Premiums & Downtown Zoning Evaluation

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CITY OF ANN ARBOR MICHIGAN

AGENDA

1. *Assumptions & Goals*
2. *Amendment Approach*
3. *Proposed UDC Amendments**

* *Discussion*

ASSUMPTIONS

- An equilibrium of development types and land uses in downtown is important and residential, office and commercial are core uses to be continually balanced in downtown.
- Developing in downtown is more difficult and more expensive than elsewhere in the City.
- Since the last amendments to the premiums in 2019, the affordable housing millage provides dedicated funding source for necessary affordable housing, but millage funds may not be sufficient to be the sole source of affordable housing funding.
- A significant number of properties in downtown are ineligible for premiums.
- Current downtown residential development is either high-end, low scale residential buildings, or student housing. The current market does not support building of attainable high density housing downtown.
- Attainable density in the downtown not only provides places for present and future Ann Arborites to live, but also influences regional sustainability by providing access to housing in a walkable, mixed use place.
- Current premiums are not being utilized due to a variety of reasons

GOALS

Increase affordability of housing downtown

Increase sustainability, including energy efficiency, in the downtown

Increase equity in the downtown

NO PREMIUMS – NO FAR – REGULATE BY HEIGHT

- Simplicity
- Height Exceptions for Sustainable & Affordable Housing Developments
- Transit Corridor (TC-1) Precedent
- Comprehensive Plan

OUTLINE OF AMENDMENT CHANGES

Remove F.A.R. in D1 & D2 from Table 5.17-4

Delete text in Section 5.18.6 Premiums &
insert “Reserved” placeholder

DISCUSSION QUESTIONS

Does the proposed UDC amendments implement the goals defined by the Planning Commission for this process?

What changes are needed before a public hearing on these proposed amendments?

NEXT STEP

Revise UDC amendments

or

Public Hearing