



MEMORANDUM

To: City of Ann Arbor Planning Commission
From: Megan A. Masson-Minock, AICP, Principal
Subject: Downtown Premium Prioritization Policy Choices Worksheet
Date: June 5, 2015

At your work session on June 9, we will ask you to deliberate the policy choices in the report sent to you on May 29, 2015. You will be asked to use the worksheet below during that work session to document your initial choices. We will collect completed worksheets during the session, tally up votes and then structure the subsequent discussion based on your votes, concentrating our time on choices where there is disagreement or debate.

Downtown Premium Prioritization Policy Choices Worksheet

Name: _____

Each question is followed by page number in brackets, referring to pages in the Premium Prioritization Report where that policy choice is discussed. As we present on each choice, please fill in the worksheet.

1. Should premiums be kept? (pages 13-14)

Option	Preferred Option (check one)
Eliminate premiums and base FAR remains unchanged	
Eliminate premiums and raise base FAR	
Maintain premiums	
Eliminate premiums for properties abutting residential zoning district	
Other (please specify)	

2. Should premiums be a long menu or a short list? (page 13)

Option	Preferred Option (check one)
Long Menu	
Short List	
Other (please specify)	

3. How should the residential premium be changed? (pages 14-16)

Options	Preferred Option (check two)
Allow premiums only for 1-3 bedroom residential units	
Allow a residential premium up to 100 FAR, with 200 FAR in D1 and 100 FAR in D2 available if 15% of the additional units are dedicated workforce housing (20-80% Area Median Income).	
Require 15 % of residential units to be workforce housing (20-80% Area Median Income), as with the PUD.	
Allow in-lieu fee for workforce housing if required as component of the residential premium	
Other (please specify)	

4. Should the height restrictions be changed? (page 16)

Option	Preferred Option (check one)
Use diagonals, the longest horizontal dimension of a building or tower, as measured from corner to corner of a story	
Allow buildings to violate height restrictions if shadow impact lessened on adjacent properties, perhaps depending on the PDD process	
Other (please specify)	

5. Should design be incentivized with premiums? (pages 16-17)

Option	Preferred Option (check one)

Require design compliance as prerequisite for premiums	
Incentivize high-quality building materials with premiums	
Amend zoning to require design rules at ground floor level	
Other (please specify)	

6. Should the prerequisite be changed dealing with energy efficiency? (pages 17-18)

Option	Preferred Option (check one)
Keep prerequisite of 2 points under LEED Energy & Atmosphere Credit	
Remove prerequisite for energy efficiency while keeping incentive of FAR for green building	
Change prerequisite for energy efficiency to be in line with impact of larger building	
Other (please specify)	

7. Should LEED continue to be the standard used for energy efficiency? (page 18)

Option	Preferred Option (check one)
Continue to use LEED	
Use other standard, such as AIA 2030 or 30% greater efficiency than state energy code	
Incentivize “above the drywall” energy efficiencies, such as geothermal heat, green roofs, white roofs, solar or wind energy generation	
Other (please specify)	

8. Should the FAR available be changed to create a larger carrot? (page 19)

Option	Preferred Option (check one)
Decrease the base FAR, while increasing the premium FAR by the same amount	

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Remove parking requirement for premium FAR	
Other (please specify)	