

Premiums & Downtown Zoning Evaluation



TEAM AND PROJECT REVIEW



Photo from <https://www.goodfreephotos.com/albums/united-states/michigan/ann-arbor/skyline-of-downtown-ann-arbor-michigan.jpg>

AGENDA



1. *Requested Research*
 2. *Assumptions & Agreements**
 3. *Goals**
 4. *Policy Approaches**
- * *Discussion*

PREVIOUS DATA REQUESTS



1. *Data on built projects by policy change dates*
2. *Data on built projects by changes in City Council*
3. *Comparison of density with case study communities*
4. *Map of property eligible for premiums*

PROPERTY ELIGIBLE FOR PREMIUMS

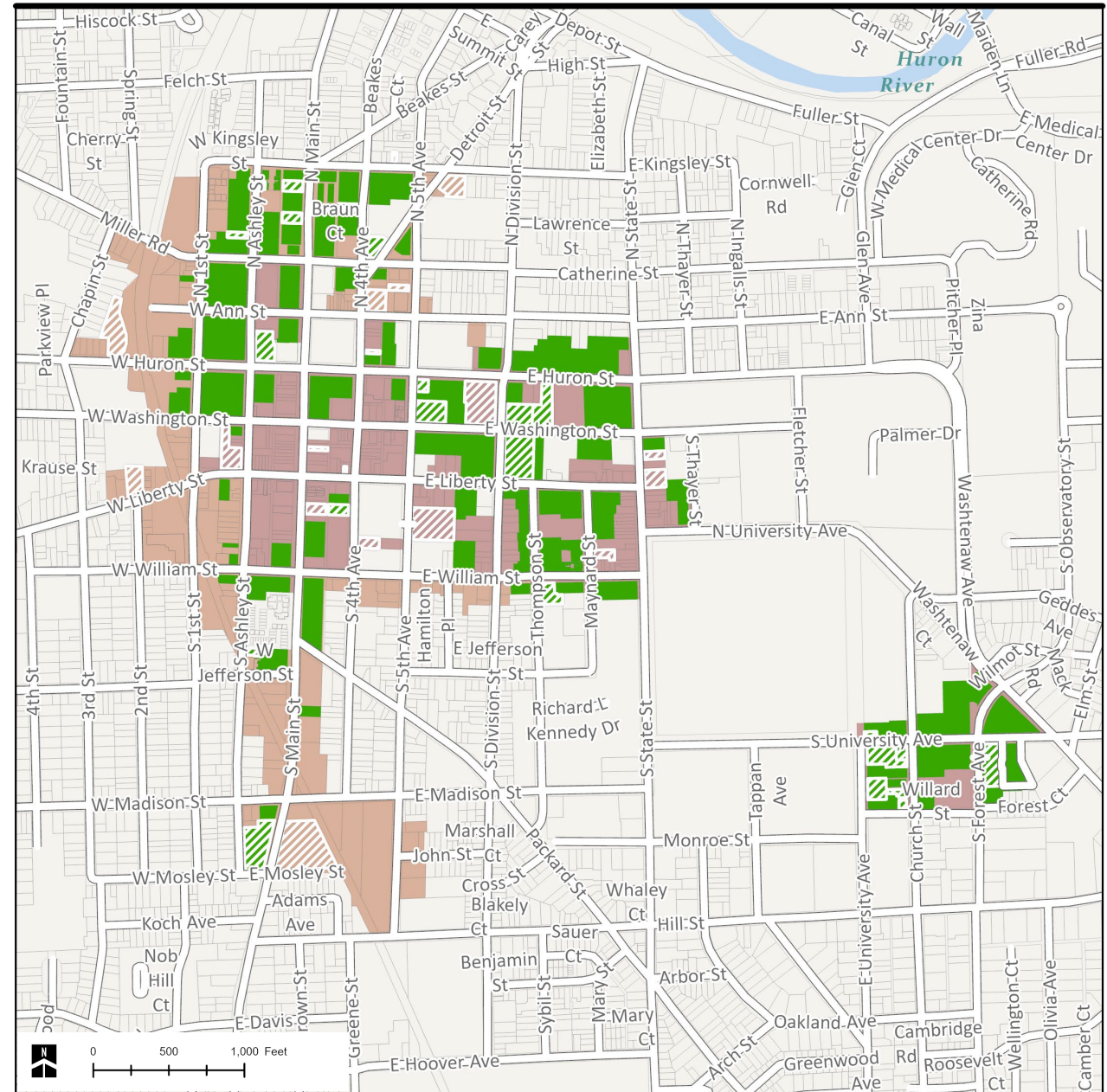
Parcels

-  Eligible for Density Premiums
-  Developed in the Last 15 Years*

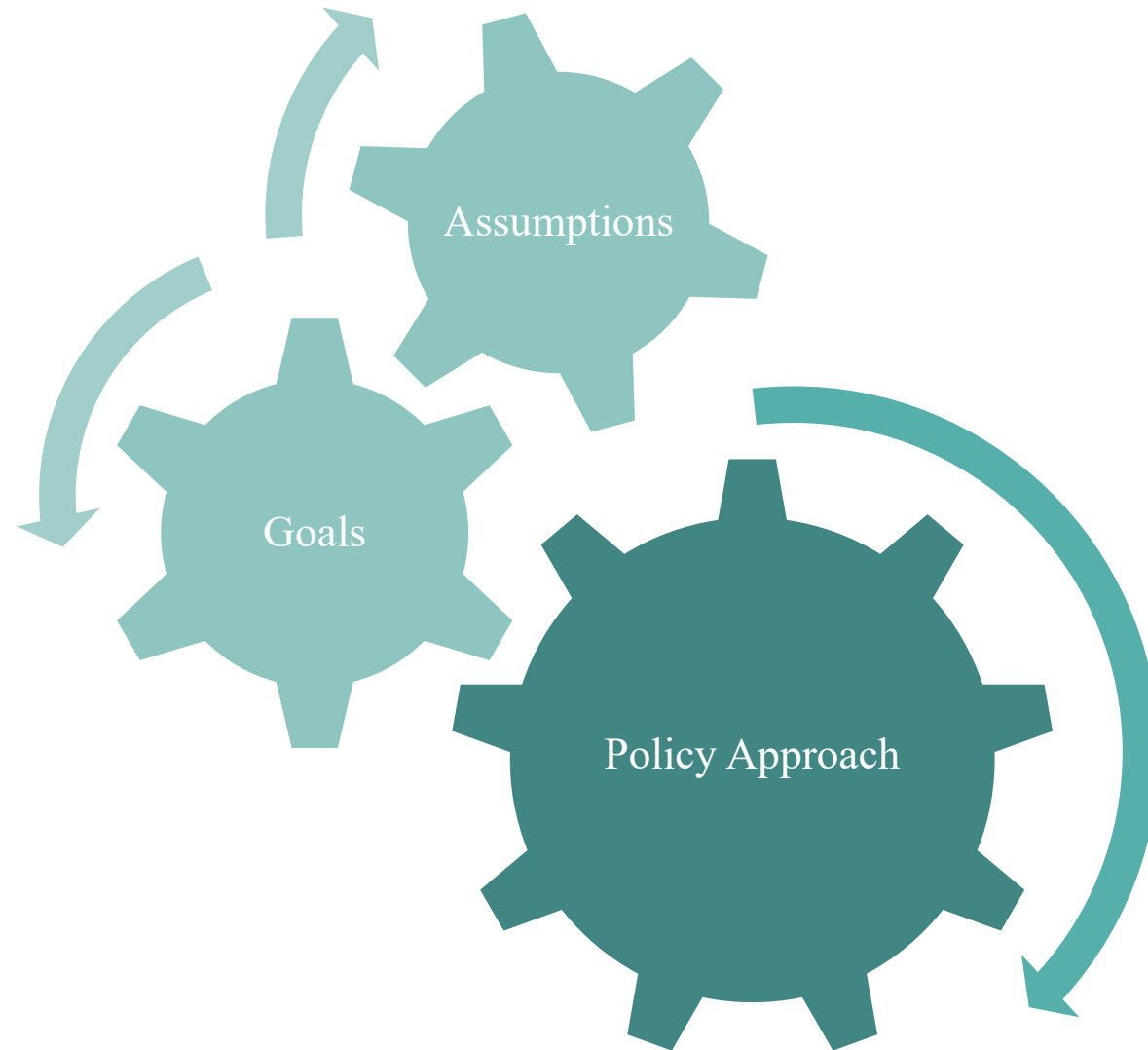
City Zoning Districts

-  D1-Downtown Core
-  D2-Downtown Interface

*The development sites and parcels shown on this map are based on a preliminary list of projects that the City has approved from 2008 to the present. The map may not identify all of the parcels associated with a given project, and some projects may not be shown.



MEETING PURPOSE



Next Steps:

- Concepts for Stakeholder Consultation
- Stakeholder Consultation
- Policy changes

ASSUMPTIONS



Balance of land uses in downtown is important & residential is a core use



Developing in the downtown is more difficult & expensive than elsewhere in the City



The affordable housing millage provides needed affordable housing funding



A significant number of properties in downtown are ineligible for premiums.



Current market does not support building of attainable missing middle housing downtown



Current premiums are not being utilized due to a variety of reasons

GOALS



Housing (general, affordable, accessible, missing middle)



Energy Efficiency (building by building, downtown overall)



Sustainability (building by building, downtown overall)



Pedestrian Amenities & Activities (amenities, active 1st floor use)



Transportation (parking, transit)



Historic Preservation (building by building, downtown overall)



Access for Disadvantaged Groups (universal design, developer diversity, business types)

POLICY APPROACHES



Large menu



Small menu



No incentive

NEXT STEP

Concepts for Stakeholder Consultation

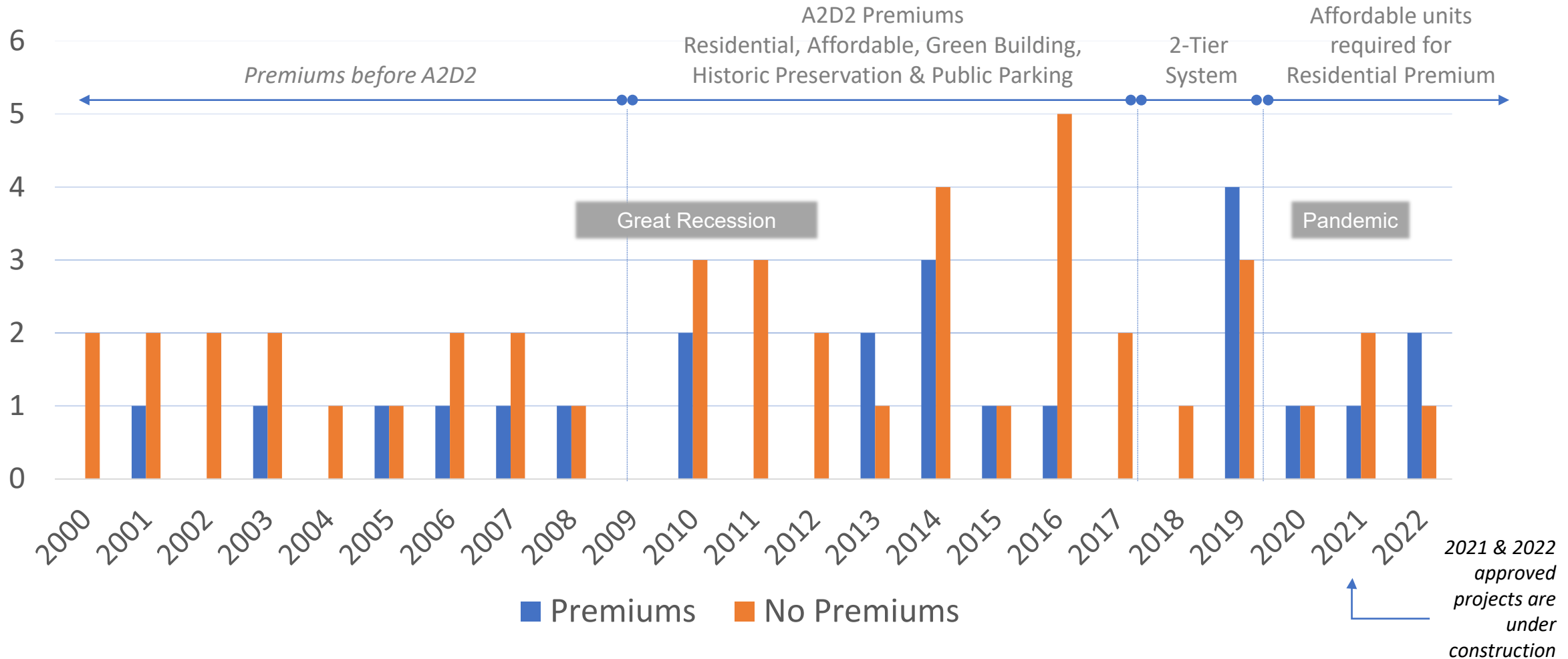
CURRENT PREMIUMS

- Affordable Residential Unit, in D1 and D2 districts only
 - 3 tiers of increased % depending on percentage of affordable housing dwelling units provided
- Green Building
 - 50% with LEED Silver
 - 150% with LEED Gold,
 - 250% with LEED Platinum
- Historic Preservation
 - 50% with preservation of historic resource
- Pedestrian Amenity, in C1A C1A/R and D1 districts only
 - 10 sq. ft. per square foot of pedestrian amenity to maximum 8,000 square feet
 - Inner Arcade
 - Plaza
- Public Parking, in D1 district only
 - Up to 200% with parking available to general public

FAR / HEIGHT COMPARISON

District	Allowable (by-right) FAR	Bonus/premium FAR Maximum	Maximum Height
D1	400%	900%	180 feet
D2	200%	400%	60 feet
TC-1	None	None	Up to 300 feet
C1	200%	NA	None
C1A / R	300%	NA	None
R4E	NA (580 sq/ft lot area per dwelling unit)	NA	None

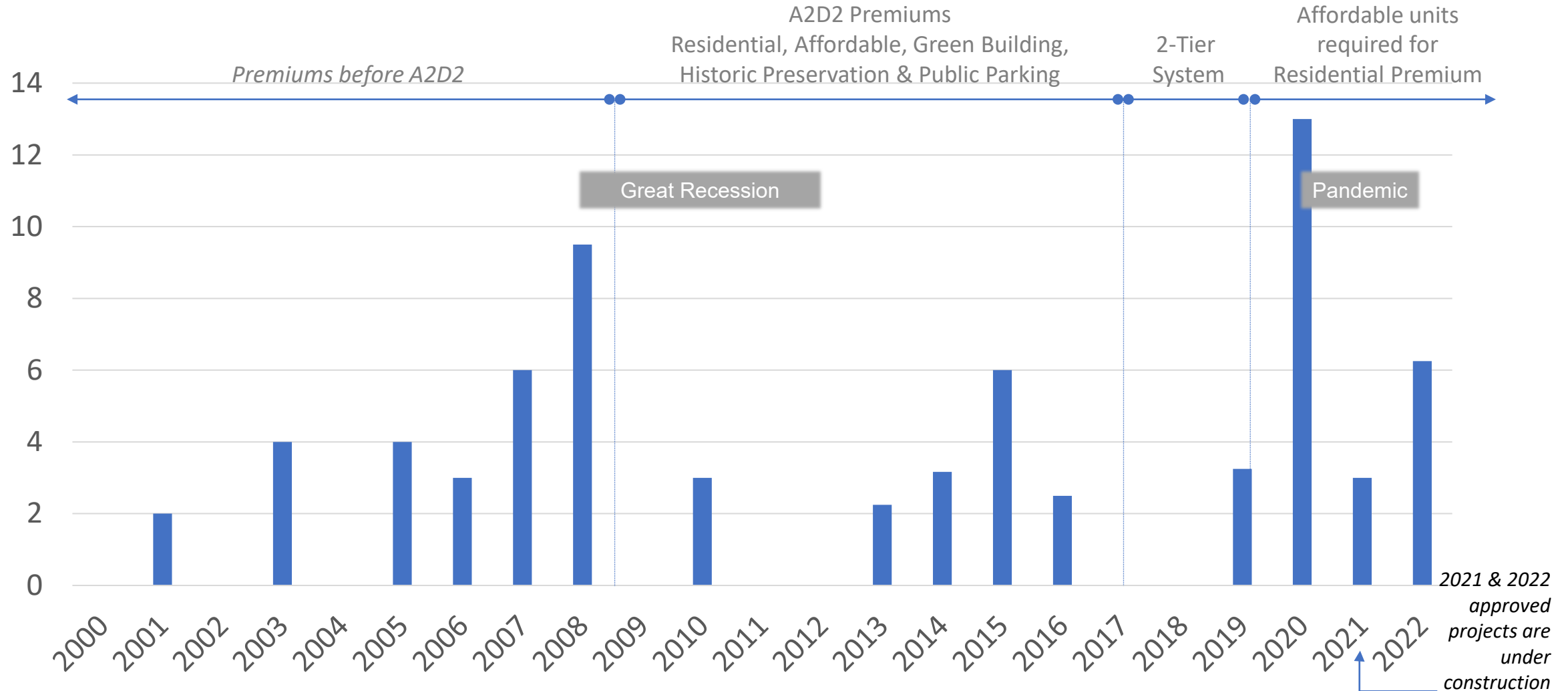
Constructed Ann Arbor Downtown Projects by CPC Approval Date: With and Without Premiums



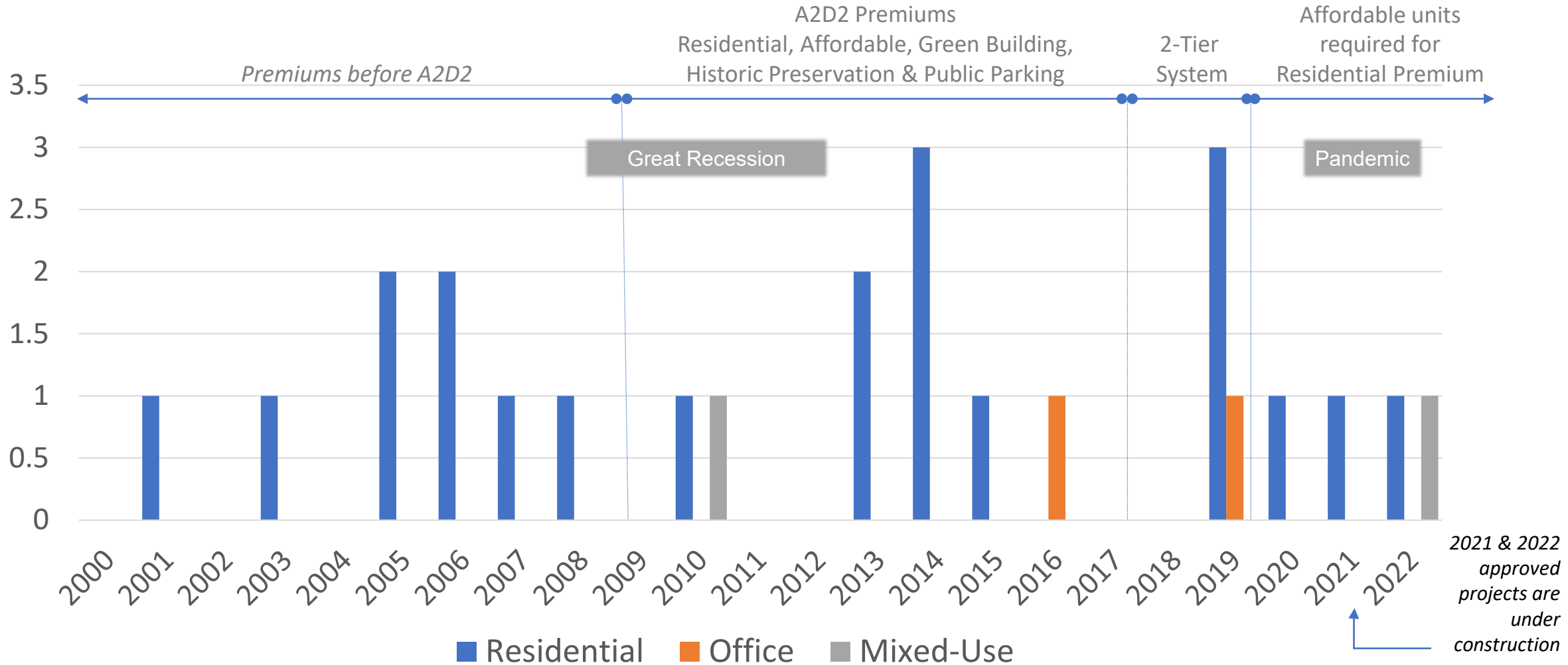
Dwelling units in Constructed Ann Arbor Downtown Projects by CPC Approval Date: With Premiums



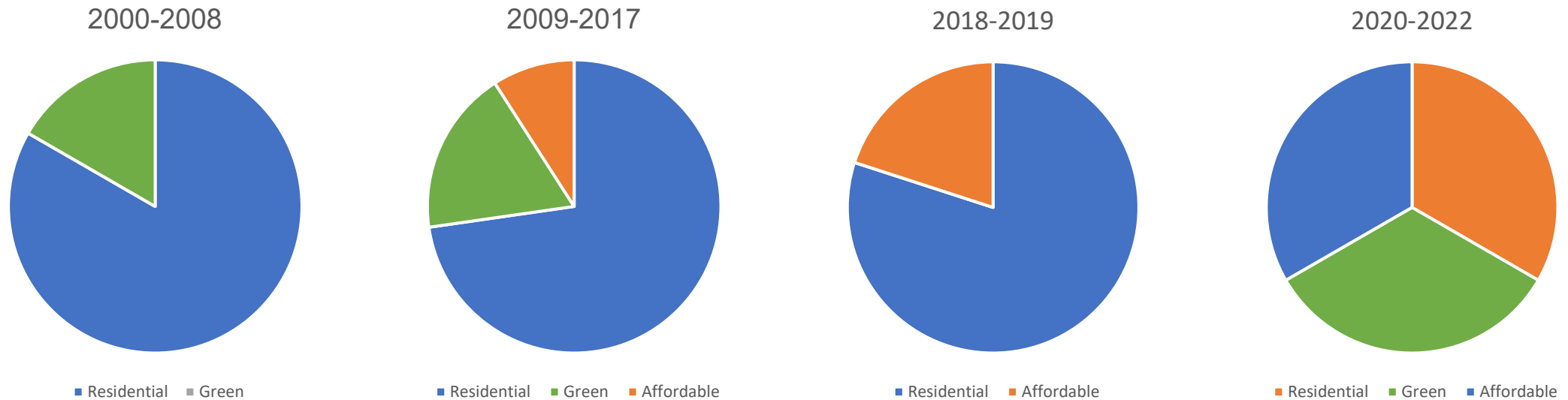
Constructed Ann Arbor Downtown Projects by CPC Approval Date: Average Approval Time (months) for Projects using Premiums



Constructed Ann Arbor Downtown Projects by CPC approval date: Project Types Approved with Premiums



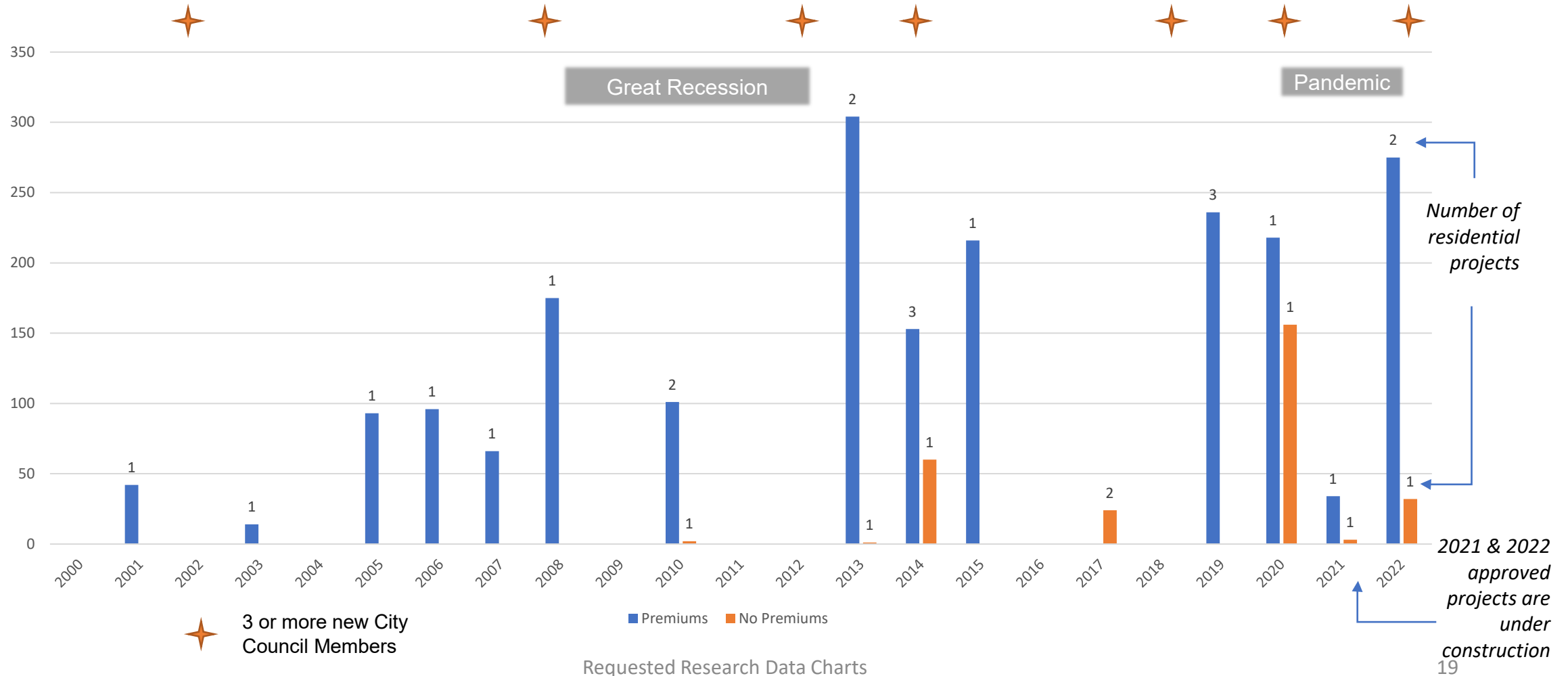
Constructed Ann Arbor Downtown Projects by CPC Approval Date in Policy Change Windows: Type of Premium Used by Proportion of number of projects



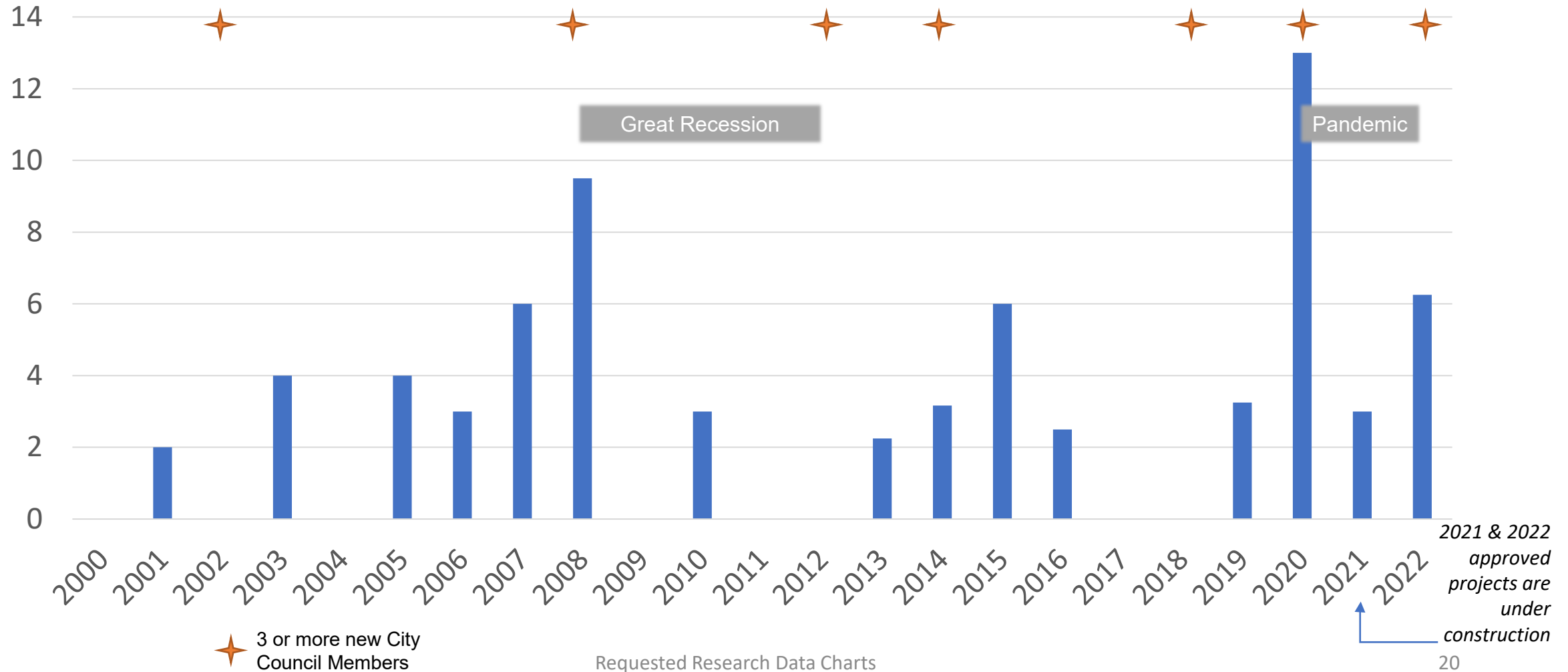
Constructed Ann Arbor Downtown Projects by CPC Approval Date: With and Without Premiums



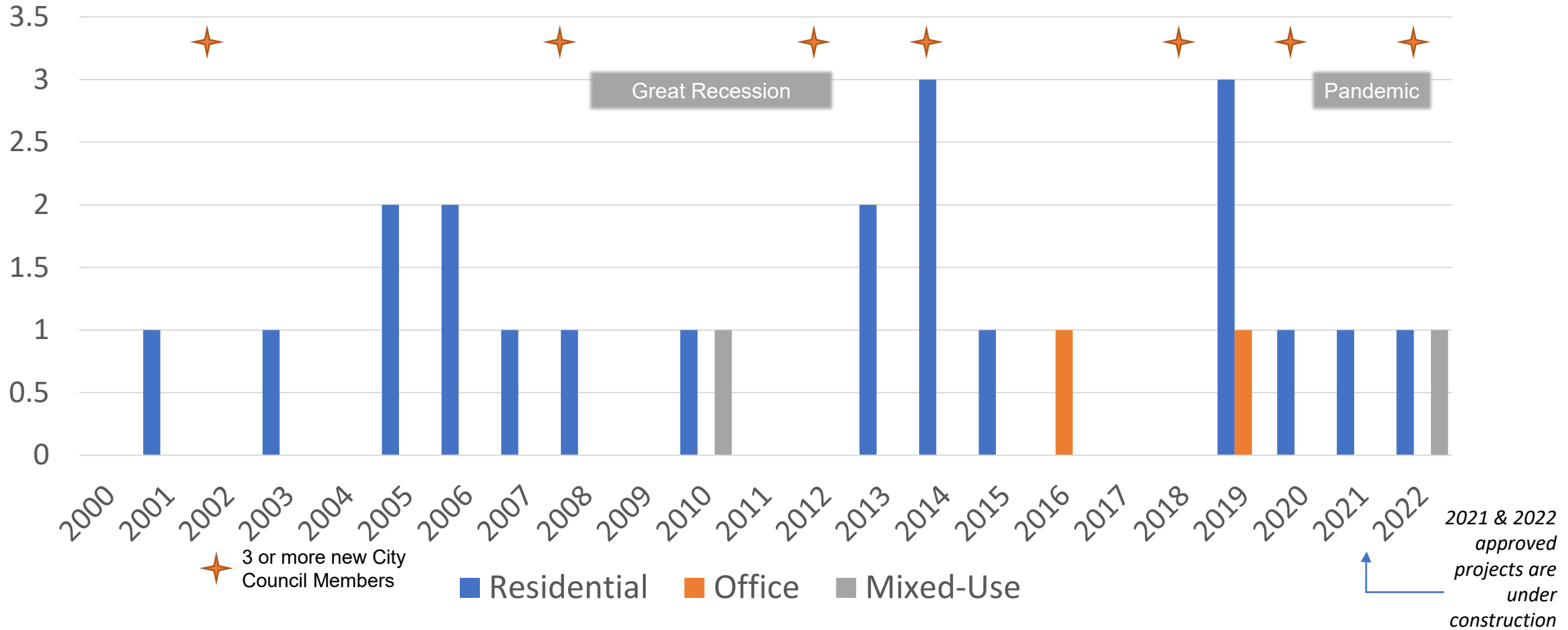
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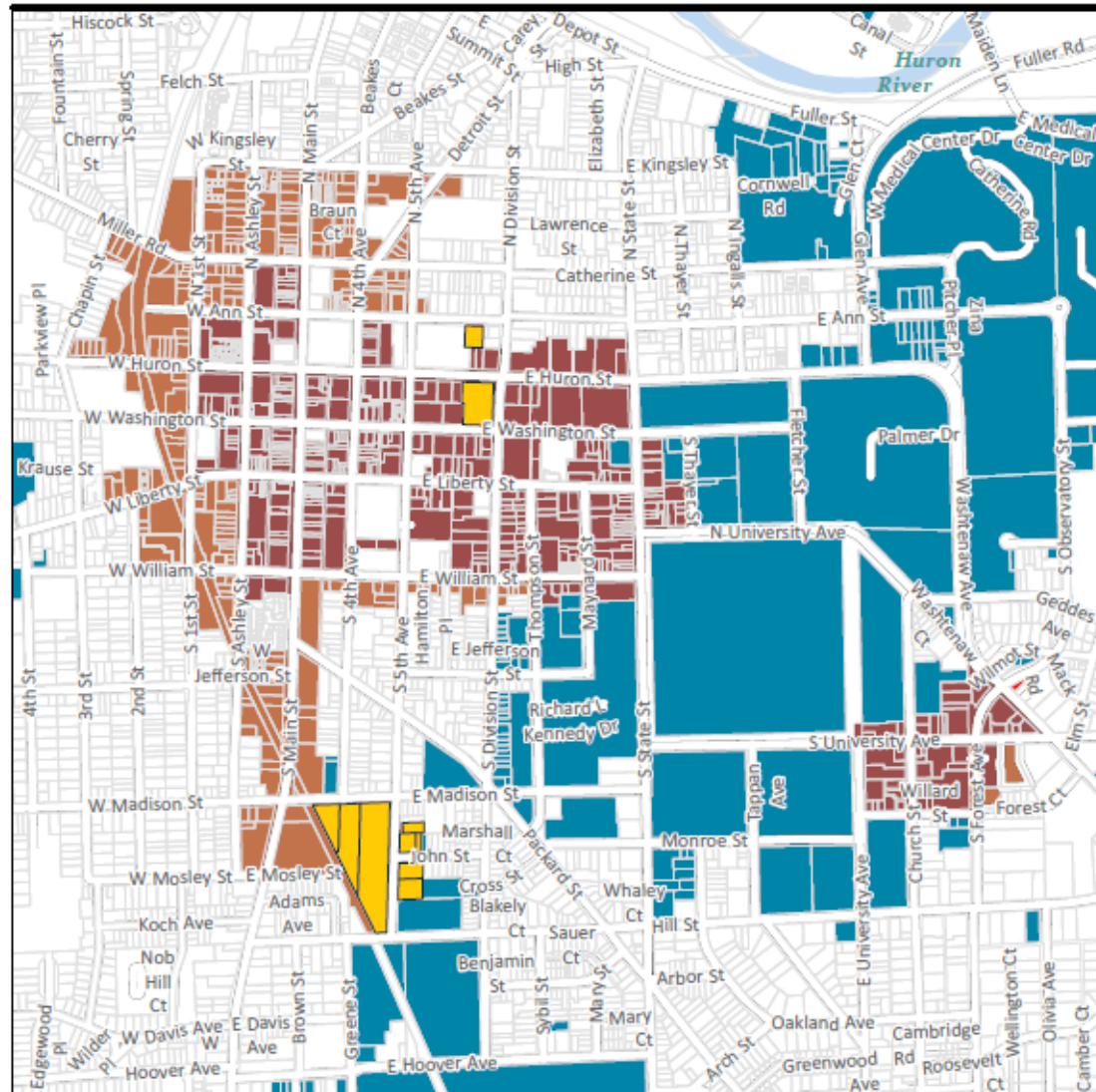


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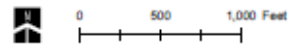


Constructed Ann Arbor Downtown Projects by CPC approval date: Project Types Approved with Premiums





- UM Properties Acquired Since 2011 within D1 and D2
 - Current UM Property
 - UM Property No Longer Listed in Inventory
- City Zoning Districts**
- D1-Downtown Core
 - D2-Downtown Interface



University of Michigan Property
Comparison 2011 and 2023
D1 and D2 Zoning Districts
 City of Ann Arbor
 Washtenaw County, Michigan