

Ann Arbor Comprehensive Plan

Ann Arbor Comprehensive Plan

Planning Commission Subcommittee

7.23.2024

AGENDA:

1. Plan Components (5 min)
2. Emerging Themes (15 min)
3. Values, Vision & Goals Discussion (45 min)
4. Land Use Scenario Discussion (50 min)
5. Next Steps (5 min)

Key components of a Comp. Plan

- **Values:** Core guiding principles for determining the vision, that goals and recommendations will connect back to.
- **Vision(s):** Future-oriented declaration of goals.
- **Goals:** Measurable objectives to achieve the vision.
- **Recommendations:** Strategic actions for each goal/objective.

EMERGING THEMES

Themes from Existing Plans

How this plan works in the context of existing plans

This Comprehensive Plan will replace **5** existing plans in **1 unified and easy to use document**:

Natural
Features Plan
(2004)

Land Use
Element
(2009)

Downtown
Plan
(2009)

Ann Arbor
Sustainability
Framework
(2013)

State Street
Corridor Plan
(2013)

And reference
existing plans:

Parks,
Recreation,
and Open
Space Plan
(2023-2027)

Moving
Together
Towards
Vision Zero
(2021)

Treeline
Allen Creek
Urban Trail
Master Plan

A2Zero
Plan

Major Themes:

Existing Plans

High Quality of Life

Resilient

Connected

Healthy & Safe

Community Based

**Economically
Vibrant**

Defining the Values from Public Engagement

"Equity means creating a city where people of all socio-economic levels can live, work, and thrive."

"Equity means prioritizing civic initiatives and policy aimed at leveling the playing field for all Ann Arborites, particularly as it relates to housing, education, and transportation."

"Equity means that everyone should have the opportunity to live in the neighborhood of their choice and access jobs, services, parks, and schools safely."

"Equity means that anyone who works in Ann Arbor should be able to afford to live here too."

"Equity means having neighborhoods with a mix of people of all types."

"Keeping the culture of Ann Arbor the same long term while meeting the needs of all its residents."

"Sustainability means that we must do everything we can to move away from non-renewable resources, reduce our usage of single-use products, and keep our power grid resilient."

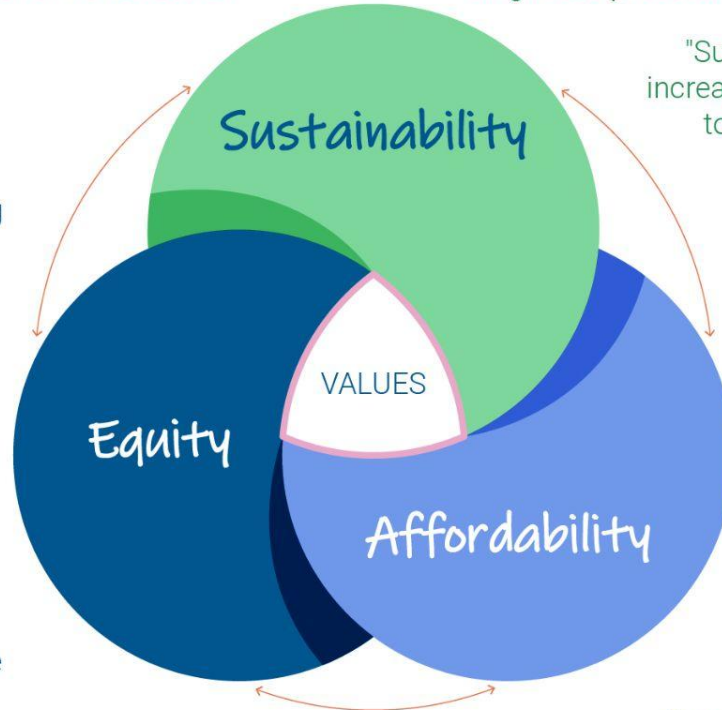
"Sustainability means reducing waste and increasing efficiency so that the city will be able to continue its level of services without imposing new or higher taxes."

"Sustainability means making sure that future needs will be able to be met. That means we must preserve historical development, significant natural features, and open space as well as energy, water quality, and quality of air."

"There should be a range of housing choices to suit the needs of many, from subsidized housing for very low-income families to adequate 'missing middle' housing for folks."

"Lower property taxes. Ann Arbor's taxes are obscene and the money is not spent in the right places."

"Being able to live car-free saves me car payments and insurance. Buses being affordable to use daily."



"We need to dramatically increase housing stock WITHIN the city limits, so we have a variety of options, from lower cost to higher cost."

Major Themes:

Existing Plans

High Quality of Life

Resilient

Connected

Healthy & Safe

Community Based

**Economically
Vibrant**

Defining Values

**Environmental
Protection & Climate
Action**

**Reduction of Car
Dependency**

**Energy Efficiency &
Renewable Energy**

**Housing Costs
Relative to Income**

**Diversity of
Housing Options**

Affordable Housing

**Access to Services
& Amenities**

**Economic Diversity
& Inclusion**

**Property Tax
Burden**

Crafting a Vision from Public Engagement

Ann Arbor is evolving

and we need your input to help shape the future of our city!



Turn the postcard to see the activity

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& Amenities**

**Economic Diversity
& Inclusion**

**Property Tax
Burden**

Vision Madlib

**Affordable &
Accessible Housing**

**More Transit
Options**

**Protect Trees &
Natural Areas**

**Diverse Housing
Options**

**Better Outreach to
Diverse Groups**

**Livable City
Welcoming for All**

- IDEAS FOR DISCUSSION -

VALUES, VISION, GOALS

**What are the
Overarching Values for
Ann Arbor?**

In Ann Arbor, we value...

Affordability: We believe that all people, regardless of income level, should have the opportunity to call Ann Arbor home.

Sustainability: We are committed to the efficient integration of all systems, both man-made and natural, to create a resilient community.

Equity: We ensure equal access to essential services and amenities for all, and additional resources for historically underserved communities.

- IDEAS FOR DISCUSSION -

- Housing costs
- Property Tax Burden
- Transit Options

- Environmental Protection
- Reduction of Car Dependency
- Energy Efficiency

- Affordable Housing
- Access to Services & Amenities
- Economic Diversity & Inclusion

Discussion

- Are there themes that are missing?
- Do these values resonate with you?
- Should we include additional values?

Ann Arbor Land Use Plan - 2009

The City of Ann Arbor will be a **dynamic community**, providing a **safe and healthy place** to live, work and recreate. It will be a place where planning decisions are based, in part, on the **interconnectedness of natural, transportation and land use systems**. **Natural systems**, including air and water, natural features, native flora and wildlife habitats, **will be improved and protected**. It will be a place where the **Huron River is a cherished part of the community** and a focal point for recreation. **Downtown** will continue to be a vibrant part of the community that **ties all parts of the city together**. **Transportation** systems will include enhanced opportunities for public transit, extensive **opportunities for alternative modes of travel** and improved management techniques to reduce the impact of traffic on existing streets and neighborhoods. Land use systems will be compatible and complementary, and will include residential, recreational, commercial, office, educational, institutional and industrial uses, which will provide **extensive choices in housing (including low cost housing)**, shopping, employment and recreational activities. **Historically significant buildings and neighborhoods will be preserved**. The quality of life in Ann Arbor will be characterized by its **diversity, beauty, vibrancy and livability** and ultimately will depend upon the positive interaction of these systems.”

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Healthy & Safe

Connected

Community Based

Environmental
Protection & Climate
Action

Economic Diversity
& Inclusion

Affordable Housing

Diversity of
Housing Options

More Transit
Options

Protect Trees &
Natural Areas

Livable City
Welcoming for All

**How does a new vision
statement reflect Ann
Arbor's aspirations for
2050?**

What if we do something more outside the box?

- IDEAS FOR DISCUSSION -

A2 is for All

A2 is for...

- IDEAS FOR DISCUSSION -

people from **All** backgrounds.

Livable City
Welcoming for All

Affordable &
Accessible Housing

Housing Costs
Relative to Income

A2 is for...

- IDEAS FOR DISCUSSION -

ensuring that **All** those who work in the city can live in the city.

Reduction of Car
Dependency

Diversity of Housing
Options

Affordable &
Accessible Housing

A2 is for...

- IDEAS FOR DISCUSSION -

housing of **All** different types...

Diversity of Housing
Options

Diverse Housing
Options

A2 is for...

- IDEAS FOR DISCUSSION -

...at **All** different price points.

Housing Costs
Relative to Income

A2 is for...

- IDEAS FOR DISCUSSION -

All

providing mobility options of

different kinds.

Connected

Reduction of Car
Dependency

More Transit
Options

A2 is for...

- IDEAS FOR DISCUSSION -

promoting businesses of **All** types, big and small

Economically
Vibrant

Economic Diversity
& Inclusion

A2 is for...

- IDEAS FOR DISCUSSION -

ensuring individuals have
access to

All

the services and
amenities the city has
to offer.

Connected

Community Based

Access to Services
& Amenities

A2 is for...

- IDEAS FOR DISCUSSION -

All

biodiversity and protecting

of our natural features.

Resilient

Environmental Protection
& Climate Action

Protect Trees &
Natural Areas

A2 is for All

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Sustainability: We are committed to the efficient integration of all systems, both man-made and natural, to create a resilient community.

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- IDEAS FOR DISCUSSION -

Discussion

- How do you feel about the direction this vision statement is going?

- IDEAS FOR DISCUSSION -

LAND USE AND GROWTH DISCUSSION

**How many new
residents are we
planning for?**

Aligning goals with growth scenarios

Approach #1: Create enough housing to stabilize prices.

- Supports affordability

Approach #2: Create enough housing that half of all commuters could live in the city if they choose.

- Affordability, VMT reduction goals

- IDEAS FOR DISCUSSION -

Aligning goals with growth scenarios

Approach #1: Create enough housing to stabilize prices.

- 600-900 housing units / year (1% growth rate)
- 37,000 new residents by 2050

Approach #2: Create enough housing that half of all commuters could live in the city by 2050 if they choose.

- 1,400-2,000 housing units / year (1.875+% growth rate)
- 75,000+ new residents by 2050

- IDEAS FOR DISCUSSION -

**How can we make this
happen?**

How do city policies impact the cost & pace of development?

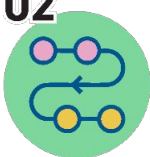
City Land Use & Zoning Policy

01



**LAND &
INFRASTRUCTURE**

02



REGULATIONS

03



CONSTRUCTION

04



CAPITAL

05



**RETURN ON
INVESTMENT**

How can city policies affect city growth potential?

- **Simplify and streamline development process**
 - Need fewer, simpler districts and quicker processes
- **Give flexibility to districts throughout the city**
 - Allow more types of housing in different parts of the city to respond to changing demands & markets
- **Manage transitions between & change within districts**
 - Be response to neighborhood context, livability, and scale - improve the viability of projects

- IDEAS FOR DISCUSSION -

Potential future districts

These are the districts that emphasize housing

Neighborhood Residential

Neighborhood scale housing, missing middle, compact neighborhoods, small-scale commercial

Mixed-Use Transition

Provides medium intensity housing and mixed uses, steps down to neighborhood scale, sited along busier streets/corridors

Mixed-Use Hub

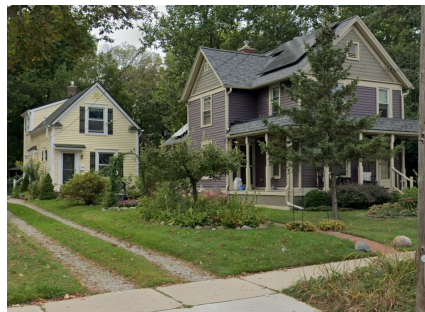
Tallest buildings allowed, strong transit hub emphasis, larger commercial sites, close to anchor destinations

- IDEAS FOR DISCUSSION -

Neighborhood Residential District

- **35-foot height** limit
- Neighborhood-scale buildings
- Limited neighborhood commercial uses
- **1-4 housing units** (more on larger parcels) allowed
- Private or shared yards
- Typically individual unit entrances

Can apply to most R1, R2, R3 zoned areas to allow for neighborhood infill



Detached Houses



Townhouse/Rowhouse



Quadplex/Miniplex



Neighborhood Commercial

Neighborhood Residential District

- **35-foot height** limit
- Neighborhood-scale buildings
- Limited neighborhood commercial uses
- **1-4 housing units** (more on larger parcels) allowed
- Private or shared yards
- Typically individual unit entrances

Can apply to most R1, R2, R3 zoned areas to allow for neighborhood infill



Mixed-Use Transition District

- **35-foot height limit *within fifty-feet*** of neighborhoods
- Allowed height increases the further from neighborhoods (e.g. up to 120-feet max)
- Allows for neighborhood scale buildings **and** mixed-use style buildings
- Focused on larger corridors
- Provides opportunity for goods & services close to home

Applicable (for example) on portions of Packard, Stadium, Plymouth, S. State, Eisenhower.

Can apply to R4-6, Commercial (C1/.C2) Office



Mixed-Use Hub District

- **55-foot height limit** by right, but can go higher.
- Height limit increases the further you are from neighborhoods (e.g. up to 300+ feet tall)
- Mixed-use (residential, commercial, office/lab)
- Encourage redevelopment of suburban commercial areas

Downtown, State & Eisenhower, Stadium, Washtenaw

Applies to most D1/D2 districts, TC-1



Flex District

- Precludes residential uses
- Provides land area for light industrial uses, incubators, innovation, service/repair
- Flexible/variable building types (warehouses, high bay space, repair/supply shops, production areas, lab spaces, testing facilities)
- Employment focused

S. Industrial Hwy., W. Liberty (past I-94), Plymouth Rd (portions), etc.

Can apply to M1/M2, Office, ORL



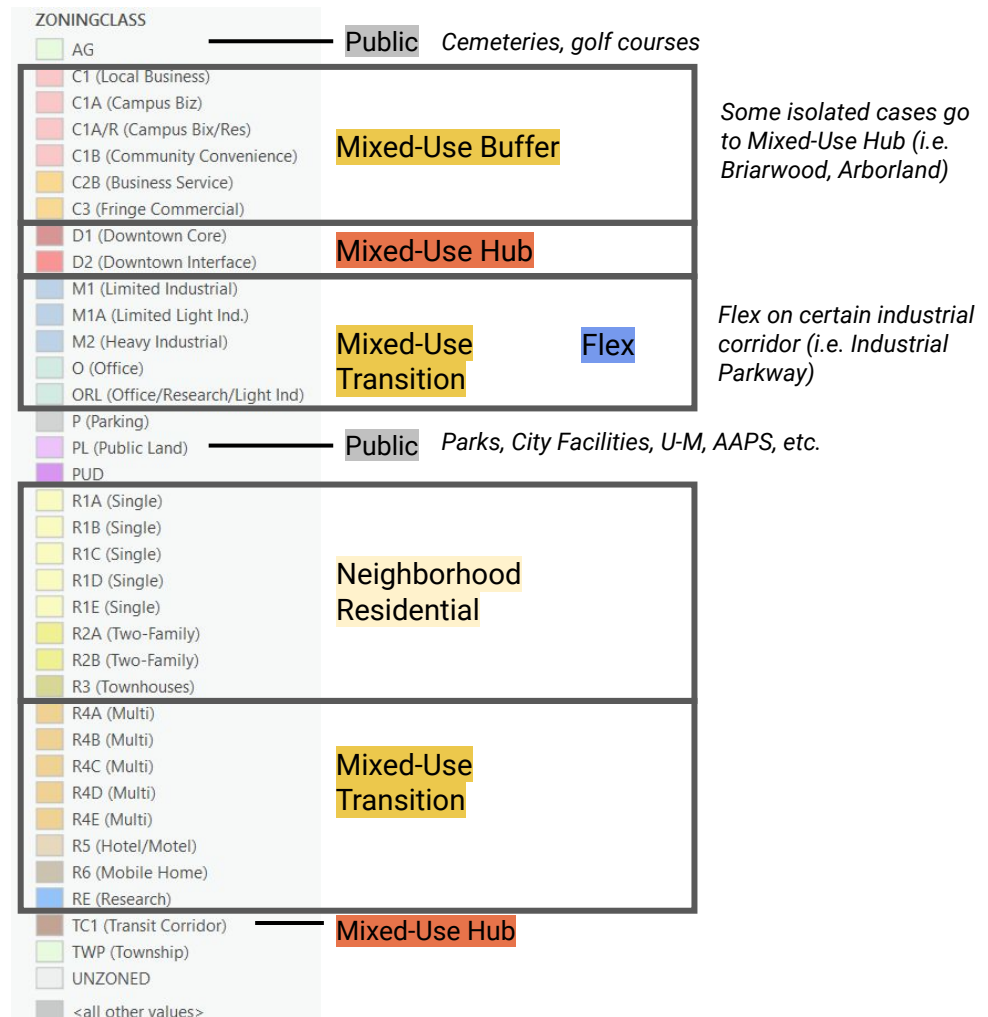
Streamlined Districts:

Translate existing zoning patterns into a simplified future “districts”

- Neighborhood Residential
- Mixed-Use Transition District
- Mixed-Use Hub District
- Flex (*industrial & mixed-use*)
- Public (*university, parks, AAPS, city property, natural areas*)

Not intended to be an exact 1:1 translation.

- IDEAS FOR DISCUSSION -

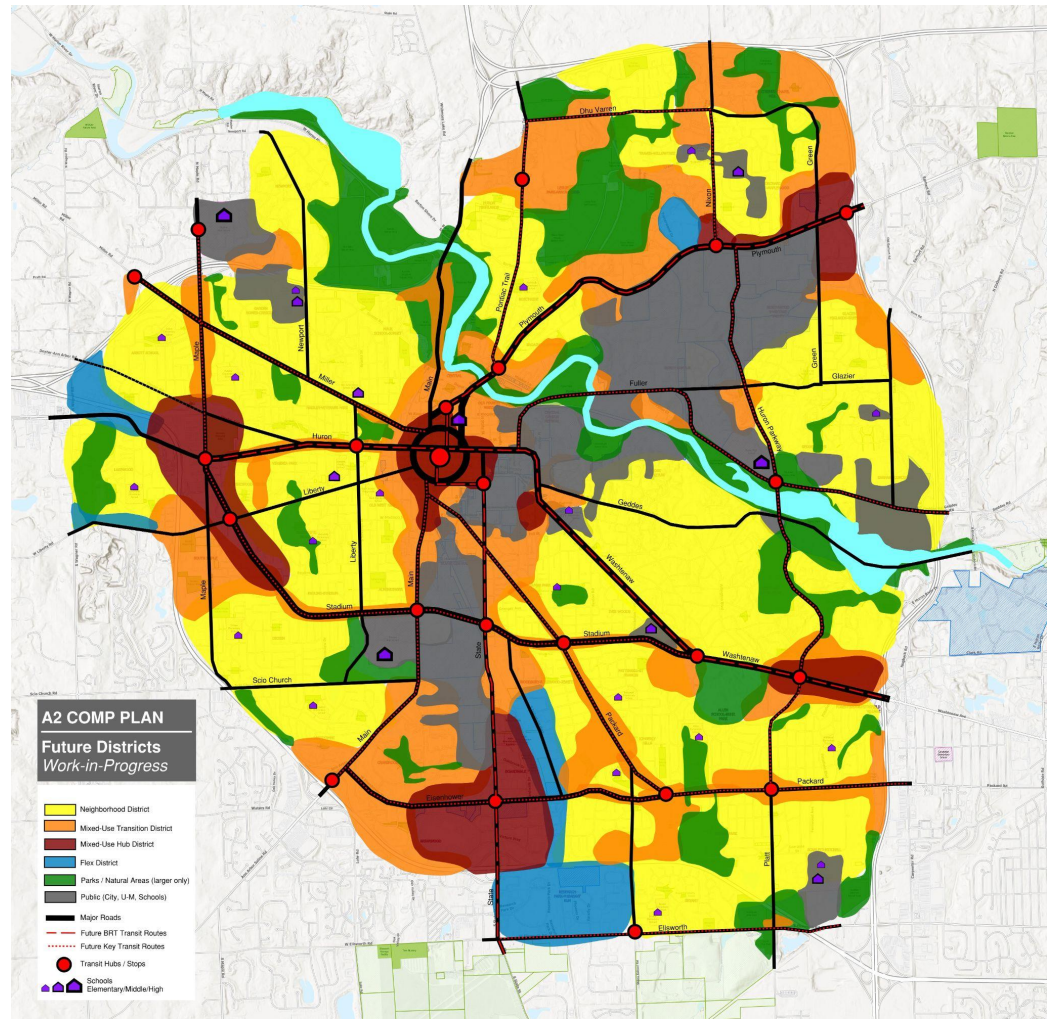


Streamlined Districts:

Apply future district across the city.
Align land use with streets/transit

- Neighborhood Residential
- Mixed-Use Transition District
- Mixed-Use Hub District
- Flex District
- Public (*university, AAPS, city property*)
- Parks & Natural Areas

- IDEAS FOR DISCUSSION -



Discussion

- What do you like or dislike about these district ideas?
- What criteria should be considered on where to apply these district classifications?
- What do you think the balance of development should be across these different districts?

NEXT STEPS

Project Schedule

GETTING STARTED

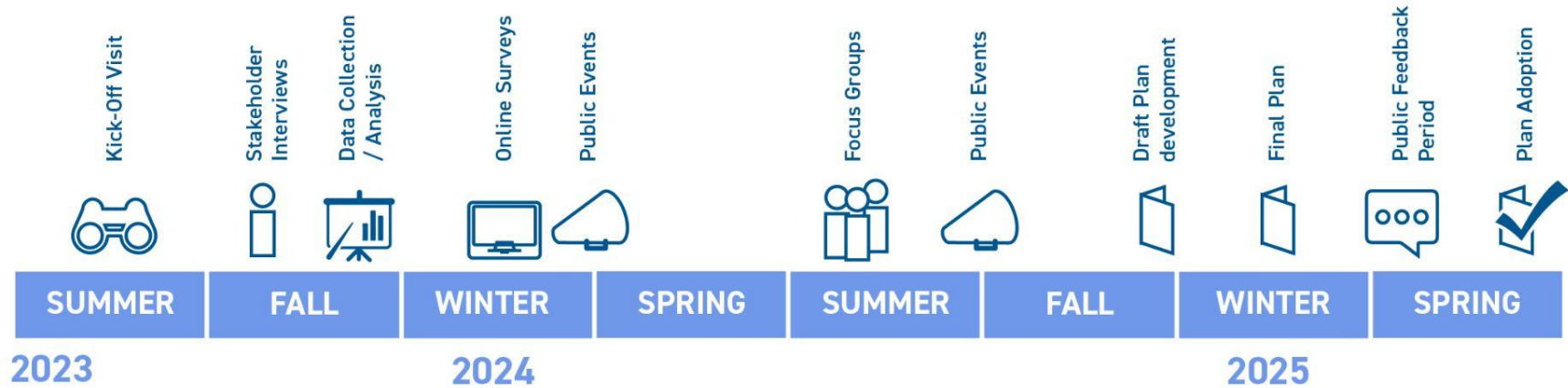
INVENTORY / OUTREACH

VISION / STRATEGIES

PLAN DEVELOPMENT

ADOPTION

We are here



Next Steps

- 1. Focus Groups**
- 2. Refine Goals - Develop Draft Recommendations**