



# T1 TRANSIT DISTRICT

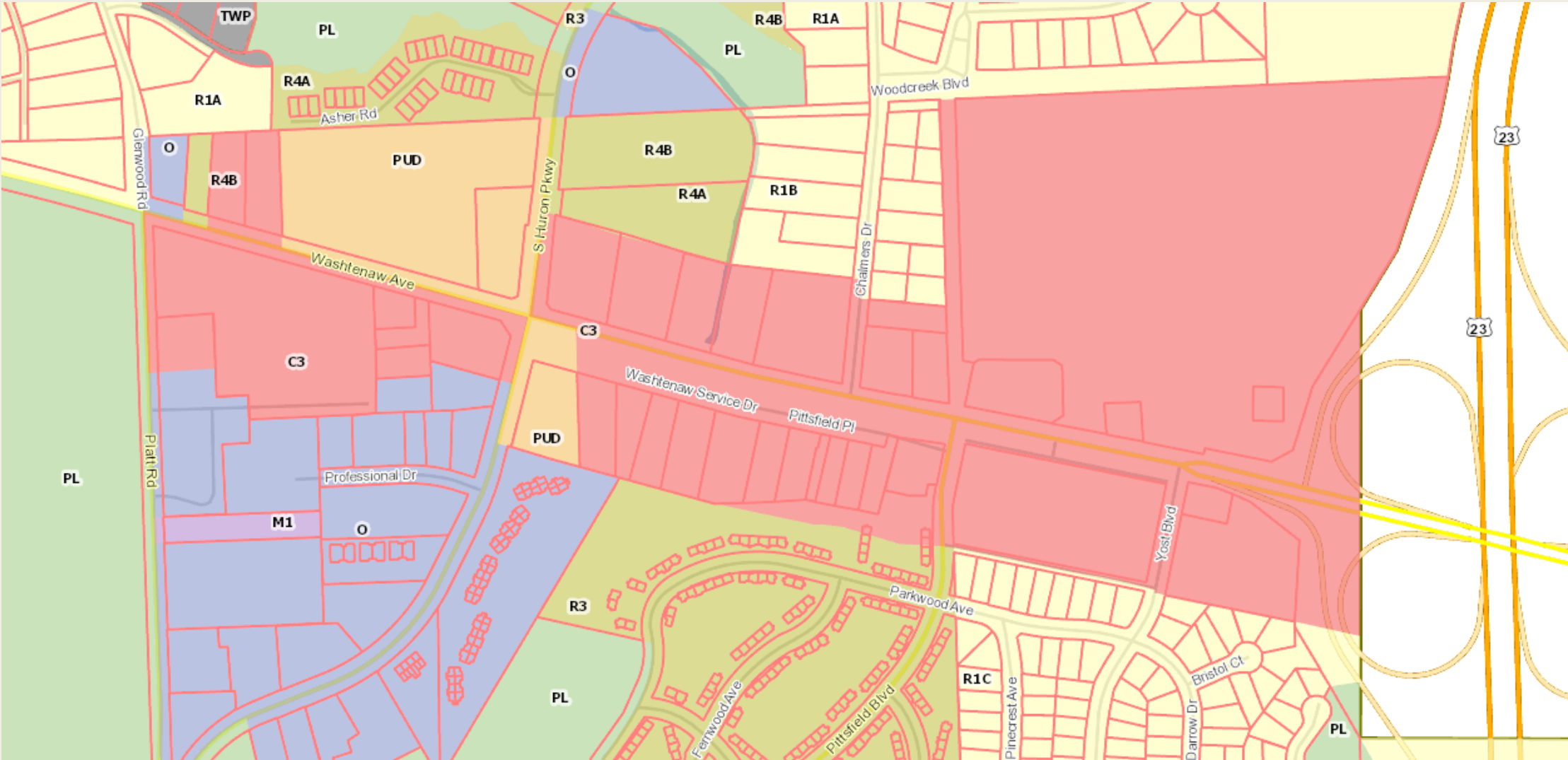
A new zoning district



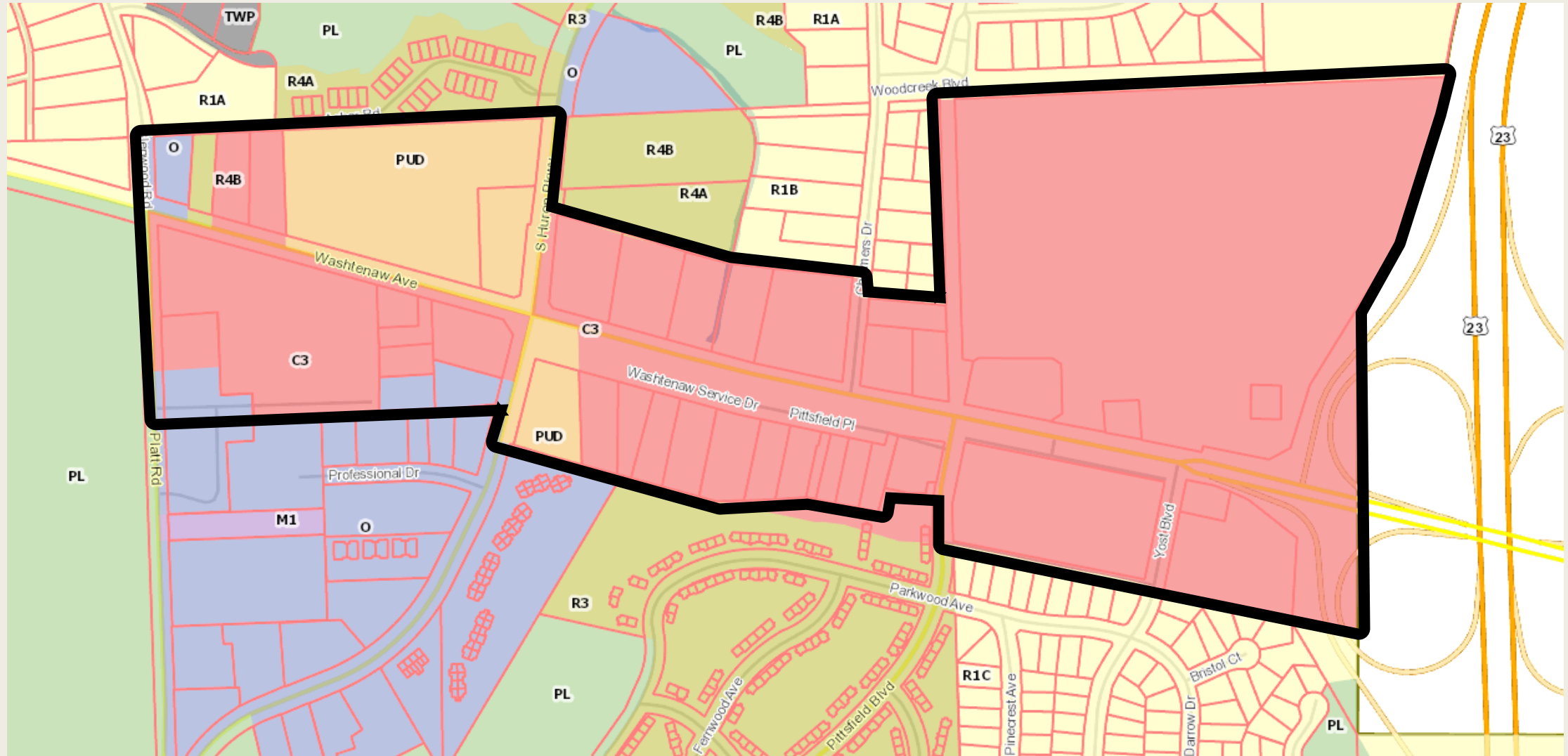
# Master Plan Recommendations

- Overarching Theme: Increasing Livability of Ann Arbor
  - *More housing*
  - *More mobility*
  - *More mixed use, density, active streetscapes*

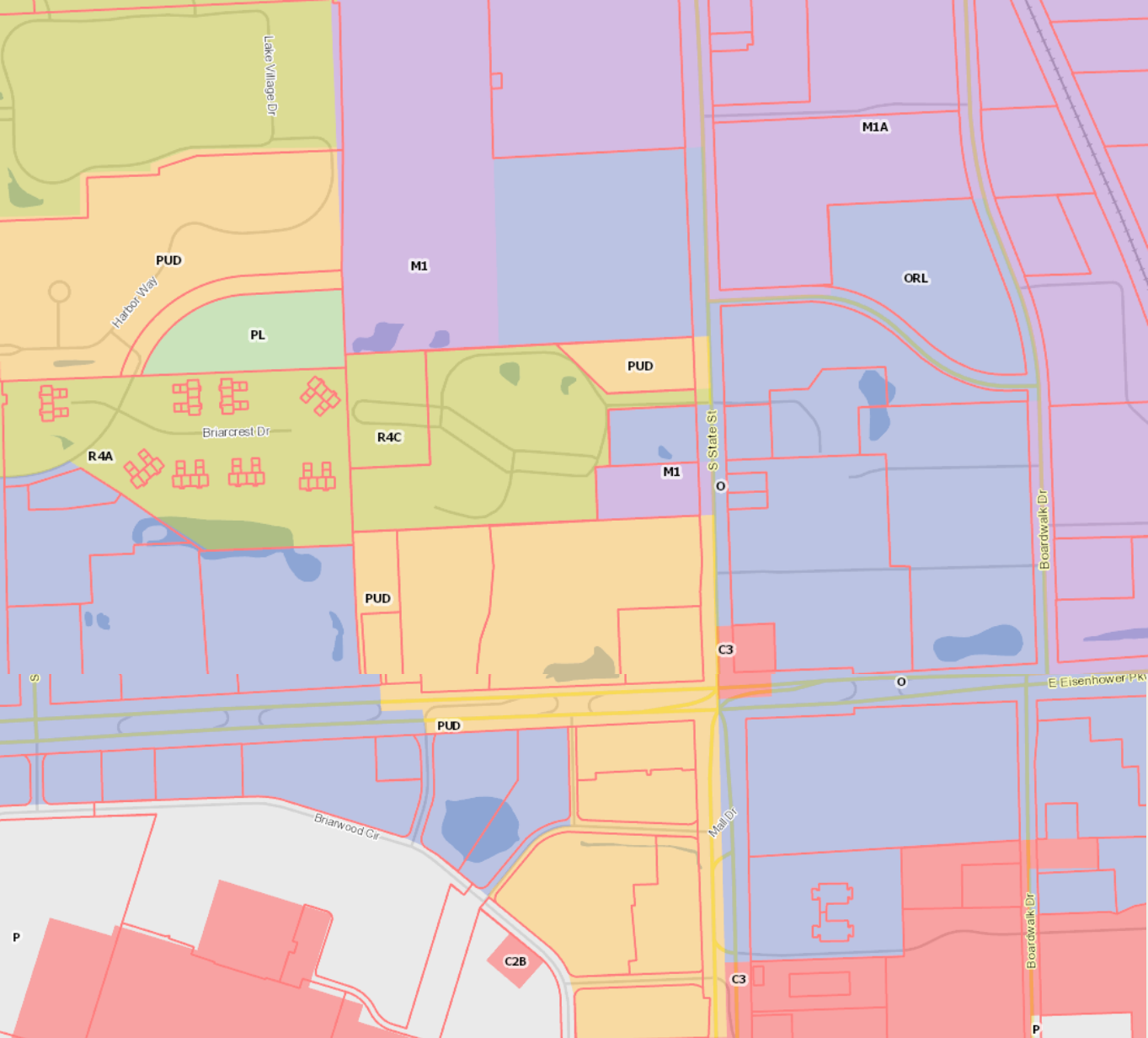
# Washtenaw Corridor Zoning Map



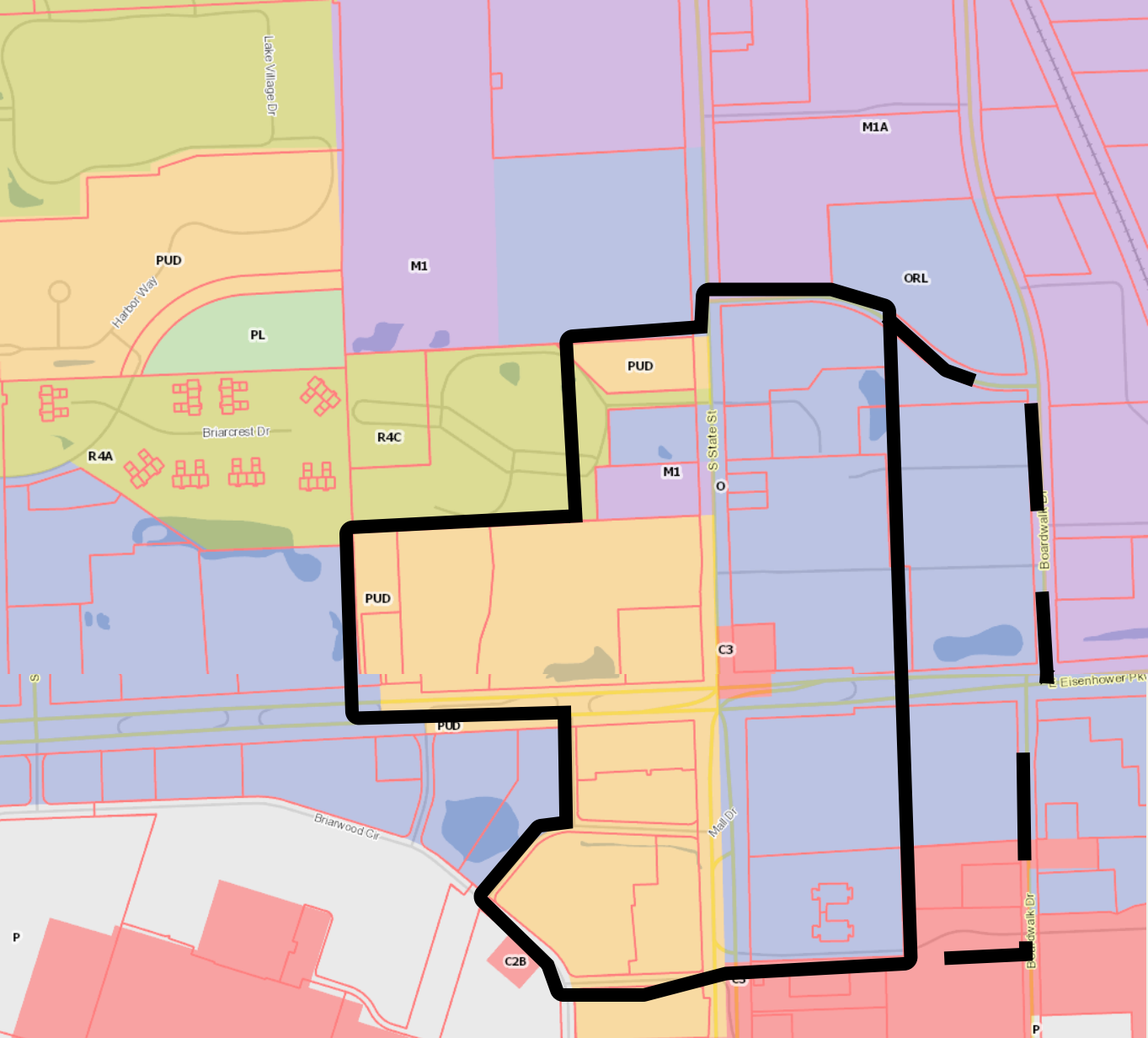
# Washtenaw Corridor T1 District?



# South State Street Corridor Zoning Map



# South State Street Corridor T1 District?



# T1 District Framework

- Mid-range density – 200% FAR
- Shallow setbacks – buildings at sidewalk
- Mid-range height – two to eight stories
- Mixed uses – 25% to 50% residential use
- Lower parking requirements
- More required elements – car sharing and ride service facilities, plazas, transit access, etc.

# Schedule

- March 2018 – Stakeholder engagement
- April 2018 – Public outreach
- May 2018 – Draft zoning map boundaries and district regulations
- June 2018 – Finalize map and regulations
- July 2018 – Planning Commission review
- August, September 2018 – City Council review and action