

**MEMORANDUM**

**To:** Environmental Commission, Ann Arbor Mayor’s Downtown Marketing Task Force, Downtown Citizen’s Advisory Council, Housing & Human Services Advisory Board, Historic District Commission, Energy Commission and Design Review Board

**From:** Ordinance Revisions Committee of the Planning Commission

**Subject:** Downtown Premium Prioritization Policy Zoning Amendment Proposal

**Date:** July 17, 2015

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Thank you for providing your input on zoning ordinance amendments to change Downtown Premiums to align with community goals. The feedback from each of you was invaluable.

Working with our consultant, the Ordinance Revisions Committee has developed an initial proposal of amendments detailed below. We will bring the amendments to the Planning Commission later this summer and would appreciate your input on the proposal by August 14, 2015.

Premium	Current	Proposed
Prerequisite	Located outside of historic district and floodplain  2 points under LEED Energy & Atmosphere Credit to qualify	Located outside of historic district and floodplain  Energy performance 10% better than energy standard in the State Building Code (ASHRAE)  Provision of energy information through A2 Energy program
Residential Units	0.75 square feet for every 1 square foot of residential use	0.75 square feet for every 1 square foot of residential use with the following requirement when more than 3 residential units are proposed: <ul style="list-style-type: none"> <li>• 15% of the total residential units are dedicated workforce housing*</li> <li>• Up to 5% of required workforce units may be replaced with in-lieu fees**</li> </ul>
Green Building	Increase of allowed FAR by 50% for LEED Silver, 150% for LEED Gold & 250% for LEED Platinum	Increase of 100%, 200% and 300% for provision of green building features ranked on a point scale.

\* 15% was selected since PUD’s providing density 25% above the base zoning must provide 15% of the units as affordable to lower income household (Section 5:80.6.e.i of the Zoning Ordinance)

\*\* A legal opinion is needed as to whether an in-lieu fee can be offered. The fee could be the same as the PUD affordable housing contribution determined by City Council

Memorandum from ORC on Premium Prioritization Zoning Amendments

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Premium	Current	Proposed
Historic Preservation	Up to 50% increase in FAR for preservation of a historic resource	Eliminate
Affordable Housing	3,000 square feet for each affordable housing unit with increased cap of up to 900 FAR	Eliminate
Pedestrian Amenity	10 square feet of building space for 1 square foot of pedestrian amenity	Eliminate
Public Parking	1 square foot of building for 1 square foot of parking, up to 200% of lot area	Eliminate
Minimum unit size	650 square feet	Lower to allow micro-units. Size to be determined.
Off-street parking	Parking for premium area must be provided, but does not count toward total FAR	Remove required parking for premium area in the D1 district. Any parking built above ground would count toward the total FAR for the building.

In addition to the changes above, we plan to recommend that the Design Review Board develop mandatory design rules for the pedestrian level in the Downtown. The Planning Commission will continue its work with the City Council to determine if and how diagonals should be used to limit bulk instead of or in concert with height restrictions. The City Council will examine diagonals and height limitations on properties on Huron in July. We are recommending to the Planning Commission that we continue to handle on a case by case basis where the D1 zoning district abuts a zoning district other D2, as has been done in the past.

We look forward to your input as we move forward with this project. We encourage your members to discuss and make recommendations to us and the Planning Commission for our August meetings. Thank you for your continued interest and advice.