

Downtown Area Citizens Advisory Council Meeting Minutes—March 3, 2015  
City Council Work Room, 2<sup>nd</sup>. Floor, City Hall, 7:00 pm.

Members Present: Ray Detter

Members Absent: John Chamberlin, Marsha Chamberlin, Sue Kern, Jim Kern, Joan French, Hugh Sonk, Barb Woods, Kathleen Nolan

Visitors Present: Jonathan Kwok, Christine Crockett, Steve Kaplan, Ilene Tyler

Because of last night's weather, only a small group of CAC members and visitors (including a graduate student from the School of Social Work) met with the expectation of adjourning our meeting at 8:00 to attend a Planning Commission Working Session on the issue of "Premium Prioritization" for Downtown Zoning. Because of the weather, however, the Planning Commission meeting and the Work Session were cancelled. They will be continued next Tuesday, March 9, 7:00 pm. CAC members as well DDA members and others are urged to attend.

Megan Masson-Minock, of ENP & Associates, has been hired to consult with the public about what zoning text amendments should be made to align our downtown premiums with community goals. ENP will work with the Ordinance Revisions Committee, the Planning Commission and City Council to adopt zoning ordinance amendments.

ENP Associates plans to develop at least three options for premium changes and present those to the public for feedback. Options put forward so far have been based on affordable housing (yes or no), design (possibly related to A2's Design Review Board), or scaling back on premiums (Should a Leeds commitment be a requirement of all projects or be rewarded with a premium?) **Premium—Giving of extra FAR (floor/Area ratio ) to a developer because their project provides some benefit that the community defines (Open space, housing)**

Starting in March, ENP & Associates will examine the influence that premiums had on three selected downtown projects. They will seek public input with on-line surveys, interviews and focus groups, including a large public workshop in April. Stakeholders will be identified during April and options developed to meet the goals of the project. By July-September, proposed amendments will be presented and passed by the ORC, Planning Commission, and City Council. A final report is due in October 2015.

Those present at last night's CAC meeting discussed the premium possibilities and decided that our participation will be based on the principle that no premiums should be granted at any time if they have a negative impact upon the historic character of downtown or the context of nearby residential and historic neighborhoods.

We also discussed changes in downtown housing and affordability as well as transportation and parking as they relate to the future development of the downtown. Plans for 2015 dedications and celebrations of the Downtown Historical Street Exhibit Program, as well as high school student historical walking tours, were also outlined.

And then we came to a discussion of DDA plans for the Ambassador Program. I have communicated to you earlier about the ambivalence of CAC members concerning this program. It is clearly opposed by a large percentage of the Ann Arbor community. Let's not rush ahead with one possibility. Let's take our time and consider alternatives. Let's also consider the value of other projects that we might want to support as a part of the DDA's coordinated planning for the future of downtown.