Airport?	Gerard Campain	live answered
I too would really like to see something around adding commercial uses in residential districts. I understand how that isn't part of this TC-1 effort, but I think it's a great idea.	Adam Jaskiewicz	live answered

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Is there a reason for the 15' minimum first-floor height? A 15' ceiling height with significant window area may be challenging to heat and cool in winter and summer and may not be needed for the proposed use. Would it make more sense to allow for flexibility in the design standard to let users leverage design options to reduce environmental impact and allocate space to its highest and best use?	PA882985	live answered
Also if my parcel is located within the briarwood circle will I be able to add an entrance off Eisenhower?	victor	live answered
What is the reasoning around not including Briarwood Mall in the proposal for TC-1 zoning?	Adam Jaskiewicz	Answered live, thanks for the question.
If more retail and entertainment venues are being created & encouraged for those living in the area to enjoy, how will individuals that do not live in the area be able to utilize these new potential businesses with very little parking? Won't that limit the businesses success?	Alicia	live answered
That was a convoluted answer. How late do the buses run in that area? Is it realistic to think someone might be able to get there and get back home?	Kitty B. Kahn	live answered
So parking structures would be allowed?	Kitty B. Kahn	live answered
'@kitty: https://www.theride.org/maps-schedules/route-maps-schedules-library You can also use google maps...		live answered
the 62 stops at midnight	Abdulrahman Mohammad Ateya	live answered
Regarding Disney world comparison: that's why I brought up the park & ride previously. I think that model could work, but I'm sure it's tricky to get right.	Nathan	live answered
A person visited me from Ward 1 once, and he got frustrated with the public bus because he had to wait 10 minutes and it took a while because there were several stops along the way. He opted to spin home but told me that he preferred to use his own car.	April	live answered

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The AAATA provides Night Ride service, and there are a couple well-known on-demand ride hailing services.	Kirk Westphal	live answered
April, it is worth noting that The Ride is undergoing a 25 Year long range plan at the moment, and that is probably the best place to voice those concerns	Abdulrahman Mohammad Ateya	live answered
Would we have achieved more Community Benefits if this massive increase in building size was offered to developers as an incentive/premium to build affordable housing, or net-zero building, or increased storm water management, or more parks and open spaces? Isn't giving the massive by-right increase in building size for no Community Benefits, just a tragic giveaway to already wealthy developers?	Anne Bannister	live answered
I feel that the increased density and reduced reliance on single-occupancy motor vehicles is in itself a "Community Benefit", so I am not comfortable with the characterization of this having "no Community Benefits". It's hardly tragic.	Adam Jaskiewicz	live answered
My apologies, you may have already discussed it, but what is the preferred level of housing density being considered for this site? TOD best practices would target 3,400 to 5,600 for 'village' or 'city center' styled TOD would be favored. Has this been discussed?	Brian Chambers	My apologies, you may have already discussed it, but what is the preferred level of housing density being considered for this site? TOD best practices would target 3,400 to 5,600 for 'village' or 'city center' styled TOD would be favored. Has this been discussed? ---- No, but we will add to the project web page www.a2gov.org/tc1rezoning
Thank you for the opportunity to attend virtually. Would a transcript be available?	April	Even better, a video recording is being made and will be posted on www.a2gov.org/tc1rezoning .
I am sorry that my schedule did not allow me to be here on time.	April	Yes, the recording and the q&a transcript will be posted at www.a2gov.org/tc1rezoning
just bringing any of these sites up to current stormwater requirements and energy code requirements is a significant community benefit.	J B Moore	live answered
Thanks. It would be also good to hear from the Planning Commission if they would consider that level of housing density. I don't mean to put people on the spot, but that would be 'truer' TOD. Is there an appetite for it?	Brian Chambers	Thanks. It would be also good to hear from the Planning Commission if they would consider that level of housing density. I don't mean to put people on the spot, but that would be 'truer' TOD. Is there an appetite for it? --- Planning Commission will ultimately address as part of deliberation.

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I just want to say I really appreciate both (a) the presentation and thoughtful answers from staff tonight, and (b) the content of the plan itself. I'm really excited to see this plan move forward, and I would also really like to see the city start working on more corridors as soon as possible. We're still seeing a lot of car-oriented development proposals crop up on other commercial corridors (e.g. West Stadium), and the sooner we change the zoning maps to actually match the needs of our community, the sooner that will stop...	Adam Goodman	Thank you.
the huge tax revenue increase to the city would also be a community benefit - just say'in.	J B Moore	live answered
Thank you!	April	live answered
ok - thank	Brian Chambers	ok - thank
Thanks!	Peter Honeyman	live answered