APPENDIX C

Public Input Results

Focus Group Executive Summary

Who participated?

- 72 individuals (some attending more than one meeting) including:
    - 8 members of the DDA Downtown Marketing Committee
    - 5 members of the Energy & Environmental Commission
    - 59 concerned citizens

What was said?

What is working: The most often cited positive aspects of the downtown zoning ordinances included:

- Revitalization of the downtown is occurring
- More people are living downtown as permanent residents
- The mix of uses is increasing
- The D1/D2 ordinances are simpler and easier to understand than the former zoning districts

What is not working: The most often cited negative aspects of the downtown zoning ordinances included:

- The design guidelines should have more teeth (possibly making them mandatory or necessary for the granting of premiums)
- Premiums should not be granted so freely, or should be eliminated all together; also, they should be changed to ensure that we are getting what we want from them (more affordable housing, environmental/energy enhancements, and others)
- Buildings being built are too tall; height limits should be decreased
- Step-backs or diagonals should be required to prevent all buildings from being constructed as "blocks" and to increase solar access for surrounding properties
- The location of D1 and D2 districts needs to be re-evaluated
    - There should be more D2 areas that provide buffers between residential neighborhoods and D1 districts
    - Build-out analysis should be conducted for D1 and D2 areas
- There is a lack of diversity in the residential development happening downtown
    - Less student housing
    - Number of bedrooms should be better regulated
    - Need more housing for people working downtown, young professionals looking to live downtown, people with families, empty-nesters and seniors
- More protection should be given to historic neighborhoods abutting D1 and D2 districts
    - The Historic District Commission should have more say over development that happens adjacent to the district, and which negatively impacts a historic resource
    - More setbacks/buffering and changes in massing should be required for projects abutting a historic district

- Retail uses should be required on the first floor of new developments
- The urban forest should be better protected
    - Landmark trees need more protection
    - More landscaping and green space should be incorporated into projects
- More on-site parking should be required of new developments
- The vision for downtown should be revisited, and the zoning should be revised to reflect it
- Footing drain disconnect problem – no development should be approved unless the City has the infrastructure (including storm water and sewer) to support it
- Character areas should be redefined and/or given more teeth
- The political process/approval process should be improved
- The ordinances already on the books should be enforced

The Exercise:

Participants were asked to write down comments on sticky notes which were gathered the general headings of what is working with the D1/D2 zoning, what is not working, and "not sure where this comment goes"
The comments were then grouped into general topics/sentiments by the facilitator.
Participants then were given 6 "dots" to vote on which issues were the most important to them.

Key:
Headings that were summarized at the meeting
Comments made under the more general headings

Comments	Category	Dots	Focus Group
Revitalization is occuring	Density/Development	4	DDA/Marketing July 31
Thriving downtown	Density/Development	4	DDA/Marketing July 31
Goal to double downtown population -we are on the right track	Density/Development	3	DDA/Marketing July 31
Encouraging density in the urban core	Density/Development	1	Energy & Environment
But not an up zone	Density/Development		Energy & Environment
Downtown density	Density/Development		General Public July 29
Encourages downtown development	Density/Development		General Public July 30
I do like encouraging downtown density. Theory is great, current practice is terrible.	Density/Development		General Public July 30
Not opposed to density downtown but opposed to certain kinds; Kerrytown homes returning to single-family as renters move to newer buildings	Density/Development		General Public July 29
I feel safe walking through downtown at all hours mostly because there are lots of people there	Density/Development		General Public July 29
Simplicity of districts	Districts		Energy & Environment
The simplified zoning districts (only 2) work better than many.			General Public July 30
Downtown is relatively clean	Environment		General Public July 30
More people living in downtown as permanent residents	Housing Diversity	4	DDA/Marketing July 31

Comments	Category	Dots	Focus Group
More student housing has been added	Housing Diversity		General Public July 30
Does not make exceptions to decided regulations	Process		General Public July 30
More public hearing around zoning issues	Process		DDA/Marketing July 31
Non-motorized transit	Transit		Energy & Environment
I can get 90% of my shopping done downtown (without a car)	Use	2	General Public July 30
Promotion of mixed use facilities	Use	1	Energy & Environment
Lots of restaurants to eat/meet in downtown	Use	1	General Public July 30
Mix of uses now allowed w/o PUD (made easier)	Use		Energy & Environment
Uses encouraged not required	Use		Energy & Environment

The Exercise:

Participants were asked to write down comments on sticky notes which were gathered the general headings of what is working with the D1/D2 zoning, what is not working, and "not sure where this comment goes"
The comments were then grouped into general topics/sentiments by the facilitator.
Participants then were given 6 "dots" to vote on which issues were the most important to them.

Key:
Headings that were summarized at the meeting
Comments made under the more general headings

Comments	Category	Votes	Focus Group
Redefine character areas and give more teeth	Character Areas	3	General Public July 29
Character uses much be more clearly defined in the zoning of overlays.	Character Areas	1	General Public July 29
Design guidelines have no teeth and thus are ignored.	Character Areas		General Public July 29
Put teeth in design guidelines - intent w/o enforcement is meaningless	Character Areas		General Public July 29
Distribute costs fairly	Cost distribution		General Public July 29
Density works in theory v. not in practice	Density	2	General Public July 30
The city can have great density with 5 & 6 story buildings - we don't need 15-18 story buildings to have downtown density	Density		General Public July 30
The theory of the A2/D2 ordinance is flawed, which is why we are having the problems now. 1) Density downtown will not prevent urban sprawl. 2) Density is a disputable asset in a town the size of AA.	Density		General Public July 30
Changing density of downtown is not well managed	Density		General Public July 30
One of the goals was to bring more people downtown. Having monolithic buildings are sterile and not conducive to desirable living. The one place I could imagine living in - Sloan Plaza - has been ruined by 413 Huron.	Density		General Public July 30
Design guidelines should have more "teeth" (mandatory)	Design Guidelines	19	General Public July 30
Make design guidelines mandatory	Design Guidelines	7	General Public July 29
Better design (buildings are ugly)	Design Guidelines	5	General Public July 30

Comments	Category	Votes	Focus Group
The Downtown Design Guidelines need to be strengthened and the Design Guidelines Review Boards need to be strengthened, perhaps made mandatory. Give them teeth!	Design Guidelines	3	General Public July 30
The varsity is a blight on the A2 landscape!!	Design Guidelines	3	General Public July 30
Sloan Plaza was considered a gateway into A2. Don't obliterate its architectural beauty from both sides!!	Design Guidelines	3	General Public July 30
Design Guidelines and character districts are not adequately written into zoning	Design Guidelines	2	General Public July 30
Design Review Guidelines should have enforcement	Design Guidelines		General Public July 30
413 Huron showed that NOTHING matters but the zoning - not the downtown plan, not design guidelines, not the Health & Safety exceptions. Give teeth to these documents.	Design Guidelines		General Public July 30
Make the design guidelines more than guidelines	Design Guidelines		General Public July 30
Codify design guidelines - intent is useless unless a builder/developer wants to be aggreable	Design Guidelines		General Public July 30
Design review needs teeth - it needs mandatory decisions.	Design Guidelines		General Public July 30
Design guidelines should have teeth and developers should not be able to ignore them (413 Huron)	Design Guidelines		General Public July 30
Need ordinance (not guidelines) to protect character of in town residential neighborhoods	Design Guidelines		General Public July 29
Design guidelines should be made requirements	Design Guidelines		General Public July 29
New buildings should be in scale with surroundings	Design Guidelines		General Public July 29
624 Church is ridiculous.	Design Guidelines		General Public July 29
Out of town developers use current zoning to build monstrous structures. They then depart with their money and leave us with us with ugly, permanent scars on our city.	Design Guidelines		General Public July 30
Huron St - Ugly tall building between 2 historic houses - UGLY	Design Guidelines		General Public July 30
The designs of the new buildings are mediocre. We need stronger design standards that are mandatory.	Design Guidelines		General Public July 30
Parking entrances dominate the face of the building at street level - UGLY	Design Guidelines		General Public July 30
Any tall buildings in the downtown should be iconic in nature with focus on public use.	Design Guidelines		General Public July 30
The character areas defined in the Design Guidelines and underlying areas of zoning need to be more specifically identified and specific context protected.	Design Guidelines		DDA/Marketing July 31
Need more D2 areas	Districts	6	General Public July 30
Look at location of D1 & D2 zoning (look at build out)	Districts	4	General Public July 29

Comments	Category	Votes	Focus Group
The Historic District commission should have greater impact on the review of D1 zoning and design guideline review	Districts	3	General Public July 29
D1/D2 designations in some areas; Ther are specific locations in the A2D2 area that need to have their zoning residential - not D1. Parking lot next to City Hall on Ann Street, Ahmos site, Campus Inn lot to the east of Sloan Plaza (yes)	Districts	1	DDA/Marketing July 31
Could we please create a D3 zone	Districts	1	DDA/Marketing July 31
D1 should have been limited to tighter area, specifically not crossing north of Huron	Districts		General Public July 29
Define and limit areas within which higher density is permitted	Districts		General Public July 29
D1 and D2 zonings are not located properly	Districts		General Public July 29
Code is not the same in D1 and D2. example - lot lines are interpreted as "on the surface" only in D1 & D2	Districts		General Public July 29
Must revise D1 zoning to limit negative impact of mass and scale	Districts		General Public July 29
D1 vs. D2 still being challenged by D2 area wanting to go higher - D2 interface zone should be enforced and should surround all D1 areas to protect residential areas.	Districts		General Public July 29
D1 should NOT interfere with non-downtown areas. Huron Street should be D2 at LEAST on the entire north side.	Districts		General Public July 30
D1 should NOT interface with areas outside of the downtown. D2 is under used as a true interface.	Districts		General Public July 30
Originally, I think the South University area was going to have more D2 than it has now. Also I think the D1 buildings in the South University area are TOO TALL.	Districts		General Public July 30
D2 zoning is not extensive enough - there needs to be more D2 (e.g. adjacent to 413 Huron) There's no interface between D1 and residential in too many places.	Districts		General Public July 30
D1 zoning should not abut residential homes - e.g. old 4th ward. These areas surrounding residences should be D2 always.	Districts		General Public July 30
Created via poor process: 1. that delegitimizes the ordinace; 2. lack of resident/neighborhood; 3. too much D1 zoning - the edges should ALL be D2	Districts		General Public July 30
There MUST be transitional areas (D2) between core areas and residential areas. For example: North border of Huron between Fifth and Thayer should be D2	Districts		General Public July 30
Transition with D1 and D2 is NOT working, especially regarding historic districts and neighborhoods. Some D1 should be D2.	Districts		General Public July 30
The D2 buffer needs to be much wider	Districts		General Public July 30

Comments	Category	Votes	Focus Group
Historic neighborhoods are not protected due to lack of D2 interface between D1 and historic neighborhoods.	Districts		General Public July 30
D1/D2 mix does not meet objective (intent) of "support" of the downtown. The fix is to reduce the size of the D1 district and use more D2. (Note that I recommend reduced D1 and D2 heights).	Districts		General Public July 30
Need a downtown park next to library - upkeep paid by underground parking fees.	Downtown Park		General Public July 29
Enforce ordinances already on the books	Enforcement	5	General Public July 29
Overlays are treated like "intents" not enforceable	Enforcement		General Public July 29
lack of enforcement of existing code and guidelines (character overlap)	Enforcement		General Public July 29
Lack of enforcement of historic guidelines	Enforcement		General Public July 29
Footing disconnect problem - need to fix infrastructure and sanitary system	Footing Disconnect	7	General Public July 29
buildings can't go up without footing disconnect	Footing Disconnect		General Public July 29
water/sewer infrastructure doesn't work - nor disconnect solution	Footing Disconnect		General Public July 29
infrastructure should be fixed before more building is done so flooding problem in SW is put to an end	Footing Disconnect		General Public July 29
Footing drain disconnect - city needs to review this and other infrastructure needs development, given city budget, developers need to bear cost if they don't already - citizens (prop. Owners) shouldn't pay for new dev.	Footing Disconnect		General Public July 29
city must improve sanitary system to accommodate needs of residents; Need 4th ward representation on infrastructure usage before adding new usages - ward 4 should not be working on DBA (city) activities	Footing Disconnect		General Public July 29
Overflow of water to residents in the S/W section due to excessive building in the city w/o having sufficient infrastructure to handle the increase in the system. Please set proper priorities in sanitary system	Footing Disconnect		General Public July 29
As development has increased, it has brought flooding problems to Southwest;	Footing Disconnect		General Public July 29
Any proposed building needs to cover it's own storm water and sewage discharge on site! No FDDs in other areas	Footing Disconnect		General Public July 29
Flooding downtown with every big rain - manhole covers are often thrown off	Footing Disconnect		General Public July 29

Comments	Category	Votes	Focus Group
Flooding occurred after sump pump was installed in Dover-Parkside subdivision - City did not respond	Footing Disconnect		General Public July 29
Lack of diversity in residential	Housing Diversity	6	General Public July 30
Regulate number of bedrooms - less student housing	Housing Diversity	5	General Public July 30
Affordable housing not being built	Housing diversity	4	Energy & Environment
Need more housing variety (occupants, type, apts, vs. condos, families vs. singles floor plans)	Housing Diversity	3	Energy & Environment
Type of housing has occurred is student-oriented; not a good mix	Housing Diversity	3	DDA/Marketing July 31
Too much student housing (other ways to address in zoning?)	Housing Diversity	1	General Public July 29
More diversity in housing & retail in new buildings; housing for residents looking to downsize	Housing Diversity	1	DDA/Marketing July 31
Why are the buildings so student oriented if we want downtown density for permanent housing?	Housing Diversity		General Public July 29
Alternative "housekeeping units" improperly permitted as standard residential use (student suites that are individually leased within one unit)	Housing Diversity		General Public July 29
Student housing in neighborhoods not turning back into single-family homes	Housing Diversity		DDA/Marketing July 31
There must be no designated student housing areas (aka student ghetto) where regulations are more lenient - as was recently proposed to planning commission. This is destructive to those living in or near such a district	Housing Diversity		General Public July 30
Would be great to have more affordable and low income housing built	Housing Diversity		General Public July 30
Need more mixed housing - young, middle, older	Housing Diversity		General Public July 30
Current development prices people out of downtown	Housing Diversity		General Public July 30
The Planning Commission is considering making a "student housing area" where there would be fewer zoning protections. This is a very bad idea - that the R4C advisory committee did not want.	Housing Diversity		General Public July 30
We want young professional and permanent/semi-permanent residents in buildings with conveniences accordingly age specific	Housing Diversity		General Public July 30
Not enough "grown-up" housing in or within a short walk of downtown - extremely difficult to find place to live without being car-dependent.	Housing Diversity		General Public July 30
Current buildings are designed for the student demographic. We need incentives to provide residential space for other groups.	Housing Diversity		General Public July 30

Comments	Category	Votes	Focus Group
Current D1 zoning will drive other residential use out of downtown	Housing Diversity		General Public July 30
Too many student high rises	Housing Diversity		General Public July 30
Is the city interested in demographic diversity? (Race, Income, Education, Age, Job or Profession) - If this is found desirable, how can it be encouraged (example condo, rentals, wide variety of sizes of buildings and units, variety of services)	Housing Diversity		General Public July 30
Get banks to finance affordable housing.	Housing Diversity		General Public July 30
More affordable housing per Avalon.	Housing Diversity		General Public July 30
How many people can you put in a building like D1 student housing?	Housing Diversity		General Public July 30
Residential bonus should be only reserved for certain residential devlopments (non-student housing). Perhaps provide max bedroom counts per unit or max number of unrelated individuals in units.	Housing Diversity		General Public July 30
This building boom has resulted almost exclusively in student occupied dormitory style apartments. That's probably because of zoning that allows 6 bedrooms, miniscule living rooms and kitchens, and no dining room.	Housing Diversity		General Public July 30
Multi-bebroom apartments designed for large groups of students should be no longer built in or near the Main Street downtown	Housing Diversity		General Public July 30
All students - not enough diversity - no more 6 bedroom apartments	Housing Diversity		General Public July 30
Buildings too tall	Mass/Bulk/Height	12	General Public July 30
Need cap on height	Mass/Bulk/Height	7	General Public July 29
Need height stepbacks rather than just the "box" of the building envelope	Mass/Bulk/Height	7	General Public July 30
Need height stepbacks rather than just the "box" of the building envelope	Mass/Bulk/Height	7	General Public July 30
Solar access	Mass/Bulk/Height	5	General Public July 30
Increase weight of LEED premiums	Mass/Bulk/Height	4	Energy & Environment
Bulky buildings (height w/o bulk restrictions)	Mass/Bulk/Height	3	Energy & Environment
D1 contains certain problem areas: 1) where adjacent to historic districts; 2) where adjacent to landmark structure i.e. Burton Tower/Hill Auditorium	Mass/Bulk/Height	2	General Public July 30
Redefine setbacks and buffers	Mass/Bulk/Height	2	General Public July 30

Comments	Category	Votes	Focus Group
Yes; Yes; Specific locations in the downtown need to be rezoned to reduce the scale and mass of proposed buildings. Examples: the building lot on E. Ann next to City Hall, the building lot to the west of the Campus Inn	Mass/Bulk/Height	2	General Public July 30
Massing is maximized w/ bulk (no diagonals) up to height maximum	Mass/Bulk/Height		Energy & Environment
Listen to Calthorpe and Gibbs - advises 6 stories as best height for areas like S. University	Mass/Bulk/Height		General Public July 29
Higher density doesn't mean unlimited. After a certain height it's simply too much. 6 stories.	Mass/Bulk/Height		General Public July 29
Yes, definitely, D1 is way too tall.	Mass/Bulk/Height		General Public July 30
D1 allows too-tall buildings	Mass/Bulk/Height		General Public July 30
Downtown buildings are too tall: A2 should not try to look like Manhattan	Mass/Bulk/Height		General Public July 30
D1 is too tall, as evidenced by projects planned and buult in South U area and E. Huron	Mass/Bulk/Height		General Public July 30
180 too tall - causes canyons, deadzones, just moving students from one place to another, units […] too large, i.e. too many beedrooms per unit	Mass/Bulk/Height		General Public July 30
D1 zoning covers too wide an area and often allows buildings that are just too damn big	Mass/Bulk/Height		General Public July 30
Tall buildings create wind tunnels	Mass/Bulk/Height		General Public July 30
New buildings - too tall, too close - New buildings shade out older buildings, light.	Mass/Bulk/Height		General Public July 30
Downtown buildings are too tall.	Mass/Bulk/Height		General Public July 30
D1 permits buildings that are too tall. Cut max height in half. Cut D2 in half also.	Mass/Bulk/Height		General Public July 30
The building heights are too tall. Setbacks are inadequate.	Mass/Bulk/Height		General Public July 30
Too tall buildings	Mass/Bulk/Height		General Public July 30
Lack of transition area to neighborhoods	Mass/Bulk/Height		General Public July 30
Residential use, e.g. R4C zones, should have D2 buffer adjacency to protect lower scale buildings from high rises abutting them	Mass/Bulk/Height		General Public July 30
Put D1 and D2 in suitable locations - not crowding neighborhoods	Mass/Bulk/Height		General Public July 30
Consider transitional zoning adjacent to historic districts	Mass/Bulk/Height		General Public July 30
The D1 zoning on the edge of the Old Fourth Ward is inappropriate and unacceptable	Mass/Bulk/Height		General Public July 30
Consider transit corridors	Mass/Bulk/Height		General Public July 30

Comments	Category	Votes	Focus Group
There's no interface between D1 and small residential buildings in many places (e.g. Huron and historic districts to the north)	Mass/Bulk/Height		General Public July 30
Protect D1 neighborhoods - large buffer and do not permit large - low long buildings by aggregation of lots	Mass/Bulk/Height		General Public July 30
D1 zoning ordinance does not adequately reflect context, especially the juxtaposition of high density next to low density.	Mass/Bulk/Height		General Public July 30
Area around buildings insufficient - needs to buffer and be green and obviously pervious - responsibility of developer not city/DDA to pay for	Mass/Bulk/Height		General Public July 30
Mass of buildings is too large	Mass/Bulk/Height		General Public July 30
Ann Arbor is giving developers carte blance to do whatever they want - the general result is too big, too massive, no concern about the environment, just build, get money out and go	Mass/Bulk/Height		General Public July 30
The ordinance needs to be ammended so that once a maximum size "box" is decided, it does not give a developer "by right" latitude to fill the box to the maximum - and then ask for "premiums" to go beyond it.	Mass/Bulk/Height		General Public July 30
FAR is unnecessary - persons only care about height (building envelope) - solutions can be: transitional height planes, height setbacks (in distance) or percentage of ground floor	Mass/Bulk/Height		General Public July 30
Yes; pedestrian safety along busy streets should require wider sidewalks and/or buffers against traffic.	Mass/Bulk/Height		General Public July 30
Redefine "setbacks" & "buildings" (literally) to require buffer dimension to apply to structures as in parking, below grade, not allowing construction below grade in the required buffer.	Mass/Bulk/Height		General Public July 30
No setbacks from sidewalks required on new buildings	Mass/Bulk/Height		General Public July 30
Zoning setbacks should apply all the way down - so you can't build into non D1 below ground.	Mass/Bulk/Height		General Public July 30
Reduce the scale	Mass/Bulk/Height		General Public July 30
Ordinace limit to 3 stories - higher only by request for variance	Mass/Bulk/Height		General Public July 30
Cap building height for D1 & D2 regardless of premiums	Mass/Bulk/Height		General Public July 30
The maximum height of a building within a certain zoning should be restricted to a percentage of the building footprint	Mass/Bulk/Height		General Public July 30
Size limits (D1, D2, etc) should all be scaled down in a last ditch effort to preserve some of the character of the city.	Mass/Bulk/Height		General Public July 30
1. A height restriction of no more than 6 to 8 stories like Paris, France. 2. Between the D1 and D2 zoning districts and residential zoning there should be a green zone of trees, bushes, and some open space.	Mass/Bulk/Height		General Public July 30

Comments	Category	Votes	Focus Group
Yes; Yes; Specific locations in the downtown need to be rezoned to reduce the scale and mass of proposed buildings. Examples: the building lot on E. Ann next to City Hall, the building lot to the west of the Campus Inn	Mass/Bulk/Height		General Public July 30
Solar access to adjacent properties in residential zones must be protected in the ordinance.	Mass/Bulk/Height		General Public July 30
D1 zoning does not protect existing structures from loss of sun/air/vistas which resuls in a loss of value to the existing structure	Mass/Bulk/Height		General Public July 30
Tall buildings on E. William Street have taken away all the sunshine. Don't let that happen again.	Mass/Bulk/Height		General Public July 30
Setbacks too small - regulations confusing	Mass/Bulk/Height		General Public July 30
E. Huron St. new construction needs more setbacks - should not be encroaching on pedestrian sidewalks	Mass/Bulk/Height		General Public July 30
doesn't work to develop a property that infringes on the neighborhood around it	Mass/Bulk/Height		General Public July 30
Minimum/non-existent setbacks create building masses with no green/ breathing/ open space	Mass/Bulk/Height		General Public July 30
failure to have transition zoning adjacent to all residential neighborhoods	Mass/Bulk/Height		General Public July 30
Reduce the scale	Mass/Bulk/Height		General Public July 30
Ordinance limit to 3 stories - higher only by request for variance	Mass/Bulk/Height		General Public July 30
Cap building height for D1 & D2 regardless of premiums	Mass/Bulk/Height		General Public July 30
The maximum height of a building within a certain zoning should be restricted to a percentage of the building footprint	Mass/Bulk/Height		General Public July 30
Size limits (D1, D2, etc) should all be scaled down in a last ditch effort to preserve some of the character of the city.	Mass/Bulk/Height		General Public July 30
1. A height restriction of no more than 6 to 8 stories like Paris, France. 2. Between the D1 and D2 zoning districts and residential zoning there should be a green zone of trees, bushes, and some open space.	Mass/Bulk/Height		General Public July 30
Moratorium on new development	Moratorium	2	General Public July 29
In 413 E. Huron site plan approval process, the city attorney introduced threat of lawsuit by developer without adequately informing city council about city's liability insurance coverage	Moratorium		General Public July 29
Moratorium wasn't passed because of fear of lawsuit from 413 Huron - need moratorium now!	Moratorium		General Public July 29
sewer system doesn't handle capacity now - should be moratorium on	Moratorium		General Public July 29

Comments	Category	Votes	Focus Group
Require 1 parking place per unit	Parking/Transit	5	General Public July 30
`	Parking/Transit	1	General Public July 30
Provide sunset provision to eliminate surface downtown parking over given time (i.e. 2-5 years)	Parking/Transit		General Public July 30
Large surface parking lots along Huron have not been developed - City properties also remained surface parking lots like William and Fifth.	Parking/Transit		General Public July 30
How will city address parking for developments like for a redevelopment there is a certain mass etc that is needed and parking is an important component	Parking/Transit		General Public July 30
How will city address parking if they look at lower building height?	Parking/Transit		General Public July 30
I think all high rises should include 1 parking space per apartment. Why is this NOT the case at present?	Parking/Transit		General Public July 30
Parking maximums should be provided for many or all uses (i.e. banks, storage)	Parking/Transit		General Public July 30
No more premiums	Premiums	15	General Public July 30
Don't grant so many premiums/get rid of premiums	Premiums	13	General Public July 30
Design premiums for what we really want	Premiums	4	General Public July 30
Include other green infrastructure premiums (solid waste, energy consumption)	Premiums	3	Energy & Environment
Require more points for LEED minimum (to be eligible for premiums)	Premiums	1	Energy & Environment
Prohibit premiums that allow increased height	Premiums	1	General Public July 30
Energy efficiency is not a premium. It should be a requirement	Premiums		General Public July 30

Comments	Category	Votes	Focus Group
Premiums are a way that enables developers to make […] concessions that enable them to go beyond height and floor areas that are already too generous	Premiums		General Public July 30
Stop credit for LEED, low income housing, etc.	Premiums		General Public July 30
D2 needs lower stories, no more premiums. FAR not working, get something else.	Premiums		General Public July 30
Revise premiums - more for residential - some for environmental - premiums for fitting context	Premiums		General Public July 30
The premiums for housing are not needed when the building is ONLY housing. No more premiums for single use buildings.	Premiums		General Public July 30
Premiums should not be given to projects that do not fulfill community desires or have negative impact upon their neighbors.	Premiums		General Public July 30
Housing premium needs revision as it correctly rewards projects designed as student dorms/warehouses.	Premiums		General Public July 30
Premiums out of date	Premiums		General Public July 29
Premiums do not consider impacts on surrounding neighborhoods	Premiums		General Public July 29
Premiums being given for all types of housing should be narrowed	Premiums		General Public July 29
Premiums don't consider needs of the city/neighborhood but just support developers.	Premiums		General Public July 29
No premium should be granted to high-rise downtown developments unless they meet City needs - no premiums for student housing, only for more diverse units	Premiums		DDA/Marketing July 31
Political process is getting dangerously cloes to breakdown	Process	3	DDA/Marketing July 31
Angst of 413 Huron (yes, yes); contenious issues still significant - need to look at issues from 413 Huron; 413 Huron all the things people feared come true, 6-5 council vote with no City Council member liking the design	Process	2	DDA/Marketing July 31
Need to improve the approval process (sequence of approvals)	Process	1	General Public July 29
Meetings with neighbors should truly record all questions/input - 624 Church developers hardly took comments into consideration	Process		General Public July 29
City council does not follow city code during site plan approval process (413 E. Huron)	Process		General Public July 29
bureaucracy is a disincentive	Process		Energy & Environment
413 Huron Process	Process		DDA/Marketing July 31
Communication of process, intent and outcome	Process		DDA/Marketing July 31

Comments	Category	Votes	Focus Group
Overall for the downtown, not communciated how many meetings/debates, etc. has happened	Process		DDA/Marketing July 31
Make input from neighborhood groups work	Process		DDA/Marketing July 31
Vocal minority	Process		DDA/Marketing July 31
Disregarding Calthorpe study in favor of the vocal minority, Listen to the vocal minority to the peril of previous work	Process		DDA/Marketing July 31
ORC meeting need to be better announced and public input allowed	Process		DDA/Marketing July 31
	Process		DDA/Marketing July 31
Redefine setbacks and buffers	Setbacks/buffers	1	General Public July 30
Yes; pedestrian safety along busy streets should require wider sidewalks and/or buffers against traffic.	Setbacks/buffers	1	General Public July 30
Redefine "setbacks" & "buildings" (literally) to require buffer dimension to apply to structures as in parking, below grade, not allowing construction below grade in the required buffer.	Setbacks/buffers		General Public July 30
No setbacks from sidewalks required on new buildings	Setbacks/buffers		General Public July 30
Zoning setbacks should apply all the way down - so you can't build into non D1 below ground.	Setbacks/buffers		General Public July 30
Enforce code such as setbacks to D1 & D2 areas	Setbacks/buffers		General Public July 30
Solar access	Solar Access	5	General Public July 30
Solar access to adjacent properties in residential zones must be protected in the ordinance.	Solar Access		General Public July 30
D1 zoning does not protect existing structures from loss of sun/air/vistas which resuls in a loss of value to the existing structure	Solar Access		General Public July 30
Tall buildings on E. William Street have taken away all the sunshine. Don't let that happen again.	Solar Access		General Public July 30
More protection for historic neighborhoods	Transition to historic neighborhoods	13	General Public July 30
The Historic District Commission should have a major role in approving or denying permits that have a negative impact upon historic buildings both - the Downtown and in new downtown neighborhoods	Transition to historic neighborhoods	2	General Public July 30
The HDC should have a larger role in the approval process of new developments that adjoin historic and residential neighborhoods	Transition to historic neighborhoods	1	DDA/Marketing July 31

Comments	Category	Votes	Focus Group
Buildings too tall; Lack of transition area to neighborhoods	Transition to historic neighborhoods		General Public July 30
There is too much D1 zoning - we don't need all the tall buildings on the perimeter of the downtown - 413 Huron should be in a buffer zone.	Transition to historic neighborhoods		General Public July 30
Buildings are often TOO HIGH especially the Varsity which juts out between historic houses.	Transition to historic neighborhoods		General Public July 30
The downtown zones, which allow tall buildings, must touch other zones somewhere. To prevent tall buildings from shading properties in other zones, there should be a variable height limit. The downtown zones limit should be 35 feet or 1/2 the distance to the nearest property with different zoning. An hour before sunset no building will shade a building outside the downtown.	Transition to historic neighborhoods		General Public July 30
Historic district guidelines aren't given required weight in city council decisions	Transition to historic neighborhoods		General Public July 29
Council does not respect historic neighborhoods. It has denied historic status to Germantown, and apparently slated it for destruction.	Transition to historic neighborhoods		General Public July 30
Historic neighborhoods are not respected - some historic neighborhoods are not afforded historic district protection and seem to be slated for destruction.	Transition to historic neighborhoods		General Public July 30
Downtown core should be surrounded by lower scale transition zones, especially to residential areas and historic districts.	Transition to historic neighborhoods		General Public July 30
Current zoning injures adjacent historic districts and buildings	Transition to historic neighborhoods		General Public July 30
Historic districts and character overlay areas should take priority over permitted building heights.	Transition to historic neighborhoods		General Public July 30
The ordinance must not conflict with historic district or (lacking historic districts in some areas that are nontheless "historic") a sense of history	Transition to historic neighborhoods		General Public July 30
There was no concern for historic district preservation in the D1/D2 designation	Transition to historic neighborhoods		General Public July 30
Yes; Historic districts in all zones should require stepped back massing on lots abutting them to protect lower scale buildings from being overpowered & over-shadowed	Transition to historic neighborhoods		General Public July 30
Protect urban forest	Urban Forest	7	General Public July 30
No central park	Urban Forest	1	General Public July 30
Lack of green space parks in D1 and somewhat in D2	Urban Forest		General Public July 30

Comments	Category	Votes	Focus Group
Require public green space amount to be determined - somehow DDA should profit from green space	Urban Forest		General Public July 30
No historic trees should be endangered because of D1 or D2 buildings.	Urban Forest		General Public July 30
Urban forest not protected	Urban Forest		General Public July 30
Need trees, plants, parks donated by developers, not just cash.	Urban Forest		General Public July 30
Landmark tree protection should be included in all zones	Urban Forest		General Public July 30
Require retail on all of ground floor	Use	10	General Public July 30
Not enough retail (make 1st floor mandatory retail)	Use		General Public July 30
The incentives for street level retail are inadequate	Use		General Public July 30
Revisit the vision and make zoning reflect it	Vision	3	General Public July 30
Review/Reconsider where D1 & D2 are located. In some cases, these are inappropriate, especially adjacent to existing town neighborhoods	Vision	2	General Public July 30
Achieve density wih lower high rise buildings codified in revised zoning with lover height limits	Vision		General Public July 30
Current zoning does not encourage building that promotes an accessible street scape	Vision		General Public July 30
D1 zoning is in the wrong places. It is defined as "core" yet it is on the edge of the N, E, most of S sides of the DDA area	Vision		General Public July 30
Recent developments are out of scale and damage the "character" of our town - which is not just a sentimental notion - it is what attracts residents, visitors, enterprises.	Vision		General Public July 30
The city needs a stronger physical plan that indicates what should go where - based on a build-out analysis	Vision		General Public July 30
Why only a D1 and D2? For more gradual changes, how about a D3 as well. [picture included on comment]	Vision		General Public July 30
Plenty of commitment, passion, experience. Missing cohesion and overall goal to improve the entire city, not just pockets	Vision		DDA/Marketing July 31

The Exercise:

Participants were asked to write down comments on sticky notes which were gathered the general headings of what is working with the D1/D2 zoning, what is not working, and "not sure where this comment goes"
The comments were then grouped into general topics/sentiments by the facilitator.
Participants then were given 6 "dots" to vote on which issues were the most important to them.

Key:
Headings that were summarized at the meeting
Comments made under the more general headings

Comments	Category	Dots	Type	Focus Group
Don't want to make too stringent – burden some and get no takers	Balance	1	Not sure	Energy & Environment
Are the character overlay districts defined properly?	Character Districts		Not sure	Energy & Environment
Density to some means "giant buildings" and doesn't have values to some	Density		Not sure	DDA/Marketing July 31
Design Guidelines, can they work?	Design Guidelines		Not sure	DDA/Marketing July 31
Fear of lawsuits	Lawsuits		Not sure	General Public July 29
Are people "cheating" LEED? Is LEED the right metric?	Premiums	1	Not sure	Energy & Environment
Separate EA1 from EA2 and give premium percentages for renewables	Premiums		Not sure	Energy & Environment
Separate EA1 from EA2 and give premium percentages for renewables	Premiums		Not sure	Energy & Environment
Do we have model from other cities aspiring too?	Process	2	Not sure	DDA/Marketing July 31
We are fortunate enough to live in a place here the discussion deals with expansion, growth and opportunity. Even if we choose not to pursue the first two items, we are not recognizing how unique a position this is for a community to find itself in today.	Process	1	Not sure	DDA/Marketing July 31
Lots of people enjoy coming downtown. Not considered wasteland. Keep moving direction to remove barriers for new business development	Process		Not sure	DDA/Marketing July 31
Are bike rooms/racks well used? Compare capacity and usage.	Transit		Not sure	Energy & Environment
Expand intent to address re-conversion of student rentals	Type of housing		Not sure	General Public July 29
Calthorpe process reducing rental use of historic district homes and returning to single-family use?	Type of housing		Not sure	General Public July 29
Should the ground floor have to be "pedestrian friendly" – offer retail?	Use	1	Not sure	Energy & Environment
Can't forget part of growth due to national trends. Lets be careful not give ourselves too much credit.	Use		Not sure	DDA/Marketing July 31

Interview Executive Summary

Who was interviewed?

- 7 Developers or Downtown Real Estate Professionals – All are local, gave input during the A2D2 zoning development process, and either manage, own or have developed property in the Downtown
- 1 concerned citizen – Became involved with 413 Huron Street approval process
- 2 DDA representatives – staff and board member

Process Note: More developers and DDA representatives were interviewed than concerned citizens because focus groups were conducted concurrently with the interviews to gather information from the public.

What was said?

- Most (3 of the 5 interviews – please note 3 of the interviews were with groups of 2) felt the zoning was meeting its intent. A group of developers and the DDA representatives said there were still limitations to fully developing the downtown, in their view.
- Positive aspects cited by two groups interviewed included density (more downtown), process (better than before), and mixed use (mixed use projects were built). Other positive aspects related to process (predictability and common vocabulary) while others had to do with the zoning districts themselves and the height and massing regulations.
- Negative aspects cited by two or more groups were the process (still not predictable and streamlined), historic neighborhoods and districts (too much limitations on redevelopment according to developers but the district is too small for the concerned citizen), premiums (not achieving a diverse group of residents and too much student housing), and design (across the board they are not strict enough). The concerned citizen's negative aspects were different from the rest of the interviews – impact on landmark trees, need for more D2 zoning and protection of historic neighborhoods. The DDA felt the cap on height, which was not there before in their understanding, was a negative aspect.
- In terms of priorities, there was little agreement across the board (see interview summary sheet). The only priority that was cited in more than one interview was maintaining the density allowed by the zoning (one developer and DDA interviews).
- Almost none of the interviews cited specific ordinances from other communities. The DDA interview did cite Ypsilanti's allowance of residential on the first floor as a recommendation. One group of developers felt the A2D2 zoning should be a model for other communities.
- In terms of other comments, the subjects brought up in the interviews were scattered. The concerned citizen's comments focused on 413 Huron. The developers' comments varied from broad to specific, technical items.

Tensions

- Developers and the DDA want the same level of density currently allowed under the A2D2 zoning to remain or to be greater while the concerned citizen wanted areas to be downzoned from D1 to D2.
- The role of the historic district, historic neighborhoods and their residents is a source of tension. The developers felt that the process was unpredictable due to the influence of the neighborhoods. DDA representatives and developers felt the regulations of the historic district limited the growth of the downtown. The concerned citizen wanted more protection of historic resources.

Areas of Agreement

- The premiums are not delivering projects that meet the range of desires of the community.
- Design guidelines should be more strictly enforced.
- The approval process could be improved, although the interviewees disagreed on how.

Who	Yes/No	Subject	Are the ordinances fulfilling their intent of supporting the downtown as the city's traditional center and allowing for a mixture of land uses, dense urban development, pedestrian orientation, unique residential opportunities, and mix of historic and contemporary building design)? Why or why not?
Developer (2)	No	Housing Mix	Ordinance produced too much student housing. City wants more "regular housing" and is not producing that. Several projects are not just students. People want downtown apartments. City needs more high-rise living for young professionals and empty nesters
DDA (2)	Yes	Developable land	They are beginning to: higher density in the core, but will always fall short because of the historic districts, floodways, and other constraints to development. Thus, higher density zoning downtown will never solve the problem of sprawl because there isn't enough developable land.
		Height	Ordinances tried to make it easier for developers, but established a cap that wasn't there before (height).
		Process	Tried to make the process more streamlined, and entitlement projects are able to move through faster
		Bad press	Developer feedback: all the attention is being focused around the edges, and not on the easy, entitlement projects. Thus, the *perception* is that Ann Arbor is a difficult place to do business and develop in. The bad press is undermining developers' confidence in Ann Arbor. They want to spend as little time in process as possible.
Concerned Neighbor (1)	no comment		
Developer (1)	Yes	Density	Generally speaking, the ordinance did what it was supposed to do. Cornerhouse Lofts at Washington and State wanted to put up a one-story building. When the City said no, they went to an 8-story building. He thought the zoning ordinance should continue to as is. He thinks the developer gets to make the decision about the market.
Developer (2)	Yes	Density	Yes, the ordinances are achieving that intent, but in a limited way and a limited area. The limited way is that the premiums reward a certain mixture of development. For instance, they do not incentivize maximizing an office building. Also, the 400% limit in the historic area pushes higher buildings to the edges and penalizes the historic property holders. The other limitation is the political process, which predates A2D2.

TOTALS:

Yes	3
No	1
No comment	1

Subjects

Density	2
Housing Diversity	1
Process	1
Bad press	1

Who	Subject	Thinking about your specific observation: what are the positive aspects that came of this project that you have observed? Think about examples, such as allowable uses, height and massing, floor area limits/premiums and design.
Developer (2)	Process	The ordinances are good: they are explicit, many by-right projects are allowed
	D1 Zoning	D1 zoning facilitates interest in the property; there should be more D1 zoned property, for example from 5th avenue west; also more northward on Main, and south to Packard (there are already a lot of rentals in these areas and they are walkable to downtown
	D2 Zoning	D2 zoning doesn't work given the land prices right now (maybe it will in the future)
DDA (2)	Financing	Available financing is driving the student housing boom, not the ordinance; it's a safe investment for developers right now.
	Predictability	The ordinance <u>is</u> encouraging growth and gives more predictability to developers for entitlement projects
	Mixed Use	Allows more mixed use to happen without the use of PUDs
	Common Vocabulary	We are developing a common vocabulary, so that we all can communicate what we want better.
Concerned neighbor (1)	Height	No problem with building height or setbacks, the problem is with massing that affects sunlight
	Density	More height and density is ok in the urban area
Developer (1)	Density	Bringing population downtown has had a positive affect, such as between Main Street and State Street. Restaurants are doing better. It is more lively and urban. People spend huge amounts of subsidies to make a 24-hour community. In Ann Arbor, you don't need the subsidies. You just need to get out of their way and it will happened.
	Mixed Use	Anything we can do to encourage mixed use. He worries about a 100% restaurant town, but it would be difficult to change because government would then need to pick winners and losers, which they have not historically done well
Developer (2)	Process	Projects went smoother than before. The Planning Commission and City Council had an opportunity to give input earlier.
	Design	Some quality buildings went up.

TOTALS	
Process	2
Mixed Use	2
Density	2
Design	1
D1 Zoning	1
Height	1
D2 Zoning	1
Common Vocabulary	1
Predictability	1

Who	Subject	What are negative aspects you have observed? And what do you think needs to change about the ordinance to address these issues, such as it pertains to allowable uses, height and massing, floor area limits/premiums and design?
Developer (2)	Process	Bad press – because of neighbors objections; the City made developers address the concerns, resulting in a long process and a "big fight". The process was too lengthy and the City did not handle it well
	Neighbors	Neighbors want to react to everything and they get involved too late in the process; their concerns should have been brought up earlier (during the creation of the zoning)
	Historic Neighborhoods/ Districts	Historic district is a problem – it is too tied to deteriorated old houses (that should be moved or rebuilt). The Division Historic District wipes out all development potential; the same with State St. district
DDA (2)	Height	There is now a cap on height that wasn't there before
	Common Vocabulary	There is much more room to go on the common vocabulary, like defining how you break up massing (so that large buildings look more like multiple small buildings)
	Design Guidelines	Design guidelines don't work – they can be ignored.
	Premiums	Premiums are not working: affordable housing isn't being build, environmental amenities aren't being included, and no one is up at their maximum height (with premiums)
	Process	The longer we drag out the process, the less resources developers have to invest in good architecture/materials, amenities, etc.
	Use	We need to be more flexible about use…<u>but</u> the building needs to contribute to the fabric of the area as well. The buildings will outlive the current owners, and so they must contribute to the fabric while being adaptable to different uses.
	Housing diversity	The City wanted a spectrum of different types of residential, not just student high rises
Concerned Neighbor (1)	Historic Neighborhoods/ Districts	Doesn't take into account the boundary with the historic districts
	Trees	Also impacts on landmark trees ignored
	D1 to D2	Some areas need to be changed to D2
	Projects	Why create zoning that gives us projects that no one wants?
Developer (1)	Housing diversity	The huge student apartments are something to fix. Generally speaking, there is one parking space per apartment but each student apartment has 6 bedrooms. So, the structure encourages student housing and exacerbates the parking problem. More focus should be put on the mixed audience or limiting the apartments to 2 or 3 bedrooms, the format of a typical mixed apartment.
	Design Guidelines	The height and massing tend to be uniform looking structures. The detail, such as cornices, is more important. The results of design standards were mixed. It is appropriate to have them. Cornerstone Lofts and Ashley Terrace got away with a bait and switch, leaving off details in the end. Washington Square is the same height and shape as the Zaragon buildings, which he felt were some of the best in the City, but in Washington Square they peeled out the little bits of details, probably their last percent of costs to make the bottom line.
	Premiums	In terms of premiums, hard to know whether social consciousness, such as LEED Certification, should be kept. If those are legitimate goals, then maybe you should.
Developer (2)	Historic Neighborhoods/ Districts	The limitations on size in the historic district and the regulatory control of the Historic District Commission are negatives.

Who	Subject	What are negative aspects you have observed? And what do you think needs to change about the ordinance to address these issues, such as it pertains to allowable uses, height and massing, floor area limits/premiums and design?
	Process	The rules need to apply to everyone fairly. Ours is still a troubled, non-streamlined process. The 11th hour negotiations create uncertainty and they feel they cannot trust City Council not to bow to public pressure at the last minute.

TOTALS	
Process	3
Historic Neighborhods/Districts	3
Premiums	2
Design	2
Mixed Use	1
D1 to D2	1
Neighbors	1
Height	1
Common Vocabulary	1
Trees	1

Who	Priority	What are the top three priorities you would like the Planning Commission to consider as it relates to downtown development?
Developer (2)	Density	Ann Arbor needs density to fund parks and to make up for lost revenue from U of M land.
	Density	Density works, and the ripple effects from it create new markets for businesses downtown (both students and young adults moving in helps this)
	Young professionals	Young professionals WILL live in these buildings
DDA	Intent	Revisit why we are doing this; we have strayed from the original intent. What do we gain from this? People have forgotten the "why" and what are the social benefits. Then create a diagnosis of what works and what doesn't (and remember what is working)
	Incentives	Incentivize precisely what we want (residential? Office? Hotel?)
	Public Realm	Focus on more than just the buildings – look at the public realm (sidewalk, street, right of way);
	Don't downsize	Don't downsize any more and keep the amount of developable land (don't restrict more). For example, if the DTE lot is downzoned, its highest and best use will be to remain a parking lot. Setbacks and design restrictions are ok, but don't downzone
	D1 extend	Consider extending D1 southward on Main
Concerned Neighbor	Historic resources	More protection is needed for significant historic resources, the university, and other important resources.
Developer	Height & massing	In general, nothing is wrong with the height, massing, etc. between D1 and D2.
	Housing Diversity	The number of bedrooms and to what degree that fosters a certain type of design/development and how it affects parking.
	Design Review	Strengthen the design review process
Developer	More FAR	
	Premiums	
	Clarification on non-leasable space	

Density	2
Design	1
Young Professionals	1
Intent	1
D1 extend	1
Height	1
Incentives	1
Public Realm	1
Don't downsize	1
Height & massing	1
Housing Diversity	1
Design Review	1
More FAR	1
Premiums	1
Clarification on non-leasable space	1

Question 5 - Other Communities

Who	Have you seen examples of techniques, ordinances or standards in other communities that you think would work well in Ann Arbor?
Developer (2)	No, it's the opposite: other communities should be modeling their ordinances after Ann Arbor. The downtown zoning works better than zoning in other areas of the City, like the Washtenaw Area (near Whole Foods) – in those developments the second floor doesn't work (no one wants to occupy those spaces). South Zeeb Rd. is another example, along with live-work units in Brighton.
DDA (2)	In older communities (like Ypsi) – ground level storefronts can be used for multiple things, including residences! They can be converted as the market changes, but the buildings are still suited for the active retail use.
Concerned Neighbor (1)	No comment
Developer (1)	In Ann Arbor, a developer spends all of his time on how to get an approval. Anything to formalize what you need to get an approval would be good. He has doubts about how general systems work around stormwater – drainage, run-off, floodplain, etc. It is outrageously expensive to connect to utilities. That cost might be a factor driving the height.
Developer (2)	They did not have any suggestions of examples, but one shared a story from a friend who builds in Chicago. When presenting to the Chicago Board, his friend said, "No one comes to Chicago to see small buildings." He was approved. One question is what do people come to Ann Arbor to see.

Question 6 - Other Comments

Who	Is there anything else you would like to share or have the consultant consider?
Developer (2)	Ann Arbor should allow some residential on the 1st floor of these buildings – this would be ideal for seniors as accessible apartments. The ordinance is too limiting on uses – it is not the business of the City to regulate uses this specifically. The market will handle filling the spaces; if it's the right
DDA (2)	We need to make sure we get some variation in height (not everyone bumping up against a maximum) Uniformity isn't speaking to livability (need things like balconies, rooftop spaces, Don't price out the core – people need to be able to live there; we don't want to have just the very rich and the very poor (downtown Boulder is an example). Consider allowing the private sector to own and manage some of the public spaces near their buildings – don't just get a contribution to the parks fund. Could use this as a trigger for premiums as well.
Concerned Neighbor (1)	Regarding 413 E Huron: · Felt we "lost" for no good reason · The project didn't make any sense for anyone and no one liked it, yet the · Was merely asking that the plan for the building be "sane" o There was no loading zone o There was no pick up/drop off area o Not enough parking spots o Entrance off of Huron St. is not perpendicular to the street · Cast an historic building into the shade at noon 9 months out of the year · Setback for the tower was too small · Building needed to be reconfigured to account for sunlight and sight lines · Building is not consistent with Sloan Plaza and Campus Inn · Large traffic increase through 4th ward neighborhoods · Building is not functional · The whole thing was an example of poor government and a poor process · Many of these issues should have been caught by employees reviewing the
Developer (1)	He wants our community to be more dense, lively and occupied on a 24-hour basis. He is frustrated by the overemphasis on parks, easiest thing to get approved. If the greenbelt and Allen Creek Greenway were coupled with densification, that is a good trade-off. It is grow or die. We have to allow positive new things to happen.
Developer (2)	Out of this evaluation process, they would like to see a map of parcels more than 8,500 square feet that have the potential for development (vacant or underutilized). They thought that data should drive some decision-making.

Online Survey Executive Summary

Who participated?

- 36 online surveys were completed
- All participants are required to be residents of the City and registered on A2 Open City Hall (although names were not provided with the survey responses)
    - Ward 1: 11
    - Ward 2: 4
    - Ward 3: 5
    - Ward 4: 1
    - Ward 5: 13
    - Outside of wards: 2

What was said?

Intent:

- 18 respondents (69.2%) said the ordinances were not meeting the intent
- 8 respondents (30.8%) said the ordinances were meeting the intent
- Reasons that the ordinances are not meeting their intent:
    - Buildings are too big or too tall
    - They do not provide enough protection for historic neighborhoods
    - They do not reflect the intent of the downtown plan
    - They are not producing an appropriate diversity of housing
- Reasons that the ordinances are meeting their intent:
    - They are encouraging more development and density downtown

Positive Aspects: (number of mentions in parenthesis)

- More mixed use development is occurring downtown (6)
- The downtown is more vibrant (6)
- Higher density is occurring downtown, which is appropriate (3)
- Some felt that impacts to historic neighborhoods were minimal (3)
- Many indicated that there were no positive aspects (5)

Negative Aspects:

- Buildings are too tall and/or bulky, and have negative impacts on adjacent historic resources (19)
- Design of new buildings does not respect adjacent properties and/or is not aesthetically pleasing (8)
- Historic neighborhoods do not have adequate protection (6)
- D1 and D2 districts are not located appropriately (6)

- Not producing an appropriate diversity of housing (6)
- Premiums are resulting in buildings that are too large (4)
- Design of new buildings does not fit the context of the area (3)

Top Priorities:

- Make design guidelines mandatory or have more teeth (11)
- Better housing diversity (11)
- Reduce the height/bulk of buildings (9)
- More buffering/respect for historic districts and the context in which projects are developed (6)
- Encourage more services for downtown residences in new developments (such as grocery stores) (6)
- More green space, trees and parks in new developments (6)

Tensions

- Most respondents felt that the ordinances were not meeting their intent, but a significant percentage felt they were.
- Many praised the mixed use development and higher density as a positive, while many others felt the impacts of that density (height, bulk, design) were too negative on the community

Areas of Agreement

- More diverse housing is needed
- The design of new buildings, especially with respect to adjacent historic neighborhoods, should be improved

Yes/No	Subject	Are the ordinances fulfilling their intent (supporting the city's traditional center, allowing for a mixture of land uses, dense urban development, pedestrian orientation, unique residential opportunities, and mix of historic and contemporary building des
No	Vision	No, A2D2 is changing downtown into a different place losing the character and uses traditional to Ann Arbor - attractive, comfortable, usefulofce, unfriendly to residents, unrecogognizable,
No	Design	Ordinances , by observation, do not have effective standards for new building design long term quality or compatibility with historic buildings.
No	Design/Housing Diversity	No. Pedestrian orientation, unique residential opportunities - both important, and both failing.
No	Height	I don't think so. New buildings are too high; sidewalks and streets are narrow relative to the height of the new buildings. Downtown residents seem privileged over people who live in the neighborhoods, and it is hard to bike through the downtown.
No	Height	No, something is wrong with tall buildings overwhelming trees and homes.
No	Height/Bulk	no, the current ordinances are allowing to much building, and too big envelopes. The expensive high-rise is the predominant beneficiary of the current zoning
No	Historic Neighborhoods	The downtown zoning ordinance for D1 does not provide enough protection for near downtown historical and residential neighborhoods/ storical and resident ion neighbors
No	Historic Neighborhoods	NO - too much emphasis on density, not enough on transitional relationships between zoning districts, affordable housing, open space, and bike/ pedestrian safety
No	Historic Neighborhoods	The ordinances are not fulfilling their intent. D1 is too close to historic districts, without enforceable buffers.
No	Historic Neighborhoods	No. The only serious effort to have a buffer between intense development and neighborhoods is on the west side of downtown
No	Housing Diversity	No. They are encouraging ugly student high-rises and nothing more. Make the University build housing themselvesâ€“why are we destroying our historic neighborhoods so the University can have cheap housing off-campus? They have plenty of room to build on North Campus.
No	Housing diversity	Not much for neighborhood residents to move downtown. Extend investment to rest of city. How about some neat Welcome ann Arbor signs along the main gateways to the city?
No	Process	A2D2 zoning is not fulfilling any community-based intent, but partially fulfilling intent derived from positions of influence. As a participant on one appointed A2D2 committee, I also observed other A2D2 committees. Community participation was strictly limited. Comments were not recorded at public presentations. The very ordinance flaws which require our attention now, were ignored and even exacerbated with official willfulness that defied repeated alerts from the community. This began with an early internal (budget-driven?) decision to â€œreviseâ€ the zoning ordinances rather than to re-write them. Existing flaws were replaced with the current problematic ones in order to avoid a new form- or performance-based [or hybrid] ordinance. New problems were created. Old ones were not solved.
No	Process/Design	No. The Planning Commission and City Council do not have enough power to assert design changes or outrightly to refuse plans which meet present zoning ordinance.
No	Process/Vision	No, zoning does not match the adopted city planning documents, downtown design guidelines, or the intent statements for actual zoning categories.
No	Process/vision	No. The D1 zoning ordinance does not reflect the intent of the Downtown Plan, the character district overlays, or the design guidelines. It is providing numerical guidelines, but not the guidelines that encourage new development that is sensitive to context. The zoning has not encouraged diverse (or unique) residential opportunities, or required good building design. The scale of new development has ignored the scale of existing structures in terms of creating stepdowns or varied heights. Either the other planning documents (character overlay, etc.) need to be part of site plan evaluation or the ordinance needs to be rewritten to reflect the values that are described in the other planning documents.
No	Vision	No. Rather than create a workable balance, zoning has allowed for terrible developments that threaten the visual and social character of downtown.
No		No--all the citizens I know are very unhappy about the results on E. Huron.
No	Housing diversity	Not satisfactory due to the lack of market-rate apartments, large-plate office space, and a true downtown grocery store.

Yes/No	Subject	Are the ordinances fulfilling their intent (supporting the city's traditional center, allowing for a mixture of land uses, dense urban development, pedestrian orientation, unique residential opportunities, and mix of historic and contemporary building des
Not Sure	Density	The issue, in my view, isn't whether highrise buildings should be occupied by students or young professionals, but whether the assumption that the population density created by such buildings is good for the city. The earlier consultant said it was so, and since then it's been taken as a given. Let's question that.
Not Sure		I'm not sure about the ordinances themselves.
Somewhat	Density/Design	We need more density, but we need higher standards for building design (quality materials, sustainability, and character).
Somewhat	Height	ordinances allow too much height, shortage of parking, create wind tunnels. They do increase pedestrians.
Somewhat	Historic Neighborhoods	Somewhat, but not enough. Need to have stronger standards (requirements) for pedestriian orientation, true mixed uses or mixed residential types, enduring building design, and respect for adjacent properties -- especially those of lower density/intensity.
Somewhat	Housing Diversity	somewhat but would be better not to have more high-rise student housing
Yes	Density	Yes. A more densly populated down town will help to slow sprawl outward. Also, the more opportunity to live and work down town, the more diverse retail, etc, will move into downtown. We are currently restaurant, boutique, gift shopping rich, but practical shopping poor down town.
Yes	Density	I believe they are. They are creating more residential density in proximity to most of the jobs in our region.
Yes	Density	Judging by the additional high density housing going up, if that was the goal, it is working. I wonder about why grocery stores are missing.
Yes	Design	Mostly they are, although a bit more freedom in design and building type might create more varied buildings (a good thing).
Yes	Vision	I think the A2D2 ordinances are adequate and suit the vision established. I believe the zoning commission has failed to lead the discussion back to the vision, and to stand by it. There does seem that there could be some tweaking to allow greater variety and incentivize better buildings-- greener, denser, more affordable and more interesting-looking buildings. Grand Rapids seems to have great leadership re development AND community buy in. Have we looked at their model?
Yes	Vision	Yes. If you zone it they will come. We zoned it. They came. A large building looming over a historic property is not the end of the world. What we're hearing now is some minor bellyaching about the fact that much of the housing being built will be occupied by students. So what? Are students not human beings who are also a part of our community?
Yes		Yes, despite all the ravenous NIMBYism around all this, it is working.
Yes	Scale	Generally yes. There are some lots between the core and the lower scale surrounding neighborhoods that could be changed to reflect a transition in scale.
		No comment.

TOTALS:

Yes	8
No	18

Subjects

Historic Neighborhoods	5
Density	4
Housing Diversity	4
Vision	4
Height	3
Design	2
Process	1
Scale	1

Subject 1	Subject 2	Subject 3	Thinking about your specific observation: what are the positive aspects that came of this project that you have observed? Think about examples, such as allowable uses, height and massing, floor area limits/premiums and design.
Density	Historic Neighborhoods/ Districts	Vision	I believe that density downtown is necessary and very appropriate along the large thoroughfares. Large developments are placed next to historic districts in larger cities all the time. I believe the historic districts benefit aesthetically by the contrast afforded. I think the citizenry are not imagining a positive future that includes downtown development. I believe they are caught in a trap of reactive nostalgia and nimbyism. This is normal actually. It is the job of the city council and zoning to lead them to a full understanding of the tradeoffs if we don;t grow as planned. I do not think we have asked the citizenry the hard questions-- are you willing to trade diversity, local businesses, more green public spaces and a sustainable city tax base to keep this town as it is -- stuck in time-- forever--- or better yet, what do you want the town to be--- not just building aesthetics, but who should live here, what stores should be open here--- And then design the buildings in response to what people want instead of designing them in avoidance of what they don't want.
Density			certainly got the density
Density			I regard any increase in downtown density as a positive, especially when TIF supports streetscaping and structured parking in new buildings.
Design	Historic Neighborhoods/ Districts		None, so far, as all of the projects that have been approved in the D1 zoning areas exceed all recommendations for height and interface with the public right of way, e.g. inadequate setbacks, insensitive relationship to adjacent historic properties, lack of transition to adjacent residential zoning, lack of context with adjacent, pre-existing buidlings.
Design	Premiums		Premiums should not be given to projects that do not follow the recommendations of the Design Review Board.
Design	Process		I can't think of any tangible positive aspects. However, the general public has been more than disappointed with A2D2. Participation was high until evidence of response to public opinion went from scarce to none. A set of design guidelines was approved for the first time. However, compliance is voluntary. There is not much to show in terms of intent to have positive impact on building design.
Design			The new buildings look, architecturally, pretty good. It's too soon to tell, by observation, what the practical impacts on the city are or will be.
Design	Height		We were able to build up, which is much better and cheaper (for taxpayers) than building "out." The main issue is sub-par building design. Size and massing were fine.
Design	Height		Some sites do well with tall buildings and allowing them is fine. The buildings at South University and Forest is appropriate. It's just very ugly.
Height	Historic Neighborhoods/ Districts		Generally, allowing more height in downtown while protecting the lower historic areas.
LEED			The only benefit I see consistently is that there are more buildings built with LEED requirements.
Mixed Use	Design		I am presuming that the renovated warehouse on Liberty is part of this plan. I like this area of downtown the best - the condos, the area for the art displays in the warehouse, walk to restaurants, surrounded by other older houses. This looks very liveable, if I could afford it.
Mixed Use			Mixed use developments are quite common now in Ann Arbor. They create a nice vibrant feeling in the downtown, due to less down time at the building (they're used longer than 9 to 5).
Mixed Use			Perhaps we have added more allowable uses, but that is still not obvious.
Mixed Use			411 Lofts with Babos is a perfect example. That corner has truly come alive and it's not just students using it.
Mixed Use			Positive aspect is the mix of uses being introduced within buildings. Particularly the way parking and retail has been integrated into the architecture
Mixed Use			Nobody knows what those terms mean for crying out loud. The use mixtures are OK.

Subject 1	Subject 2	Subject 3	**Thinking about your specific observation: what are the positive aspects that came of this project that you have observed? Think about examples, such as allowable uses, height and massing, floor area limits/premiums and design.**
None			No positives thus far. Why did the City create a plan/vision for downtown without any way to make developers comply?
None			Sorry--nothing positive emerges.
None			None of the above. The negative change is caused by the new versions of these standards.
None			Not much
None			There are no positive aspects.
Premiums			we should abolish premiums that allow for larger building envelopes. The emphasis should be on smaller, more to-scale development
Process			discussion of issues
Process			It is positive that the process is being reviewed for improvements. [Survey unclear terms such as 'massing' should be defined]
Process			It's positive that folks are beginning to question the assumptions behind the project.
Process			I think it's great that there's been relatively little controversy about most of the projects. But when there's one building that people don't like, A2D2 is declared a failure in need of review. Bah.
Process			I am amazed that there finally was some degree of consensus on passing anything, after working on this for literally years. I think it's good to have design review as an element. Floor area limits/premiums are reasonable.
Vision			I have been out of town and have not seen the details, but the bottom line is that the city should have the right to protect itself. This is not imply a playground for developers and bad architects.
Walkability			The walkable, interesting corridors are expanding down town from the traditional, narrow, limited ones.
			No comment.
			Until new zoning changes are determined I find no benefits from having focus groups.

TOTALS	
Design	7
Process	6
Mixed Use	6
None	5
Density	3
Height	3
Historic Neighborhoods/ Districts	3
Premiums	2
Vision	2
LEED	1
Walkability	1

Subject 1	Subject 2	Subject 3	What are negative aspects you have observed? And what do you think needs to change about the ordinance to address these issues, such as as it pertains to allowable uses, height and massing, floor area limits/premiums and design?
Bulk	Design		The massing is an issue - and the premiums used to get that massing. I don't mind residential, but do find the benefits of good design consistently unrealized.
Bulk	Height	Historic Neighborhoods/ Districts	The buildings are too big, and too out of place. there is supposed to be a buffer between the neighborhoods and the large buildings, and this simply does not exist. The assignment of D! permissible heights on the edges of downtown is a mistake that needs immediate remedy
Bulk	Height	Premiums	Reduce these new extremes of height, mass, premiums
Bulk	Height	Setbacks	Buildings piggishly large, aesthetically awful, little thought given to placement, setbacks, spacing.
Bulk	Height		Height and massing limitations should be mandatory if a development has negative impact upon its neighbors.
Bulk	Height		Developers have generally built to maximum height and area restrictions in order to maximize financing and their associated fees.
Bulk	Housing Diversity		I think the diversity of buildings in view from the street is seriously lacking in newer developments. Developers will build out to the allowable limits because building here is so expensive. We could make their projects workable by giving them some square footage on top in exchange for things like green/public space (like plazas) and green or diverse buildings. I like the idea of the diagonals approach as opposed to height restrictions. I also heartily support smaller floor area limits. I'd like to see more 1 and 2 bedroom apartments available. Many young people will trade space for location. Not just students. I'd like to see workforce housing downtown.
Bulk			There are areas where the scale changes too abruptly, allowing no transition in scale.
Context	Height	Premiums	Height and massing has to be sensitive to context, premiums should only be used in very special instances, or abolished altogether, the design guidelines should carry more weight, at least scale and massing should be incorporated into the zoning so that new development fits the site and the surroundings.
Context	Housing Diversity	Solar Access	In my estimation, the greatest negative aspect of theA2D2 ordinance revisions is the failure to address context: social, environmental and economic. This means that there has been intense resistance to several new mid/high-rise D1 projects. It also means that the roles of beneficial green space and orientation to the sun have been diminished or ignored. Further, the mono-cultural character of new projects has diminished economic diversity. There are many housing units which are leased by the bed, and clustered around common living areas with a kitchen a use which is still not explicitly permitted in the ordinance. Specifically, existing highly-valued building patterns such as historic districts and attractive pedestrian corridors have suffered.
Context	Housing Diversity		The negative aspect is that it created a "free fire zone" for student high rises and other bad projects because of insufficient buffers and (supposedly) unenforceable character districts.
Design	Height		Incentive for Ann Arbor families and residents to come downtown. No class int he architecture. Ugly tall ceap buildings. Nothing special that differentiates Ann Arbor from other cities.
Design	Historic Neighborhoods/ Districts		The "ordinance" really needs to beef up the transitional schema--perhaps adding a D3? It's clear that the D1 zoning abutting historic districts is extremely inappropriate. The Varsity (the building on Washington that goes all the way to Huron) juts out between historic houses and makes them ridiculous. The problem seems to be that rigid zoning cannot handle many situations that involve neighborhoods and thus need to be done on a case by case basis. The fact that the Design Guidelines are voluntary is another problem.
Design	Historic Neighborhoods/ Districts		There is no required respect for adjacent properties, particularly those in a different zoning district. This undermines historic districts and property owners of less dense properties. I'm not a fan of height limits, but I do like FAR. Some kind of requirement is needed to avoid monolithic single use buildings (like residential projects that only cater to students or senior citizens). Some design standards should be requirements.

Subject 1	Subject 2	Subject 3	What are negative aspects you have observed? And what do you think needs to change about the ordinance to address these issues, such as as it pertains to allowable uses, height and massing, floor area limits/premiums and design?
Design	Pedestrian Amenities	Setbacks	I would love to see more unique design and slightly larger setbacks. I would also like more pedestrian details like the new connection at the Varsity.
Design	Use		A bit nicer design at the pedestrian level would be nice, instead of flat and boring walls abutting the sidewalk. The amount of allowable uses is small, hurting creative building use/creation in the downtown area. Finally, more uses and types of buildings should be allowed by right in order to improve the process for developers.
Design	Use		The ordinance should include stricter language about building materials and design but allow for mixed use and high density.
Design			I am fine with the increase in private student housing, but I would prefer to see stronger aesthetic design standards (form-based code) or a review process with teeth.
District Location	Vision		D2 Zoning needs to be EVERYWHERE along the edge of D1 to provide a buffer zone into residential areas. The recent Huron Street project is poster child on what the "vision" was supposed to prevent.
Height	Historic Neighborhoods/ Districts		too tall buildings and not enough emphasis on preservation of historic buildings
Height	Historic Neighborhoods/ Districts		Height should be limited to 6 stories with design standards that better mesh with historic buildings
Height	Premiums	Solar Access	Reduce maximum heights to the original 10 stories recommended in the Calthorpe Study; eliminate premiums that encourage additional height, required setbacks and stepbacks that protect adjacent historic and residential properties; protect natural features and solar access.
Height	Premiums		get rid of premiums use some other criteria than floor area, keep heights to 4 stories west of Huron and south of Main
Height			Heights of new/planned buildings, please consider existing neighborhoods.
Historic Neighborhoods/ Districts	Housing Diversity		The "premium" student housing is being overbuilt. The high-rise buildings being built and as proposed do not respect adjacent historic properties and are totally out of character.
Housing diversity	Density	Use	I like the mixed-use buildings with residential and shops/businesses.More urban density that caters to families. I don't want to see a bunch of "student" highrises - rather, if we are going to have high-rises, let's include families/couples rather than just student housing. If the majority of high-rises only cater to young adults or students, that will be more negative for the community than if those are actually ownership-based "homes" for families or empty-nesters. I think the difference in community perception will depend on long-term residents.
Housing diversity			The negative aspect is that the larger buildings are being built and marketed as student housing. So instead of 2-3 people in a two bedroom flat, there are now 4-6 people in that same flat. And because it is off campus, most of these tenants also have cars. I think the best solution is to better limit occupancy within apartment units.
Lot combinations	Process		The proposed ordinance was hijacked by special interests. Most important is the issue of combining lots
None			I haven't observed negatives yet.
Parking			Folks living downtown are never going to forgo owning cars (another assumption Iâ€™ve heard from advocates.) Traffic and parking are going to be horrendous, as it is now in Berkeley, California. Clusters of highrise buildings create a sterile concrete environment thatâ€™s barely tolerable in a big city, but, in my view, totally wrong for TreeTown.

Subject 1	Subject 2	Subject 3	What are negative aspects you have observed? And what do you think needs to change about the ordinance to address these issues, such as as it pertains to allowable uses, height and massing, floor area limits/premiums and design?
Process			I feel the primary negative has been the derisive nature of a handful of individuals who are whipping people into a lather because they do not want anything to change, ever. This is unfortuante because it means reasonable discussion does not occur. On more than one occasion it appears that projects have defaulted to the least desirable common denominator because of delay tactics and unfortunate behavior. If I was running a project and was met with some of the shenanigans that have gone on, I would be less inclined to offer anything other than the letter of the ordinance. Sad but true.
Process			The negative aspect of the citizens participation ordinance and the design review board is that these mechanisms are seized upon by the "freeze it in amber" crowd as ways they are supposed to be able to assert their aesthetic preferences, and when they don't get their way one time, they say we need to rethink the whole zoning scheme. Bah.
Setbacks			4RC and perhaps other designations' back-of-lot size restrictions should be revisited. Specifically, 30% of the rear 20 ft. of one's lot is not enough. One should be able to construct garages and outbuildings that span their lot, more or less, as is done in many, many other urban areas.

Total mentions:

Height	12
Bulk	7
Design	8
Historic Neighborhoods/ Districts	6
Housing Diversity	6
Premiums	4
Context	3
Process	2
Setbacks	2
Use	3
Solar Access	2
Lot Combinations	1
Parking	1

Priority 1	Priority 2	Priority 3	What are the top three priorities you would like the Planning Commission to consider as it relates to downtown development?
Vision	Green Building	Housing Diversity	Clear and shared vision-- revisit, rewrite, make the choices clear to people. Green building incentives. Affordable housing-- smaller spaces= more density and affordable rents in a viable development.
Context	Design	Housing Diversity	how the development fits the neighborhood, interesting architecture, affordable housing
Efficiency	Pedestrian	Housing Diversity	1) Increase the efficiency of the free market 2) Pedestrian oriented design 3) Allow more housing. A lot more.
Process	Design		The Planning Commission must be involved in the public discussion of all the recommendations of the Design Guidelines Review Board.
Housing Diversity	Mixed Use	Business Diversity	No more student ghettoes/high-rises. Promote new small/local businesses. Ban fast food/franchises. Promote affordable housing for residents from all walks of life, not just students.
Height	Setbacks	Parking	Height limits and sidewalk setbacks. Also, parking has become a serious disincentive for me to come downtown.
Height	Design	Pedestrian	Provide enforceable protective D2 buffers between D1 heights and other lower height limitations. Require some degree of compliance with design guidelines, especially where the character of adjacent districts may differ. Ensure the dominance of the pedestrian experience in planning objectives. (Or, write a new code that addresses form and performance!)
Pedestrian	Housing Diversity	Green Space	Pedestrian scale and safety; housing for non-students as a priority; public park linkages, e.g. Allen Creek and Huron River access.
Lot combination	Setbacks	Design	1. Lot combination, 2. Street offsets, 3. Aesthetic guidelines
Vision	Density	Activity	Recognize the value and uniqueness of each existing streetscape, require the zoning to reflect the values in ALL the planning documents, have an active downtown as the goal, not simply a "dense" downtown.
Process	Density	Activity	Don't be swayed by angry, older residents that have forgotten that, for better or worse, students are the heart and soul of Ann Arbor. People may not be used to high rises, but they are not harming our community and will only bring positive density and activity downtown.
Infrastructure			All new development should stop until the city resolves the storm and sanitary sewer problems.
Green Space	Density/Height	Mixed Use	green space in downtown, building height and density of housing, services like grocery stores for those living downtown
Density	Outbuildings		Outbuilding regulations. Should also allow rental of residential outbuildings, as is done in many other urban areas. If the city is serious about pursuing density, this only makes sense.
Height	Design	Infrastructure	(1) limit height restriction to 30 feet and require application for variance to build higher; (2) allow City Council to pass judgement on appearance and design characteristics; (3) require developers to pay for site development and needed utilities.
Green Space	Design	Infrastructure	1] Maintain downtown individual family homes, trees and parks in mix use 2] new building design supports long term alternative use and 3] A2 infrastructure can handle , e.g. sewers, etc.
Density	Housing Diversity		Stay this course. Down town density of housing will lead to the sale of some of the chopped up homes in the downtown area, back to single family housing. A nicely maintained, single family home is far preferable to a chopped up, poorly maintained rental property.
Walkability	Sustainability	Design	Promote walkability, sustainability, and high-quality building design.
Historic Neighborhoods/ Districts	Height	Housing Diversity	Preserving historic Ann Arbor; lower/less looming buildings in downtown; mixture of housing.
Green Space	Height	Design	how to keep open space and park space, how to limit the size of buildings, and giving actual authority to the design review process
Vision	Process	Enforcement	Decide what is good and protect it, write into zoning the protective elements laid out in the adopted Plans, enforce the Codes
Housing Diversity	Buffers	Height	occupancy within apartment units. transition from the downtown district to the residential surrounding downtown. greater stepdown from downtown heights adjacent to residential zoned land

Priority 1	Priority 2	Priority 3	What are the top three priorities you would like the Planning Commission to consider as it relates to downtown development?
Premiums			1.Eliminate the use of builder premiums
Housing Diversity	Transportation	Parking	Affordability, adequate access to transportation and parking.
Housing Diversity	Density	Liberty Plaza	More market-rate apartments for the general public, complete overhaul of Liberty Plaza, and very high density for development on city land sold to developers (e.g. library lot).
Design	Process		Mandatory design guidelines. Early design review.
Height	Green Space	Business Diversity	We prefer a low-rise city, with tree-lined streets, and locally owned shops and restaurants. Like Fourth Avenue/ Kerrytown has become. Even Seva has had to leave! Will Herb Davidâ€™s old building and the Jerusalem cafÃ© resist future developersâ€™ offers? Not likely.
Mixed Use	Services		We need basic services within walking / biking distance from housing. High density housing without cooresponding services (e.g. grocery stores) just reverse the problems of suburban sprawl.
Housing Diversity	Mixed Use		Incentives for families - more welcoming for local residents that live around downtown but still in the city
Parking	Premiums		Eliminate parking requirements, even for "premium" FAR.
Buffers	Pedestrian	Solar Access	1) Appropriate transitions between housing types / architectural styles / density/ site character. 2) Pedestrian and bicycle safety; 3) Street trees / shade / protections from elements 4) electric/solar buses
Vision	Height	Design	Carry out the Downtown Plan, which requires ordinances regulating lot combinations. Set a mandatory height limit of 6 stories for all development in D1 and D2. Establish enforceable character districts.
Historic Neighborhoods/ Districts	Buffers		Respect for historic districts, respect for neighborhoods downtown, and no more demolitions of historic buildings.
Design	Buffers	Mixed Use	Contextual design (including respect for adjacent/nearby properties of lesser intensity), building design, mixed uses and/or mixed intensities/densities.
Bulk	Lot Combination	Buffers	Impact on adjoining R neighbors; variety in building massing, complex issues about large footprint buildings - how lots are combined.

TOTALS	
Design	11
Housing Diversity	11
Height/Bulk	9
Buffers/Context	6
Mixed Use/Services	6
Green Space	6
Vision	4
Process	4
Historic Neighborhoods/ Districts	2
Premiums	2
Lot Combination	2
Business Diversity	2
Solar Access	1
Sustainability	1
Transportation	1
Walkability	1
Enforcement	1
Liberty Plaza	1
Efficiency	1

Have you seen examples of techniques, ordinances or standards in other communities that you think would work well in Ann Arbor?

I do not know what the zoning is in Grand Rapids but its downtown is becoming beautifully revitalized and in some surprising places. Boulder is building smarter than us as well.

Birmingham MI has standards but may be too uniform. They do create a town atmosphere.

Very few cities are like Ann Arbor

Although the design guidelines can be improved, the process of the Guidelines Review Board must be made more mandatory.

San Francisco and New Orleans (pre-Katrina, at least) both have zoning ordinances that control the nature of new developments in order to preserve character or neighborhoods.

I think we should look to Washington DC, where there are strict height limits and very nice setbacks from the sidewalks. That is what makes it such a pleasant city to walk around.

Stop using building density as a planning objective. Use other techniques to increase beneficial population density. Look at the benefits of population density in terms of the triple [social, environmental, economic] bottom line, rather than relying on building density to increase tax revenues. Enhance service alleys to accommodate â€˜secondary addressesâ€™. Establish sun access requirements, including building orientation. Establish tree canopy preservation regulations. Aim for sidewalks that are wide enough to accommodate amenities, approximately 16 feet minimum. Consider requiring a percentage of building frontage be recessed or open to the sky behind the building line to modulate the street wall and increase surfaces available for windows and landscape elements at the walkway.

Mandatory design review works in Birmingham and Kalamazoo, as well as in more distant places like Portland, OR.

Yes, some communities that recognize their assets and then tailor their zoning accordingly - i.e. Charleston SC, church steeples are predominant landmarks, zoning reflects that in height restrictions and viewscapes, Washington, DC has similar restrictions for similar reasons, Greenville SC - zoning considerations incorporate protection of historic district

Copenhagen is always a great place to look for urban design inspiration that is working in harmony with TRULY historic areas.

See above.

Not familiar with zoning ordinances of other municipalities.

Chicago parks and building design that mesh with historic areas and built with quality that will last for eons.

Not that come quickly to mind.

San Diego has SETBACKS for its buildings so that there is sufficient space and pedestrians own the sidewalks!

yes, emphasize the historic districts, don't allow for outsized building , insist that all builders comply with the agreements as it relates to size, parking, etc, don't allow them to trade off parking with the DDA, if the say they are going to have x number of spots hold them to it!

Bigger and greater tax base is not always better. As Ann Arbor is being exploited, it is losing its character."

Have you seen examples of techniques, ordinances or standards in other communities that you think would work well in Ann Arbor?

NYC for height/density bonuses, Chicago for TIF/Tax Capture districts, Birmingham for predictable and productive design standards.

Limit height to four stories throughout downtown.

Yes.....

Houston, we do not have a problem.

Boulder, CO (too late for A2) has a height limit of 4 stories in the downtown. High-rise student apartments are on the periphery and mass transit and bike trails are excellent. Also Portland, and Eugene OR

Columbus Ohio --they have student housing near the campus but they are mostly 3-4 story buildings. I don't know the ordinances governing them but they don't have huge apartment buildings loomig over neighborhoods.

Not lately.

I've seen results - but not studied how those results occurred.

Is there anything else you would like to share or have the consultant consider?

The language of this survey is beyond the reach of the average citizen. It is filled with unapproachable zoning specific language and does not ask the hard questions.

I would love to live downtown and do not think there are enough options

The power of the Historical Commmission over D1 zoned sites near historically designated neighborhoods must be considered as a part of the site plan approval process.

Disallow further [non-complying] private lease-by-the-bed student housing blocks. Require outdoor dining leased in the public right of way frontage to be at the building, so that conflict is reduced between servers and pedestrians. Preserve maximum clear widths for pedestrian access. Encourage intermittent â€˜front yardâ€™ areas help to create pedestrian and bicycle routes as robust as vehicle routes. Reduce visual clutter in the public right of way. Change First and Ashley streets to two-way traffic to enhance the increasingly residential character. Make sure that significant changes in planning and zoning elements are community based.

Make zoning accountable to and compatible with the city's planning documents.

There have to be standards - horrible architecture such as City Place and the Varsity should not be allowed-they do not fit into their surroundings and creat a form of blight.

D1 and D2 were an attempt to simplify and make development easier, but placing a blanket zoning ordinance for new development over a varied cityscape creates problems unless those new ordinances require context-oriented development. Our ordinance does not and that needs to be corrected.

I'm sorry you have to take on so much hostility. I wish people saw how AMAZING Ann Arbor truly is. It is such a special place compared to 98% of the rest of our country. These high rises may be new, but before people know it, they'll be old news. This is mostly reactionism and a prejudice against students.

Nope.

Community input should be more broadly sought perhaps by including surveys and invitations for comment with city bills and other communications with Ann Arbor residents and property owners.

no

Higher density can be achieved while still preserving the character of downtown. This would be beneficial to everyone.

Focus group at Kerrytown Concert Hall was well conducted. Glad you are having focus groups. Hope you listen to them.

Is there anything else you would like to share or have the consultant consider?

It is long since time to close the door on outsized development. Developers should have to pay premiums to build here. The city should not be allowed to sell its downtown properties without consent of the people, the usual MO for planning around here is to react , we need instead to reduce the allowable size of buildings to almost nothing, and make developers request zoning exemptions to exceed that size, more weight needs to be given to public hearings on zoning, also, it is wrong that city council members are not allowed to petition the planning commission when one council member is allowed to sit on the planning commission. This will be the second time I filled this out, the first time the count did not go up, how do I know that this is even going to be read?

William Holly Whyte.

I recognize that urban change is inevitable, but I think the assumptions behind the push for downtown density need to be examined and, I hope, discredited. The current zoning regulations should be revised.

Too much focus on downtown - - it is isolating itself from the other parts of the city

The only consideration for new buildings that really warrants scrutiny is this: Will all those toilets flush? Sanitary sewer capacity is THE infrastructure issue this city faces. I don't think we should dump our untreated sewage into the river.

Tall buildings create wind tunnels, cause icing of sidewalks, and are not what this community wants. Heights should be limited to 6 - 8 stories for future buildings and the total mass and SF should not be increased by more than 10% in the CBD.

Not at this time.

Don't be precipitous in throwing out all of D1 zoning - but do consider more than two scales (now it's 180 feet, 60 feet, 30 feet -- too abrupt a change. Should limit height in different ways - keep building massing, but restrict premiums further.)

Public Meeting – August 5, 2013
Executive Summary

Who participated?

- 30 residents
- 4 members of City Council
- Members of the press representing the Ann Arbor Chronicle, AnnArbor.com, CTN and WEMU

What was said?

Regarding the North Side of Huron St. between Division and State:

- All participants agreed that the zoning here should be reevaluated
- Most recommended that this area be rezoned from D1 to D2
- Other suggestions included:
    - A hybrid between D1 and D2
    - Leaving as D1, but increasing the requirements for setbacks from adjacent residences to the north and/or requiring stepbacks and diagonals in the building design to preserve sunlight (modeling after Campus Inn and Sloan Plaza)
    - Only allowing development as a PUD in this area
    - Another district – D2.5 or D3 that is more form-based
    - Looking at setbacks below grade as well as above
- One group also recommended extending D2 zoning to the south side of Huron St. between Division and State due to the proximity to historic districts

Regarding the South Side of William St. between Main and Fourth:

- The general consensus was that this area should be rezoned from D1 to D2, given the concern for abutting residential properties
- Other ideas included:
    - Requiring more green space around the buildings, particularly adjacent to residential
    - Zone to R4C
- Two groups mentioned continuing D2 zoning south to Packard
- One group mentioned the north side of William St., and that it should be zoned something less than D1 as well

Regarding the Ann St. Site Adjacent to City Hall:

- All participants agreed that the zoning of this parcel should be reevaluated
- Most wanted to see this lot rezoned to D2
- Other ideas included:
    - Something less than D2, perhaps office
    - R4C

    - Zone for park use
- Some groups mentioned extending D2 zoning northwest to the corner of Huron/Division

Premiums:

- The general consensus is that the residential premiums are not creating a diverse housing mix, and are allowing too much student housing
- It was also generally agreed that better premiums are needed to encourage affordable housing
- Premiums in general have unexpected results – and many feel that they are not encouraging what the City wants
- Some groups suggested making the incentives in the premiums a requirement, not an option
- Specific ideas for residential premiums included:
    - Removing premiums for 4+ bedroom units
    - Redefine "affordability" for the affordable housing premium
    - Make a distinction between student housing and other housing
- Some ideas included:
    - Change the LEED premiums to get better cost/benefits
    - Require that more than one premium be met in order to reach the height limit set by zoning
    - Link design guidelines to premiums (i.e.-require that design guidelines be followed in order to be eligible for premiums)
    - Create incentives/premium for provision of green space

Other Issues Discussed:

- The D1 zoning in the South University area should also be reevaluated
- A buffer of D2 zoning should always exist between D1 and residential areas
- Provide more teeth for the design guidelines and character overlays
- Character overlay

Areas of Agreement:

- The zoning on all of the sites discussed should be changed from D1 as it stands now to something else (or D1 should be revised when abutting a residential area)
- Agreement that D1 zoning, as it exists now, is not appropriate abutting a residential area

Areas of Tension:

- Some feel that premiums should be eliminated, while others feel they should be modified
- Most felt that residential premiums as they are now are not encouraging diverse housing, but some felt that they should stay as-is
- Not complete agreement on whether Huron St. area should be D2 or some other variation of zoning

Downtown Zoning Evaluation: Community Meeting Feedback Date: August 5th, 2013 Location: 200 N. Main, Lower Level	
Ann St. Parcel	**Feedback**
Is D1 zoning appropriate for the	Straw poll - 4 out of 4 for reevaluation
	Create a buffer - change to D2 (4 out of 4)
Consensus to reevaluate	1 sticker dot vote
	Extend to NW corner of Huron/Division
	D2 should continue down Huron from State to city hall
	Should consider making parking lot on Ann into something less than D2 - perhaps office to protect corner of Ann and Division
	D2, R4C
	Need to protect historic district
	D1 has nearby residential homes in historic 4th ward, mix of residential with student housing - D1 inappropriate next to residential
	Want more open space
	Other alternative between D1 and D2
	DDA affordable to get Washington & has 8 stories + parking
	Straw poll - 5 out of 5 for downzone to D2
	Downzone to park!
	D2 adjacent to city hall (3 sticker dot votes)
	Ann St. parking D2
	R4C on Ann St. frontage Not D1 on Huron St.
	Another planned project zone (north side is not as homogeneous as south) adjacencies more complex
	Better design guidelines - standards
	D2 might be more palatable - when paired with design of ds
	Enable zoning and standards with models of HDC
	See Birmingham design standards
	Sentiment to require adherence to overlay districts

Downtown Zoning Evaluation: Community Meeting Feedback
Date: August 5th, 2013 Location: 200 N. Main, Lower Level

Huron Street Site	Feedback
Is D1 zoning appropriately located	2 sticker dot votes for reevaluation
	Create buffer north of Huron - change to D2 (4 out of 4)
Consensus to create a buffer	4 Yeses - D1 on Huron should be changed
	Should be either D2 or hybrid of D2 - need to buffer to residential - from State to 5th
Concern for building height near residential and obstructed sunlight for residential	Should define setback below grade and consider setback limits below ground because below grade affects natural features in adjacent zones and other disturbances to adjacent properties. Process of mitigation does not protect natural features. Developers should not be able to hire the evaluator
	Zoning should be a protection for solar access - ratio of height and mass should incorporate solar access
D1 setbacks discussed	Better pedestrian protection - compromised by D1 zoning on Huron
	D2 north of Huron (3 sticker dot votes)
	Inflexible designations
	Buffer definitely needed at residential
	D2 or D2 hybrid
	Below grade setback same as above grade
	Straw poll - 4 out of 4 for reevaluation
	Below grade setback should: protect natural features, protect personal property, protect solar access - step down mass
	D2 to create buffer
	Again sunlight / wind effects
	Front setbacks on D1
	Straw poll - 5 out of 5 said we need to rezone
	Look at Paris - no area is more than 8 stories high
	Why do we need 150 feet high buildings?
	Consider neighborhood districts - especially historic districts - give equal consideration to them - immediately adjacent properties to historic districts need to get approved from the HDC
	Greater protection for historic district
	Buffer zones between D1 and neighborhoods
	All edges of D1 should have D2 zoning

Huron Street Site	Feedback
	Setbacks near major thoroughfares should be increased
	Use greenbelt monies to buy
	D1/D2 lands to increase green space - green area around the building
	D2 on south side too
	Wind canyon effects
	Campus Inn and Sloan have good setbacks
	Remember sunlight for existing bldgs.
	PUD has advantaged
	continue D2 north of Huron: what about office? maybe continue D2 thru to Ann St
	D2
	Step down to north?
	All as PUD? Pre-zoned PUD of block on Division w. UM bldgs.
	Enforceable design guidelines
	Revise D2 - D2.5? Completely different kind of contextual perhaps form based zoning

Downtown Zoning Evaluation: Community Meeting Feedback Date: August 5th, 2013 Location: 200 N. Main, Lower Level	
William Street Site	**Feedback**
Is D1 zoning appropriately located on the south side of William Street	Possible 30 - 40 feet max?allow procedure for variances
	Light important - critical to property values
Consensus to rezone to D2	Straw poll - 5 out of 5 want to rezone to D2
	Green area around the building - All areas adjacent to residential areas should have a green buffer
Concern for abutting residential	3 sticker dot votes for reevaluation
	Straw poll - 4 out of 4 to rezone to D2
	Extend to Packard
	Create buffer between residential
	D1 at Main and William - 3 sticker dot votes for reevaluation
	Continue D2 west to Main and south to Packard
	Open space along William - pocket parks
	Should not be D1; at least D2 abut residential area could be 80 or 100 ft. not 150 (14 stories)
	North side of William should be less than D1
	Need D2 next to residential - buffer
	Downtown is not that tall
	Negative affects city lots on N. side - sunlight
	DTE lot south of William - D2 to not negatively impact city properties
	Adjacencies to HDs are of concern - HDC controls?
	Roles of overlay districts (mandatory compliance)
	Assume impermanence of existing buildings
	How to protect against worst case scenarios?
	R4C?
	Contextual design
	Codify adjacent
	Planning and zoning disconnected
	Orientation (bldg.) is not addressed 2D!
	Need build out models - use vs. size (area, ht., mass)

Downtown Zoning Evaluation: Community Meeting Feedback Date: August 5th, 2013 Location: 200 N. Main, Lower Level	
Premiums	**Feedback**
Do D1 residential FAR premiums effectively encourage a diverse	Keep residential premiums (2 sticker dot votes)
	LEED - change for better cost/benefit
Premiums should be better defined - suggested as requirements	Large plate office - add to encourage more (2 sticker dot votes)
	Retail premium to encourage more
Consensus premiums have unexpected results - many feel not getting what they want	Premiums don't work - unexpected results (3 sticker dot votes)
	Raise the bar - require the things we want
Premiums for open green space on ground level suggested	Premiums are not encouraging a diverse downtown - only developments have been student apts.
	One option is that incentives (premiums) are a requirement.
Mix about residential premiums - agreed too much student housing	Do not use premiums to only add height
	If premiums are allowed, standards should be really high
Better premiums for affordable housing	Consider giving reverse premiums
	Require that more than one premium to be met in order to reach the height limit set by zoning.
	Premiums: do not allow added height “by right” (#5)
	Premiums are NOT encouraging a diverse downtown population
	Make the incentives a requirement. do not use added height as premiums - require aesthetics in design review historic pres. must be high standard do not sanction things we don’t want if not met, reduce project size reduce max. heights in D1 & D2 choose min. no. incentives
	Straw poll - 5 out of 5 for reevaluation
	Premiums are bogus excuses to let developers do whatever they want
	Remove all premiums
	Creates complexity and confusion

Premiums	Feedback
	Make a distinction between student housing and other housing - e.g. limit multi-family units
	Remove premiums for 5 bedroom/4 bedroom units
	All new buildings should be LEED certified and no premiums allowed
	Parking should be part of the building and no additional premiums for that
	Take the tax burden off the properties instead of using premiums for affordable
	redefine affordability - not the current 80% of AMI
	Pedestrian amenities required and not premiums
	Incentivize pedestrian amenities
	Diverse housing - affordable housing (cost per unit)
	Preservation/protection of historic/resources and existing residential areas
	Open green space - accessible to public - on ground level
	Premiums should only be given to developments not following design guideline recommendations
	LEED certification
	Don’t give premiums for general housing
	Give premiums for things that we want - affordable housing (vs. any housing). Define what we want - open space (on ground level - open/accessible to public and maintained by owner of bldg.)
	What do we mean by diverse?
	Residential is not appropriate for a premium at all
	Premiums not working - Student houses are turning over, downtown doesn't have services residents need
	Need numbers on populations and demographics to determine whether they are working
	Used as an excuse for bigger bldg. abused - no public benefit

Premiums	Feedback
	Get rid of some - energy efficiency is good though
	Outward result is large, shadowy building
	Affordable housing? NO
	Are premiums getting what we want - no
	No more student housing - 6 BR. 1 and 2 bedroom would encourage or maybe 3 BR but not more
	413 doubled the premium - open space on ground level desired not on 3rd like 413
	Incentivize open green space
	Premiums for pedestrian walkway - wide sidewalk, shade, benches
	Give premium to developments that protect historic districts or outside historic
	Historic district - give more voice (power) to limit negative impact to Historic District put in zoning
	All agree they don't work
	No premiums for housing - premiums are opportunities for developers, markets are more influential on types of projects
	Should premiums be negotiations?
	Designate use, we don’t need premiums
	Premiums don’t make sense
	End results are unpredictable
	We don’t have any solar - premiums just require it.
	In order to get premiums developers should conform to design guidelines
	Do we have right premiums - no more premiums for housing of any kind - we want to support smaller units

Downtown Zoning Evaluation: Community Meeting Feedback Date: August 5th, 2013 Location: 200 N. Main, Lower Level	
Other	**Comments**
Guidelines need more teeth	Guidelines have no teeth - need to be enforced
	Enforcement of design guidelines
	Design guidelines should have teeth (should be part of zoning)
	Massing and height should be mandatory in design guidelines
	Design guidelines should be enforceable by codes or zoning
	Design guidelines mandatory - more teeth
Reevaluate D1 areas - including South University	SU area shouldn't be D1 to Washtenaw - setbacks on Washtenaw, too tall, should be D2
	There should be D2 zoning buffering all residential areas (South U & other areas).
	D1 on South U. (not historic) older homes but declared D1
	Reevaluate all D1 areas - should they be D1 or less? - Thayer and N. Univ. should not be D1
	Rethink all D1 so not to revisit
	D1 corner of Thayer and N. University - should not be other places also not D1
	South U: D2? - no matter who owns it
Enforceable overlays	Principles in overlay written onto zoning
	Overlays - express what we want in terms of setbacks and massing
	Character overlay was not enforceable - not in zoning and should be
Green space	Encourage green space downtown (e.g. for kids)
	AA needs a very large park in downtown
	A city park on the same block as the Federal bldg. or other large open space

Other	Comments
HDC should be involved with reevaluation process	Historic district commission should be involved in this reevaluation process
	Historic districts should be involved
	More power to HDC over neighboring areas - not zoned hist. dist.
Redefine D1 / D2	D1 height limit is too high
	Definitions of D1 and D2 can be revised to create stricter limits of height and bulk.
Suggestion of "D3 zone"	Zonings have no flexibility - if you only have D1 and D2
	Why not D3 with less than 10 stories
Buffer along Huron needs separation - pedestrian safety needs protection	
Require 10’ setback	
Keep amenities of downtown in guidelines now	
There should NOT be more D1 zoning!	
Housing price/supply. Housing supply → price impacts (discussion whether higher supply drives)	
Area near Hill auditorium to be protected	
Abolish DDA	
Have form based codes	

Online Options Survey Results

Ann Street Options:

#1 – Rezone to D2
#2 – Leave D1 but eliminate premiums
#3 – Rezone Office

Huron Street Options:

#1 – Rezone to D2
#2 – Leave D1 but eliminate premiums
#3 – Leave D1 but increase setback and diagonal requirements
#4 – Rezone to a hybrid “D 1.5” district

William Street Options:

#1 – Rezone to D2
#2 – Leave D1 but eliminate premiums
#3 – Leave D1 but increase setback and diagonal requirements

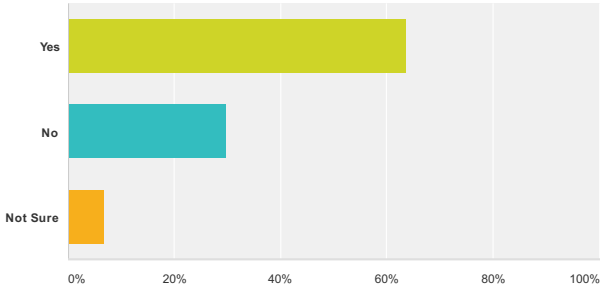
Premium Options:

#1 – Limit types of residential eligible for premium
#2 – No residential premiums except for affordable housing
#3 – Require compliance to design guidelines to be eligible for any premiums
#4 – Include other types of premiums
#5 – Make all premiums discretionary, rather than by-right
#6 – Eliminate premiums

Downtown Zoning Options

Q1 Do you think the Ann Street Site Alternative 1 would result in buildings that better fit the context of the surrounding area?

Answered: 104 Skipped: 2

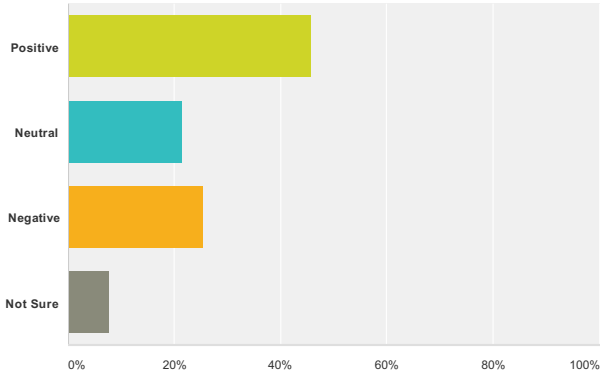


Answer Choices	Responses	
Yes	**63.46%**	66
No	**29.81%**	31
Not Sure	**6.73%**	7
Total		**104**

#	Comments	Date
1	D1 zoning is just too tall and out of scale for this site.	9/17/2013 10:42 PM
2	Why does UMCU want to build something next to Cith Hall? Or is City of A2 deciding to buy it first? i don't get this.	9/17/2013 5:46 PM
3	Too tall, too massive, out of scale with public and private buildings.	9/17/2013 4:20 PM
4	For me, it depends what the building use is. I don't mind taller buildings, but am tired of student housing. I do agree reducing shading is nice for the surrounding area.	9/17/2013 2:32 PM
5	Compared to D1, but still not great--does not support adjacent neighborhood	9/16/2013 6:00 PM
6	You need to get someone who can write clearer surveys - this is too confusing	9/16/2013 4:07 PM
7	.	9/16/2013 2:45 PM
8	You do not mention that the neighborhood to the north and east are in a historic district! Th is alternative improves the development potential, but still does not relate well to context.	9/16/2013 1:02 PM
9	it could be at least as tall as City Hall	9/16/2013 10:40 AM
10	Should be allowed to be taller	9/16/2013 10:11 AM
11	much too high, 60ft is max that should built	9/15/2013 10:43 PM
12	buffer to nearby residential buildings, reasonable scale	9/15/2013 8:20 PM
13	Adjoins a residential historic district	9/15/2013 8:20 PM
14	Better to have a buffer next to residential bldgs & historic district	9/15/2013 8:16 PM
15	The short, squat footprint seems like it will be unpleasant at the street level without the gains of height/density.	9/15/2013 5:01 PM
16	Proximity to historic neighborhoods is the key element of this site.	9/15/2013 4:53 PM
17	While D1 at max build out is excessive, D2 at max is too restrictive	9/15/2013 4:52 PM
18	But still not restrictive enough	9/15/2013 4:05 PM
19	Despite prevailing sentiment towards low-density, I think Ann Arbor should densify and allow developments to have heights of 180'. Specific to the Ann St area however, 150' might be more appropriate.	9/14/2013 10:59 PM
20	I think this is too small and squat relative to city hall complex	9/11/2013 12:57 PM
21	I don't care. I think it's OK for neighboring buildings to be different and have different uses.	9/9/2013 9:02 PM

Q2 What impact do you think the Ann Street Site Alternative 1 would have on the downtown as a whole (thinking about residents, businesses, and visitors)?

Answered: 103 Skipped: 3



Answer Choices	Responses	
Positive	45.63%	47
Neutral	21.36%	22
Negative	25.24%	26
Not Sure	7.77%	8
Total		103

#	Comments:	Date
1	Better, but not perfect	9/18/2013 9:03 AM
2	Design and use are two important factors as well.	9/17/2013 10:42 PM
3	Wind tunnel and shade effects; reduce residential quality.	9/17/2013 4:20 PM
4	Again, I think what the intended use of the structure offers has a lot more impact that the height of the building	9/17/2013 2:32 PM
5	That type of density is needed somewhere and that area of Huron and Division makes sense (as opposed to a dense residential area)	9/17/2013 8:34 AM
6	or negative, considering the impact on residents--unless it is nuanced housing	9/16/2013 6:00 PM
7	It depends on what or who inhabits the built space.	9/16/2013 5:54 PM
8	Ann St is deadened by all the government buildings. A larger building would add more people and thus more activity	9/16/2013 2:45 PM
9	Please restrict building height to preserve existing neighborhoods and historic buildings	9/16/2013 2:44 PM
10	Again, better than D1, but not very much	9/16/2013 1:02 PM
11	too close to residential to build to max D1	9/16/2013 11:34 AM
12	We need more housing options	9/16/2013 10:40 AM
13	too tall	9/16/2013 10:13 AM
14	I feel like there's a mid-grade (D1.5) or Form-Based Zoning alternative we're not looking at here.	9/15/2013 9:22 PM
15	DI permits unsuitable mass and scale	9/15/2013 8:58 PM
16	not out of scale with City Hall and over shadow nearby residential	9/15/2013 8:20 PM
17	It is an interface area.	9/15/2013 8:20 PM
18	Much better for residents - won't block light, better looks, still viable for development	9/15/2013 8:16 PM
19	The building as shown is too wide.	9/15/2013 5:01 PM
20	Boxes in a small space for some smaller office uses. Nothing of consequnce for the city.	9/15/2013 4:52 PM
21	In my experience, I have not seen too much pedestrian traffic behind city hall and through that parking lot. A successful development could encourage greater traffic, but given the competitive hierarchy of strong public spaces in Ann Arbor, the impact of a 60' building might be neutral.	9/14/2013 10:59 PM
22	It does not align with the goals of core growth.	9/12/2013 8:40 AM
23	Any development would be a positive impact	9/11/2013 12:57 PM
24	the alternative is overly restrictive, from one end of the spectrum to the other	9/11/2013 12:52 PM
25	Down zoning makes a prospective building there smaller - but I's wish for no building there	9/11/2013 10:02 AM

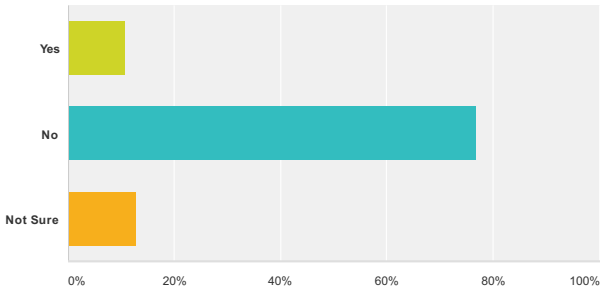
Q3 Comments/questions about the Ann Street Site Alternative 1:

Answered: 33 Skipped: 73

#	Responses	Date
1	This is certainly more in scale with the surrounding, but for a downtown struggling to grow, it may not be the best option.	9/18/2013 9:24 AM
2	It is important to have good architecture. Even smaller blockish building are unattractive.	9/17/2013 10:42 PM
3	D2 is still too impactful for this site.	9/17/2013 5:10 PM
4	There is not a valid reason to change this site.	9/17/2013 2:04 PM
5	We need to allow taller buildings somewhere if we want to encourage housing downtown that folks other than the richest of us could afford.	9/17/2013 8:34 AM
6	It "feels" comfortable compared to D1, which would feel to me (as pedestrian or motorist) oppressive, crowded, a cause of traffic congestion. And to neighbors, oppressive, depressing, causing deprivation of sunlight.	9/16/2013 10:06 PM
7	Good grief. What about the context? Neighborhoods are highly stressed by facing or adjacent dense building blocks, even at 60 ft. A poor compromise to downzone only to D2 from D1.	9/16/2013 6:00 PM
8	looking only at building height misses the opportunity to examine goals, including increased vibrancy.	9/16/2013 2:45 PM
9	Given that City Hall is taller than what would be allowed by D2 zoning, it does not make sense to limit potential development so drastically.	9/16/2013 1:19 PM
10	I think setbacks should be included in a rezoning of this parcel. I'm not sure D2 does that and you don't say if it does or not.	9/16/2013 1:02 PM
11	Rezoning the site to D2 would allow the City Hall building to remain the prominent architectural feature for this area and provide a better transition to the neighboring residential and historic district uses.	9/16/2013 12:16 PM
12	I think this would be better for the neighborhood just north of the site, but overall will provide less potential for the city as a whole.	9/16/2013 11:05 AM
13	knee jerk reaction to tall buildings is unhealthy for the downtown	9/16/2013 10:40 AM
14	It is essential that there a reasonable transition to an historic neighborhood. Alternative 1 provides that transition.	9/16/2013 9:39 AM
15	Better transition to nearby residential neighborhood.	9/16/2013 8:12 AM
16	Why are we considering downzoning downtown?	9/15/2013 11:41 PM
17	We do not need another tall building here, ESPECIALLY STUDENT HOUSING!!!!	9/15/2013 10:43 PM
18	The current zoning was a mistake made by a failure to follow the principled identification of this site as interface. It should have been D2 and we want to encourage housing at this location. The Ahmos site should also be downzoned from D1 and housing. Perhaps mixed use should be encouraged. But here 80-100 feet might be allowed in a new zoning category. The danger of having the UM Credit Union site combined with the Ahmo's site as D1 must be eliminated.	9/15/2013 8:20 PM
19	premiums are too easy to get	9/15/2013 8:12 PM
20	To me, the whole point of identifying the urban core is to establish areas where height/density are appropriate. Te more people living in the core, the healthier and more diverse the downtown will be.	9/15/2013 5:01 PM
21	Space should be used to at least 400% but D2 only allows that with premiums. Get rid of the premiums. I see no benefit in this area to not having the building occupy the whole of the site with a tie in to the the first level roof garden on city hall for open space. The location is close to Fourth ave businesses and Kerrytown which is an economic benefit to those areas.	9/15/2013 4:52 PM
22	The best part is that the skyline is not further obstructed and there wll be little shadowing	9/15/2013 4:05 PM
23	No more ugly, massive buildings please. They are a blot on the landscape.	9/15/2013 3:03 PM
24	Development seems likely. Allow the building to be around 150'. Perhaps you could think about incorporating form regulations as to guide the architectural continuity of city hall throughout the block.	9/14/2013 10:59 PM
25	Reducing the max build out height for this site is preferable to current high-rise zoning. Need to recognize context of adjacent historic districts and avoid creating more contrast with the size/scale of non-designated older buildings. While the push for increased density needs to be heard in downtown, we can modulate that need with moderately-scaled buildings rather than towers.	9/13/2013 2:51 PM
26	Sustainable development must emphasize density within the downtown and along the urban core.	9/13/2013 2:23 PM
27	This is a busy commercial/government area and should remain at D1.	9/12/2013 9:05 PM
28	To bring more people and businesses in and near the center city, it is important to let buildings go up in height.	9/12/2013 11:08 AM
29	How about a park or parking for city hall it is hard to find parking some nights for civic functions	9/10/2013 9:31 PM
30	Build everything as high as it can be.	9/10/2013 4:57 PM
31	i don't think the way your questions are structured present a neutral scenario for the survey participants. showing the largest build out, then a much smaller will lead your participants to, more so than if presented otherwise, react positively to Alternative 1. i'm not saying it's better or worse, just that your survey instrument is flawed. additionally, using feet AND stories paints a more understandable picture for more people. similarly stating FAR % and giving some examples would have been helpful.	9/10/2013 8:47 AM
32	This is a short walk to central campus and downtown, a fantastic place for people to live and work, and we should take advantage of it.	9/9/2013 9:02 PM
33	would like to reduce height and increase set backs	9/9/2013 8:57 PM

Q4 Do you think the Ann Street Site Alternative 2 would result in buildings that better fit the context of the surrounding area?

Answered: 103 Skipped: 3

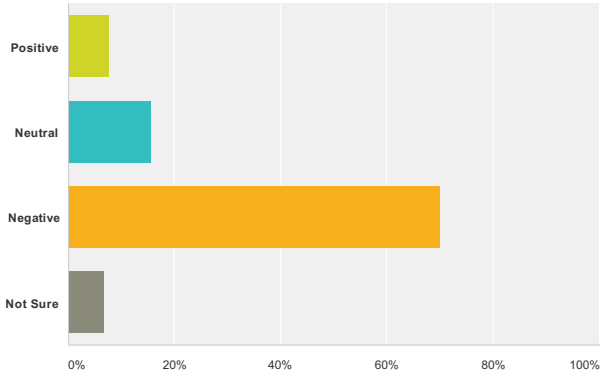


Answer Choices	Responses	
Yes	**10.68%**	11
No	**76.70%**	79
Not Sure	**12.62%**	13
Total		**103**

#	Comments	Date
1	It adds variability with overwhelming the stage, so to speak.	9/18/2013 9:24 AM
2	D2 is the appropriate zonign on the edge of the historic district.	9/17/2013 10:42 PM
3	If you are going tall, might as well go wide and be more efficient	9/17/2013 8:34 AM
4	earlier mantra was that slender buildings were not financially feasible. Sounded false then and now.	9/16/2013 6:00 PM
5	better than alt #1	9/16/2013 10:40 AM
6	too tall a building for surrounding area, 180 ft is much too much	9/15/2013 10:43 PM
7	Still too tall	9/15/2013 8:58 PM
8	buildings could still be too tall and there's no buffer	9/15/2013 8:16 PM
9	NOT as good as D2 zoning, but better than current D1	9/15/2013 4:53 PM
10	Leaving open space on the lot in order to get an afforable height makes no sense. At a minimum the building should occupy the whole of the site to at least 100 feet.	9/15/2013 4:52 PM
11	alters skyline and blocks views, creates significant shadowing	9/15/2013 4:05 PM
12	Development potential is dampened. Aesthetically speaking, building looks too skinny.	9/14/2013 10:59 PM
13	Still too tall	9/13/2013 2:51 PM
14	It creates a graduation from the fringe to the core, since the adjacent is short	9/12/2013 8:40 AM
15	A midrise building with such a small footprint is not practical or financially feasible - you will just have a foreclosure.	9/11/2013 12:57 PM

Q5 What impact do you think the Ann Street Site Alternative 2 would have on the downtown as a whole (thinking about residents, businesses, and visitors)?

Answered: 103 Skipped: 3



Answer Choices	Responses	
Positive	7.77%	8
Neutral	15.53%	16
Negative	69.90%	72
Not Sure	6.80%	7
Total		103

#	Comments:	Date
1	Better, but not perfect	9/18/2013 9:03 AM
2	Even without premiums such a building is too tall.	9/17/2013 10:42 PM
3	Has anyone looked across the street? How about downzoning adjacent, too?	9/16/2013 6:00 PM
4	not sure it will be developed if restrictions are too great, so it may sit as a surface parking lot	9/16/2013 2:45 PM
5	Way too tall no way at all for this neighborhood	9/16/2013 10:13 AM
6	could still be too tall and out of scale for adjacent historic district	9/15/2013 8:20 PM
7	Too tall with any design	9/15/2013 8:20 PM
8	No one would be happy - not residents or builders and the bldgs won't look very good	9/15/2013 8:16 PM
9	Far too tall for Ann St.	9/15/2013 7:58 PM
10	Positive compared to current D1 zoning, negative vs. D2 zoning	9/15/2013 4:53 PM
11	Narrowing the building to satisfy some formula is dumb in these transitions zones.	9/15/2013 4:52 PM
12	It shows a transition. Although, the 25story tower on William does not look bad.	9/12/2013 8:40 AM
13	A midrise building with such a small footprint is not practical or financially feasible - you will just have a foreclosure.	9/11/2013 12:57 PM
14	too tall	9/11/2013 10:02 AM

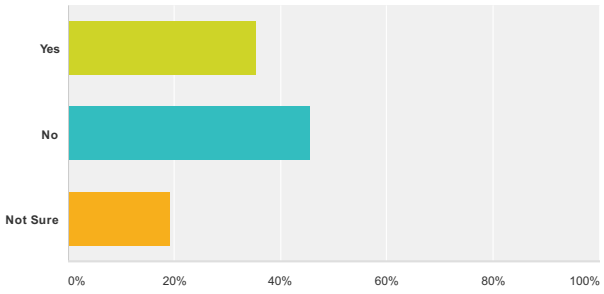
Q6 Comments/questions about the Ann Street Site Alternative 2:

Answered: 27 Skipped: 79

#	Responses	Date
1	Small site. Not a whole lot of value in making a taller, thinner building. Retains disadvantage of taller building and not a whole lot of advantage to be gained from a smaller footprint.	9/18/2013 1:56 AM
2	Too tall, out of scale with entire surroundings; narrow tower will be out of scale as well.	9/17/2013 4:20 PM
3	If a taller building is constructed, this idea to make taller/smaller sounds reasonable. Again, I just care about whether the intended purpose of the building will provide vibrancy, employment, etc to the area. I do fee a bit like the city is being taken over by student housing. Even if it's "nice" students typically don't have long term investment in the city as part of their perspective. What about targeting middle income families with older kids who want a more urban lifestyle?	9/17/2013 2:32 PM
4	I'm not as clear about understanding of "premiums" but I think we could use a few taller buildings downtown.	9/17/2013 8:34 AM
5	It is better than current zoning but not as good as alternative 1.	9/16/2013 10:06 PM
6	The idea of a thin line of 'interface' or character or context defined only by the arbitrary DDA district boundary is offensive. Context is key!	9/16/2013 6:00 PM
7	Applies to any increased density use: where are these people going to park?	9/16/2013 5:54 PM
8	This is the most confusing survey I've ever taken. I think that restricting building height in downtown core is essential & please prevent a complete tear down of a historic city place for a mediocre replacement like City Place!!!!	9/16/2013 2:44 PM
9	Would still reduce property values and allow possibility of not filling the lot, which would negatively affect the potential for future retail development in the area.	9/16/2013 1:19 PM
10	Does not really improve situation from present dilemma.	9/16/2013 1:02 PM
11	too tall	9/16/2013 11:05 AM
12	probably not financially viable, so it would never get built this way	9/16/2013 10:40 AM
13	The historic Division Street properties will get burned by the 413 E. Huron project. Alternative 2 provides only modest improvements to current zoning and should be rejected.	9/16/2013 9:39 AM
14	Leaves tall building that would annoy neighbors a legal possibility, but practically unlikely (too small a footprint to make sense). Spot elimination of premiums seems legally hard to defend.	9/16/2013 8:12 AM
15	Downtown is the place for density. How about showing what it would look like when Ahmo's is 180 feet?	9/15/2013 11:41 PM
16	I don't think this is a good solution, at all -- Tall, skinny buildings in an interface neighborhood don't seem to make sense to me.	9/15/2013 9:22 PM
17	I like this alternative better because there's the possibility of seeing multiple sides at once. It's not so imposing from the Ann Street angle.	9/15/2013 5:01 PM
18	Let them have the 400% FAR plus premiums but require step back at the 4th or 5th levels on the Ann st side. There is nothing on the North side of Ann that has any compelling quality to preserve. They're rentals. Downtown needs more large office space especially on the north of Huron neat Kerrytown.	9/15/2013 4:52 PM
19	No more ugly, massive buildings please. They are a blot on the landscape.	9/15/2013 3:03 PM
20	N/A	9/14/2013 10:59 PM
21	Premiums represent community benefit and it would be detrimental to the community to eliminate them.	9/12/2013 9:05 PM
22	This is the best approach and gives a little to all interested parties, knowing that not everyone will be made happy. Move on.	9/12/2013 8:40 AM
23	Concerned about potential negative impact on density this proposal could have, however may have positive impact on streetscape	9/11/2013 10:21 PM
24	this might be the right solution if the FAR was 400 then the logical building would be more like 8 stories or 90'	9/11/2013 12:57 PM
25	Still Too big, especially since you are not showing the horrible massing of the proposed 413 address	9/10/2013 9:31 PM
26	it would be helpful to know what the non-built footprint space could/would be used for. i recognize that you can't know, but offering the potentials, so respondents understand what the trade off is would have been helpful.	9/10/2013 8:47 AM
27	I do not like tall buildings	9/9/2013 5:54 PM

Q7 Do you think the Ann Street Site Alternative 3 would result in buildings that better fit the context of the surrounding area?

Answered: 99 Skipped: 7

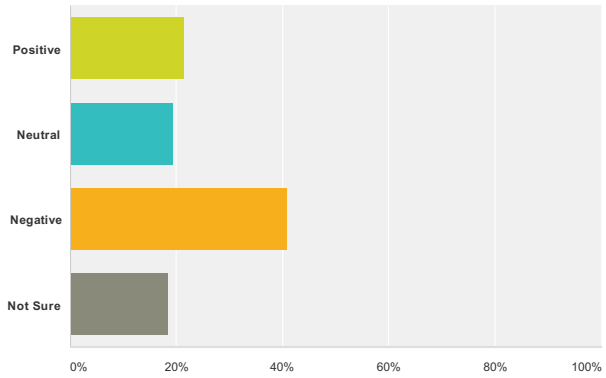


Answer Choices	Responses	
Yes	**35.35%**	35
No	**45.45%**	45
Not Sure	**19.19%**	19
Total		**99**

#	Comments	Date
1	A better fit in terms of scale, perhaps, but not in "best use".	9/18/2013 9:24 AM
2	Right next to city hall which are offices as well.	9/18/2013 1:56 AM
3	Office or not, it's the size of the building is the main factor.	9/17/2013 10:42 PM
4	I'm unsure about what points 3 & 4 impacts are in practical terms.	9/17/2013 2:32 PM
5	we need an vision that considers context beyond the plan area boundary	9/16/2013 6:00 PM
6	A front setback is needed along Ann St. - just as the parking lot for City Hall acts as a setback. A 55' height limit allows more than enough development potential for that particular site. The site should not be required to offer the commercial and office uses - it should be geared to complement the residential uses across the street on Ann.	9/16/2013 1:02 PM
7	office at 55 ft might be ok	9/15/2013 10:43 PM
8	Nothing will be done on these parcels, according to many people	9/15/2013 8:16 PM
9	Better than D1 zoning, with or without premiums.	9/15/2013 4:53 PM
10	Model would be nice.	9/14/2013 10:59 PM
11	Mixed use is still a good option for this site.	9/13/2013 2:51 PM
12	see previous	9/11/2013 12:57 PM

Q8 What impact do you think the Ann Street Site Alternative 3 would have on the downtown as a whole (thinking about residents, businesses, and visitors)?

Answered: 98 Skipped: 8



Answer Choices	Responses	
Positive	21.43%	21
Neutral	19.39%	19
Negative	40.82%	40
Not Sure	18.37%	18
Total		98

#	Comments:	Date
1	3 is better than 1 or 2 but it is just reactive and not creative	9/16/2013 6:00 PM
2	Would miss out on density.	9/16/2013 11:40 AM
3	probably no one woudl build and would remain an empty parking lot	9/15/2013 8:20 PM
4	We need more residential	9/15/2013 8:20 PM
5	No one will be happy	9/15/2013 8:16 PM
6	Unfair to owner	9/15/2013 7:58 PM
7	Better than D1; 55 ft hight respects the adjacent homes/neighbohoods.	9/15/2013 4:53 PM
8	Hopefully improve the local economy.	9/14/2013 10:59 PM
9	poor use of space.	9/12/2013 8:40 AM
10	see previous	9/11/2013 12:57 PM

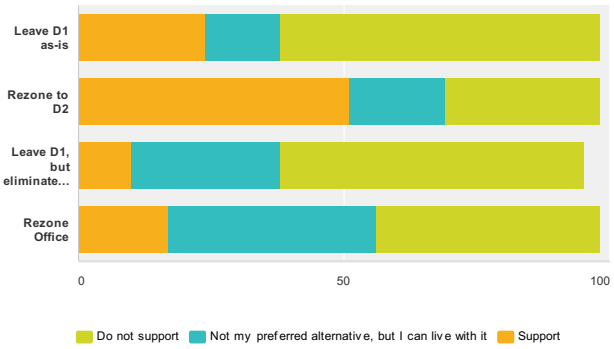
Q9 Comments/questions about the Ann Street Site Alternative 3:

Answered: 28 Skipped: 78

#	Responses	Date
1	None of these options are really optional! The credit union adjacent to this land is only 3-4 stories - to have an 180 foot building close to it would be awkward at best, terrible at worst.	9/18/2013 9:03 AM
2	This would result in a lower impact building (good) but worse use (office = dead at night, negative for the residential area)	9/18/2013 8:28 AM
3	Character depends on the quality of the building. It is at least in the same height range as surrounding buildingsl	9/17/2013 4:20 PM
4	So why are offices incompatible with what is already there? Also, I'm not familiar enough with the overall plan to know why it is not consistent.	9/17/2013 2:32 PM
5	Sends the clear "not in my backyard" message. If we want to encourage more people to drive less and walk more, we need to have places for them to live downtown.	9/17/2013 8:34 AM
6	To keep downtown lively, we need retail and residential developments, not just an office building.	9/16/2013 10:06 PM
7	see above and add that the office uses are basically exceptional uses allowed by current zoning that was special use driven. Also, if the UM Credit Union is a "university" owner, the **zoning doesn't matter due to UM autonomy** from local ordinances.	9/16/2013 6:00 PM
8	Need eyes on the street of mixed use to maintain a vital downtown.	9/16/2013 5:54 PM
9	Why did you not offer pictures of what this Alternative would look like. This really skews the impression. Alt. 3 is not that different from D2 but improves on D2 by allowing front setback and an even lower height limit.	9/16/2013 1:02 PM
10	Rezoning the site to Office would cause too much of an impact on the development potential of the property and would not make the site more compatible with the goals of the Master Plan for downtown.	9/16/2013 12:16 PM
11	Would not allow use as residential	9/16/2013 11:34 AM
12	too restrictive	9/16/2013 11:05 AM
13	we need first floor active uses and more housing choices	9/16/2013 10:40 AM
14	Alternatives 1 and 3 are satisfactory to me.	9/16/2013 9:39 AM
15	Would achieve the practical goals, but an odd exception to the general plan.	9/16/2013 8:12 AM
16	The "context" of low-scale, junky 1-story buildings is awful. So can we please think about the future? Tall buildings belong downtown.	9/15/2013 11:41 PM
17	This is not what we should do.	9/15/2013 9:22 PM
18	Let's stick with the vision of the Downtown Plan.	9/15/2013 5:01 PM
19	Best alternative: designate Ann st. as "Historic District".	9/15/2013 4:53 PM
20	Utterly wrong for downtown near courts and police and Kerrytown. Build big there.	9/15/2013 4:52 PM
21	No more ugly, massive buildings please. They are a blot on the landscape.	9/15/2013 3:03 PM
22	N/A	9/14/2013 10:59 PM
23	The rights and desires of existing property owners is important. However, Those rights and desires are not more important than the needs and benefits of the community and region.	9/13/2013 2:23 PM
24	This is just poor use of space. If you are going to do this, make it a parking structure.	9/12/2013 8:40 AM
25	desperate need for office space but can the roads handle the congestion? Will it hurt the pedestrian friendly nature?	9/11/2013 12:52 PM
26	Build as high as you can.	9/10/2013 4:57 PM
27	This would be an enormous waste of a good location.	9/9/2013 9:02 PM
28	I'm not sure it's not compatible with stuff around it. But it would be quiet. Most important thingst o me are height and set back	9/9/2013 8:57 PM

Q10 What is your opinion about the alternatives for the Ann Street site?

Answered: 101 Skipped: 5

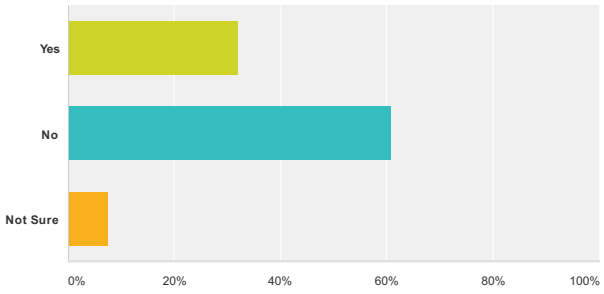


	Do not support	Not my preferred alternative, but I can live with it	Support	Total
Leave D1 as-is	**61.22%** 60	**14.29%** 14	**24.49%** 24	98
Rezone to D2	**29.59%** 29	**18.37%** 18	**52.04%** 51	98
Leave D1, but eliminate premiums	**60%** 57	**29.47%** 28	**10.53%** 10	95
Rezone Office	**42.86%** 42	**39.80%** 39	**17.35%** 17	98

#	Comments:	Date
	There are no responses.	

Q11 Do you think Huron Street Site Alternative 1 would result in buildings that better fit the context of the surrounding area?

Answered: 94 Skipped: 12

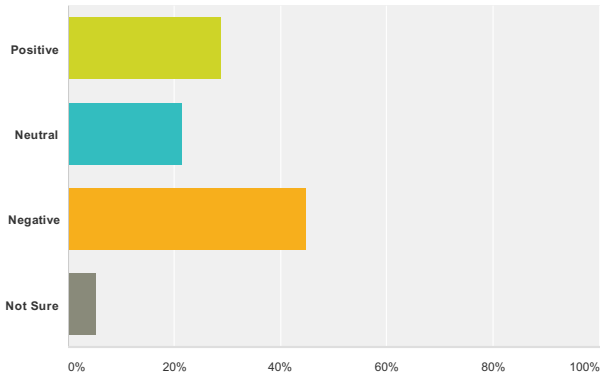


Answer Choices	Responses	
Yes	**31.91%**	30
No	**60.64%**	57
Not Sure	**7.45%**	7
Total		**94**

#	Comments	Date
1	with the current and planned projects, it would look like an existing building - put in before the others.	9/18/2013 9:29 AM
2	D2 is appropriate.	9/17/2013 10:46 PM
3	But still not compatible with neighborhood to the north	9/16/2013 6:27 PM
4	This whole block is awful. A dead zone for pedestrians, speaking as one.	9/16/2013 6:07 PM
5	doesn't fit	9/16/2013 2:55 PM
6	Makes sense to put a large building in between large buildings. Leave it D1.	9/16/2013 11:44 AM
7	already tall buildings. Huron st is the center core of the city	9/16/2013 10:46 AM
8	would not cast large shadows on historic district houses on Ann Street	9/15/2013 8:26 PM
9	Please spell out what this alternative is right in the question and keep the order of things as they were in the paper "workbook." I bet a lot of people will be confused and will write the opposite of what they intended to write on these answers.	9/15/2013 8:25 PM
10	Rezone this entire block to D2	9/15/2013 5:04 PM
11	I don't see the benefit to reducing the max height of this building within the context of its existing lot neighbors on the north side of Huron.	9/13/2013 2:58 PM
12	D1 is perfect, fits right in with existing building on a state highway.	9/12/2013 8:46 AM

Q12 What impact do you think Huron Street Site Alternative 1 would have on the downtown as a whole (thinking about residents, businesses, and visitors)?

Answered: 94 Skipped: 12



Answer Choices	Responses	
Positive	28.72%	27
Neutral	21.28%	20
Negative	44.68%	42
Not Sure	5.32%	5
Total		94

#	Comments:	Date
1	Too massive.	9/17/2013 10:46 PM
2	This can't be controlled by height, area limitations. Both buildings and people need to breathe.	9/16/2013 6:27 PM
3	Less density and development than with D1.	9/16/2013 11:44 AM
4	New bldgs won't deprive historic district residences of air and light. They'll look better too.	9/15/2013 8:25 PM
5	Avoids canyon-like entrance to downtown.	9/15/2013 5:04 PM
6	It would reduce appropriate development potential.	9/13/2013 2:58 PM

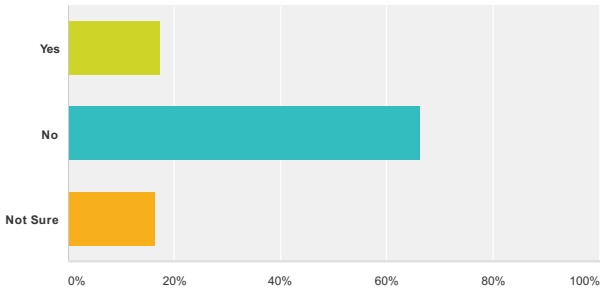
Q13 Comments/questions about Huron Street Site Alternative 1:

Answered: 19 Skipped: 87

#	Responses	Date
1	cutting the height really makes it look like a gap in otherwise relatively similar height buildings	9/18/2013 8:33 AM
2	Looks like the goal is a solid wall of buildings. Is that what we want?	9/17/2013 4:23 PM
3	I actually think this is a better location for a taller building because the neighbors are already taller...	9/17/2013 2:41 PM
4	Seems like an even better place for a taller building! Go for it.	9/17/2013 8:39 AM
5	This is not just the edge of the DDA district it is the edge of a neighborhood and should respond to that context.	9/16/2013 6:27 PM
6	There are already buildings of essentially the same height on either side of this lot.	9/16/2013 1:22 PM
7	zoning needs to have front setback consistent with Campus Inn and Sloan Plaza.	9/16/2013 1:08 PM
8	Rezoning the site to D2 would reduce the development potential to a point that it no longer fits the character established by the existing buildings on adjacent sites.	9/16/2013 12:31 PM
9	why shorter than buildings already there? makes no sense.	9/16/2013 10:46 AM
10	Ann St. already got a hit with 413. E. Huron. The Ann residents deserve this alternative.	9/16/2013 9:46 AM
11	I understand the concerns of neighbors to the north, but doesn't fit with context to either side.	9/16/2013 8:19 AM
12	Why are we talking about downzoning? Huron is THE place for density.	9/15/2013 11:51 PM
13	best option	9/15/2013 8:26 PM
14	The owner of the site west of Campus Inn - Dennis Dahlman - strongly objects to the approval of the project at 413 E. Huron. He has publicly stated that he would support a down-zoning of the property he owns west of the Campus Inn.	9/15/2013 8:25 PM
15	Short and boxy with no opportunity to shape the downtown skyline.	9/15/2013 5:07 PM
16	413's D1 zoning was a mistake to begin with.	9/15/2013 5:04 PM
17	Our downtown is getting less and less appealing because of the horrible big buildings out-of-town "developers" insist on imposing on us.	9/15/2013 3:05 PM
18	This seems like an ideal site for maximum density	9/11/2013 10:23 PM
19	where will Campus Inn park cars? Their lot is too small as it is.	9/9/2013 7:18 PM

Q14 Do you think the Huron Street Site Alternative 2 would result in buildings that better fit the context of the surrounding area?

Answered: 92 Skipped: 14

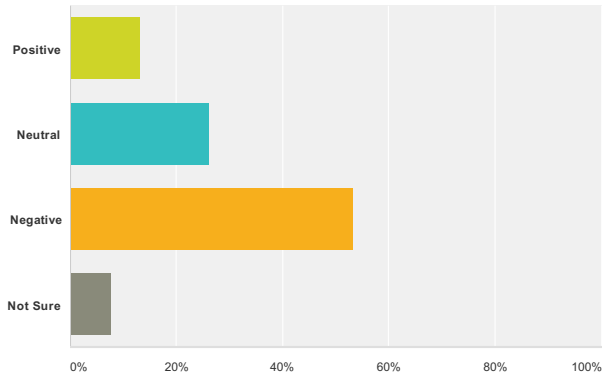


Answer Choices	Responses	
Yes	**17.39%**	16
No	**66.30%**	61
Not Sure	**16.30%**	15
Total		**92**

#	Comments	Date
1	It adds variability to the building scales and footprints but really stands out.	9/18/2013 9:29 AM
2	It would still be too tall with the premiums.	9/17/2013 10:46 PM
3	Better than current zoning, but not better than present condition or lower height.	9/16/2013 10:22 PM
4	Why is the worst-case placement shown? At least it shows the potential disaster for Sloan Plaza to the west. Even the wall of shame at 413 is set a little farther away.	9/16/2013 6:27 PM
5	Not sure what is gained by taking away premiums	9/16/2013 2:55 PM
6	looks smaller than other buildings nearby	9/16/2013 10:46 AM
7	this building is too high, although a higher building is OK at this site	9/15/2013 10:48 PM
8	could still be 150' and cast long shadows on Ann St and be out of scale with surroundings	9/15/2013 8:26 PM
9	Bldgs could still be too tall for historic district nearby.	9/15/2013 8:25 PM
10	Better than the curent D1, but not as good as D2	9/15/2013 5:04 PM
11	Leave as is, let it be a tower, it's right on a main street and should be the location of this kind of building.	9/12/2013 8:46 AM

Q15 What impact do you think the Huron Street Site Alternative 2 would have on the downtown as a whole (thinking about residents, businesses, and visitors)?

Answered: 92 Skipped: 14



Answer Choices	Responses	
Positive	13.04%	12
Neutral	26.09%	24
Negative	53.26%	49
Not Sure	7.61%	7
Total		92

#	Comments:	Date
1	Depends on what the building's intended use is…	9/17/2013 2:41 PM
2	This row is already congested and too dense; it will repel people. It will be hard on the neighborhood to the north.	9/16/2013 10:22 PM
3	Neutral at best. Placement and architectural character could only go so far to compensate for the damaging project at 413	9/16/2013 6:27 PM
4	Neutral to negative.	9/16/2013 6:07 PM
5	lost opportunity to encourage more jobs & residents living in the core area	9/16/2013 2:55 PM
6	Still positive, but I'd leave it with D1.	9/16/2013 11:44 AM
7	There could be more rooms added to Campus inn, which may be of interest to Dahlmann	9/15/2013 9:26 PM
8	These big things are ugly and destroy the quality of life for people who live, work, and visit here.	9/15/2013 8:25 PM
9	Better than status quo, not the best for the city	9/15/2013 5:04 PM

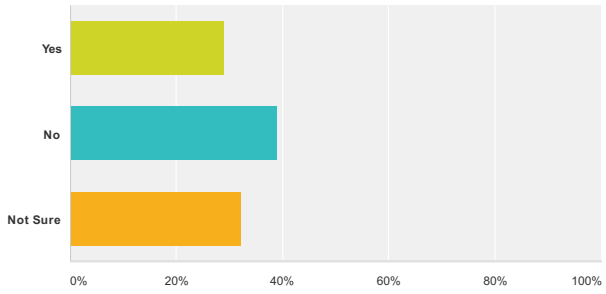
Q16 Comments/questions about Huron Street Site Alternative 2:

Answered: 15 Skipped: 91

#	Responses	Date
1	makes building on the site more expensive, taller towers not helpful	9/18/2013 8:33 AM
2	If going for a tall building, why bother limiting footprint? Use up all of the available land there.	9/18/2013 2:06 AM
3	Skinny, out of scale.	9/17/2013 4:23 PM
4	I don't have a problem with tall buildings. It also appears in the drawing that shadows are less of an issue since there are already other tall buildings here. Seems like a good place for another large building if needed.	9/17/2013 2:41 PM
5	Fits well as it is.	9/17/2013 8:39 AM
6	Look beyond the DDA district boundary. Lots of residents there. How about zoning to the existing Campus Inn parameters? East Huron character suffers from lack of the traditional 'lawn setbacks.	9/16/2013 6:27 PM
7	little to no gain	9/16/2013 10:46 AM
8	In combination with others developments, this would result in no transition to one of the oldest historic neighborhoods in Ann Arbor.	9/16/2013 9:46 AM
9	Again, remind me WHY we are downzoning?	9/15/2013 11:51 PM
10	This is a more expected and potentially more elegant solution	9/15/2013 5:07 PM
11	Better than current zoning, but still degrades downtown experience.	9/15/2013 5:04 PM
12	Our downtown is getting less and less appealing because of the horrible big buildings out-of-town "developers" insist on imposing on us.	9/15/2013 3:05 PM
13	I don't see the advantage to this configuration.	9/13/2013 2:58 PM
14	I am for alternative #2, the radio buttons were not working	9/11/2013 12:54 PM
15	I support this.	9/10/2013 5:00 PM

Q17 Do you think the Huron Street Site Alternative 3 would result in buildings that better fit the context of the surrounding area?

Answered: 90 Skipped: 16

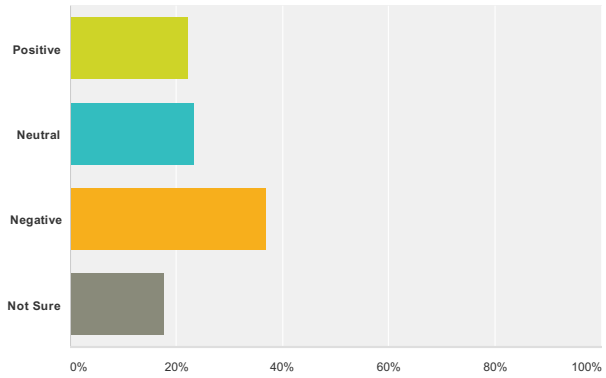


Answer Choices	Responses	
Yes	**28.89%**	26
No	**38.89%**	35
Not Sure	**32.22%**	29
Total		**90**

#	Comments	Date
1	why doesn't this alternative have graphics like the first two? hard to visualize	9/18/2013 8:33 AM
2	Neighbors in smaller structures would probably appreciate smaller structure.	9/17/2013 2:41 PM
3	The promised images are not visible on my screen.	9/16/2013 10:22 PM
4	This was originally accepted by some residents as better than the alternative. However, it is a makeshift response to protest and denigrates the majesty that East Huron could be. Look across the street! And revoke the approval for 413.	9/16/2013 6:27 PM
5	need a visual for this alternative	9/16/2013 11:15 AM
6	no photo, but it sounds interesting	9/16/2013 10:46 AM
7	same as above	9/15/2013 10:48 PM
8	could still be enormous and totally out of scale with Ann st	9/15/2013 8:26 PM
9	We'll just get skinny, jagged towers with useless planted areas.	9/15/2013 8:25 PM
10	D1 = Disaster	9/15/2013 5:04 PM
11	This may be a good compromise, IIF a clause is added that if the surrounding buildings sign a waiver or the surrounding building are brought to within 50% of the height of the existing buildings, the setback can be removed and an addition can be added.	9/12/2013 8:46 AM

Q18 What impact do you think the Huron Street Site Alternative 3 would have on the downtown as a whole (thinking about residents, businesses, and visitors)?

Answered: 90 Skipped: 16



Answer Choices	Responses	
Positive	22.22%	20
Neutral	23.33%	21
Negative	36.67%	33
Not Sure	17.78%	16
Total		90

#	Comments:	Date
1	Possibly.	9/18/2013 9:06 AM
2	Can't comment without seeing images.	9/16/2013 10:22 PM
3	Things are getting so bad that there won't be much character left for this district unbuffered by a transitional or interface zone.	9/16/2013 6:27 PM
4	need a visual for this alternative	9/16/2013 11:15 AM
5	see above	9/15/2013 8:25 PM
6	Canyon vision of Huron St. is no good	9/15/2013 5:04 PM

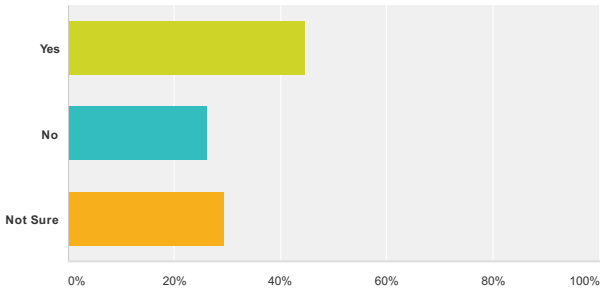
Q19 Comments/questions about the Huron Street Site Alternative 3:

Answered: 18 Skipped: 88

#	Responses	Date
1	Would be nicer for the houses behind it.	9/18/2013 2:06 AM
2	Can't determine from this information.	9/17/2013 4:23 PM
3	If I was a close neighbor, I'd prefer "smaller near the top" as the building goes higher. I think that's particularly important for people who have to live with the shadow, esp during winter. I don't think that should be such a big deal for a smaller profile business.	9/17/2013 2:41 PM
4	Leave it alone as it is!	9/17/2013 8:39 AM
5	A core or central downtown area should have about 1 and 1/2 blocks of interface development in all directions. Context! Neighborhood enhancements! It takes neighborhood(s) to support a downtown...maybe an awkward paraphrase, but it should be all about the human experience of the street. East Huron is getting brutal.	9/16/2013 6:27 PM
6	Increasing setbacks reduces the value of the property and detracts from the urban character of that area.	9/16/2013 1:22 PM
7	would improve streetscape/reduce canyon effect	9/16/2013 11:39 AM
8	can't visualize this alternative	9/16/2013 11:15 AM
9	need more data to fully assess	9/16/2013 10:46 AM
10	In combination with others developments, this would result in no transition to one of the oldest historic neighborhoods in Ann Arbor.	9/16/2013 9:46 AM
11	A good approach, which should be adopted more widely.	9/16/2013 8:19 AM
12	Why downzone?	9/15/2013 11:51 PM
13	This degrades all the historic buildngs/neighborhoods on/near Huron St.	9/15/2013 5:04 PM
14	Our downtown is getting less and less appealing because of the horrible big buildings out-of-town "developers" insist on imposing on us.	9/15/2013 3:05 PM
15	If you allow this, there should be a clause to allow for an addition if surrounding buildings are brought to within 50% of the height of this building.	9/12/2013 8:46 AM
16	I am against 3	9/11/2013 12:54 PM
17	I suppor tthis.	9/10/2013 5:00 PM
18	But the setbacks are a good idea.	9/9/2013 8:59 PM

Q20 Do you think the Huron Street Site Alternative 4 would result in buildings that better fit the context of the surrounding area?

Answered: 92 Skipped: 14

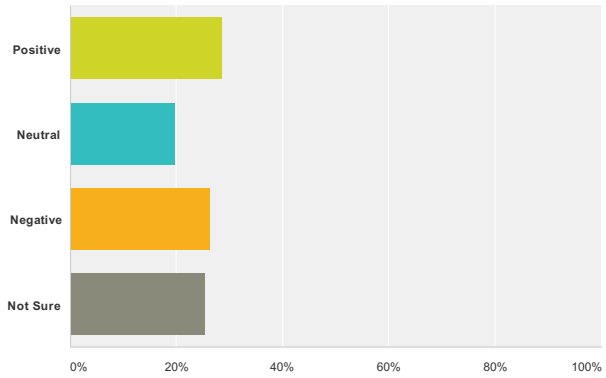


Answer Choices	Responses	
Yes	**44.57%**	41
No	**26.09%**	24
Not Sure	**29.35%**	27
Total		**92**

#	Comments	Date
1	10 ft is too close to residences.	9/16/2013 10:22 PM
2	Eliminate premiums & just go with FAR. Increase setbacks from residential; 10 ft is laughable.	9/16/2013 7:40 PM
3	This is simply a desperately lame response to protests of residents. Anything "could be consistent" when nothing is suggested by context.	9/16/2013 6:27 PM
4	If there are pictures for this one, they did not load. The massing pictures are agreat help.	9/16/2013 6:07 PM
5	This would fit the context along Huron better as long as the rear setback is also as deep as those for Campus Inn and Sloan Plaza	9/16/2013 1:08 PM
6	but this might fit the context of area	9/15/2013 10:48 PM
7	with no premiums	9/15/2013 9:05 PM
8	unclear what the parameters of d1.5 would actually be and what could be built as a result	9/15/2013 8:26 PM
9	Max height would need to be No Bigger than the bldgs that are already there or I would not support it.	9/15/2013 8:25 PM
10	Almost anything is better than current D1, but the devil is in the details. A hight limit of 149 ft is not an improvement.	9/15/2013 5:04 PM
11	Much better for context/existing development pattern.	9/13/2013 2:58 PM
12	too much red tape - kiss please.	9/12/2013 8:46 AM
13	Who makes this stuff up?	9/10/2013 9:34 PM

Q21 What impact do you think the Huron Street Site Alternative 4 would have on the downtown as a whole (thinking about residents, businesses, and visitors)?

Answered: 91 Skipped: 15



Answer Choices	Responses	
Positive	**28.57%**	26
Neutral	**19.78%**	18
Negative	**26.37%**	24
Not Sure	**25.27%**	23
Total		**91**

#	Comments:	Date
1	I can't be sure without seeing images.	9/16/2013 10:22 PM
2	I'm just hoping for a better streetscape with green space for the buildings and sunlight for the residents and trees. 413 is what not to do. Alt 4 is life support for threatened character of context beyond the DDA district boundary.	9/16/2013 6:27 PM
3	need to see example	9/16/2013 10:46 AM
4	It's possible this would work, but there's not enough info here to support it	9/15/2013 8:25 PM
5	No more than 8 stories	9/15/2013 8:25 PM
6	100 ft maximum height	9/15/2013 8:06 PM
7	Devil is in the details.	9/15/2013 5:04 PM
8	too many options and would create more fighting for re-districting	9/12/2013 8:46 AM

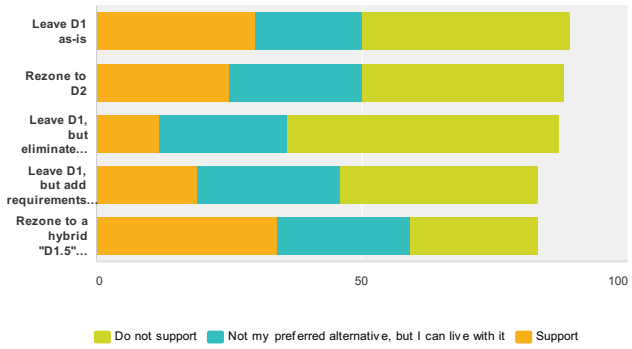
Q22 Comments/questions about the Huron Street Site Alternative 4:

Answered: 21 Skipped: 85

#	Responses	Date
1	Good possibility - would have to have guidelines for the developer.	9/18/2013 9:06 AM
2	worried about spot zoning unless it can be applied elsewhere	9/18/2013 8:33 AM
3	Can't determine. Why are there no graphics for this alternative?	9/17/2013 4:23 PM
4	I"m not sure what I think about this. It doesn't sound bad on the outset, but I don't know much about it.	9/17/2013 2:41 PM
5	I like the idea of consistency with Sloan Plaza and Campus Inn. But even that would produce a dense wall of development on the block. Also, it would diminish the quality of life for residents of the Ann Street Historic Block.	9/16/2013 10:22 PM
6	Yes. This was considered after a similar discussion for the South U. area rezoning. Weak response to context, less visionary without mitigating the deleterious progression so far.	9/16/2013 6:27 PM
7	While the option of creating a new zoning classification would allow greater flexibility for development and create a more consistent neighborhood, it would add to the complexity of a Zoning Ordinance that is already a bit cumbersome to navigate through, at times.	9/16/2013 12:31 PM
8	more complex code starts to get us back to where we were before a2d2	9/16/2013 10:46 AM
9	The ambiguity of this propropal may result in little improvement over the current zoning.	9/16/2013 9:46 AM
10	A good approach, which should be adopted more widely.	9/16/2013 8:19 AM
11	Don't downzone.	9/15/2013 11:51 PM
12	I think this is by far the best option. I think this 1.5 district will help us scale down to D2 in other parts of the city -- perhaps making the ordinance more complex, but managing resident interest with development potential and neighborhood scaling.	9/15/2013 9:26 PM
13	the devil is in the details. This is too vague to know how to evaluate its implications and what might result	9/15/2013 8:26 PM
14	The problem is 150 ft is too high for context, and 60 ft is too short for the Huron St. corridor. Plus 60 ft - at this point - is unfair to property owner(s). The D1.5 zone (or equivilent character area) with a 100 ft max height and 10 ft minimum setback hits the sweet spot. In short, the D1 to D2 transition is too abrupt; and this provides an intermediate step.	9/15/2013 8:06 PM
15	Hard to visualize without illustrations	9/15/2013 5:07 PM
16	Something this open-ended his doesn't seem like a serious alternative.	9/15/2013 5:04 PM
17	Our downtown is getting less and less appealing because of the horrible big buildings out-of-town "developers" insist on imposing on us.	9/15/2013 3:05 PM
18	Less certainty for developers.	9/12/2013 9:08 PM
19	don't go there. You best add a clause to D1 that says that buildings face can not exceed 25% of the height of the building next to it if the height of the building next to it is 25-50% of the max building height of the zone. IF it's <25% then too bad - building is in the wrong place and needs to be replaced, if it's <50% then no setback needed.	9/12/2013 8:46 AM
20	This is the compromise that gives a tall/mixed use/developable building/property option but not 15 stories	9/11/2013 12:54 PM
21	Why do this?	9/9/2013 8:59 PM

Q23 What is your opinion about the alternatives for the Huron Street site?

Answered: 90 Skipped: 16

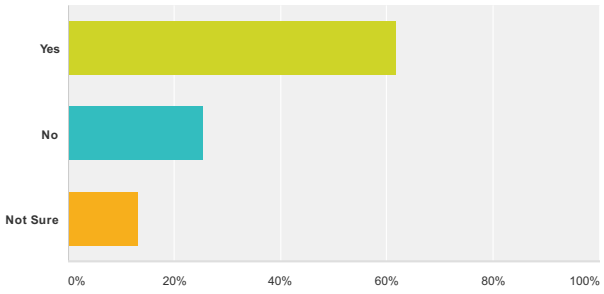


	Do not support	Not my preferred alternative, but I can live with it	Support	Total
Leave D1 as-is	**43.82%** 39	**22.47%** 20	**33.71%** 30	89
Rezone to D2	**43.18%** 38	**28.41%** 25	**28.41%** 25	88
Leave D1, but eliminate premiums	**58.62%** 51	**27.59%** 24	**13.79%** 12	87
Leave D1, but add requirements for setbacks, diagonals and step-backs	**44.58%** 37	**32.53%** 27	**22.89%** 19	83
Rezone to a hybrid "D1.5" district	**28.92%** 24	**30.12%** 25	**40.96%** 34	83

#	Comments:	Date
	There are no responses.	

Q24 Do you think the William Street Site Alternative 1 would result in buildings that better fit the context of the surrounding area?

Answered: 91 Skipped: 15

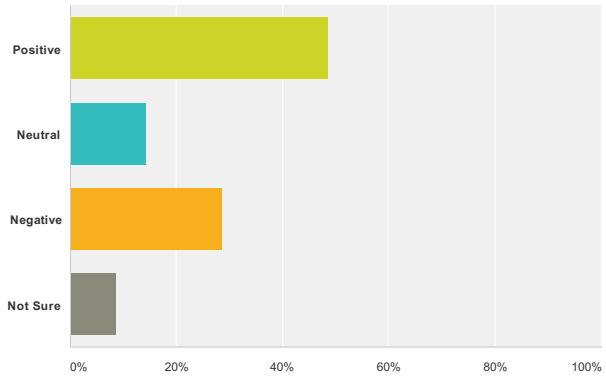


Answer Choices	Responses	
Yes	**61.54%**	56
No	**25.27%**	23
Not Sure	**13.19%**	12
Total		**91**

#	Comments	Date
1	Agreed that surrounding buildings are not as tall as max for D1. But on the other hand, we should consider more concentrated development in downtown.	9/18/2013 2:18 AM
2	It's too massive.	9/17/2013 10:48 PM
3	Seems like a big monstrous building. It doesn't look like an exciting "urban" building, more like a giant Costco.	9/17/2013 2:51 PM
4	The footprint is too massive at the street level, destructive to pedestrian experience and routes.	9/16/2013 6:45 PM
5	Main Street is a primary commercial corridor	9/16/2013 2:57 PM
6	please rezone to D2 to limit building height	9/16/2013 2:48 PM
7	many historic residences are impacted in this decision	9/16/2013 9:14 AM
8	not too tall a building	9/15/2013 10:53 PM
9	woudl assure a buffer with adjacent residential and that would not be out of scale with most other nearby structures	9/15/2013 8:32 PM
10	D2 is appropriate.	9/15/2013 8:29 PM
11	Houses on 4th Ave need a buffer from big bldgs	9/15/2013 8:29 PM
12	This is a good alternative - the best one offered here.	9/15/2013 5:35 PM
13	Nice typo on the copy and paste you are saying Sloan plaza is on the corner of Packard and main?	9/10/2013 9:37 PM

Q25 What impact do you think the William Street Site Alternative 1 would have on the downtown as a whole (thinking about residents, businesses, and visitors)?

Answered: 91 Skipped: 15



Answer Choices	Responses	
Positive	48.35%	44
Neutral	14.29%	13
Negative	28.57%	26
Not Sure	8.79%	8
Total		91

#	Comments:	Date
1	Too big.	9/17/2013 10:48 PM
2	It looks big and ugly… what would it get used for? That also makes a lot of difference…	9/17/2013 2:51 PM
3	Lower buildings in this area would keep downtown more open and welcoming.	9/17/2013 8:47 AM
4	Would like to see retail at ground level.	9/16/2013 10:36 PM
5	Pretty bad with long impenetrable blocky building possible. Overwhelms historic human scale and rhythm of historic downtown.	9/16/2013 6:45 PM
6	lost opportunity for more jobs & residents	9/16/2013 2:57 PM
7	this is one of the last intact city blocks with several single family homes -- please don't allow another huge building! if you do, single family homeowners will leave	9/16/2013 2:48 PM
8	leaves the area with attractive older and historic structures	9/16/2013 9:14 AM
9	would preserve livability of nearby residential	9/15/2013 8:32 PM
10	There would be plenty of room for a big project, but it should be well designed to copy to 'articulation' of the houses nearby	9/15/2013 8:29 PM
11	This would be a good transition to historic Main St., and a good backdrop to Germantown.	9/15/2013 5:35 PM
12	limits density	9/11/2013 2:11 PM

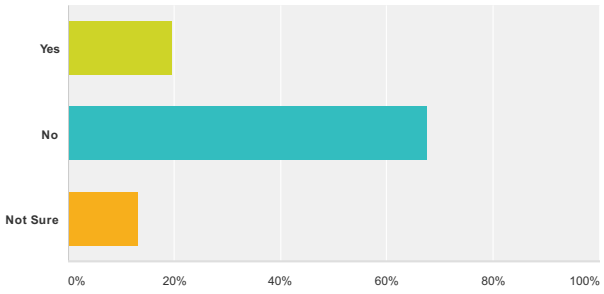
Q26 Comments/questions about the William Street Site Alternative 1:

Answered: 23 Skipped: 83

#	Responses	Date
1	Go for it, but let's not build a giant rectangular concrete cuboid on this (or any of the other sites.) Let's have buildings with some character to them.	9/18/2013 2:18 AM
2	It just looks ugly, like the "strip mall" version of buildings.	9/17/2013 2:51 PM
3	Lower the height here.	9/17/2013 8:47 AM
4	This could be more interesting for pedestrians than current condition. Good place for mix of retail, residential, offices.	9/16/2013 10:36 PM
5	Anything's better than a stupid parking lot.	9/16/2013 7:44 PM
6	This might be better as interface with residential zoning through PUD. Ashley Mews could use a sister building with mid-block breathing spaces and pedestrian routes.	9/16/2013 6:45 PM
7	The current DTE building is pretty well the limit; max of 1 or 2 more stories.	9/16/2013 6:12 PM
8	there is an alley that separates this site from neighbors. Alternative 1 would create a building smaller than Ashley Mews, not sure what would be gained by this.	9/16/2013 2:57 PM
9	If rezoned D2, rear setback next to residential should be maximum allowed.	9/16/2013 1:14 PM
10	Too close to residential to allow max D1 height	9/16/2013 11:43 AM
11	crazy!	9/16/2013 10:51 AM
12	Provides a transition to nearby 4th street residences.	9/16/2013 10:37 AM
13	Better to split site (parking lot D1, building D2).	9/16/2013 8:21 AM
14	There are no shadow impacts—this is to the north of residential. Who is complaining? We want density.	9/16/2013 12:01 AM
15	Should not be compared to the building on S Main, which will have negative impacts on houses, but only 7 stories will have less impact.	9/15/2013 9:17 PM
16	This is very definitely an Interface area adjoining a residential neighborhood on South Fourth. It should be rezoned to D2 - or to a new zoning area that only allowed 8 stories maximum - let's call it D1(3) [or D1.5]	9/15/2013 8:29 PM
17	Would provide a welcome transition to adjacent areas.	9/15/2013 5:35 PM
18	Overly massive and impenetrable	9/15/2013 5:13 PM
19	The city needs to completely what it's doing downtown. These "alternatives" are not sufficient.	9/15/2013 3:08 PM
20	I do not think this has any impact on residences.	9/12/2013 9:10 PM
21	Does not align with master plan.	9/12/2013 8:47 AM
22	Too much for that area but it fits character-wise	9/11/2013 12:55 PM
23	Maximize the development potential here.	9/10/2013 5:02 PM

Q27 Do you think the William Street Site Alternative 2 would result in buildings that better fit the context of the surrounding area?

Answered: 92 Skipped: 14

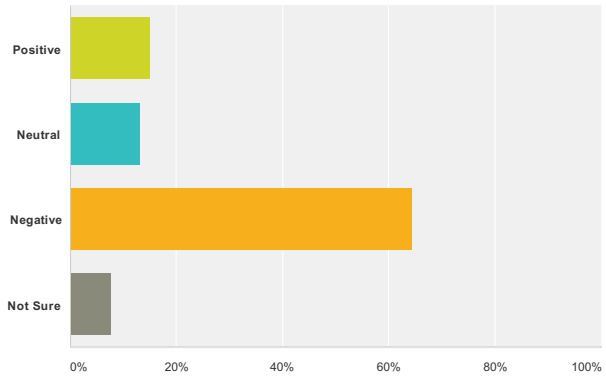


Answer Choices	Responses	
Yes	**19.57%**	18
No	**67.39%**	62
Not Sure	**13.04%**	12
Total		**92**

#	Comments	Date
1	This offers variation in the downtown city scape. It's better than one large area of building mass.	9/18/2013 9:32 AM
2	avoids giant concrete cuboid	9/18/2013 2:18 AM
3	Too tall	9/17/2013 4:24 PM
4	This looks nicer, more "urban" but without the feeling of "sprawl" that I saw in Alternative 1.	9/17/2013 2:51 PM
5	Better than D1 zoning as is.	9/16/2013 10:36 PM
6	Taller buildings than existing on this south end of Main will overwhelming the most attractive and historic part of downtown. Open space as indicated is not integrated with active sites.	9/16/2013 6:45 PM
7	Too tall	9/16/2013 6:12 PM
8	does this leave a large parking lot?	9/16/2013 10:51 AM
9	too tall for area	9/15/2013 10:53 PM
10	could easily result in a building out of scale with nearby residentail. Would eviserate buffer zone	9/15/2013 8:32 PM
11	would dwarf the houses on 4th Avenue	9/15/2013 8:29 PM
12	Too tall	9/15/2013 8:09 PM
13	Better than current D1, but far from a "Good" alternative	9/15/2013 5:35 PM
14	This is misleading, just because you reduce the FAR, doesn't mean the developer will build a tower instead of 4 story	9/11/2013 2:11 PM

Q28 What impact do you think the William Street Alternative 2 would have on the downtown as a whole (thinking about residents, businesses, and visitors)?

Answered: 92 Skipped: 14



Answer Choices	Responses	
Positive	15.22%	14
Neutral	13.04%	12
Negative	64.13%	59
Not Sure	7.61%	7
Total		92

#	Comments:	Date
1	If I were a resident, I'm sure I'd be voting for this option. I also wonder what creative use could be used for the rest of the site?	9/17/2013 2:51 PM
2	It would tower over the wonderful historic Main street buildings, throw a big shadow.	9/16/2013 10:36 PM
3	Not appropriate for an interface zone that needs expansion to protect the exisiting neighborhoods.	9/16/2013 6:45 PM
4	Parking.	9/16/2013 6:12 PM
5	need more continuous first floor uses	9/16/2013 10:51 AM
6	Just look at the picture!	9/15/2013 10:53 PM
7	no buffer, would still outscale and overshadow nearby residential	9/15/2013 8:32 PM
8	Would degrade the north end of the residential community	9/15/2013 8:29 PM
9	Abrupt discontinuity with adjacent areas would be unattractive.	9/15/2013 5:35 PM

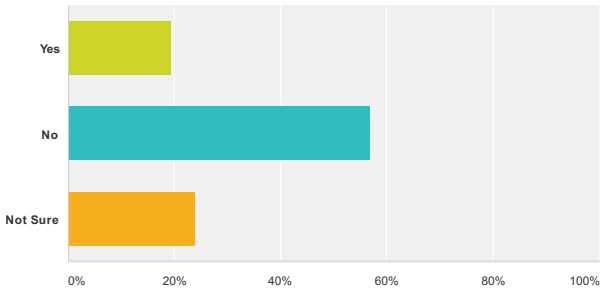
Q29 Comments/questions about the William Street Site Alternative 2:

Answered: 17 Skipped: 89

#	Responses	Date
1	Stick with height limits.	9/17/2013 4:24 PM
2	Please pick this one!	9/17/2013 2:51 PM
3	Better than what is currently planned but not as good as alternative 1	9/17/2013 8:47 AM
4	Try thinking of this on the north end of Main. Not quite as bad when the shadow is cast on open space that borders a flood plain.	9/16/2013 6:45 PM
5	change to D2	9/16/2013 2:48 PM
6	This alt. still allow too much height next to residential.	9/16/2013 1:14 PM
7	The D1 zoning allows a building height that is simply too tall for the surrounding neighborhood. A zoning adjustment that allows a tall building height to remain will not address the most significant issue for this site.	9/16/2013 12:38 PM
8	Does not provide a good transition to residential neighborhoods.	9/16/2013 10:37 AM
9	Generally dislike this option unless widely applied.	9/16/2013 8:21 AM
10	Don't downzone.	9/16/2013 12:01 AM
11	Could live with 90ft D 1.5, no premiums	9/15/2013 5:35 PM
12	Appropriate scale and green space.	9/15/2013 5:13 PM
13	The city needs to completely what it's doing downtown. These "alternatives" are not sufficient.	9/15/2013 3:08 PM
14	It is unfair to change property values just to appease a small number of residents who purchased homes near a commercial site.	9/12/2013 9:10 PM
15	fair compromise.	9/12/2013 8:47 AM
16	does not fit the character of the area	9/11/2013 12:55 PM
17	I do not support. Maximize the development potential.	9/10/2013 5:02 PM

Q30 Do you think the William Street Site Alternative 3 would result in buildings that better fit the context of the surrounding area?

Answered: 88 Skipped: 18

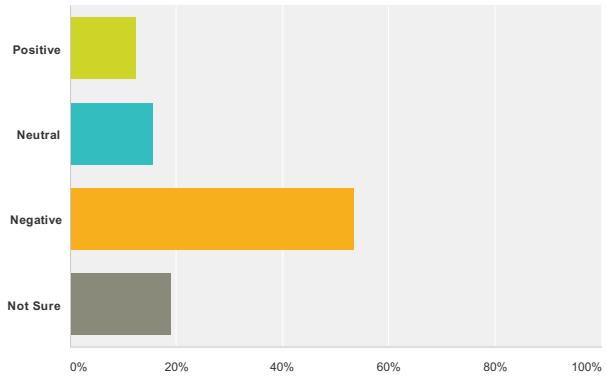


Answer Choices	Responses	
Yes	19.32%	17
No	56.82%	50
Not Sure	23.86%	21
Total		88

#	Comments	Date
1	no graphics, hard to visualize	9/18/2013 8:35 AM
2	Avoids giant concrete cuboid.	9/18/2013 2:18 AM
3	Sounds good, but I wish there were images. I don't understand "diagonals."	9/16/2013 10:36 PM
4	Where is the comparative graphic? When "could" is used, this leads to ambiguity and amendments.	9/16/2013 6:45 PM
5	change to D2	9/16/2013 2:48 PM
6	Still too much allowable height.	9/16/2013 1:14 PM
7	better than option 1 or 2	9/16/2013 10:51 AM
8	still too tall for the site	9/15/2013 10:53 PM
9	even with setbacks, a building could tower over houses and cut off sun and light.	9/15/2013 9:17 PM
10	would still outscale and overshadow nearby residential and would provide no buffer	9/15/2013 8:32 PM
11	It will just make empty space on the ground floor and tall buildings anyhow	9/15/2013 8:29 PM
12	Better than current D1, yet not a "Good" alternative	9/15/2013 5:35 PM
13	residential is just an alley and the DTE building has been there for a while.	9/11/2013 2:11 PM

Q31 What impact do you think the William Street Site Alternative 3 would have on the downtown as a whole (thinking about residents, businesses, and visitors)?

Answered: 90 Skipped: 16



Answer Choices	Responses	
Positive	12.22%	11
Neutral	15.56%	14
Negative	53.33%	48
Not Sure	18.89%	17
Total		90

#	Comments:	Date
1	Still not the best we can offer.	9/18/2013 9:12 AM
2	JUdging just by the impacts in text above. I wish there were images.	9/16/2013 10:36 PM
3	Can't see how the has as much negative impact as the "Impacts" imply.	9/16/2013 6:45 PM
4	no buffer	9/15/2013 8:32 PM
5	see comment above	9/15/2013 8:29 PM
6	Too tall	9/15/2013 8:09 PM
7	green space could be welcome, discontinuity to surrounding area is unwelcomed.	9/15/2013 5:35 PM
8	Limits downtown density	9/11/2013 2:11 PM

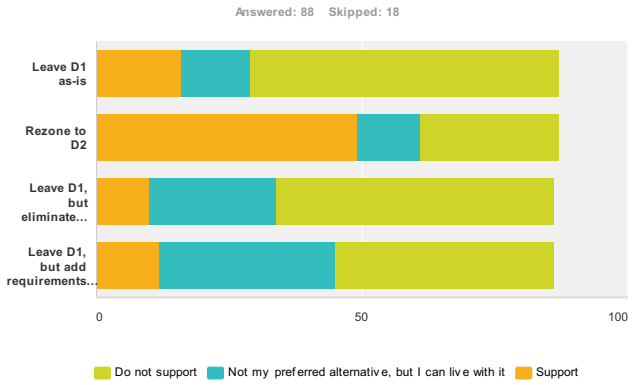
Q32 Comments/questions about the William Street Site Alternative 3:

Answered: 13 Skipped: 93

#	Responses	Date
1	This is the better alternative, but not perfect. Why does D1 have to have buildings allowed to be 180 feet? Why can't we say D1,s (in this case) height max is 6-10 stories w/setbacks, etc. It would be established before any developer makes a proposal.	9/18/2013 9:12 AM
2	I'm unsure how exactly to consider this…I think I'd give anything additional weight that impacts the Main St. area. Vital for keeping that "cool" flair about Ann Arbor.	9/17/2013 2:51 PM
3	I really need images to be sure.	9/16/2013 10:36 PM
4	William street interface should be expanded to the south. Would this help that idea or not?	9/16/2013 6:45 PM
5	The D1 zoning allows a building height that is simply too tall for the surrounding neighborhood. A zoning adjustment that allows a tall building height to remain will not address the most significant issue for this site.	9/16/2013 12:38 PM
6	hard to visualize	9/16/2013 10:51 AM
7	180 feet is too tall.	9/16/2013 10:37 AM
8	I could live with this. Strange site, but should NOT be downzoned.	9/16/2013 12:01 AM
9	buffer buffer buffer	9/15/2013 8:32 PM
10	This one would still be too massive. It would literally become an "anchor."	9/15/2013 5:13 PM
11	Set back and diagonals may be better options for D1 abutting residential. However, people living in urban areas make that choice consciously with knowledge that tall urban buildings will be built there. Why not accommodate their expectation.	9/15/2013 5:03 PM
12	The city needs to completely what it's doing downtown. These "alternatives" are not sufficient.	9/15/2013 3:08 PM
13	I do not support. Maximize the development potential.	9/10/2013 5:02 PM

Q33 What is your opinion about each of the alternatives for the William Street site?

Answered: 88 Skipped: 18

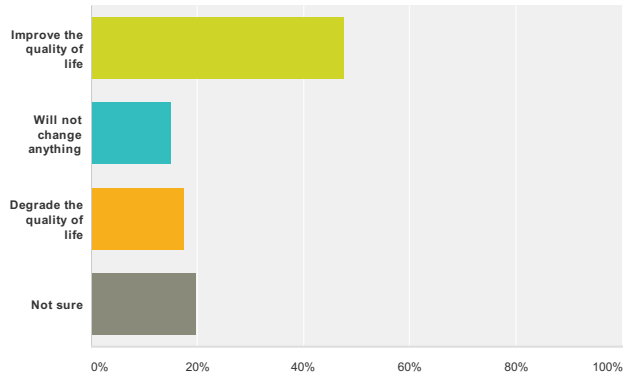


	Do not support	Not my preferred alternative, but I can live with it	Support	Total
Leave D1 as-is	**66.67%** 58	**14.94%** 13	**18.39%** 16	87
Rezone to D2	**29.89%** 26	**13.79%** 12	**56.32%** 49	87
Leave D1, but eliminate premiums	**60.47%** 52	**27.91%** 24	**11.63%** 10	86
Leave D1, but add requirements for setbacks, diagonals and step-backs	**47.67%** 41	**38.37%** 33	**13.95%** 12	86

#	Comments:	Date
	There are no responses.	

Q34 What impact do you think Premium Alternative 1 would have on residents in or near downtown?

Answered: 86 Skipped: 20

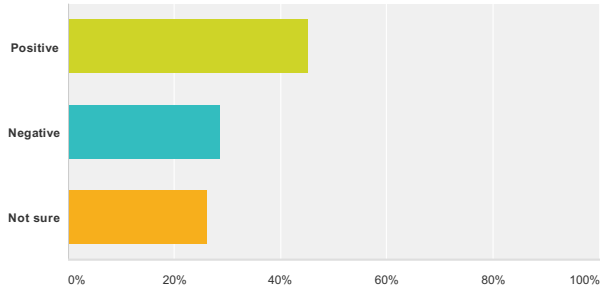


Answer Choices	Responses	
Improve the quality of life	**47.67%**	41
Will not change anything	**15.12%**	13
Degrade the quality of life	**17.44%**	15
Not sure	**19.77%**	17
Total		**86**

#	Comments:	Date
1	allows families to move downtown	9/18/2013 8:40 AM
2	They're already only building residential. Why give premiums for monster residential buildings.	9/17/2013 10:51 PM
3	I don't want dorm-style dwellings, but I'm open to more middle-class urban lifestyle stuff.	9/17/2013 3:01 PM
4	Sounds good to limit the dorm-style units.	9/16/2013 7:11 PM
5	Keeps out families.	9/16/2013 6:37 PM
6	I suggest the premium be 3 bedrooms or less	9/16/2013 3:52 PM
7	We don't need anymore student dormitories	9/16/2013 10:55 AM
8	Against all stuff like this, including art incentives.	9/16/2013 10:20 AM
9	It would make the bldgs more flexible - students, young professionals, families, empty nesters could all want to live there	9/15/2013 8:43 PM
10	no more private student dorms	9/15/2013 8:43 PM
11	Issue is height, not unit makeup.	9/15/2013 5:50 PM
12	Make it 3 bedrooms or less. How many bedrooms are in the old armory condos? The condos next to the old VFW building on Liberty?	9/15/2013 5:20 PM
13	"Developers" would undoubtedly flout requirements.	9/15/2013 3:10 PM
14	We don't need more high-end student housing, rather, we need more affordable family and senior housing.	9/13/2013 3:06 PM
15	Dorm-style is not popular anymore.	9/12/2013 9:14 PM
16	I believe higher density is desirable in many cases	9/11/2013 10:29 PM
17	In a free country it's hard to say "student's can't live here" but even 2 bedrooms, lest anyone thinks they'll be occupied by fully minted adults, will be over run by students - on Ann St., E. Huron and maybe even Main	9/11/2013 10:34 AM
18	There are 40,000-some students enrolled at the university of michigan, and it's best for them and the rest of the city if they can walk to campus instead of needing to commute. Meeting demand for student housing downtown should be a priority. Also, it is not possibly to completely segment the housing market to students and non-students; I fear that it will be difficult to limit the supply of student housing without also limiting the general supply.	9/9/2013 9:24 PM

Q35 What impact do you think Premium Alternative 1 would have on the downtown as a whole (thinking of residents, businesses and visitors), both now and in the future?

Answered: 84 Skipped: 22



Answer Choices	Responses	
Positive	45.24%	38
Negative	28.57%	24
Not sure	26.19%	22
Total		84

#	Comments:	Date
1	Might bring a little balance to housing mix.	9/16/2013 7:11 PM
2	Against all stuff like this, including art incentives.	9/16/2013 10:20 AM
3	might encourage families moving in instead of just students	9/16/2013 9:21 AM
4	More density, and more small family units in the Downtown corridor.	9/15/2013 9:30 PM
5	Make a more diverse downtown population - not just bldg for students	9/15/2013 8:43 PM
6	morer diversity of residents, no more private student dorms	9/15/2013 8:43 PM
7	Possibly a limited # of 3 bedrooms.	9/15/2013 8:36 PM
8	I'm not sure having a building full of students is a bad thing. Why are 'families' being given special consideration?	9/15/2013 5:20 PM
9	"Developers" would undoubtedly flout requirements.	9/15/2013 3:10 PM
10	neutral	9/10/2013 9:24 AM

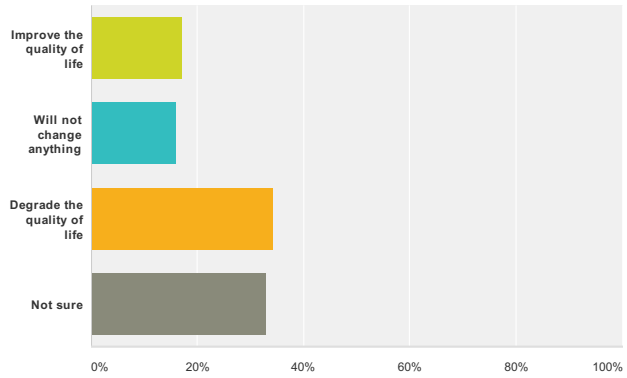
Q36 Comments/questions about Premium Alternative 1:

Answered: 16 Skipped: 90

#	Responses	Date
1	If groups of people want to live together, let them!!	9/18/2013 8:40 AM
2	More Green & more open spaces downtown. A "Town Square" ideal.	9/17/2013 5:43 PM
3	As mentioned, I'd like something that isn't "rental apartments targeted for students.' I'm ok with condos or something else that would encourage more permanent commttment to the area.	9/17/2013 3:01 PM
4	Important questions, I just don't have time to thoughtfully consider them at the moment and I do want to submit my thoughts on the building heights. I will say that I don't want ALL dorm style housing downtown. I do want to make it so people with less money can afford to live downtown as well.	9/17/2013 8:53 AM
5	Premiums have not created markets, but markets thrive on other factors. Also, most premiums have resulted in negative effects, impoverishing the character of downtown.	9/16/2013 7:11 PM
6	By setting the type of units that can be provided you are trying to dictate the market which may or may not be there. This could result in development slowing down.	9/16/2013 10:49 AM
7	Against all stuff like this, including art incentives.	9/16/2013 10:20 AM
8	might encourage families versus students	9/16/2013 9:21 AM
9	Encourages adults with spendable income (on something other than beer) to live downtown.	9/16/2013 8:28 AM
10	Forcing more kitchens and baths will increase the costs of the units, but then again, encouraging more mixed-occupant buildings may be good (rather than majority student).	9/16/2013 12:16 AM
11	The buildings could still be too big.	9/15/2013 9:34 PM
12	These Qs don't follow exactly with the Qs about each of the parcels because there we had to accept or reject premiums as a whole	9/15/2013 8:43 PM
13	Eliminates housing for families as eligible for premiums.	9/12/2013 9:14 PM
14	These premiums are good for growth of new ideas and new technologies. Humans are adverse to change, yet when forced, many times benefit and find they like the new more than the old. It's natural, and external forces are needed to make people change. Having things like mass transit locations, green spaces, etc will all make for a growing/living city that will not fall prey to the rust belt syndrome.	9/12/2013 8:51 AM
15	This is pretty complex stuff I would wager that the majority of people who would be affected by this have no idea how to follow this type of zoning discussion or are not taking this survey. This kind of thing leads to decisions that have the few deciding for the many, in the best interests of the few, which in this case is most likely the DDA and developers.	9/10/2013 9:47 PM
16	That seems like the least important premium change and rather anti-student.	9/9/2013 9:03 PM

Q37 What impact do you think Premium Alternative 2 would have on residents in or near downtown?

Answered: 82 Skipped: 24

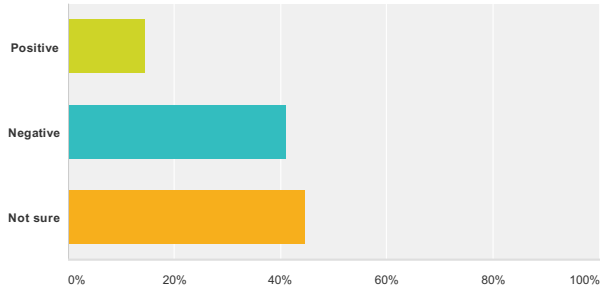


Answer Choices	Responses	
Improve the quality of life	**17.07%**	14
Will not change anything	**15.85%**	13
Degrade the quality of life	**34.15%**	28
Not sure	**32.93%**	27
Total		**82**

#	Comments:	Date
1	will eliminate or reduce future residential units	9/18/2013 8:40 AM
2	would like to continue offering other premia	9/18/2013 2:25 AM
3	It doesn't sound too bad until I see item "vii"	9/17/2013 3:01 PM
4	Okay. Some change likely, but likely not increased affordable housing.	9/16/2013 7:11 PM
5	We have an awesome, subsidized bus system. We do not need to subsidize affordable housing in the core.	9/16/2013 11:51 AM
6	Against all stuff like this, including art incentives.	9/16/2013 10:20 AM
7	These premiums have not worked recently, so this seems like a moot question. Consider "payment in lieu" as that seemed to help build affordable housing downtown.	9/15/2013 8:43 PM
8	not sure since no one is doing any affordable housing downtown under the current D1D2, seems a moot question. Consider re-instituting payments in lieu but make payments SUBSTANTIAL	9/15/2013 8:43 PM
9	Issue is height - tearing down affordable housing to sneak in a few lower-rent units in hight-end buildings is not significant	9/15/2013 5:50 PM
10	"Developers" would undoubtedly flout requirements.	9/15/2013 3:10 PM
11	We need more affordable housing	9/13/2013 3:06 PM
12	need high end residential in downtown	9/11/2013 12:59 PM
13	In practice the affordable housing premiums appear to have been ineffective, so in practice this seems likely to be equivalent to removing residential premiums. I think the easiest and best way to keep downtown housing affordable is to encourage supply.	9/9/2013 9:24 PM

Q38 What impact do you think Premium Alternative 2 would have on the downtown as a whole (thinking of residents, businesses and visitors), both now and in the future?

Answered: 83 Skipped: 23



Answer Choices	Responses	
Positive	14.46%	12
Negative	40.96%	34
Not sure	44.58%	37
Total		83

#	Comments:	Date
1	Impacts are hazy. Premiums aren't reliably positive.	9/16/2013 7:11 PM
2	Against all stuff like this, including art incentives.	9/16/2013 10:20 AM
3	It would make downtown more diverse and that is good.	9/15/2013 8:43 PM
4	Issue is height;	9/15/2013 5:50 PM
5	"Developers" would undoubtedly flout requirements.	9/15/2013 3:10 PM
6	it gets harder and harder to make downtown include affordable housing	9/9/2013 7:26 PM

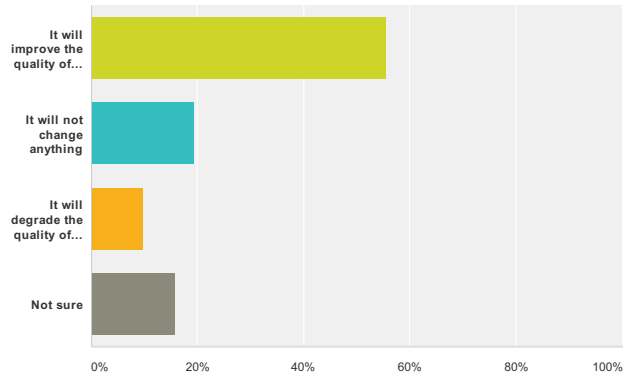
Q39 Comments/questions about Premium Alternative 2:

Answered: 14 Skipped: 92

#	Responses	Date
1	I think having communities of mixed socio-economic status is important, rather than enclaves. I like the idea of affordable housing but I really don't like the idea that they might all get grouped together. That doesn't seem to turn out well in most urban environments from what I can see.	9/17/2013 3:01 PM
2	The impacts listed in text above are not clear to me. I need more explanation.	9/16/2013 10:57 PM
3	Slightly interesting, but not compelling. Bring back PUDs!?	9/16/2013 7:11 PM
4	By setting the type of units that can be provided you are trying to dictate the market which may or may not be there. This could result in development slowing down.	9/16/2013 10:49 AM
5	Against all stuff like this, including art incentives.	9/16/2013 10:20 AM
6	Would reduce the size of buildings, but otherwise not accomplish anything positive. Affordable housing downtown generally isn't going to happen without significant subsidies beyond premiums.	9/16/2013 8:28 AM
7	1) It's clear that the downtown core is NOT the best place to economically achieve affordable units. Fewer units at more cost. 2) Forcing affordable units in a building does not magically make some units cheaper—a building needs to make money, so this will necessitate MUCH higher rents/costs for the remaining units, which either strains the workforce housing choices or dissuades development altogether. Which I'm sure will make some people happy.	9/16/2013 12:16 AM
8	Buildings could still be too big	9/15/2013 9:34 PM
9	keep energy efficiency and add urban forest preservation	9/15/2013 8:43 PM
10	Encouraging affordable housing may be a good thing but maybe not in the downtown area where land values are so high. Perhaps if we didn't have so many pseudo historic sites the pressure on the remaining locations wouldn't be so great.	9/15/2013 5:20 PM
11	Affordable (including workforce) housing is way too scarce in Ann Arbor. We have lost such a huge opportunity to add units during the boom of recent high-rise development, and that's inexcusable. Premiums/Bonuses of any kind should be contingent on inclusion of affordable units or financial contribution to create units elsewhere within the city (and accessible by transit).	9/13/2013 2:37 PM
12	Will simply create incentives for cheaper and less architecturally significant buildings.	9/12/2013 9:14 PM
13	not going to solve a problem.	9/12/2013 8:51 AM
14	There isn't enough detail in your description on this alternative. Otherwise, seems to reduce the number and type of incentives in a way that is not productive.	9/10/2013 9:24 AM

Q40 What impact do you think Premium Alternative 3 will have on residents in and near downtown?

Answered: 83 Skipped: 23

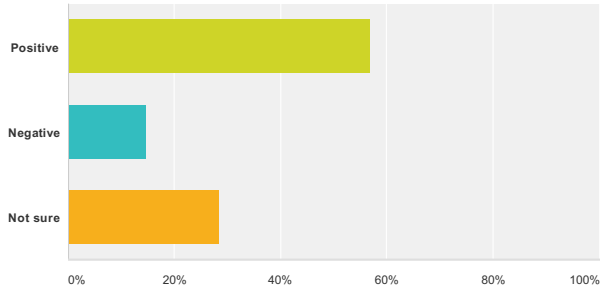


Answer Choices	Responses	
It will improve the quality of life	**55.42%**	46
It will not change anything	**19.28%**	16
It will degrade the quality of life	**9.64%**	8
Not sure	**15.66%**	13
Total		**83**

#	Comments:	Date
1	Conformance to the design guidelines should be a requirement, regardless of premiums.	9/16/2013 7:51 PM
2	LEED does not promote higher quality design. Energy efficiency is becoming necessary to development and building industry practices.	9/16/2013 7:11 PM
3	Against all stuff like this, including art incentives.	9/16/2013 10:20 AM
4	Bad design is a problem, but not as big a problem as size.	9/15/2013 9:34 PM
5	I think the design guidelines have made ugly bldgs with striped facing and dinosaur looking roofs. I don't think they are helping make downtown more attractive.	9/15/2013 8:43 PM
6	Premiums are a problem.	9/15/2013 5:50 PM
7	I don't subscribe to the idea that a panel with no skin in the game is good for design	9/15/2013 5:20 PM
8	"Developers" would undoubtedly flout requirements.	9/15/2013 3:10 PM
9	Get rid of Design Review Boardaltogether	9/12/2013 9:23 PM
10	sounds maybe positive	9/11/2013 10:34 AM
11	LEED is sort of a joke when it comes to premiums many f the Leeds point s are things that don't effect the building in noticible ways	9/10/2013 9:47 PM

Q41 What impact do you think Premium Alternative 3 would have on the downtown as a whole (thinking of residents, businesses and visitors), both now and in the future?

Answered: 81 Skipped: 25



Answer Choices	Responses	
Positive	56.79%	46
Negative	14.81%	12
Not sure	28.40%	23
Total		81

#	Comments:	Date
1	or not much impact at all--depending on other factors	9/16/2013 7:11 PM
2	I think the people within that system would be pretty unhappy.	9/16/2013 6:37 PM
3	Design guidelines should be more than a premium. They should be a requirement.	9/16/2013 10:55 AM
4	Against all stuff like this, including art incentives.	9/16/2013 10:20 AM
5	We'd get more of the same.	9/15/2013 8:43 PM
6	Premiums are a problem.	9/15/2013 5:50 PM
7	"Developers" would undoubtedly flout requirements.	9/15/2013 3:10 PM
8	They are responsiblr for the metal caps and vertical stripes on the new buildings, which to me look like communist eastern Europe.	9/12/2013 9:23 PM
9	it is a trade that may end up with some difficult buildings	9/9/2013 7:26 PM

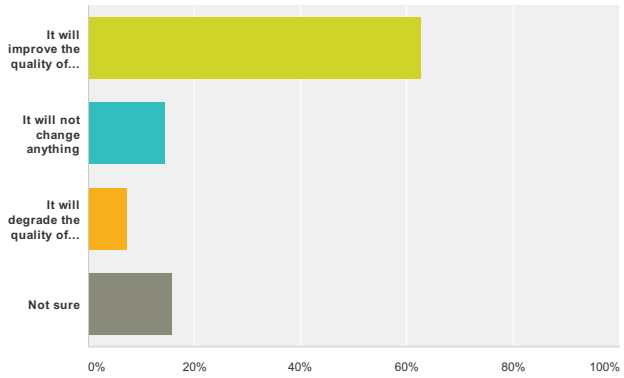
Q42 Comments/questions about Premium Alternative 3:

Answered: 17 Skipped: 89

#	Responses	Date
1	about time!	9/18/2013 8:40 AM
2	I think "Good quality" sounds important…	9/17/2013 3:01 PM
3	We need better design. The current new buildings are embarrassing. Just profit maximizing. To hell with a beautiful city.	9/16/2013 10:57 PM
4	If this is a way to 'standardize' design guidelines, we might as well try it. Currently the guidelines are toothless and sadly ineffective. However, some existing premiums might be a bad trade off.	9/16/2013 7:11 PM
5	This will add significant time to the site plan approval process, but will ultimately result in developments that more people support.	9/16/2013 12:46 PM
6	will increase costs of building and therefore rents	9/16/2013 11:03 AM
7	Longer site plan process can cost more to prospective developers and thereby they may decide to develop elsewhere. Additionally you would be tying developers to a third party ratting system that they can not control the outcome too.	9/16/2013 10:49 AM
8	Against all stuff like this, including art incentives.	9/16/2013 10:20 AM
9	Would not necessarily result in good or interesting buildings, but might reduce the potential of getting the really bad buildings we've gotten.	9/16/2013 8:28 AM
10	I'd love to see some better looking buildings, but we need to be really careful and look at other cities' experiences with this process to make sure it's successful.	9/16/2013 12:16 AM
11	building will still be too big and generally rather ugly and unlikely to produce anything particularly interesting and all buildings will look like they were designed by Brad Moore on a tight budget	9/15/2013 8:43 PM
12	Conformance to design guidelines to qualify for premiums is essential - this is a form of discretion since guidelines themselves are subject to some greater or less emphasis depending on the overall product.	9/15/2013 8:36 PM
13	Reduce D1 height to 140 ft, then add premiums to get to 180.	9/15/2013 5:50 PM
14	Good design can not be judged until time has passed. (Remember how I.M. Pei was vilified for his pyramid at the Louvre.) Moreover, the government - at least in this country - should not be mandating deign. Your ugly building may be my inspiration. The concept of having non binding "suggestions" in writing is just plain dumb! Dammed if you don't does not equal voluntary.	9/12/2013 9:23 PM
15	The design guidelines make everything look the same.	9/12/2013 9:14 PM
16	LEED (and related) quality and design requirements fit with the character of the city	9/11/2013 12:59 PM
17	I like this option in that, if you're going to offer premium incentives, they should strongly support community values that aren't being met by the free market. In my mind those are LEED, affordable housing, and diverse use building in the downtown area.	9/10/2013 9:24 AM

Q43 What impact do you think Premium Alternative 4 will have on residents in and near downtown?

Answered: 83 Skipped: 23

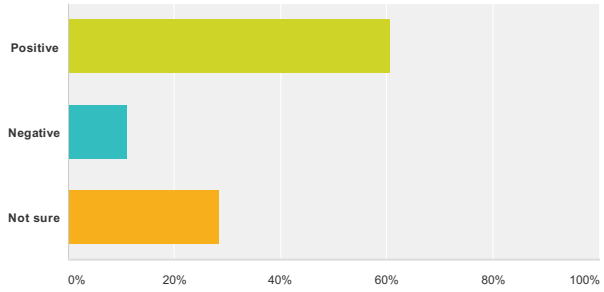


Answer Choices	Responses	
It will improve the quality of life	**62.65%**	52
It will not change anything	**14.46%**	12
It will degrade the quality of life	**7.23%**	6
Not sure	**15.66%**	13
Total		**83**

#	Comments:	Date
1	If they are pretty high standards, then I'd be ok with it. If someone wants to "build it out to max capacity" I'd rather they have to "pay" somewhere else into the system, as sort of a "community goodwill token."	9/17/2013 3:01 PM
2	People expect trees to be saved & buildings to be energy efficient. Premiums are not needed for these.	9/16/2013 7:51 PM
3	Would improve life for trees, maybe. Other energy policies and codes are more influential than premium incentives.	9/16/2013 7:11 PM
4	LEEDS should be a requirement not just a premium.	9/16/2013 10:55 AM
5	Against all stuff like this, including art incentives.	9/16/2013 10:20 AM
6	Yes, these things would help, but I think they should just be required without allowing developers to build denser or taller.	9/15/2013 8:43 PM
7	This train left the station with 413	9/15/2013 5:50 PM
8	"Developers" would undoubtedly flout requirements.	9/15/2013 3:10 PM
9	Why would trees not be protected? You said that was a part of this choice?	9/10/2013 9:47 PM

Q44 What impact do you think Premium Alternative 4 would have on the downtown as a whole (thinking of residents, businesses and visitors), both now and in the future?

Answered: 81 Skipped: 25



Answer Choices	Responses	
Positive	60.49%	49
Negative	11.11%	9
Not sure	28.40%	23
Total		81

#	Comments:	Date
1	Maybe. But premiums like this have not been very productive.	9/16/2013 7:11 PM
2	what urban forest?????	9/16/2013 12:05 PM
3	Against all stuff like this, including art incentives.	9/16/2013 10:20 AM
4	It would be good to protect trees and have more energy efficient bldgs, but not at the expense of no buffers for near downtown residential neighborhoods.	9/15/2013 8:43 PM
5	Anything that allows over 180 ft is a problem.	9/15/2013 5:50 PM
6	"Developers" would undoubtedly flout requirements.	9/15/2013 3:10 PM
7	didn't think I was a tree huger - maybe I am!	9/11/2013 10:34 AM

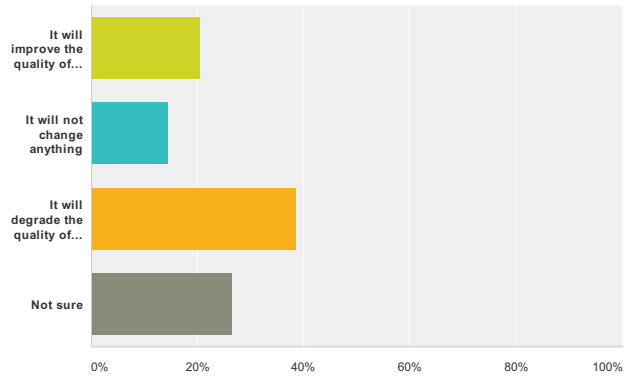
Q45 Comments/questions about Premium Alternative 4:

Answered: 12 Skipped: 94

#	Responses	Date
1	Attention to sustainability and energy efficiency is worth encouraging.	9/16/2013 10:57 PM
2	Energy policy is more effective and industries are counting on that, not on premiums.	9/16/2013 7:11 PM
3	Even the city is anti-tree. We can't get trees in the OWS where historically there have always been trees because no one wants to tell the phone company they must bury their wires. They were removed because of the Emerald Ash Borer.	9/16/2013 6:37 PM
4	The more requirements that you place on a developer the more costly a project can become and thereby discourage development.	9/16/2013 10:49 AM
5	Against all stuff like this, including art incentives.	9/16/2013 10:20 AM
6	Hard to enforce or for residents to see effects.	9/16/2013 8:28 AM
7	Is this question really lumping energy efficiency and protection of urban trees together?	9/16/2013 12:16 AM
8	Alternative energy OK. Trees no. No tree is sacred and as soon as you think one is a beetle will come and destroy it. Make pocket parks with whatever is attractive and soothing to the spirit. Landmark trees can be found outside downtown in the nature areas or Nichols arboretum.	9/15/2013 5:20 PM
9	"Developers," if they were respectable, should automatically make public goods a part of their projects.	9/15/2013 3:10 PM
10	I think you should separate trees and energy efficiency. In a tall downtown (which we have and will have more of), trees are primarily a pedestrian amenity, which add to walkability. (Yes, they have additional positive impacts also.) While energy efficiencies are a structural value. I support both, but don't think they should necessarily be in the same premium.	9/10/2013 9:24 AM
11	I like trees. I don't understand how trees would be designated as "landmarks" or what difference this would make in practice.	9/9/2013 9:24 PM
12	should be incorporated, but carefully	9/9/2013 7:26 PM

Q46 What impact do you think Premium Alternative 5 will have on residents in and near downtown?

Answered: 83 Skipped: 23

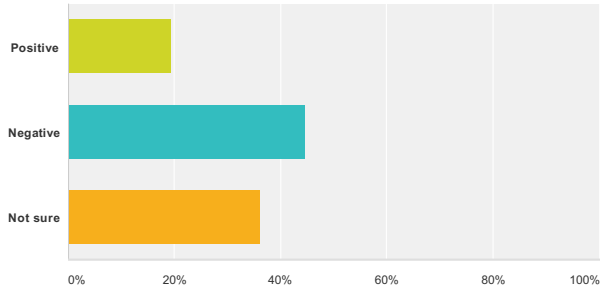


Answer Choices	Responses	
It will improve the quality of life	**20.48%**	17
It will not change anything	**14.46%**	12
It will degrade the quality of life	**38.55%**	32
Not sure	**26.51%**	22
Total		**83**

#	Comments:	Date
1	removes predictability from developers	9/18/2013 8:40 AM
2	allows arbitrariness; do not support	9/18/2013 2:25 AM
3	Politiciiizes the process even worse than it already is.	9/16/2013 7:51 PM
4	Maybe. Poor developers. If they are good, they don't need premiums.	9/16/2013 7:11 PM
5	premiums should not be discretionary. Invites cronyism and corruption.	9/16/2013 12:05 PM
6	uncertainty is not good,	9/16/2013 11:03 AM
7	Against all stuff like this, including art incentives.	9/16/2013 10:20 AM
8	Our experience with discretionary standards is that they are rarely useful, of public benefit, and often capricious, and controversial.	9/15/2013 9:34 PM
9	We'll have longer, more contentious City Council meetings with unpredictable and erratic results.	9/15/2013 8:43 PM
10	"Contribute to my campaign, get a premium".	9/15/2013 5:50 PM
11	The premiums must be a certain deal for developers. Don't establixh a policy of whims and favors.	9/15/2013 5:20 PM
12	J	9/15/2013 9:57 AM
13	Corruption anyone?	9/12/2013 9:23 PM
14	It depends how decisions would be made.	9/11/2013 10:29 PM
15	Who makes the determination is crucial, but unknown.	9/11/2013 10:37 AM
16	people need to know what their property rights are more specifically than this option provides	9/11/2013 10:34 AM
17	This will lead to a disaster of biblical proportions. Too much uncertainty. Much vitriol will be expressed every time a project is discussed. Did you enjoy the City Place hearings? These will be worse.	9/10/2013 5:05 PM

Q47 What impact do you think Premium Alternative 5 would have on the downtown as a whole (thinking of residents, businesses and visitors), both now and in the future?

Answered: 83 Skipped: 23



Answer Choices	Responses	
Positive	19.28%	16
Negative	44.58%	37
Not sure	36.14%	30
Total		83

#	Comments:	Date
1	Maybe. PUD was not as bad as current overzoning.	9/16/2013 7:11 PM
2	Against all stuff like this, including art incentives.	9/16/2013 10:20 AM
3	Those with good connections will get approved and those without will be turned down. It will make uglier buildings and the process will be unfair.	9/15/2013 8:43 PM
4	Invites corruption & favoritism	9/15/2013 5:50 PM
5	see above	9/12/2013 9:23 PM

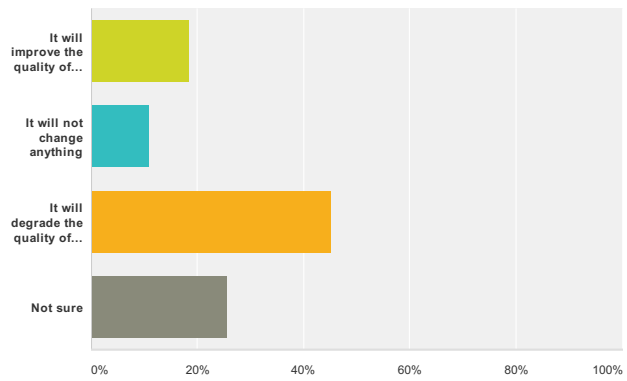
Q48 Comments/questions about Premium Alternative 5:

Answered: 19 Skipped: 87

#	Responses	Date
1	Taking it on a case by case basis seems like a reasonable idea.	9/17/2013 3:01 PM
2	We have had enough of "by right" demands from developers. They should be open to negotiation and eager to fit into the Beautiful City. Or take their projects elsewhere.	9/16/2013 10:57 PM
3	Council may say this is crazy.	9/16/2013 7:11 PM
4	Without set premium calculations developers would not be able to determine the viability of a project and thereby would discourage development.	9/16/2013 10:49 AM
5	Against all stuff like this, including art incentives.	9/16/2013 10:20 AM
6	Really hard to apply fairly.	9/16/2013 8:28 AM
7	A return to the bad old days of inconsistent treatment of development proposals. I bet this will be a hit with the NIMBYs.	9/16/2013 12:16 AM
8	This would be a legal nightmare, and likely open the city up to lawsuits.	9/15/2013 9:30 PM
9	will only make decisions more fickle and even more subject to politicking and even more under the malign influence of the Planning Commission and will make City Council meetings last even longer! there will be no consistency and the likelihood that all sorts of malign ideas will be permitted will be increased.	9/15/2013 8:43 PM
10	Disaster worse than D1	9/15/2013 5:50 PM
11	Only saying this to get rid of the fly-by-night "developers" who come into Ann Arbor and force their tall, ugly buildings on us.	9/15/2013 3:10 PM
12	Please don't go back to making all developers guess which way the winds of Council are blowing. Development readiness is critical to conintues and sustainable economic development (and correlate quality of life benefits for local residents). Developers need predictability and the security of clear policies, rather than having the loudest voices control public policy.	9/13/2013 2:37 PM
13	It would make every project take even longer.	9/12/2013 9:14 PM
14	Leave it by right, as all rules have exceptions anyway and people can apply for exceptions. Don't make each a matter of committee which will only add red tape, fighting, and drama.	9/12/2013 8:51 AM
15	It might make the city too hard to work with for developers	9/11/2013 12:59 PM
16	Would be great if development was stymied how much do we need anyway? What ever happened to parks and open space?	9/10/2013 9:47 PM
17	Not enough information.	9/10/2013 9:24 AM
18	Again, I'm concerned about supply of space of residential and retail. I don't think this would be very likely to discourage it, for a dubious benefit.	9/9/2013 9:24 PM
19	we need to be clear so people know what to expect who want to invest, and also so neighborhoods have basis to be involved and agreed upon standards.	9/9/2013 7:26 PM

Q49 What impact do you think Premium Alternative 6 will have on residents in and near downtown?

Answered: 82 Skipped: 24

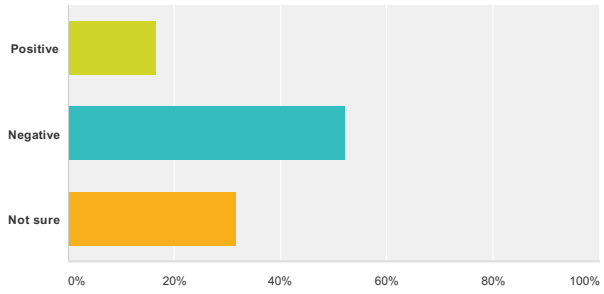


Answer Choices	Responses	
It will improve the quality of life	**18.29%**	15
It will not change anything	**10.98%**	9
It will degrade the quality of life	**45.12%**	37
Not sure	**25.61%**	21
Total		**82**

#	Comments:	Date
1	I think I'd prefer to leave options open but have high standards…	9/17/2013 3:01 PM
2	Seems like a no brainer, if we HAVE to keep D1/D2 zoning.	9/16/2013 7:11 PM
3	This may be a good idea if other protections are included in zoning law as a mandate.	9/16/2013 10:55 AM
4	Write better premiums, relating to scale, design, context	9/15/2013 9:34 PM
5	This is very tempting. The density is getting to be too much.	9/15/2013 9:16 PM
6	Make anything we really want to have required in the ordinance, not a give away for making bigger and bulkier buildings	9/15/2013 8:43 PM
7	No premiums	9/15/2013 5:50 PM
8	sounds like lots of tall skinny buildings with setbacks - would be discouraging to many developers	9/11/2013 10:34 AM

Q50 What impact do you think Premium Alternative 6 would have on the downtown as a whole (thinking about homes, businesses, and visitors)?

Answered: 79 Skipped: 27



Answer Choices	Responses	
Positive	16.46%	13
Negative	51.90%	41
Not sure	31.65%	25
Total		79

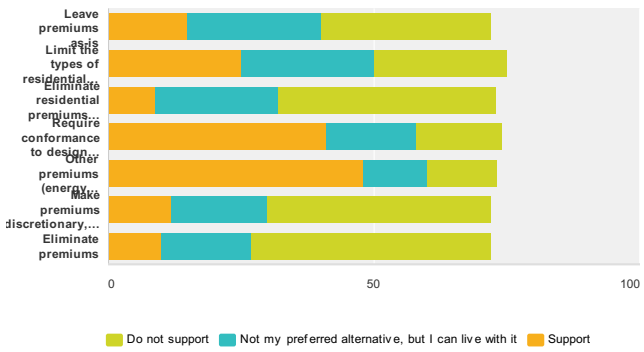
Q51 Comments/questions about Premium Alternative 6:

Answered: 17 Skipped: 89

#	Responses	Date
1	this will take away any option the city has to get things that the residents say they WANT	9/18/2013 8:40 AM
2	Of course it isn't a certain result, but worth trying?	9/16/2013 7:11 PM
3	The increased density thing is not a positive. With the removal of so many trees over the last few years and restrictions on replanting, tall buildings just add dark and windy streets, not a place to linger.	9/16/2013 6:37 PM
4	While managing the premiums can be cumbersome, they allow a flexibility that helps create diversity throughout the developments downtown.	9/16/2013 12:46 PM
5	The cost of property in the downtown is very expensive and thereby premiums and incentives to develop are needed. By removing premiums you would be discouraging development as well as having a negative impact on property owners values.	9/16/2013 10:49 AM
6	Makes downtown development harder to occur, and I generally think it's a good thing.	9/16/2013 8:28 AM
7	Silly. Buy the air rights if you hate tall buildings.	9/16/2013 12:16 AM
8	See above.	9/15/2013 8:43 PM
9	keep something for affordable housing and for energy efficiency and add something for urban forest	9/15/2013 8:43 PM
10	By not increasing height further, will help city. Gives teeth to height limits	9/15/2013 5:50 PM
11	Ridiculous. If you're going to eliminate premiums downtown than make it simple and give developers 700% by right and forget trying to guide what they do with the added 300%. These rules are for the health and safety of the community so your limiting developers/owners to 400% should be justified on health and safety concerns and I see none.	9/15/2013 5:20 PM
12	Ditto 48 above.	9/15/2013 3:10 PM
13	Premiums are a good tool to drive development consistent with the community's values.	9/13/2013 3:06 PM
14	The city government, and residents, don't seem to understand that "high density downtown" typically means wall to wall hi rises, like 113 Huron. So if the city doesn't want more of these types of buildings, maybe the density thing is a no go. Also, do we have any confidence that any rezoning will be done any better than the last attempt?	9/12/2013 9:23 PM
15	high density buildings, in most cases, do not fit with the infrastructure and the culture of the city though we need some lower density/height high end residential options	9/11/2013 12:59 PM
16	People don't like density, and they don't like sprawl, and so far, planning and zoning is giving us both.	9/10/2013 9:47 PM
17	I do not support this option.	9/10/2013 9:24 AM

Q52 What is your opinion about each of the Premium alternatives?

Answered: 77 Skipped: 29



	Do not support	Not my preferred alternative, but I can live with it	Support	Total
Leave premiums as-is	**44.44%** 32	**34.72%** 25	**20.83%** 15	72
Limit the types of residential that will quality for premiums (2 bedrooms or less)	**33.33%** 25	**33.33%** 25	**33.33%** 25	75
Eliminate residential premiums except for affordable housing	**56.16%** 41	**31.51%** 23	**12.33%** 9	73
Require conformance to design guidelines to qualify for premiums	**21.62%** 16	**22.97%** 17	**55.41%** 41	74
Other premiums (energy efficiency and protection of urban forest/landmark trees)	**17.81%** 13	**16.44%** 12	**65.75%** 48	73
Make premiums discretionary, not by-right	**58.33%** 42	**25%** 18	**16.67%** 12	72
Eliminate premiums	**62.50%** 45	**23.61%** 17	**13.89%** 10	72

#	Comments:	Date
	There are no responses.	

September 19th Public Meeting Comments

"One Thing" Exercise

- I would like to see the public's view to be shone through
- I want the City to respond to the needs, desires and preferences of its citizens, not just the financial desires of developers
- Change zoning to prohibit multi-story buildings in near downtown neighborhoods
- A balance between what's right for the city (the entity) and what's right for its citizens (the human beings).
- That no R-zoned residences have a D-1 tower built next to it
- I'd like to see the D1 parcels in discussion to be rezoned D2
- Understanding that high-rise building in downtown has an end
- A livable downtown that accounts for climate change
- That the zoning will be changed, not necessarily from D1 to D2, but with a concern for guidelines, architecture, surroundings, neighborhood, etc.
- Appropriate commercial zoning that respects existing residential areas
- Stop erection of boring 14-story 1960-style nowheresville boxes by
    - Changing the enabling legal framework
    - Design requirements mandatory
- Enhanced D2: more D2 parcels, more buffers & concern for transitions to residential & historic from D1
- Protect neighborhoods
- Have a clean concise ordinance for development
- I would like to have a discussion of how development can improve and strengthen A2
- More (2000-2400 sf. units) with 3-4 bedrooms for retirees and small families
- Change the zoning so that negative impacts on residential and historic neighborhoods are reduced as much as possible
- Energy responsible

Huron St. Comments:

- Give away too many premiums without getting enough – they shouldn't be automatic when next to residential (design guidelines, setbacks, etc.)
    - No unconditional premiums when adjacent to low-rise residential
- Existing conditions doesn't equal precedent to allow more
- D1 height not necessary to achieve desired density
    - Should only be allowed in very tight core with no residential
- Make this area an underground parking "structure" with a park at ground level
- Less critical; site is already next to two tall buildings?

Ann St. Comments

- Max. D2!
- Max D2, so as not to impact old houses on Division/neighborhood
- This should be D2 to protect the historic district. Shadows from D1 will be terrible.
- The additional options of D1.5 and office are muddling the process
- Even D2 is not protective enough of neighboring residential properties

William St. Comments

- Should be 425 Main St.
- Rezone to D2!
- 180' → 60' will destroy doing anything viable if limited to 4 stories
- Better to be creative, to be sensitive to neighbors
- YMCA lot- city-owned – shadow from D1 building is a negative effect on Y-lot value
- Shadow + air affects value
- City should have an ordinance protecting air, sun, shadow (if it puts me in shadow it is not acceptable)
    - Should be part of context of decision
- D1 is to excessive with premium
- D2 encourages blocky, lower building
- Should be less FAR than D1 with premiums but allow a building like the Key Bank building
- Be D2, but residents might accept D1.5 w/stepbacks & stepdowns & architectural quality
- D2 will give light to residences
    - D1 will put them in shadow
    - Make this D2
- This should be D2
- Downzone to D2: A D1 building here will negatively impact the light and view from old Y-lot. Y-lot must not be impacted.

Comments on Premiums

- Design guidelines
    - Make design guidelines mandatory and enough creativity will be allowed. Example: Brugges, Belgium
- No premiums for items which should be required in design guidelines
- No premiums unless projects conform with design guidelines
- Will lead to uniformity
- More and earlier involvement of the Design Review Board
- There is plenty of buildable density in the core downtown. Limiting density/premiums at edges/fringes/transitions not a limit on desired density

- Unconditional premiums have not worked to date. Too easy to get without good design & respect to neighbors
- Restrict premiums where adjacent to historic districts and low rise residential neighborhoods.

Other Ideas:

- Absolutely include other properties such as Thayer St.
- Premiums should not be given as liberally as they have been. Make conditional
- No premiums – let developers propose their ideal buildings
- Include below-grade setbacks in zoning. (amen!)
- Premiums should not be by right
- Premiums come only if design guidelines are followed
- Maybe there should be a prioritization re. which premiums are supported to what extent (sic)
- No premiums for housing that is not affordable
- Make massing & height limits based on context (neighborhood) mandatory for design guidelines
- No premiums should be given unless the project conforms to design guidelines
- Make it public all properties with zoned D1
- Don't let developers build "by-right"
- Don't put buildings any bigger than 60ft. on this spot. I looked at the shadow model. A great deal of harm is already done by 413 Huron, but a Di with or without premiums will make it worse.
- Why not look at William St. to consider whether D1 zoning there is appropriate? The south side of William is residential, the north side is D1. There is no buffer between D1 and residential including East Quad and housing on south side.
- Affordable housing premium is not working. Perhaps we need to consider "payment in lieu" again.