

Ann Arbor Comprehensive Plan

Parks Advisory Committee

11.19.2024

AGENDA:

1. Resolution & Process
2. Vision & Values
3. Future Land Use
4. Discussion

Specifics from the Ann Arbor resolution



1. Carefully considers and implements those portions of the **A2Zero Living Carbon Neutrality Plan** applicable to land use and development activity in the City.
2. In the context of a largely developed city, make recommendations for adding new homes and **densification in single-family zoned areas**, and other areas and zoning districts.
3. Develop recommendations and policies that promote **fewer zoning districts** or categories, that contain **more flexibility for re-use and adaptability** over time.
4. A proposed land use framework that seeks to **emphasize values over specified land use** limitations where possible. (**Affordability, Sustainability, Equity**)
5. Recommendations and policies that **undue and/or seek to repair past land use policies and regulations that resulted in exclusion of people** based on race, income or other characteristics and other inequities.

Engagement to date



35,000+ website views

3,000+ survey participants

19 interviews (49 individuals, 15 agencies)

7 events at Downtown and Branch Libraries

380+ attendees

27 stakeholders in small group meetings

Pop up events at Green Fair, Summer Party, Farmers Market and Meeting in a Box

[Working vision statement & values]

A2 for All

In Ann Arbor, we strive to be...

[Working vision statement & values]

Affordable: We believe that ALL should have the opportunity to call Ann Arbor home and thrive, residents and businesses alike.

Equitable: We aim to ensure health, safety, and equal access to essential services and amenities for ALL, with additional resources for disinvested communities.

Sustainable: We are committed to promoting balance between ALL our natural and human systems, today and into the future.

Dynamic: We aim to be a vibrant, continuously evolving city to meet the needs of ALL its people and communities.

In Ann Arbor, we strive to be...

[Working vision statement & values]



How do the values play out in the future land use plan?

What are we looking to protect?


- **Sustainable:** Increasing density must be balanced with natural features protection and reducing carbon emissions.

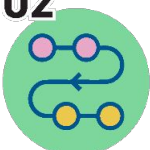
What are the drivers for change?

- **Affordable:** More opportunities for housing across the city.
- **Equitable:** Bring amenities into historically excluded communities, as well as build off existing assets.
- **Dynamic:** Create complete neighborhoods.

How do city policies impact the cost & pace of development?

City Land Use & Zoning Policy

01  LAND & INFRASTRUCTURE

02  REGULATIONS

03  CONSTRUCTION

04  CAPITAL

05  RETURN ON INVESTMENT

What does a future land use map need to accomplish?

- **Simplify and streamline development process**
 - e.g. need fewer, simpler districts and quicker processes
- **Give flexibility to districts throughout the city**
 - e.g. allow more types of housing in different parts of the city to respond to changing demands & markets
- **Align districts with building codes**
 - e.g. buildings that are commonly built and economically feasible
- **Manage transitions between & change within districts**
 - Be responsive to neighborhood context, livability, scale

Potential future districts

These are the districts that emphasize housing

Low-Rise Residential

Lower scale housing, missing middle, compact neighborhoods, small-scale commercial

Mixed-Use Transition

Provides medium intensity housing and mixed uses, transitioning from low-rise residential to mixed-use hubs, focus on transit accessibility

Mixed-Use Hub

Tallest buildings allowed, strong transit hub emphasis, large sites, anchor destinations

[Ideas for Discussion]

Low Rise Residential

[Ideas for Discussion]

- **35-foot height** limit
- Neighborhood-scale buildings
- **1-4 housing units** allowed (more on larger parcels)
- Potential to define reduced setbacks and/or minimum lot sizes
- Private or shared yards
- Typically individual unit entrances
- Limited neighborhood commercial uses



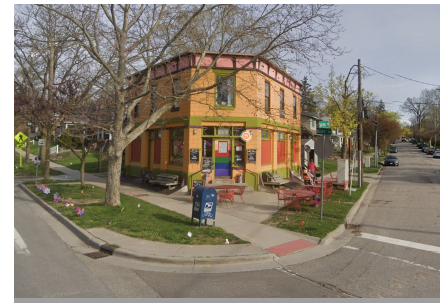
Detached Houses



Townhouse/Rowhouse



Quadplex/Miniplex



Neighborhood Commercial

Mixed-Use Transition District

- **55-foot height limit *within fifty feet*** of Low-rise Residential
- Allowed height increases further from Low-rise Residential (**up to 80-feet**)
- Allows for neighborhood scale buildings **and** mixed-use style buildings
- Focused on larger corridors and areas adjacent to Mixed Use Hubs

[Ideas for Discussion]



Mixed-Use Hub Districts (Innovation & Retail)

- **80-foot height limit by right,** but can go higher
- Height limit increases the further you are from Low-Rise Residential (e.g. up to 300+ feet tall)
- Mixed-use (residential, commercial, office/lab)
- Encourage redevelopment of suburban commercial areas



[Ideas for Discussion]

Future Land Use

[draft]

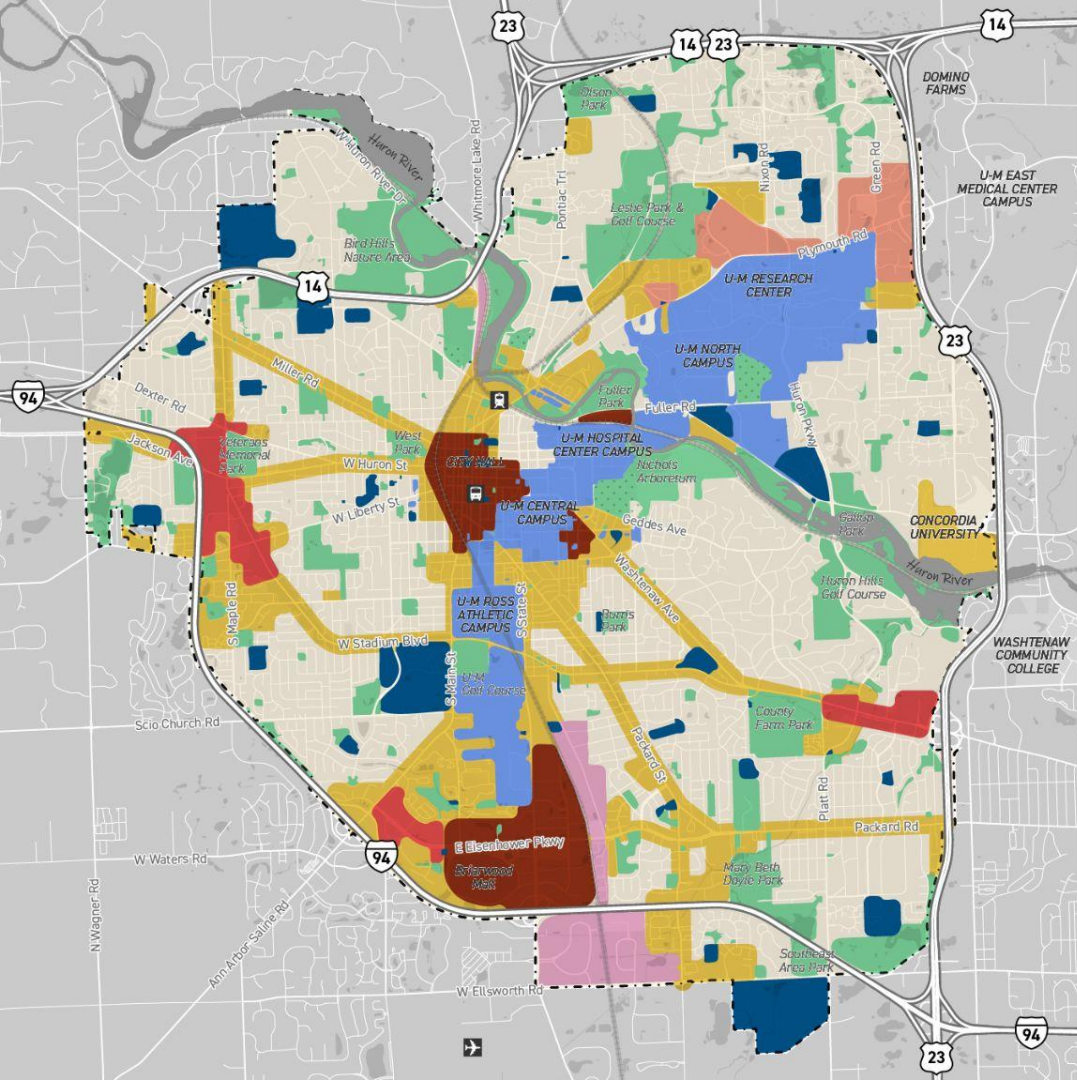
These are the districts that emphasize housing

Low-Rise Residential

Mixed-Use Transition

**Mixed-Use Hubs,
Retail, Innovation**

- Low-Rise Residential
- Employment - Non Residential
- Mixed-Use Transit/Transition
- Mixed-Use Innovation
- Mixed-Use Retail
- Mixed-Use Hub
- Public
- Public - University of Michigan
- Parks/Open Space



The Future Land Use Framework plans for a significant increase in the population of Ann Arbor. How does that impact parks specifically?

Topics for discussion

- Should the city use underutilized assets or properties to address plan goals (example: new housing)? What analysis would be needed to make those determinations?
- While the city currently scores highly on park accessibility and park space per capita, how would this change if there were a significant population increase?
- To bring more residents closer to parks, should the land use map indicate increased density adjacent to park spaces? What criteria should be used to identify which parks are appropriate for increased density?