

Ann Arbor Comprehensive Plan

Ann Arbor Comprehensive Plan

Planning Commission Subcommittee

9.24.2024

AGENDA:

1. Vision and Values
2. Future Land Use
3. Goals
4. Next Steps

VISION & VALUES UPDATE

[Working vision statement & values]

A2 for All

In Ann Arbor, we strive to be...

[Working vision statement & values]

Affordable: We believe that ALL stakeholders should have the opportunity to call Ann Arbor home and thrive.

Equitable: We strive to ensure equal access to essential services and amenities for ALL, and to provide 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 city, continuously evolving to meet the needs of ALL its people and communities.

In Ann Arbor, we strive to be...

[Working vision statement & values]



FUTURE LAND USE

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.

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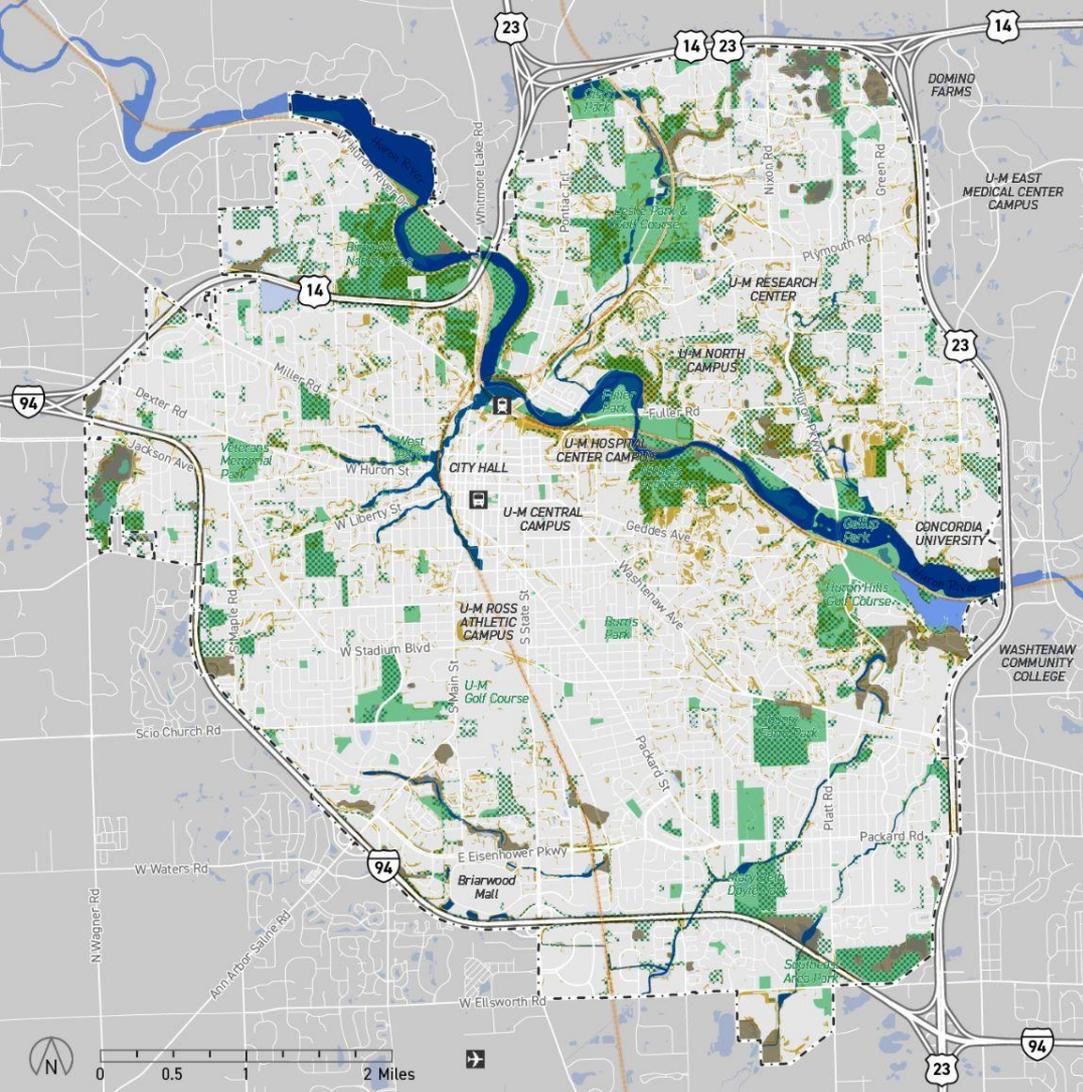
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Natural Features

source: City of Ann Arbor GIS, Washtenaw County GIS



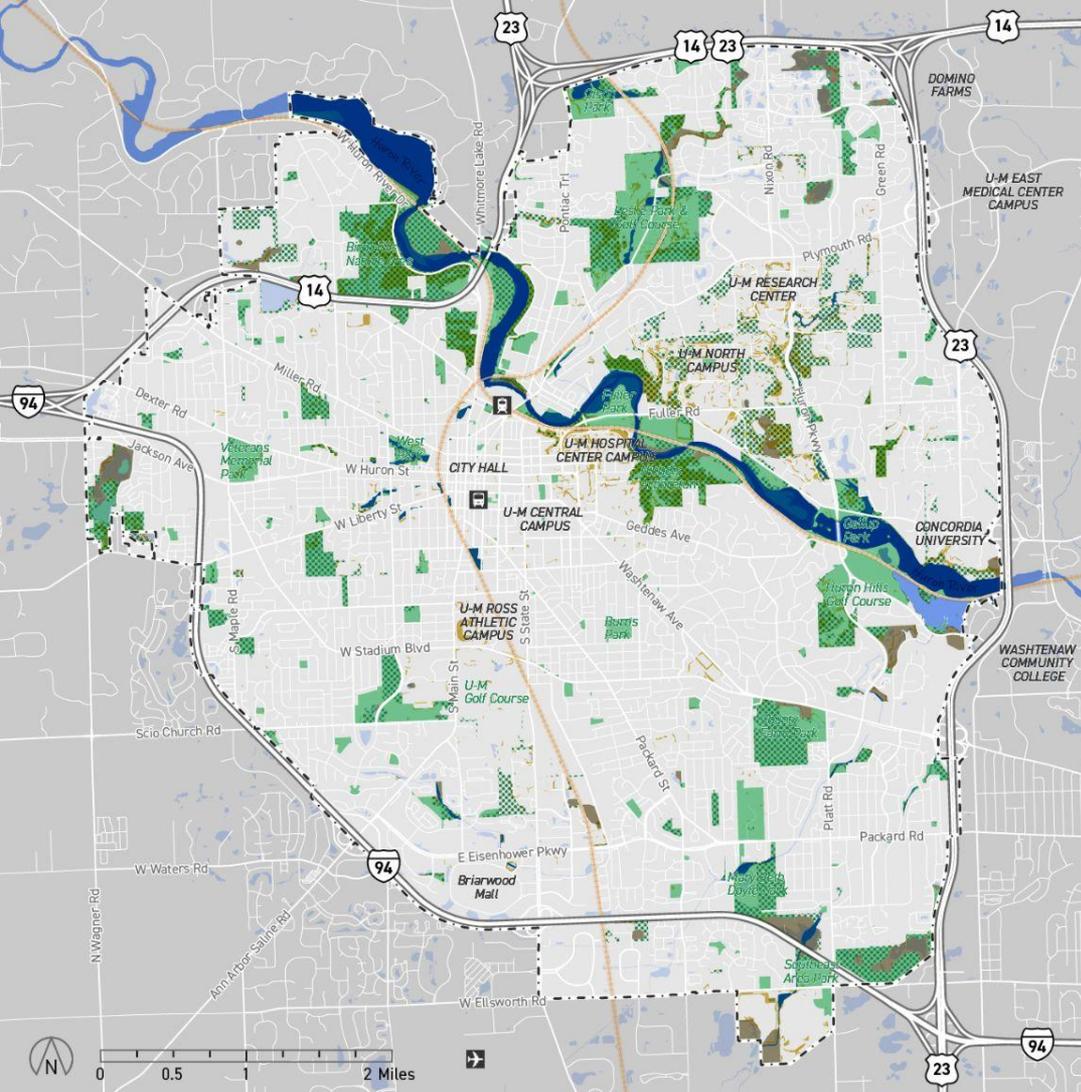
Legend

- City Boundary
- Highway
- Railroad
- Hydrology
- Floodway
- Park/Open Space
- Woodlands
- Wetlands
- Steep Slopes



Natural Features - Public

source: City of Ann Arbor GIS, Washtenaw County GIS

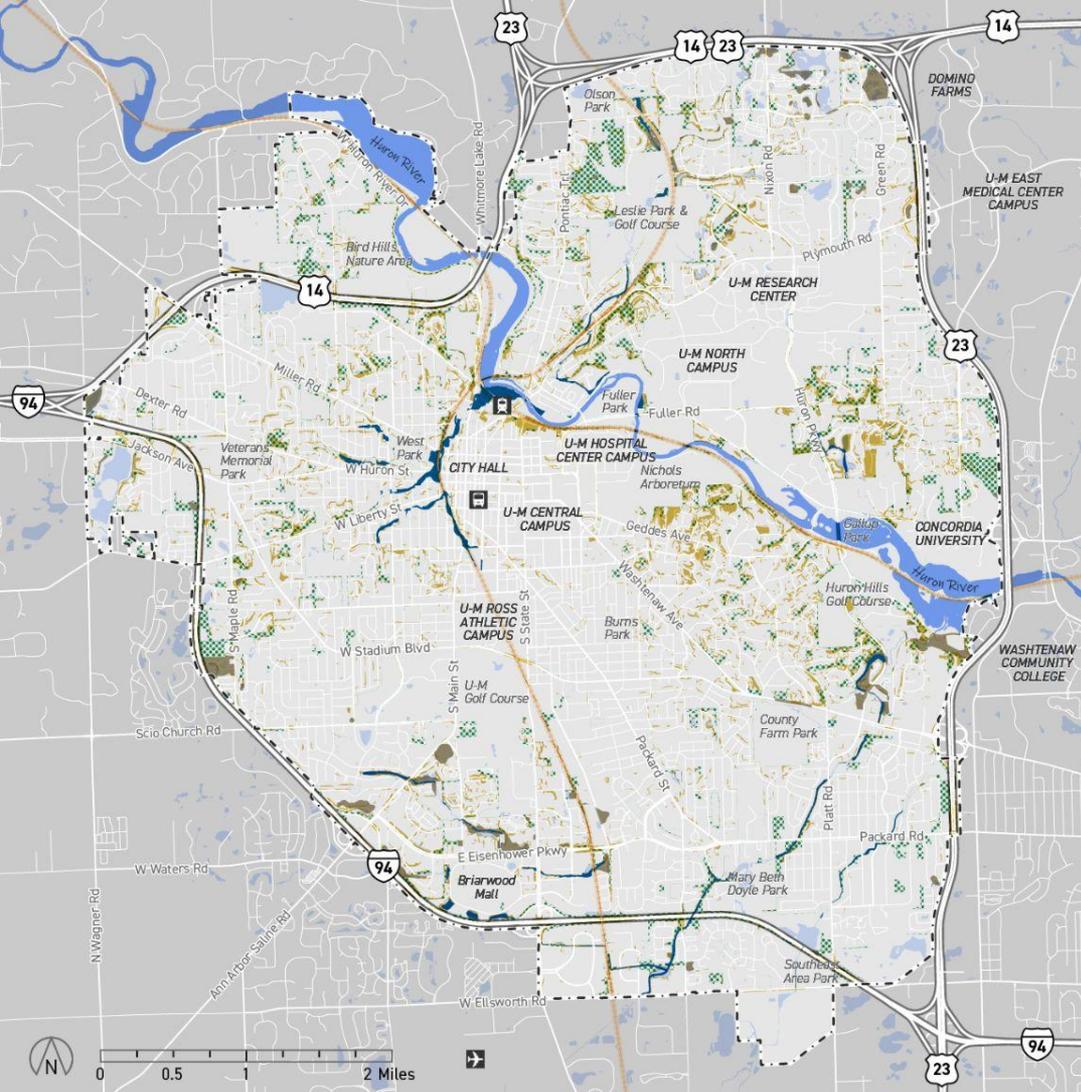


Legend

- City Boundary
- Highway
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Natural Features - Private

source: City of Ann Arbor GIS, Washtenaw County GIS



Legend

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**How Do We Add
More Housing
Across The City?**

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, steps down to low-rise neighborhoods on bigger streets

Mixed-Use Hub

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

- IDEAS FOR DISCUSSION -

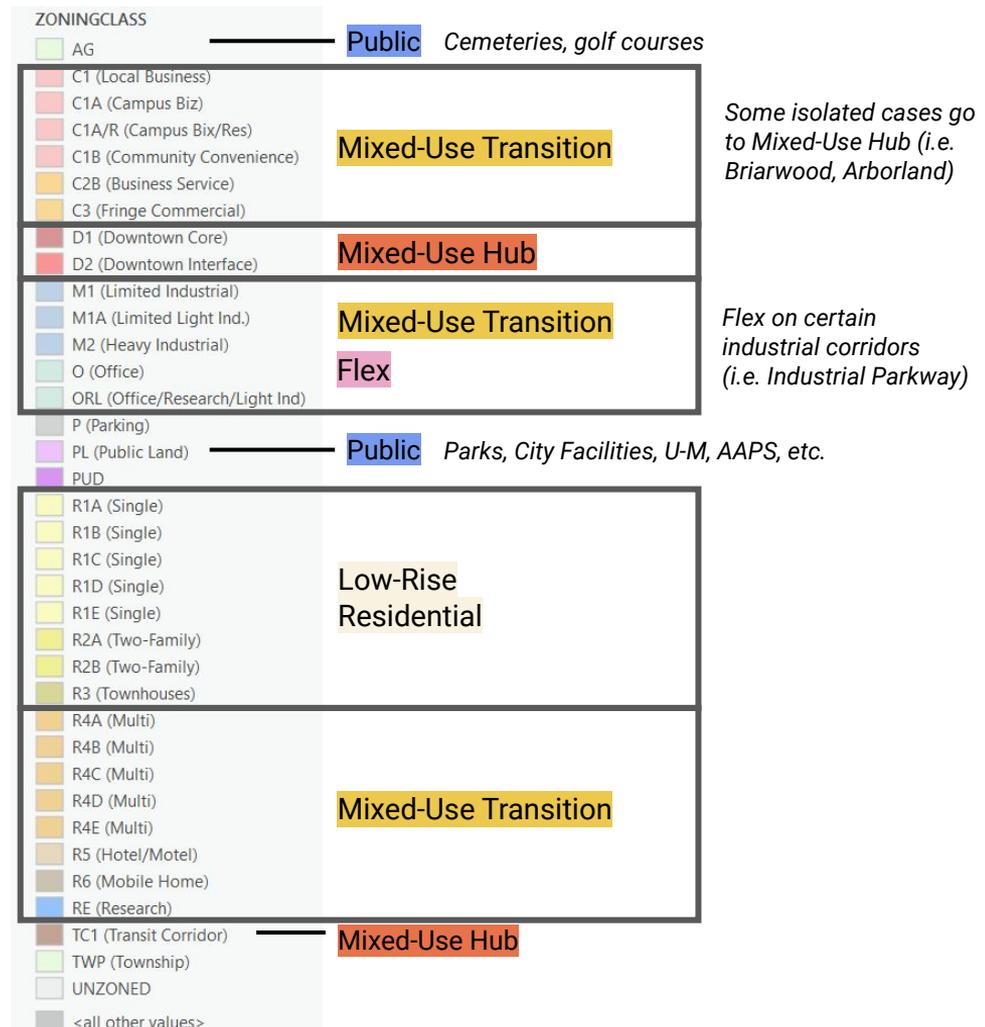
Streamlined Districts:

Translate existing zoning patterns into simplified future “districts”

- Low-Rise Residential
- Mixed-Use Transition District
- Mixed-Use Hub District
- Flex (*industrial & mixed-use*)
- Public (*university, parks, AAPS, city property, natural areas*)

Not intended to be an exact 1:1 translation.

- IDEAS FOR DISCUSSION -

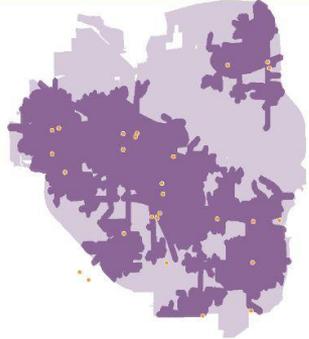


How Do We Create Complete Neighborhoods?

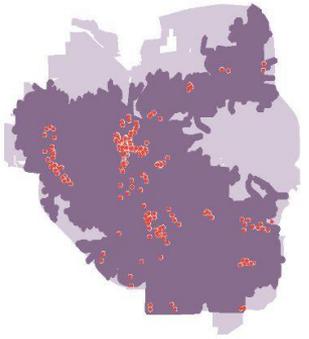
20-Minute Neighborhood

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20-Minute Grocery ● Grocery Store

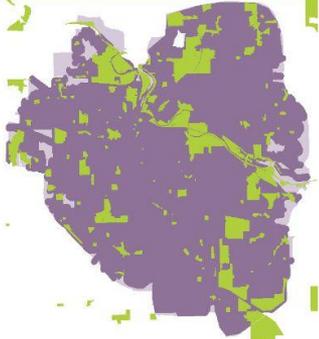


20-Minute Retail ● Retail

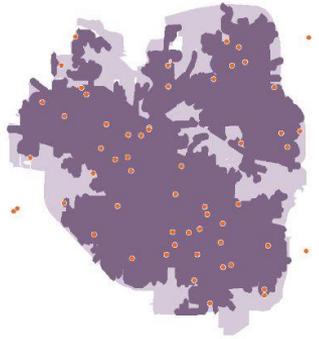


> 20-Minute Neighborhood

20-Minute Parks ● Park

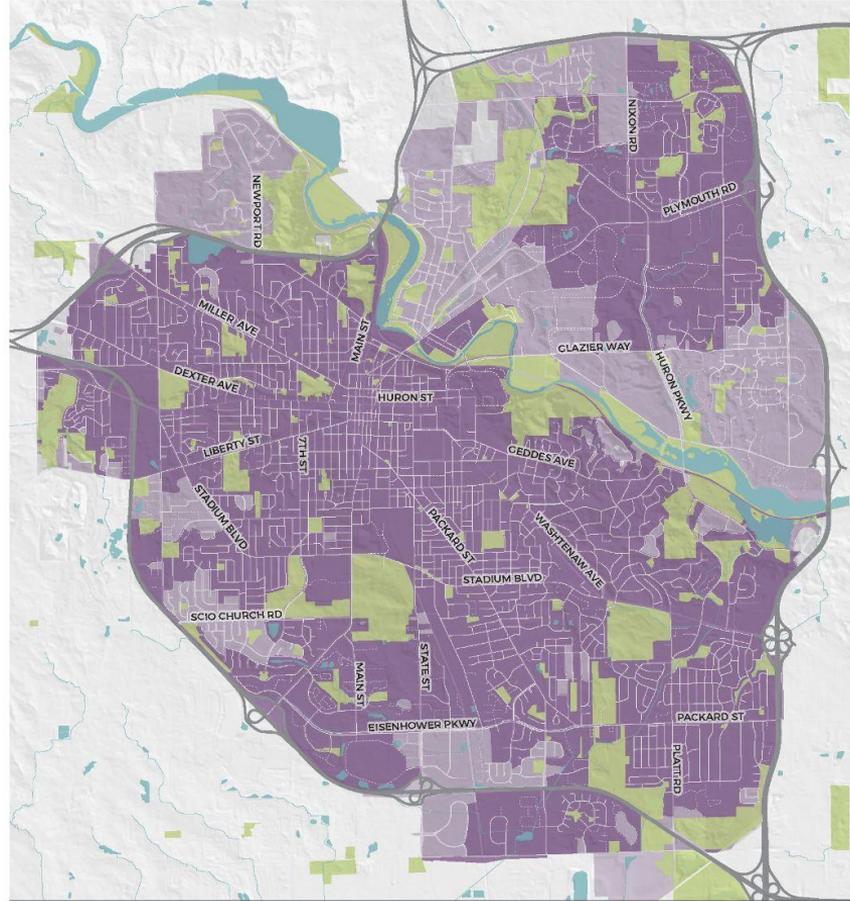


20-Minute Schools ● School



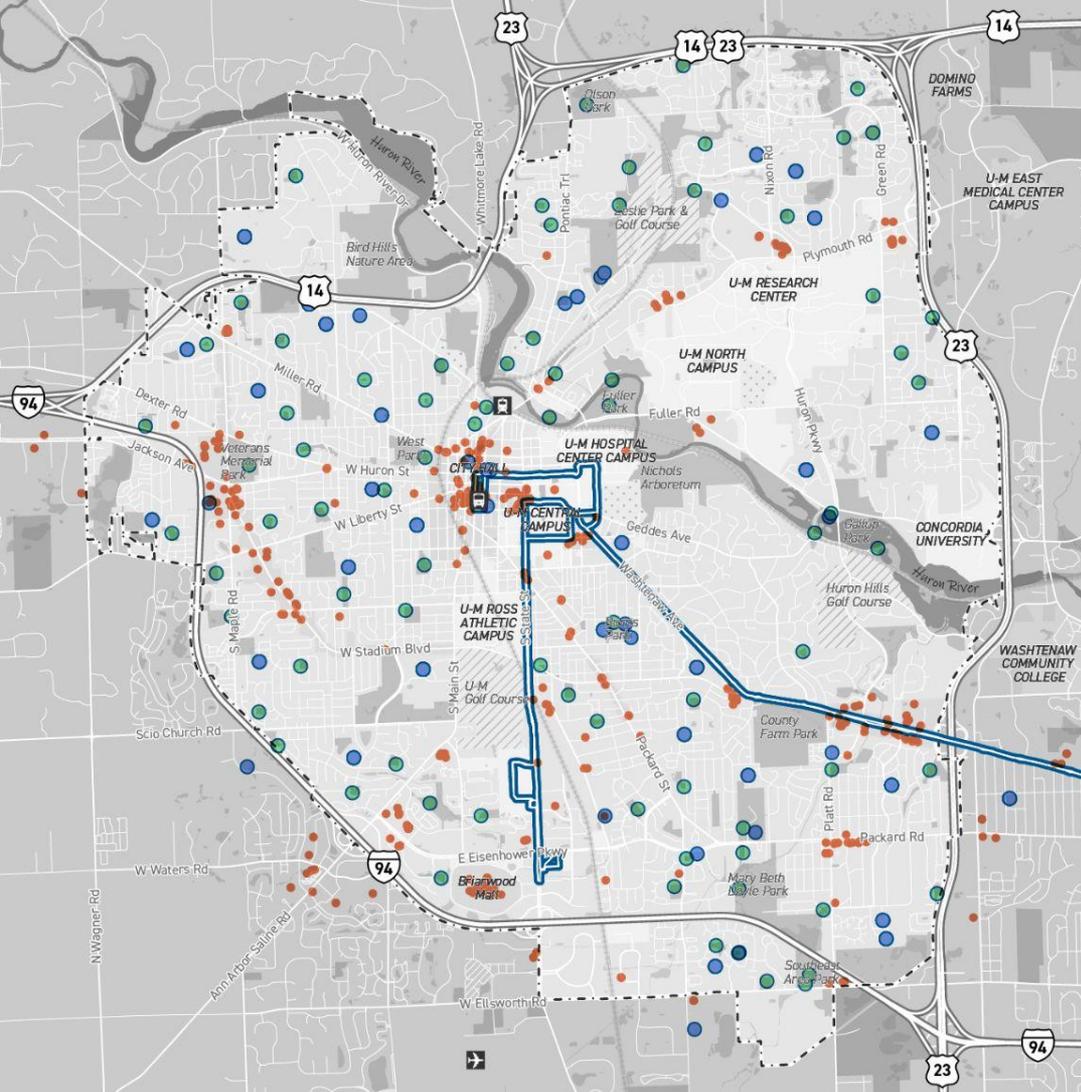
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Complete Neighborhoods

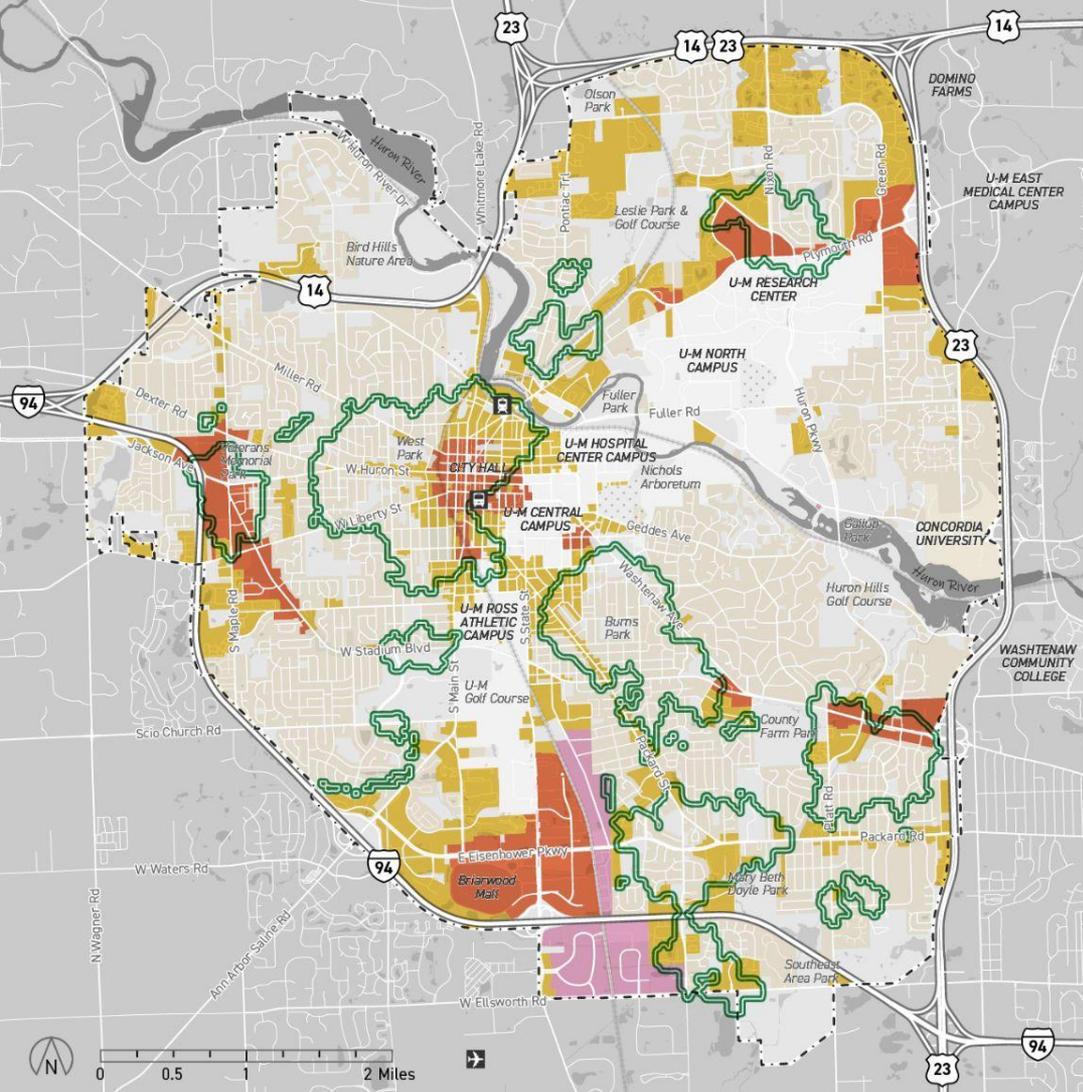
Existing Assets



Legend

- Public Meeting Space (Schools, Libraries, etc.)
- Playgrounds
- Neighborhood Goods & Services
- ▬ Rapid Transit Line (Defined by Moving Together Plan)

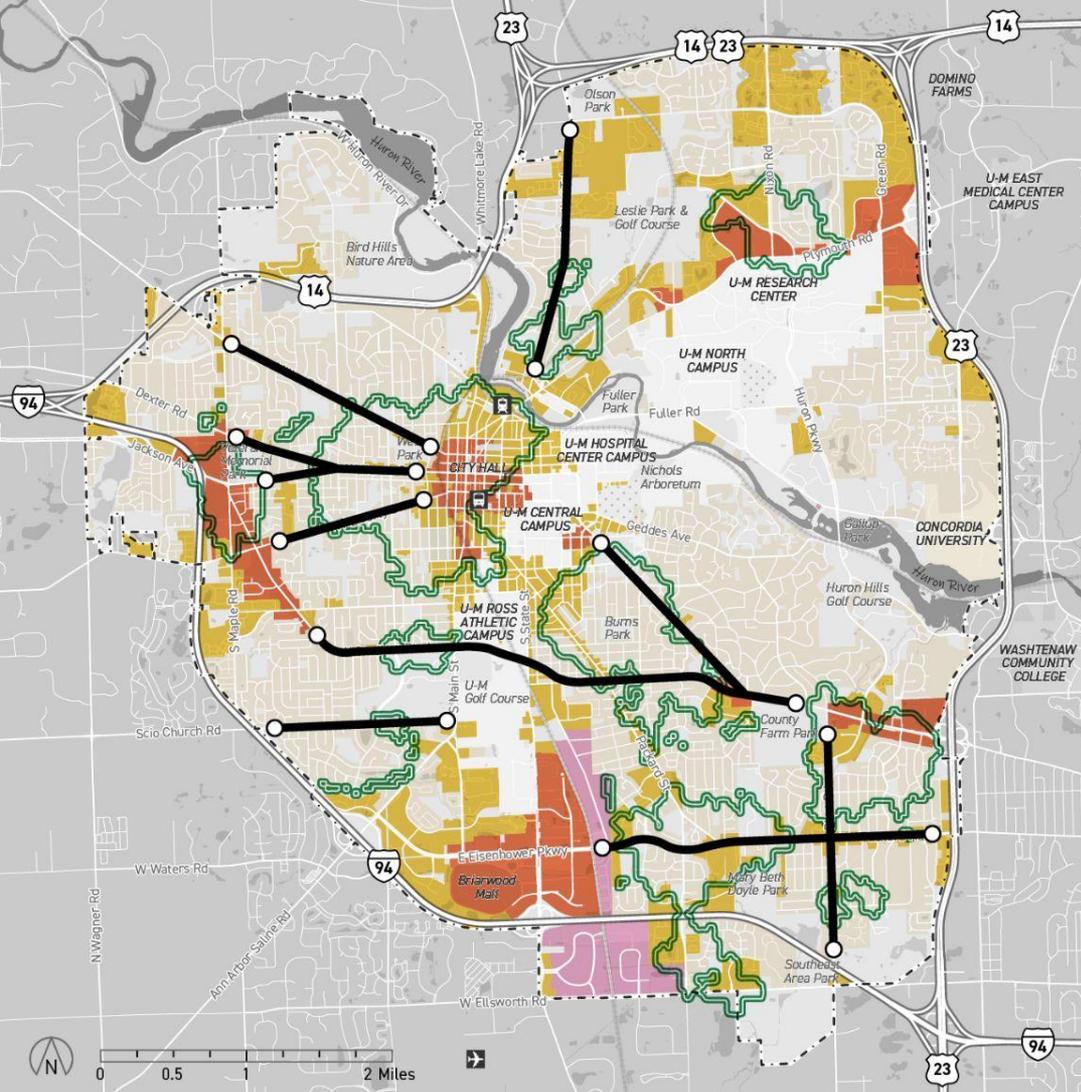
Where are the overlaps?
Where are the gaps? What
insight does this provide for
future land use planning?



Legend

-  Highest Score - Complete Neighborhood Analysis
-  Low-Rise Residential
-  Mixed-Use Transition
-  Mixed-Use Hub
-  Flex
-  Public

Corridors suitable for more development from a complete neighborhood perspective but don't register from a density perspective.



Legend

-  Highest Score - Complete Neighborhood Analysis
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Q: How should we handle roads that are heavily traveled, but whose primary use is residential?

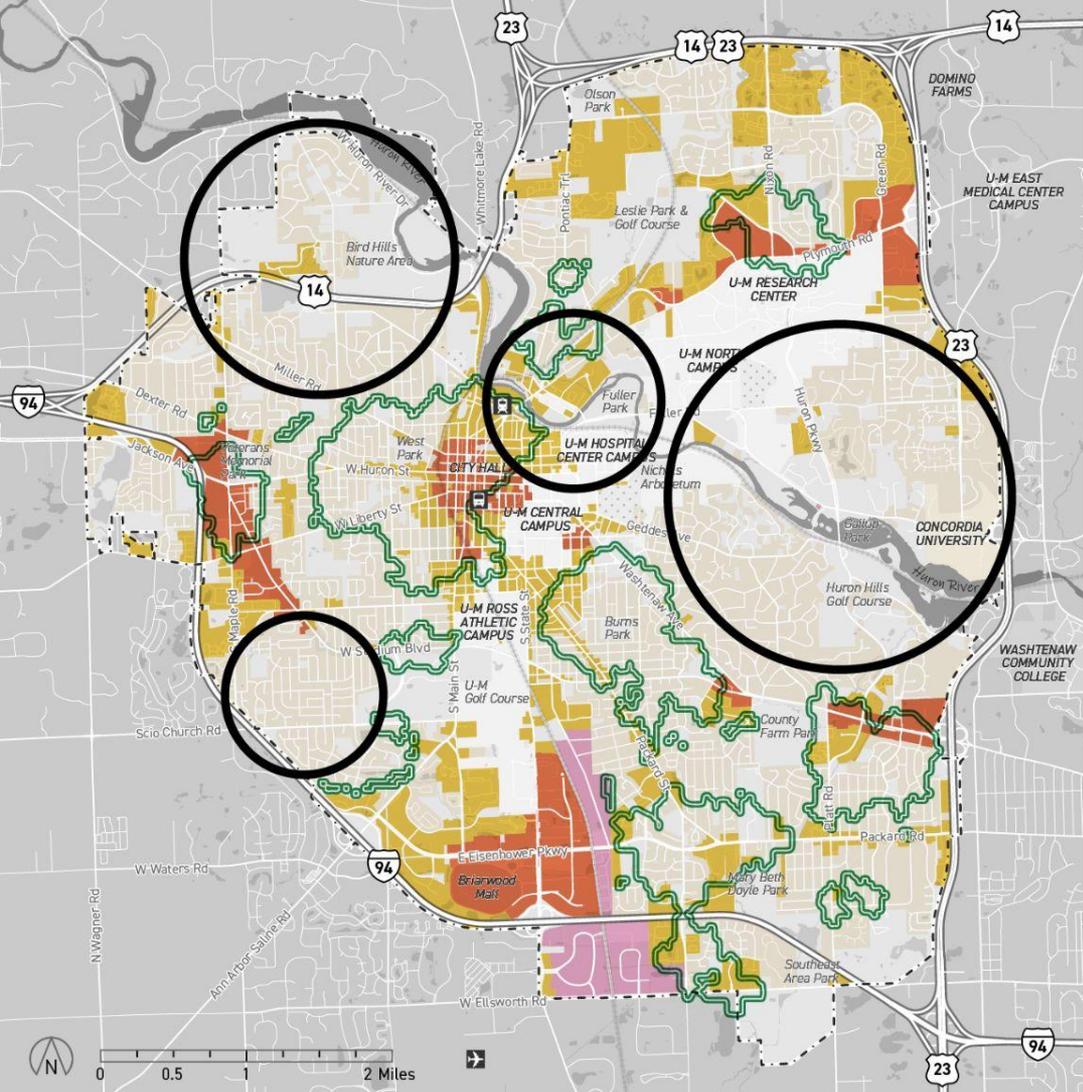




Q: What strategic investments should the city make to create complete neighborhoods in these areas?



Places that don't show increased density or potential for complete neighborhoods.



Legend

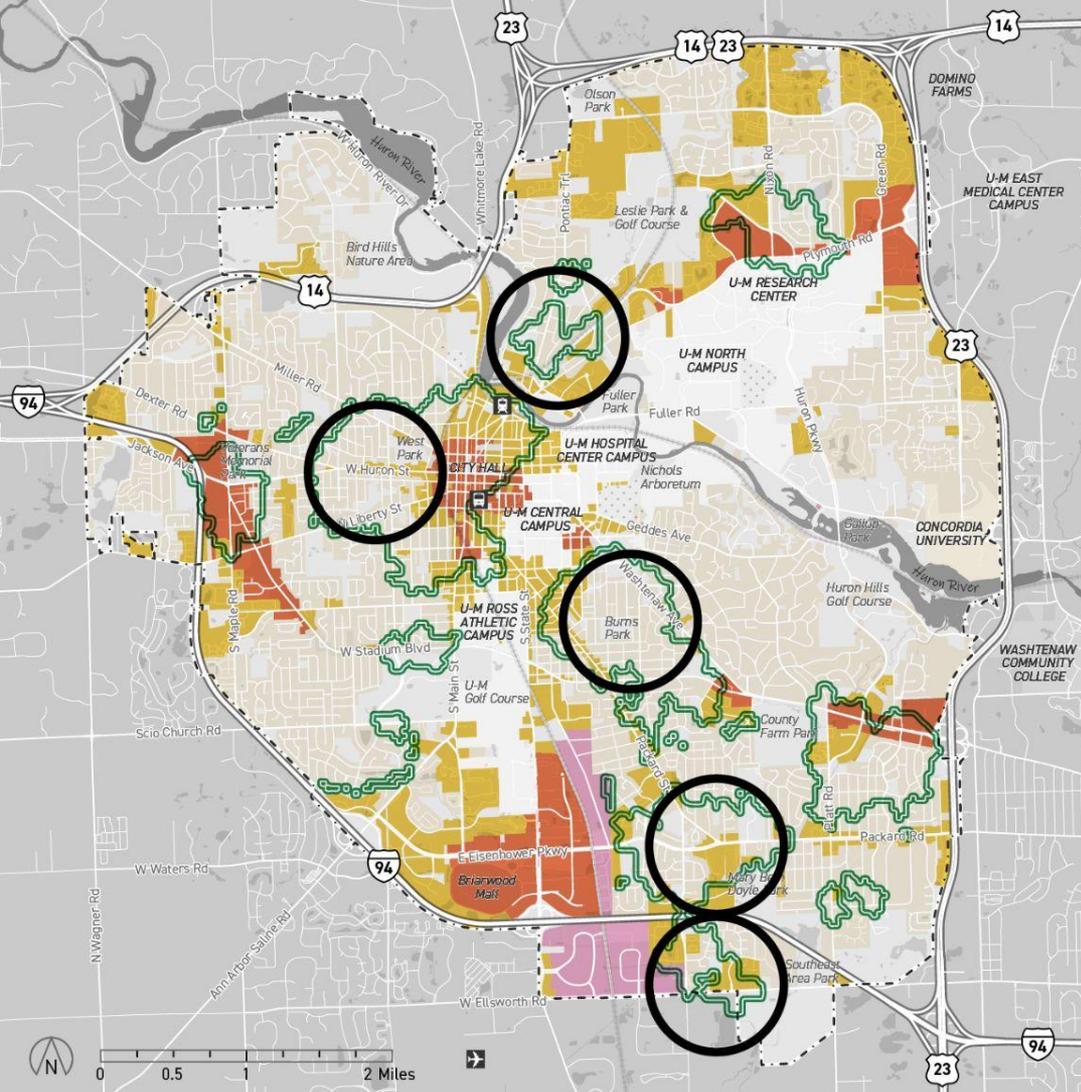
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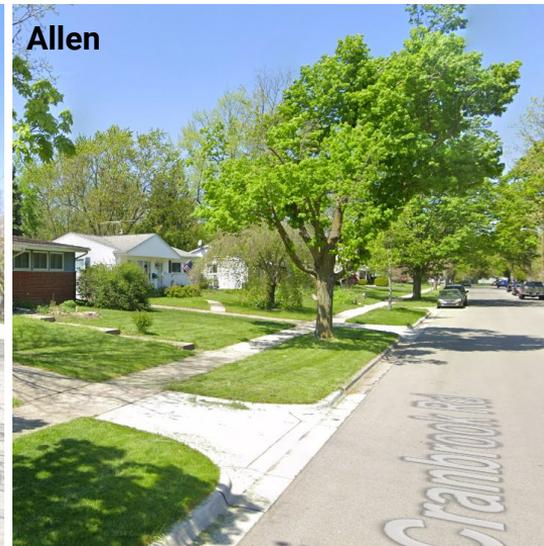
Q: Should the city make investments to change these neighborhoods? Is it ok if they stay mostly the same?



Places that show potential for complete neighborhoods, but don't add much density.



- Legend**
- Highest Score - Complete Neighborhood Analysis
 - Low-Rise Residential
 - Mixed-Use Transition
 - Mixed-Use Hub
 - Flex
 - Public



Q: Should neighborhoods that have the potential to be complete neighborhoods add density to bring more people to amenities?

PLAN GOALS

A2 for All

Affordable

Sustainable

Equitable

Dynamic

Land Use & Housing

- Goal 01
- Goal 02
- Goal 03
- Goal 04
- Goal 05

Economy & Vitality

- Goal 01
- Goal 02
- Goal 03
- Goal 04
- Goal 05

Sustainability & Infrastructure

- Goal 01
- Goal 02
- Goal 03
- Goal 04
- Goal 05

Land Use & Housing:

- **Goal 1:** Support new housing supply and options that offer more homes at a variety of types at different price points.
- **Goal 2:** Protect existing and create new subsidized/committed affordable housing.
- **Goal 3:** Encourage walkable neighborhoods with access to basic needs and amenities.
- **Goal 4:** Balance development with protection and integration of critical natural features to foster a healthy, biodiverse ecosystem.
- **Goal 5:** Enhance community sense of place through context-sensitive design.

Economy & Vitality:

- **Goal 1:** Grow the non-residential commercial tax base.
- **Goal 2:** Provide diverse job opportunities at a range of skills and educational backgrounds.
- **Goal 3:** Ensure access to existing and expanded commercial opportunities to meet the needs of residents.
- **Goal 4:** Strengthen Downtown as the economic, cultural, and civic heart of the community.
- **Goal 5:** Establish denser, mixed-use centers in key locations around the city connected to transit.

Sustainability & Infrastructure:

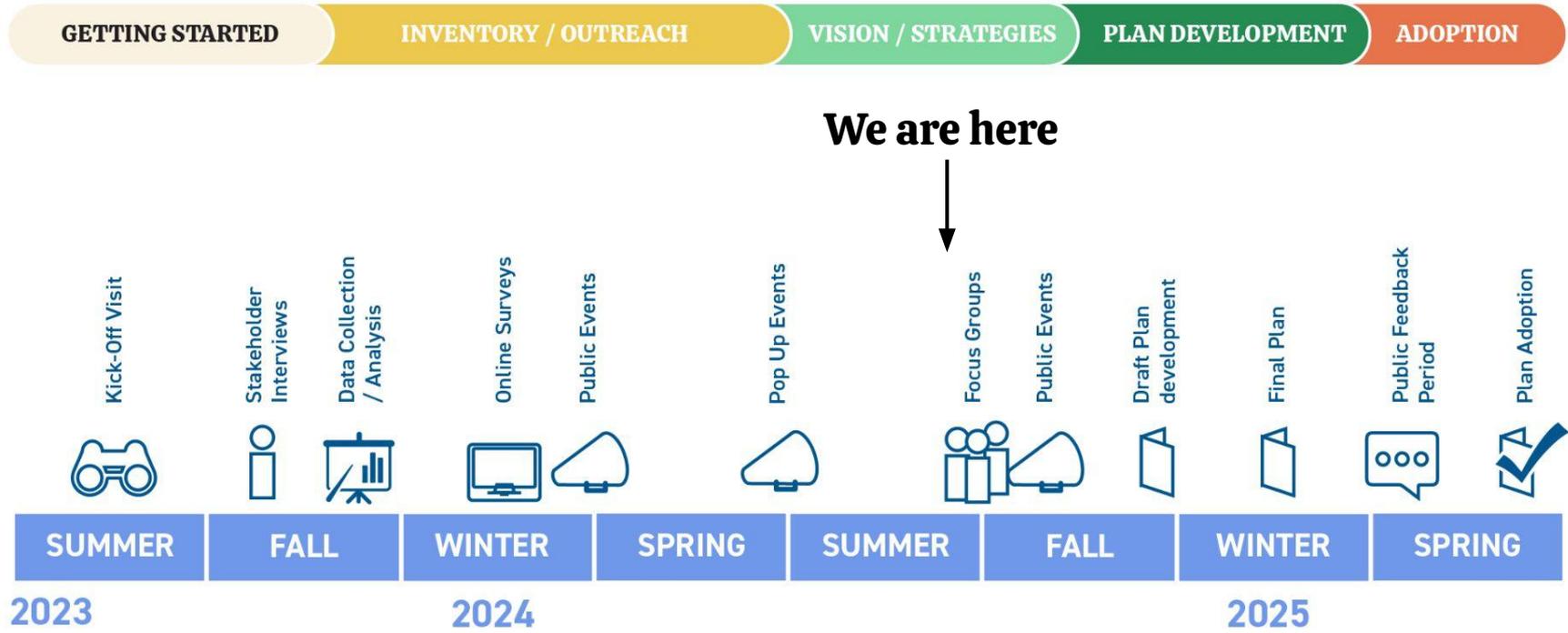
- **Goal 1:** Support safe streets that prioritize safe and sustainable modes of transportation.
- **Goal 2:** Improve the quality and accessibility of parks and natural areas.
- **Goal 3:** Reduce carbon emissions through efficient use of our land, buildings, and infrastructure.
- **Goal 4:** Expand city services and infrastructure to accommodate growth.
- **Goal 5:** Increase the social resilience of the city

Discussion

- How do you feel about these organizing themes?
- How do you feel about these goals?
- What are we missing?

NEXT STEPS

Project Schedule



Next Steps

1. Focus Groups
2. October 23rd Community Event

THANK YOU!