

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 15, 2008

SUBJECT: Amendments to the Downtown Plan

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council authorize distribution of the draft amendments to the Downtown Plan for review and comment to adjoining jurisdictions and stakeholders in accordance with the State Planning Enabling Act (PA-33 of 2008) and Chapter 8 of the Ann Arbor City Code of Ordinances.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission **approve** the motion to request that the Mayor and City Council authorize distribution of the Downtown Plan amendments for review and comment to adjoining jurisdictions and stakeholders, as required by state law, in addition to local stakeholders.

STAFF REPORT

In October 2007, City Council passed Resolutions R-07-494 and R-07-495, which approved a set of downtown zoning and urban design recommendations developed by two citizen advisory committees as part of the Ann Arbor Discovering Downtown (A2D2) initiative. The resolution requested that the City Planning Commission initiate amendments to the Downtown Plan to support the implementation of these recommendations.

The Downtown Plan was adopted by the Planning Commission and City Council as an element of the master plan in 1988. The plan was updated in 1992 as part of the Central Area Plan process. A number of the plan's recommendations have been implemented by the City and the Downtown Development Authority (see attachment). A renewed interest in downtown development in the early 2000's prompted a re-examination of downtown planning issues, resulting in the Ann Arbor Discovering Downtown recommendations.

The Master Plan Review Committee has met four times since January 2008 to identify an approach to updating the Downtown Plan. Committee members agreed that the most effective method was to trim the plan down to its essentials – the objectives and action strategies – and incorporate the recommended A2D2 changes into this framework.

The draft of the amended Downtown Plan is attached. This draft plan contains substantially the same wording as the original plan. Where changes to the narrative have been made, they have been taken from the Downtown Development Strategies Implementation Plan, the A2D2 advisory committee recommendations, and Master Plan Review Committee recommendations. The existing condition maps and the Core/Interface area maps have also been updated.

Downtown Plan Amendments
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One of the first steps in a master plan amendment process is City Council's authorization to distribute the plan for public comment. The State Planning Enabling Act requires that prior to adopting or amending a master plan, a municipality must distribute the draft plan to adjoining jurisdictions and other stakeholders to provide the opportunity for comment. Once the draft plan has been distributed, adjoining jurisdictions and stakeholders have 42 days in which to submit their comments.

Once comments have been received and reviewed, a public hearing will be scheduled at the Planning Commission. This public hearing is tentatively targeted for the early July. Notice will be provided to all organizations registered with the Planning & Development Services Unit.

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Reviewed by Mark Lloyd
jsj/4/9/08



Attachments: Downtown Plan Implementation Highlights
Appendix E from the 2003-2033 DDA Development Plan
April 15, 2008 Draft Downtown Plan Amendments

Downtown Plan Implementation Highlights (Through 2007)

Downtown Development Authority Initiatives

See Appendix E from the 2003-2033 DDA Development Plan (attached)
Renewal of the DDA Development Plan and Tax Increment Finance Plan (2003)

Zoning Amendments

Amendments to C2A and C2A/R districts to remove housing disincentive (1992)
Amendments to Premium section to add incentives for residential use (1994)
Amendments to C2A and C2A/R districts to add minimum height requirement (2002)
Amendments to remove side setback requirements from C2A and C2A/R districts (2006)
Rezoning of South University area from C1A and C1A/R to C2A (2006)

Other Codes

Designation of downtown historic districts (1992)
Percent of public projects for public art fund (2007)

Planning Initiatives

Downtown Events Facility Task Force (1989)
Community High Task Force (1990)
Library Block Plan (1991)
Municipal Garage Relocation Task Force (1992)
Main/Packard RFP – Ashley Mews development (1998)
Downtown Residential Task Force (2004)
Downtown Development Strategies Project (2006)
Ann Arbor Discovering Downtown (2007)
First/Washington RFP (2007)
Allen Creek Greenway Task Force (2007)
Monthly UM/City policy and projects meetings (2005 - present)

Transportation

Ashley/William Parking Structure Task Force (1990)
DDA management of parking system (1992)
Study of two-way traffic on First/Ashley (1997)
Establishment of getDowntown program and go!pass (1999)
Conversion of State/Liberty/Maynard to two-way traffic (2001)
Downtown shuttle service - "Link" (2005)
Parking availability study (2006)

Programs

Technical assistance for loft conversions
Expanded use of residential permit parking programs

Appendix E: Notable DDA Projects Since 1982

• Table E1: Detailed Listing of Major Projects Since 1982

Fund	Project Type	Year	Project
0003	1. Streetscape	1982	Detroit Street/Farmer's Market Improvements
0003	1. Streetscape	1982	Liberty Street and South Fourth Avenue
0003	1. Streetscape	1989	Main Street Improvements
0003	1. Streetscape	1989	South University Improvements
0003	1. Streetscape	1990	Liberty Street and South Fourth Avenue
0003	1. Streetscape	1991	Alley between William & Liberty resurfaced
0003	1. Streetscape	1993	Detroit Street/Sculpture Plaza Improvements, incl lights
0003	1. Streetscape	1995	Kerrytown area street lights installed
0003	1. Streetscape	1995	Baker Commons landscaping & pedestrian improvements
0003	1. Streetscape	1995	Repair brick pavers and street lights on State/Liberty
0003	1. Streetscape	1996, 99	Sculpture Plaza seating, tables, umbrellas
0003	1. Streetscape	1997-02	Annual sponsorship of city maintenance walkthrough
0003	1. Streetscape	1998	Rebrick tree wells, E. Liberty/E. Washington
0003	1. Streetscape	1998	Tree planter at N.U. and Thayer
0003	1. Streetscape	1999	Pedestrian improvements funding for Ashley Mews
0003	1. Streetscape	2000-03	State Street Area Improvements Project
0003	1. Streetscape	2001	Repair tree wells on E. Liberty/E. Washington
0003	1. Streetscape	2001-02	Fourth Avenue sidewalk repairs and enhancements
0003	1. Streetscape	2003	Liberty Plaza Park repairs and enhancements
0003	1. Streetscape	2003	E.U./Church/Forest sidewalk repairs and enhancements
0003	3. Grants	1988	Downtown Handbook Project
0003	3. Grants	1988	Historical Street Exhibit Program seed grant
0003	3. Grants	1996-03	Grants to Downtown Area Associations, IDA Conference
0003	3. Grants	1997-98	Bicycle Coordinating Committee for bike hoops
0003	3. Grants	2000-01	IT Zone enhancement grants
0003	3. Grants	1999	Michigan Theater façade restoration grant
0003	3. Grants	1999	Holiday TV ad campaign with downtown associations
0003	3. Grants	1999-03	Get!Downtown Program grants and Go!Pass funding
0003	3. Grants	2001	Grant to enable an electrical transformer in a private alley
0003	3. Grants	2002	Hands On Museum to assist with building repairs
0003	3. Grants	2002	Washtenaw Housing Alliance for lights along Huron St
0003	3. Grants	2002	Historic Façade Loan Program created
0003	3. Grants	2003	Downtown web site created
0003	4. Studies	1986	Downtown model
0003	4. Studies	1988	Downtown Event Center feasibility study & task force support
0003	4. Studies	1989-90	Library lot task force support and study funding

Fund	Project Type	Year	Project
0003	4. Studies	1990	Downtown Pedestrian Improvements Plan
0003	4. Studies	1992	Ann Arbor Inn feasibility study
0003	4. Studies	1992	Parking/housing report
0063	4. Studies	1995	South Forest evaluation & potential uses study
0063	4. Studies	1995	Downtown parking demand study
0003	4. Studies	1995	Strategic planning study
0063	4. Studies	1997	Maynard and Fourth & William structure assessment
0063	4. Studies	1997	Liberty Sq., Ann Ashley, 1 st & Washington assessments
0063	4. Studies	1998	South Forest retail opportunities study
0003	4. Studies	2000	Two-way traffic analysis in the State St Area
0063	4. Studies	2000	Analysis of adding a floor to Fourth & William structure
0003	4. Studies	1999	State Street Area study commissioned from UM
0003	4. Studies	2001	South University Area study commissioned from UM
0003	5. Housing Grants	1989	YMCA single occupancy development support
0003	5. Housing Grants	1990	Moved William/Ashley house for Avalon Housing
0003	5. Housing Grants	1991	Day shelter renovation (S. Ashley)
0003	5. Housing Grants	1994	Ann Arbor Inn maintenance grant
0003	5. Housing Grants	1996	Homeless shelter assistance
0003	5. Housing Grants	1998	Support for housing on N. Ashley (Avalon project)
0003	5. Housing Grants	1999-00	LISC partnership challenge grants
0003	5. Housing Grants	1999	Ashley Mews affordable housing grant
0003	5. Housing Grants	1999	Courthouse Square leasehold improvements grant
0003	5. Housing Grants	2000	Courthouse Square elevator replacement grant
0003	5. Housing Grants	2000-01	Dawn Farm - Chapin Street house purchase grants
0003	5. Housing Grants	2001-03	Chamber Housing Innovation Program grants
0003	2. Parking - TIF	1984	Liberty Square construction
0003	2. Parking - TIF	1984	4 th & Washington repairs
0003	2. Parking - TIF	1985	Ann Ashley construction
0063	6. Parking	1982	South Forest repairs
0063	6. Parking	1984	Farmer's Market repairs, including parking lot repairs
0063	6. Parking	1988	4th/Washington, Forest & Maynard structure repairs
0063	6. Parking	1989	Kline's parking structure land purchase and design
0063	6. Parking	1989	4 th & William parking structure repairs
0063	6. Parking	1991	Additional 4 th & William repairs & expansion
0063	6. Parking	1992	Assumed management of off-street parking system
0063	6. Parking	1992	Equipment purchased for conversion to attended lots
0063	6. Parking	1992	4th & Washington, 1 st & Washington, 4 th & William repairs
0063	6. Parking	1992	S. Ashley (Kline) Lot constructed
0063	6. Parking	1993	Maynard repairs
0063	6. Parking	1996-97	1 st & Washington and 4 th & Washington emergency repairs