

RESOLUTION TO RECOMMEND APPROVAL OF THE
A2D2 DOWNTOWN DESIGN GUIDELINES

WHEREAS, The Ann Arbor City Planning Commission (the Planning Commission) has continuously supported and worked to recommend appropriate documentation to implement the Ann Arbor Discovering Downtown (A2D2) efforts, specifically the A2D2 Zoning Amendments, Downtown Design Guidelines, and related Master Plan amendments; and

WHEREAS, The Planning Commission discussed the Downtown Design Guidelines at its working session on September 10, 2009, and participated in a joint working session with City Council and the Downtown Development Authority on September 14, 2009; and

WHEREAS, The Planning Commission discussed the Downtown Design Guidelines at its October 6, 2009 business meeting; and

WHEREAS, The Planning Commission supported revisions to the A2D2 Zoning Amendments earlier this year to make certain aspects of the proposed design guidelines such as setbacks, building height, and streetwall offsets part of the proposed D1 Downtown Core District and D2 Downtown Interface District, making these design elements a standard of the Zoning Ordinance and thus a mandatory part of the site plan approval process; and

WHEREAS, The Downtown Design Guidelines encourage high quality downtown site and building design, promote the pedestrian experience, complement the proposed downtown zoning districts and character overlay zoning districts, promote green development technologies, and clearly illustrate the intent and goals of each design guideline while being open to creative design and objectivity, and have been written to allow a range of implementation procedures;

RESOLVED, The Planning Commission recommends that City Council adopt the Downtown Design Guidelines as presented;

RESOLVED, The Planning Commission further recommends that the Downtown Design Guidelines be reviewed based on actual submittals and implementation after no more than 6 "major" (as defined by the Citizen Participation Ordinance) or 10 total projects have been approved. Said review will assess both the content and process for the Downtown Design Guidelines.

October 6, 2009