

Resolution to Support Approval of A2D2 Zoning Ordinance Amendments with  
Recommended Edits Following the Decision to Impose Downtown Building Height  
Limits

Whereas, The City established the Downtown Residential Taskforce in October 2003 to uncover barriers to downtown residential development, and in May 2005 hired Calthorpe Associates to work with the community to develop a vision for the downtown, as well as recommendations to realize this vision;

Whereas, in March 2006, City Council approved the Downtown Development Strategies Final Report Implementation Plan and in September 2006 City Council approved the A2D2: Ann Arbor Discovering Downtown name to refer to the next steps in the Downtown Development Strategies Project;

Whereas, A2D2 zoning ordinance amendments have undergone a first reading by City Council at which time some changes were made including the decision to institute a building height limit;

Whereas, The DDA approved a resolution at its April 1, 2009 meeting congratulating the City and the community for developing excellent recommendations to improve downtown zoning, and as part of this resolution respectfully provided some recommended changes which were accepted as part of the public input for this project;

Whereas, City Council is anticipated to approve the A2D2 zoning changes at second reading in early July and members of the DDA seek to provide some remaining recommendations which include:

- Given that City Council has resolved to impose building height limits in D1 and D2, the DDA respectfully recommends that if 33% or more of a floor of structured parking required by the zoning ordinance is being constructed within a development, the remaining parking needed to complete a floor of parking should not be calculated as part of the building's FAR.
- We recommend that the ratio for residential premiums be restored to a 1 to 1 proportion as is current zoning.
- Now that a height limit has been established in the D1, we recommend that the by right zoning in the D1 be increased to 500%.
- Further, to increase the community benefits of new buildings, we recommend that the FAR with premiums be increased to 900%, and with affordable housing to 1,100%.

RESOLVED, Once again the DDA warmly congratulates the City of Ann Arbor, its staff, Planning Commission members, A2D2 committee members and other members of the

public for developing excellent recommendations to change downtown zoning to encourage community goals such as increased numbers of downtown residents;

RESOLVED, The DDA formally requests that City Council adopt the recommendations for changes to the A2D2 downtown zoning ordinance amendments as set forward above.

**A vote to approve the resolution showed:**

**AYES: Boren, Collins, Greff, Gunn, Hall, Hewitt, Hieftje, Mouat, Smith, Splitt**

**NAYS: None**

**Absent: Lowenstein, Orr**

**The motion carried.**

June 3, 2009