

**Ann Arbor
Comprehensive
Plan**

Ann Arbor Comprehensive Plan

Planning Commission Subcommittee

5.28.2024

AGENDA:

1. Key Engagement Messaging & Takeaways (10 minutes)
2. “What If” Land Use Scenario Discussion (60 minutes - 15 mins each)
3. Zoning/Proposals Discussion (30 minutes - 15 mins each)
4. Next Steps

Team Introduction

Interface Studio - Team Lead, Planning & Urban Design, Engagement, Project Management



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Jamie Granger



María Gabriela
González Rausell



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Smith Group - Sustainability, Planning, and Engagement



Oliver Kiley



Kathleen Duffy



Carolyn Lusch



Catherine Clarke

Ninigret - Econ. Development & Housing



Kevin Hively

&Access - Retail & Entrepreneurial Ecosystem



Bobby Boone



Solomon McKenzie

Conversations with the Public

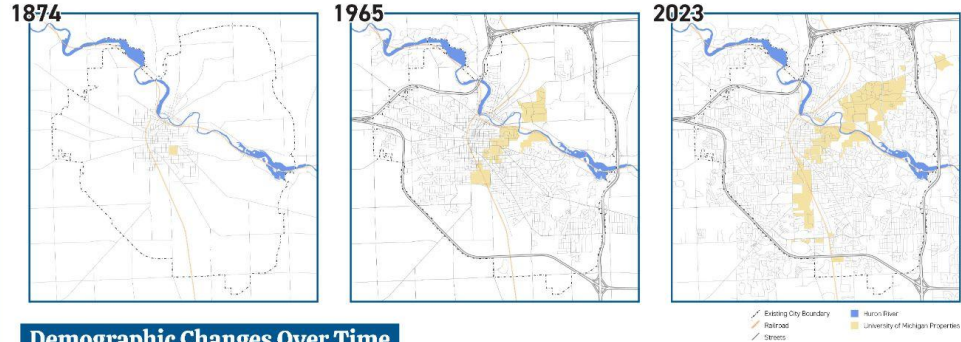


→
Key Message

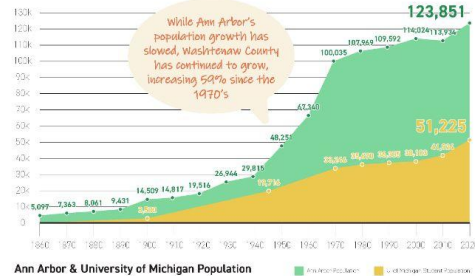
Ann Arbor and the University of Michigan campus have grown gradually over time, but most of the city is now fully developed.

Much of the population growth in the past few decades can be attributed to the growth in the student population. The rest of the population is growing older and family aged residents are decreasing.

Physical Changes Over Time

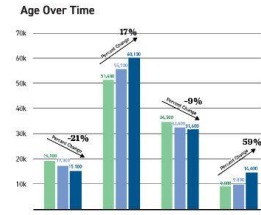


Demographic Changes Over Time

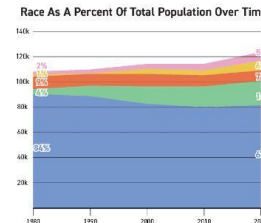


Ann Arbor & University of Michigan Population

The city's population experienced steady growth among students and non-students up to the 1970's until it leveled off considerably. **75%** of all the population growth in the city since the 1970's can be attributed to the growth in the student population.



The student-age population accounts for a large share of Ann Arbor's population and is driving the city's growth. At the same time, families have declined as a share and the population is aging.



The city's population is becoming more diverse with growth in the Asian, Hispanic, and Other populations (as a percent and total number) and a decline in the White and Black populations (as a percent and total number).



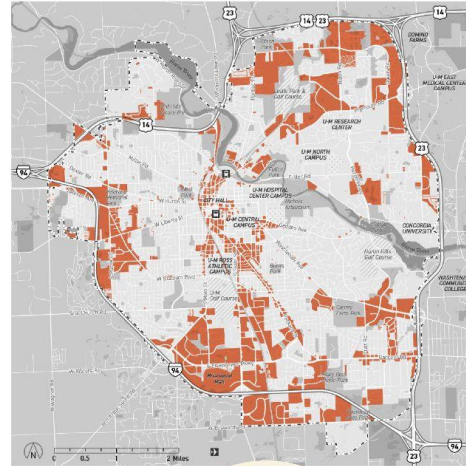
Key Message

Much of Ann Arbor is built out and existing regulations (zoning, floodplain, etc.) restrict where future development can occur.

How we best use the land that remains will have major implications on Ann Arbor's future.

In order to address city goals this plan will need to find ways to add new housing to low density districts.

Opportunities for Redevelopment



Less than **13%** of the city's land could be redeveloped based on current regulations and restrictions. Most of this land is already in use.

AREAS ALREADY DEVELOPED OR WITH RESTRICTIONS:

- Public Right-of-Way
- Township Islands
- Public Land
- Floodplain
- Historic Districts
- R1 & R2 Zoning Districts

Legend

- Redevelopment Opportunities

How should Ann Arbor change going forward?

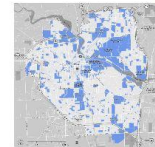
Should the city focus on commercial development to ensure the economy is not so reliant on the University of Michigan?

Or should Ann Arbor focus on developing housing to help the affordability crisis and fund the budget?

The Ann Arbor region is the **4th** most economically dependent on anchor institutions in the country, more than **3x** the national average.

Over half of Ann Arbor's budget is funded by the property tax (**52%**) and of that property tax, **63%** is from residential properties.

Tax Exempt Parcels



All of this will have major implications on Ann Arbor's budget considering **42%** of parcels are tax exempt.

42% Of the city parcel area is tax exempt

The University of Michigan accounts for only **28%** of exempt parcels



Key Message

Many neighborhoods lack access to walkable retail, and in those that do it is often dangerous or unpleasant to reach your destination.

Ann Arbor has high retail sales because of places like Briarwood Mall and restaurants that cater to the region, but lacks some locally serving retail in neighborhoods.



Meeting the needs of different users

Retail across categories collocate to serve **FAMILIES** needs with greater concentration in the NG&S and F&B categories.

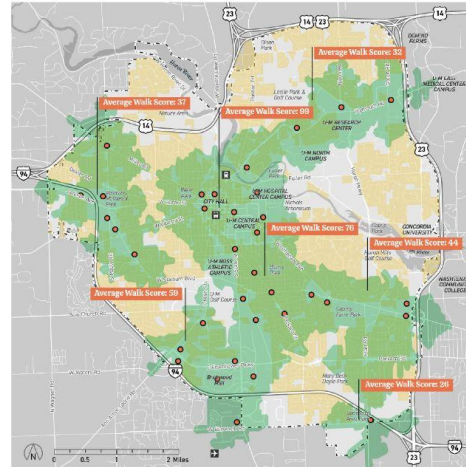


COLLEGE STUDENTS generally demand F&B uses, as limited budgets and meal plans decrease NG&S and GAFO expenditures.



OFFICE WORKERS demand quick and nearby retail uses in the NG&S and F&B categories.

Accessibility to Retail



- 15 Minute Walkshed from Shopping Center
- Shopping Center / Major Commercial Node
- Residential Areas

Supporting New Retail

Adding residents helps businesses stay in business, and can generate demand for **NEW** retailers. On average, each resident support 46 sq.ft. of retail space. The following outlines the amount of households required to support a business in each of the following categories if they spent all their money in the same place.



GROCERY STORE
 40,000 SQ.FT.
 =
3,065
 HOUSEHOLDS



RESTAURANT
 3,500 SQ.FT.
 =
616
 HOUSEHOLDS

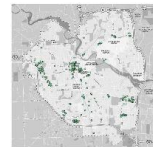


HARDWARE STORE
 10,000 SQ.FT.
 =
4,641
 HOUSEHOLDS

Retail Categories

NG&S

Neighborhood Goods & Services



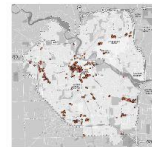
This category includes establishments that heavily depend on the patronage of residents.

- Types of businesses**
- grocery stores
 - drugstores
 - florists
 - bookeries
 - specialty food stores
 - dry cleaner/laundromats
 - hair and nail salons
 - printers
 - pet salons
 - machine repair shop
 - and similar uses

373
Businesses

F&B

Food & Beverage



This category includes establishments that serve food and/or alcohol consumed on-premises, serving a range of customers and trip purposes.

- Types of businesses**
- 5-12 down restaurants
 - cafes
 - bars
 - coffee shops
 - sandwich shops
 - ice cream shops
 - "quick-bite" establishments
 - fast-food restaurants
 - and similar uses

646
Businesses

GAFO

General Merchandise, Apparel, Furniture & Other



Customers are often comparison shoppers in this category, seeking best quality, price, or overall value to meet their need.

- Types of businesses**
- clothing stores
 - furniture stores
 - bookstores
 - jewelry stores
 - gift boutiques
 - pet stores
 - sporting goods stores
 - home goods stores
 - craft stores
 - antique shops
 - electronics stores
 - auto parts stores
 - similar uses.

493
Businesses



Key Message

The pace of new construction has slowed in recent decades and demand for new housing has outpaced supply, pricing out many residents.

In order to lower costs and address sustainability goals, Ann Arbor needs to build more housing that is closer to where people work.

Costs Associated with Development

01



LAND

Land has become a precious commodity and prices have risen accordingly.

02



REGULATIONS

Increased regulations and standards intended to meet sustainability goals have driven up the costs of development.

03



CONSTRUCTION

Years of high inflation have driven labor and material prices through the roof and increased development costs.

04



CAPITAL

To combat high inflation, the federal government has raised interest rates which raises the cost of borrowing money.

05



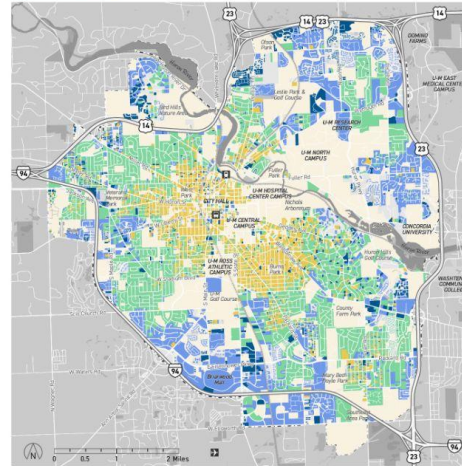
RETURN ON INVESTMENT

The increased costs in the previous 4 steps lowers profit margins for developers decreasing their incentives.

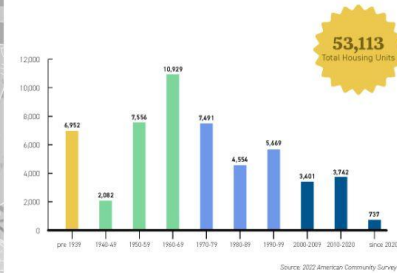
All of these factors have risen in recent years further increasing the cost of housing.

How Ann Arbor has developed over time

Year Structure Built



Number of housing units by year built



53,113
Total Housing Units

Source: 2022 American Community Survey

Legend

- N/A
- Up to 1939
- 1940-1969
- 1970-1999
- 2000-2022

How expensive is Ann Arbor compared to the region?

Ann Arbor is much more housing cost burdened than the region

Cost burdened is defined by those spending more than 30% of their income on housing

	Ann Arbor City	Ann Arbor Metro	Detroit Metro
Total over 30%:	38%	31%	28%
Householder 15 to 24 years:	41%	24%	4%
Householder 25 to 34 years:	22%	20%	16%
Householder 35 to 64 years:	24%	35%	48%
Householder 65 years and over:	12%	21%	31%

The number of Ann Arborites who are cost burdened changes significantly depending on if you are an owner or a renter.

53% of RENTERS are cost burdened while only **19% of HOME OWNERS** are cost burdened.

Conversations with the Public



Housing

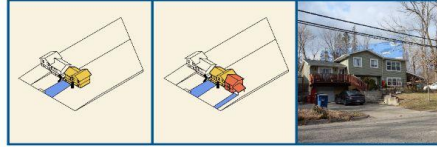
Examples Of Different Ways Ann Arbor Is Already Adding Density



→
Key Message

Attached Accessory Dwelling Unit (ADU)

Increase in units: +1



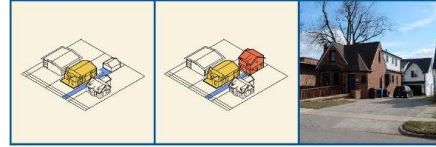
Previous:
1 Single Family Home

Existing:
1 Single Family Home + 1 ADU

Address:
1643 Traver Road

Detached Accessory Dwelling Unit (ADU) in Rear

Increase in units: +1



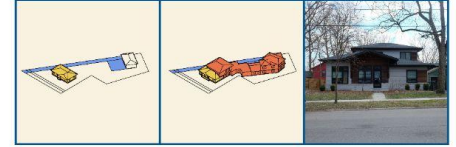
Previous:
1 Single Family Home

Existing:
1 Single Family Home + 1 ADU

Address:
309 Potter Avenue

Attached New Home in Rear

Increase in units: +1



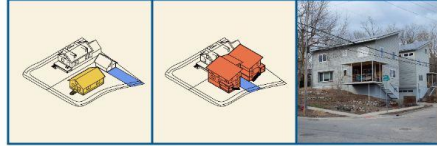
Previous:
1 Single Family Home

Existing:
2 Single Family Homes

Address:
613 & 615 Fitch Street

Duplex on a Former Single Family Lot

Increase in units: +1



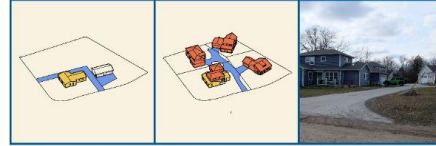
Previous:
1 Single Family Home

Existing:
1 Duplex

Address:
801 & 803 Wlot Street

Subdivided Single Family Lot

Increase in units: +3



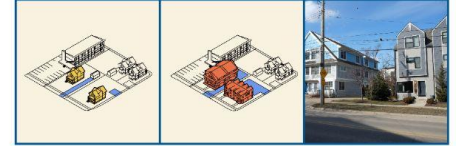
Previous:
1 Single Family Home

Existing:
4 Single Family Homes

Address:
609-15 Ironwood Drive

Triplex & Quadplex

Increase in units: +5



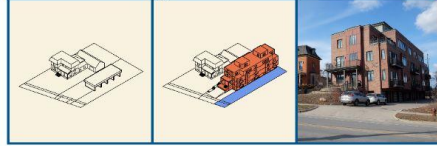
Previous:
2 Single Family Homes

Existing:
1 Triplex & 1 Quadplex

Address:
133, 139-45 Hill Street

Small Condo Building

Increase in units: +7



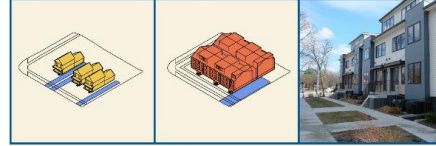
Previous:
Former Car Wash

Existing:
7 Condo Units

Address:
318 W Liberty Street

Small Apartment Building

Increase in units: +9



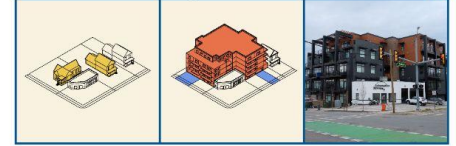
Previous:
3 Single Family Homes

Existing:
12 Apartments (63 beds)

Address:
650 Henry Street

Medium Condo Building

Increase in units: +15



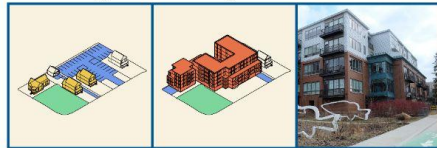
Previous:
2 Single Family Homes

Existing:
17 Condo Units

Address:
359 N Ashley Street

Small & Large Condo Buildings

Increase in units: +24



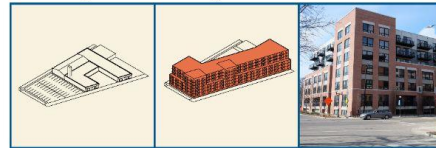
Previous:
3 Single Family Homes

Existing:
3 unit condo building
24 unit condo building

Address:
211-15 W Kingsley Street &
410 N 1st Street

Midrise Apartment Building

Increase in units: +164



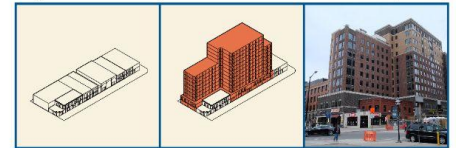
Previous:
2 Commercial Buildings & Parking

Existing:
164 Apartments

Address:
615 S Main Street

Highrise Student Apartments

Increase in units: +55 (243 beds)



Previous:
3 Commercial Buildings

Existing:
55 Apartments (243 beds)

Address:
1107 S University Avenue

Key Takeaways From Engagement

Public Workshops

Downtown & Branch Libraries



By the Numbers:

7 events

Over 380 attendees

27 stakeholders in small group meetings

Define Values in the context of Downtown:



Values

| How do you define Affordability, Equity, and Sustainability in the context of downtown?

INSTRUCTIONS

Grab three sticky notes and write your definitions! Place each sticky in the corresponding column.



Affordability

Varied housing types, especially for families and people with lower incomes, intergenerational and non-traditional households

Density increases in and around downtown and campuses

Affordable transportation and food

Tax burden and landlord regulation



Sticky notes here

Equity

Access to amenities such as parks and basic necessities regardless of transportation mode

Diverse housing options, including for older adults and lower income individuals

Comfortable public spaces for all

Opportunities for underrepresented businesses



Sticky notes here

Sustainability

More affordable housing and public transit to increase access to daily needs and reduce car dependence

Increased green infrastructure and protection of natural features

More pedestrian and bike infrastructure

Sustainable energy and building materials



Sticky notes here

Vision for a future Ann Arbor – Madlib

Ann Arbor is evolving
and we need your input to **help shape the future of our city!**



Turn the postcard to see the activity

- Desire for **more affordable and accessible housing**, with a focus on density and mixed-use developments
- Desire for more **green spaces, bike lanes, and better transit** options
- Importance of **protecting trees and natural areas** while developing the city
- Need for more **diverse housing options and tenant protections**
- Desire for more **inclusive and universally designed housing**
- Need for **better outreach** to diverse groups

Citywide Development

1. Need for **more types of housing and increased total housing** throughout Ann Arbor, with a focus on higher density housing
2. Improvements to **bike lanes and pedestrian walkability**
3. **A livelier riverfront and expansion of downtown's footprint**
4. Incentives to encourage **more affordable** and intensive development, including **missing middle housing**
5. Preservation of historic districts and green spaces
6. **Better public transit** and accessibility for all mobility options
7. More **small businesses and neighborhood retail** options
8. Prioritization of livability and equity for all residents

Ann Arbor Needs New Housing
Providing different types of housing will be key to achieving the city's goals of affordability, sustainability and equity.

We Want To Learn How And Where You Think Ann Arbor Should Change

DEFINITIONS

Color by density of development. Do you think the area should be developed more densely than you think it is, or is it a good opportunity for areas to build up **A LITTLE**, build up **MODERATELY** or build up **A LOT**?

- Build up **A LITTLE**
- Build up **MODERATELY**
- Build up **A LOT**

Do you have additional comments? Please get as specific as you can, and please include your contact information if on the map.

Ann Arbor is Already Adding Housing Across The City. Here Are A Few Examples That Show Different Ways To Add Density.

Examples in Ann Arbor that BUILD UP A LITTLE

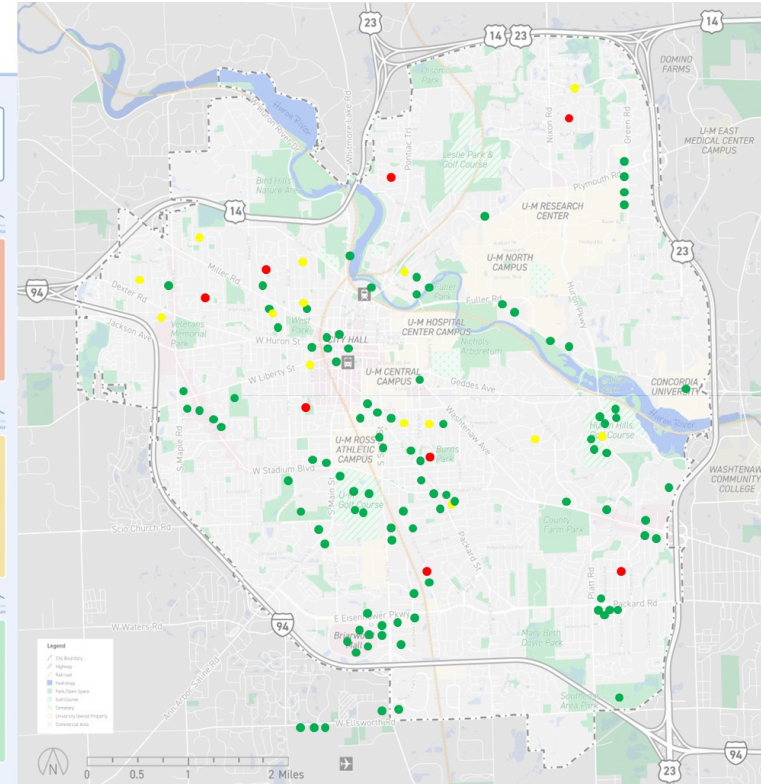
Historic Kalamazoo Building	Historic Kalamazoo Building
Historic Kalamazoo Building	Historic Kalamazoo Building

Examples in Ann Arbor that BUILD UP MODERATELY

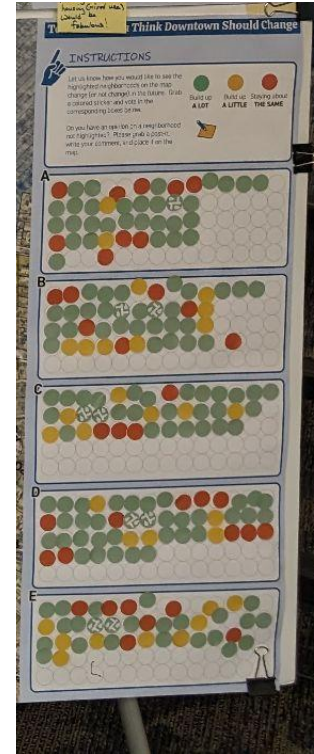
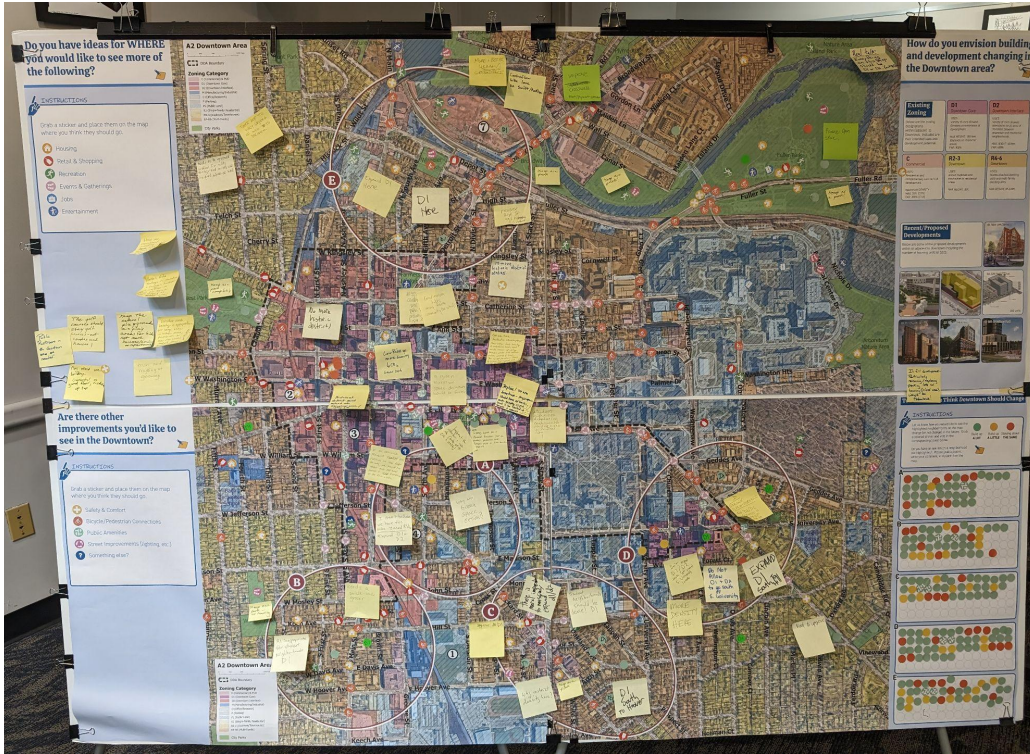
Historic Single Family Lot	Historic Single Family Lot
Historic Single Family Lot	Historic Single Family Lot

Examples in Ann Arbor that BUILD UP A LOT

Historic Single Building	Historic Single Building
Historic Single Building	Historic Single Building



Adding Density - Downtown & Adjacent



Across all areas:

- 65% build up **a lot**
- 16% build up **a little**
- 19% stay about **the same**

Adding Housing in Neighborhoods

Asked questions at the neighborhood meetings about the intensity of new housing that would be acceptable within single-family neighborhoods:

1. 75% of respondents were supportive of 2-4 units per parcel in single-family areas
2. Less than 15% were NOT supportive of adding more density.
3. Remaining comments expressed concerns but were open to the idea.

Concerns typically around how to...:

- ... keep neighborhoods feeling family-friendly (i.e. having enough green space)
- ...manage parking alongside increases in density
- ... prevent developers from turning it all into expensive rentals (loss of ownership opportunities)

“What If” Land Use Scenarios

“What If” questions and scenarios

For each, consider what we have to gain and what we have to lose

1. What if... we aim to build housing for 50% of commuters (and their families) which would be about ~35k to 40k households? Should we aim for more people? Less?
2. What if... we add housing to single-family zoned areas allowing up to 4 units? (Examples include townhouses/row houses, quadplexes, duplexes)
3. What if... we maximize residential development in TC-1 districts? What about in other commercially zoned areas? Large parking lots?
4. What if... we create another downtown-scaled hub elsewhere in the city (for example Briarwood)?

01: What if... we aim to build housing for 50% of commuters (and their families) which would be about ~35k to 40k households?

What might we gain?

- To be filled in during meeting...

What might we lose?

- To be filled in during meeting...

02: What if... we add housing to single-family zoned areas allowing up to 4 units?

What might we gain?

- To be filled in during meeting...

What might we lose?

- To be filled in during meeting...

03: What if...

we maximize residential development in TC-1 districts?
What about in other commercially zoned areas? Large parking lots?

What might we gain?

- To be filled in during meeting...

What might we lose?

- To be filled in during meeting...

04: What if... we create another downtown-scaled hub elsewhere in the city (for example Briarwood)?

What might we gain?

- To be filled in during meeting...

What might we lose?

- To be filled in during meeting...

**Zoning/
Proposals
Discussion**

Recent Proposals w/ Zoning Issues

- **601 Mary Court**

Proposed 8-unit, 32-bedroom development which includes four structures on separate parcels addressed as 601, 603, 605, and 607 Mary Court. Existing structures will be razed for construction of one townhome-style building fronting on Mary Court. It will be surrounded by multi-family residential on the adjacent parcels.

- **1146 S. Maple Road**

Proposed 4-story, 39-unit Permanent Supportive Housing building by Avalon Housing. It will meet National Green Building Standards, have 15% barrier-free units, and provide 700 square feet of community space. The project proposes to annex 1146 South Maple from Scio Township and rezone to a PUD. It will be adjacent to the existing Hickory Way I & II buildings and surrounded by multi-family residential and Hansen Nature Area, a city park.

601 Mary Court

Existing Zoning: R4C

Explain why this beneficial effect cannot be achieved under any other zoning designation.

Only R4E would allow for this density (R4E = 75 d.u. / acre maximum, proposed = 42 d.u. / acre). Front and rear setbacks, as well as the conflicting land use buffer, would not be achieved in any R zone.

COMPARISON

	R4C	R4E	proposed
min. lot size	8,500 sf	14,000 sf	8,190 sf
density	20 d.u. / acre	75 d.u. / acre	42 d.u. / acre
front yard	25'	15'	12.25'
side yard	12'+6.75'	10'+6.75'	10'
rear yard	30'	30'	7.75' (+ 16' alley)
c.l.u.b.	15'	15'	not provided

MARY COURT TOWN HOMES

601, 603, 605, 607 Mary Court - Ann Arbor, MI 48104

pre-application conference

9 May 2024

L · G · A

LEWIS GREENSPOON
ARCHITECTS, LLC
440 main st, #16 2
ann arbor, mi 48104
734 . 784 . 3257
www.lgarchitects.com

PROJECT SUMMARY

Eight Town Homes

three-stories, +/- 30' tall
5 units
4 bedrooms each unit
total number of bedrooms: 32
apartment size: 1,932 sq. ft.
building size: 12,858 sq. ft.
building footprint: 3,224 sq. ft.

demolish four existing single-family homes
(4 bedrooms each = 16 bedrooms)

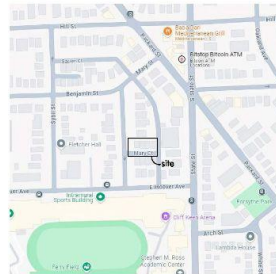
existing zoning: R1C
proposed zoning: PUD

new single lot +/- 8,160 s.f.

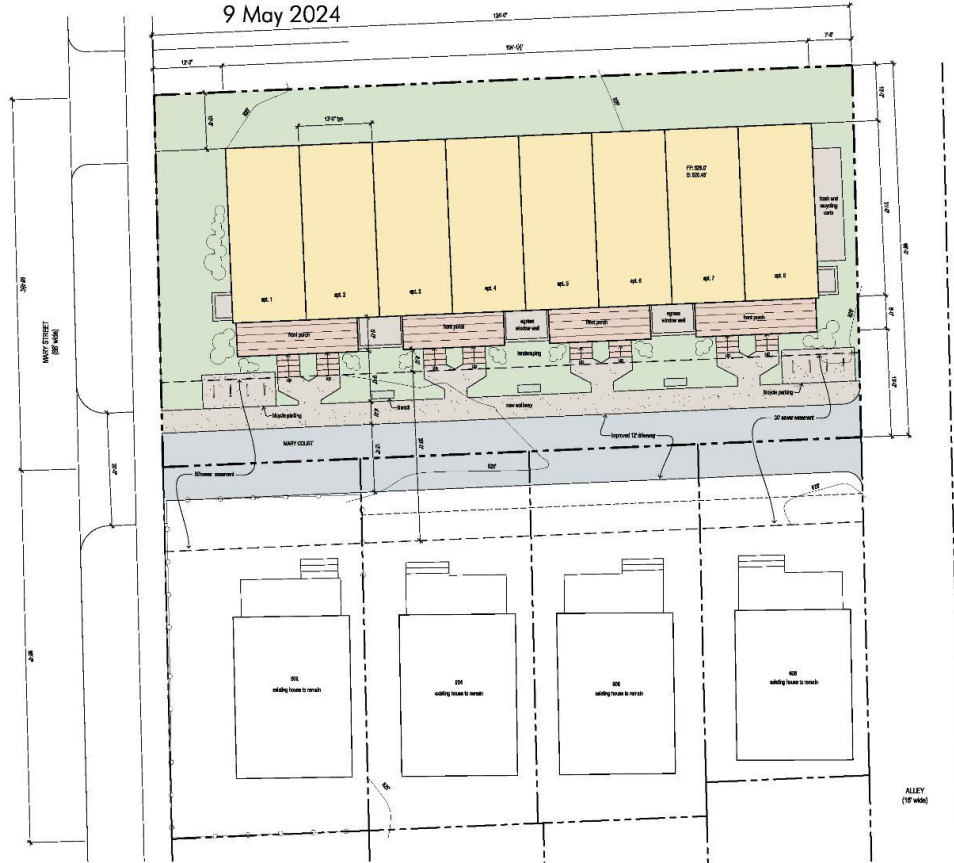
total impervious surface: +/- 4,850 sq. ft.

COMPARISON

	R1C	R1E	proposed
min. lot size	8,530 sf	14,000 sf	8,190 sf
density	20 d.u. / acre	75 d.u. / acre	42 d.u. / acre
front yard	25'	15'	12.25'
side yard	12'+6.75'	10'+6.75'	10'
rear yard	30'	30'	7.75' (+ 10' alley)
c.l.u.b.	15'	15'	not provided



2 VICINITY MAP
size



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

Mary Court

eight new town-homes

601 - 607 Mary Court
Ann Arbor, MI 48104

project no.: 23023

date: 11/26/23
drawing number: 11/26/23
project number: 11/26/23

A1.1

SITE PLAN



Mary Court

eight new
town-homes

601 - 607 Mary Court
Ann Arbor, MI 48104

project no. 23003

scale: 1/8" = 1'-0"
client: perkins+will | 8/26/21
perkins+will.com | 7/26/21

1 VIEW FROM SOUTH-WEST
RNTS

1146 S. Maple Road

Existing Zoning: TWP

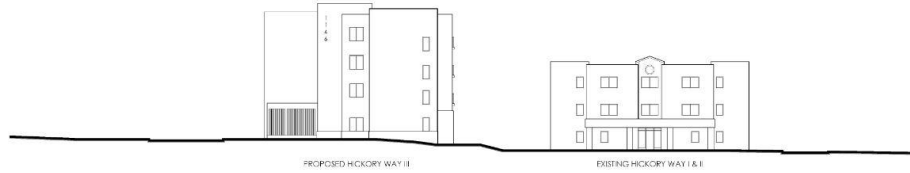
Explain why this beneficial effect cannot be achieved under any other zoning designation.

The PUD designation will allow the development team to flexibly respond to the density requirements necessary to create a sustainable low income housing development, while also making best use of the existing site features and acreage

	EXISTING	R4E	PROPOSED
ZONING	N/A	R4E	PUD
RESIDENTIAL UNITS	1		39
TOTAL FLOOR AREA	1,330 sf		37,451 sf
LOT AREA/DWELLING UNIT	45,200 sf	580 sf	1,050 sf
ACTIVE OPEN SPACE PER DWELLING UNIT	n/a	150 sf	504 sf
BUILDING HEIGHT	n/a	None	48 ft 4 stories
LOT SIZE	45,200 sf	14,000 sf	40,966 sf *
LOT WIDTH	155 ft	120 ft	154.97 ft
OPEN SPACE	n/a	40%	47%
FRONT SETBACK	39 ft	15 ft	1 ft
REAR SETBACK	208 ft	30 ft	90 ft
SIDE SETBACK	44 ft	28 ft	13 ft **
OFF STREET PARKING	REQUIRED		PROVIDED
PARKING	0		20
BICYCLE PARKING RESIDENTIAL 1/5 UNITS 50%A 50%C	4A/4C		6A/4B
LOADING SPACES	0		0
EV PARKING:			
90%EVC	18		18
10%EVI	2		2
1 HP VAN EVI	1		1

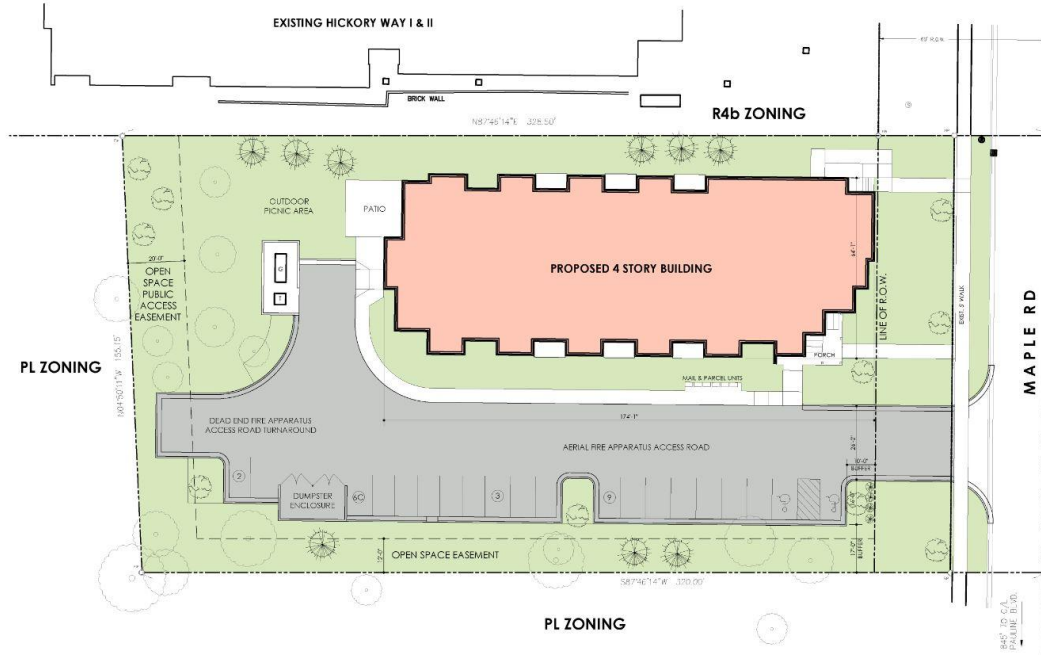
* EXCLUDES PROPOSED ROW

**SIDE SETBACK IS 10' PLUS 3" FOR EVERY FOOT OVER 35 FT BUILDING HEIGHT PLUS 1.5" FOR EVERY FOOT OVER 50 FT OF BUILDING LENGTH. BUILDING LENGTH IS 168 FT.



VERTICAL SITE SECTION

SCALE: 1/16"=1'-0"



PROPOSED SITE PLAN

SCALE: 1/16"=1'-0"

SITE DATA

ZONING	
EXISTING	TWP
PROPOSED	PUD
SITE AREA	1.15 ACRES
BUILDING USE	LOW INCOME & PERMANENT SUPPORTIVE HOUSING (MSHA 9%)
BUILDING HEIGHT	4 STORY (48')
TOTAL UNIT COUNT	
FIRST FLOOR	6
SECOND FLOOR	11
THIRD FLOOR	11
FOURTH FLOOR	11
TOTAL	39
BUILDING AREA	
FIRST FLOOR	9,569
SECOND FLOOR	9,294
THIRD FLOOR	9,294
FOURTH FLOOR	9,294
TOTAL	37,451
VEHICLE PARKING	
REQUIRED	0
PROVIDED	20

HICKORY WAY III ANN ARBOR MICHIGAN



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SHAFFER &
PAPPAS, INC.
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REVISION
APRIL 29, 2024
A1.00



HICKORY WAY III
ANN ARBOR MICHIGAN

 FUSCO,
SHAFFER &
PAPPAS, INC.
ARCHITECTS AND PLANNERS

A.202

NEXT STEPS

Project Schedule

GETTING STARTED

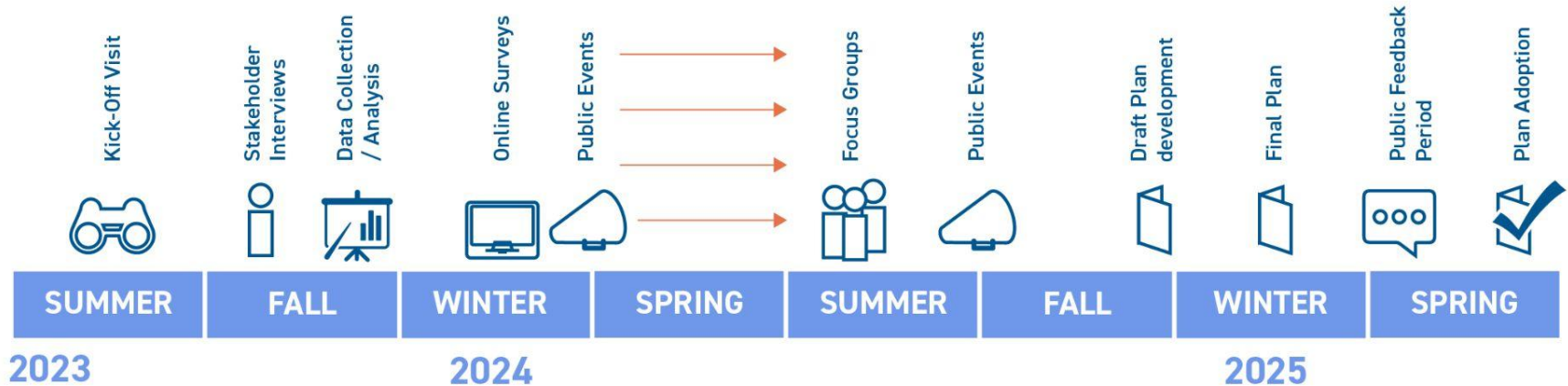
INVENTORY / OUTREACH

VISION / STRATEGIES

PLAN DEVELOPMENT

ADOPTION

We are here



Next Steps

1. Focus Groups

- a. Natural Features
- b. Sustainability
- c. Equity
- d. Affordability

2. Work Sessions & Other Interviews

- a. Parks and Open Space
- b. Economic Development
- c. Small Businesses

3. Summerfest - June 15th

4. Workshops in a Box