

From: Gwen Nystuen [<mailto:gnystuen@umich.edu>]

Sent: Tuesday, November 19, 2013 7:32 PM

To: Planning

Subject: D1, D2 Zoning

Dear Commissioners,

It seems clear that there needs to be a buffer between high density development of D1 and even from D2. Certainly D2 should buffer D1 from residential neighborhoods. Please adopt the amendments that have been proposed and also apply them to the South University "downtown" as well.

In addition it was acknowledged when the zoning was established that standards of elements of set-back, height, sun and shade, wind, traffic and use, would be needed to make a project compatible with the existing neighborhood and particularly the immediate neighbors. These elements were left as guidelines. They should be included as elements of the zoning so that they are enforceable and not left to the discretion of the developer and depend solely on persuasion.

Among publications I came across a 1988!!!! Ann Arbor Downtown Plan. A last couple of pages diagrams that illustrate these elements that you have discussed. There is no reason they should not be required in design of new projects so that the new enhances the old and is not destructive to the established neighborhood.

November 19, 2013

To: Ann Arbor Planning Commission
Re: D1, D2 Zoning Amendments

Dear Commissioners,

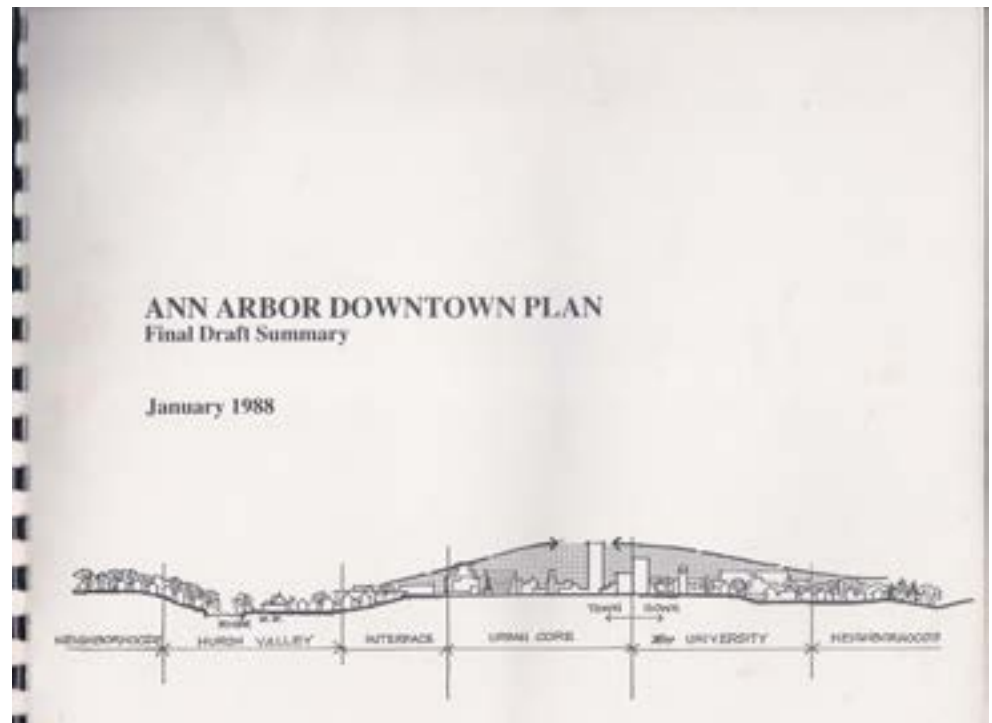
It seems clear that there needs to be a buffer between the potential high density development of D1 and even from D2. Certainly D2 should buffer D1 from residential neighborhoods. Please adopt the amendments that have been proposed and also apply them to the South University "downtown" as well. Please adopt the amendments proposed in detail by Detter, Tyler neighborhood representatives.

It was acknowledged when the zoning was established that standards of elements of set-back, height, sun and shade, wind, traffic and use, would be needed to make a project compatible with the existing neighborhood and particularly the immediate neighbors. These elements were left as guidelines. They should be included as elements of the zoning so that they are enforceable and not left to the discretion of the developer and depend solely on persuasion.

Among publications I came across a 1988!!!! Ann Arbor Downtown Plan. A last couple of pages have such concise diagrams that illustrate these compatibility elements that I am copying them below. There is no reason they should not be required in design of new projects so that the new enhances the old and is not destructive to the established neighborhood.

Sincerely,

Gwen Nystuen,
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1016 Olivia Ave
Ann Arbor, MI 48104



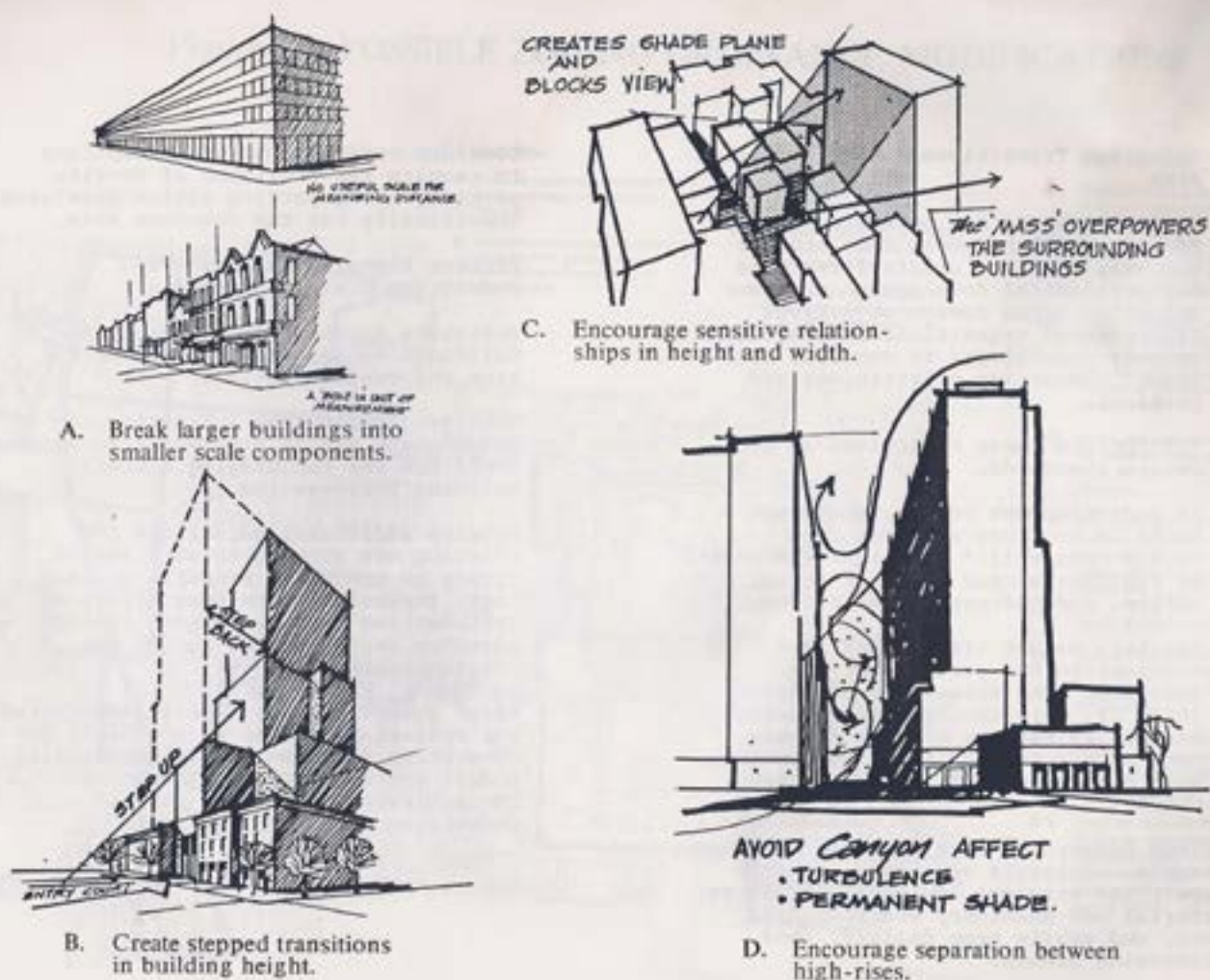


Figure 14: SENSITIVITY TO CONTEXT

4. Encourage Sensitivity to Context in the Design of New Buildings

- To the greatest possible extent, incorporate the following urban design guidelines into a modified premium (density bonus) system:
 - Encourage the use of variations in building height, roof lines, minor facade setbacks and architectural detailing to break large new buildings into smaller scale components which fit more sympathetically into the existing development context.
 - Encourage the use of incremental transitions in building height to tie taller building elements into the surrounding context.
 - Encourage sensitive relationships between the height and width of high-rise building elements to reduce their apparent bulk and to minimize blocking views, as well as shading and down-draft impacts.
 - Encourage separation between high-rise buildings to avoid creating "canyon" effects.
- Incorporate these objectives as PUD review standards.
- Consider establishing advisory design review as part of the existing development approval process using Plan urban design recommendations as the basis for preparing illustrated guidelines.