

Ann Arbor Comprehensive Plan



Steering Committee Meeting #6

Date: 11.20.2024

Time: 5-7pm

Location: City Council Chambers

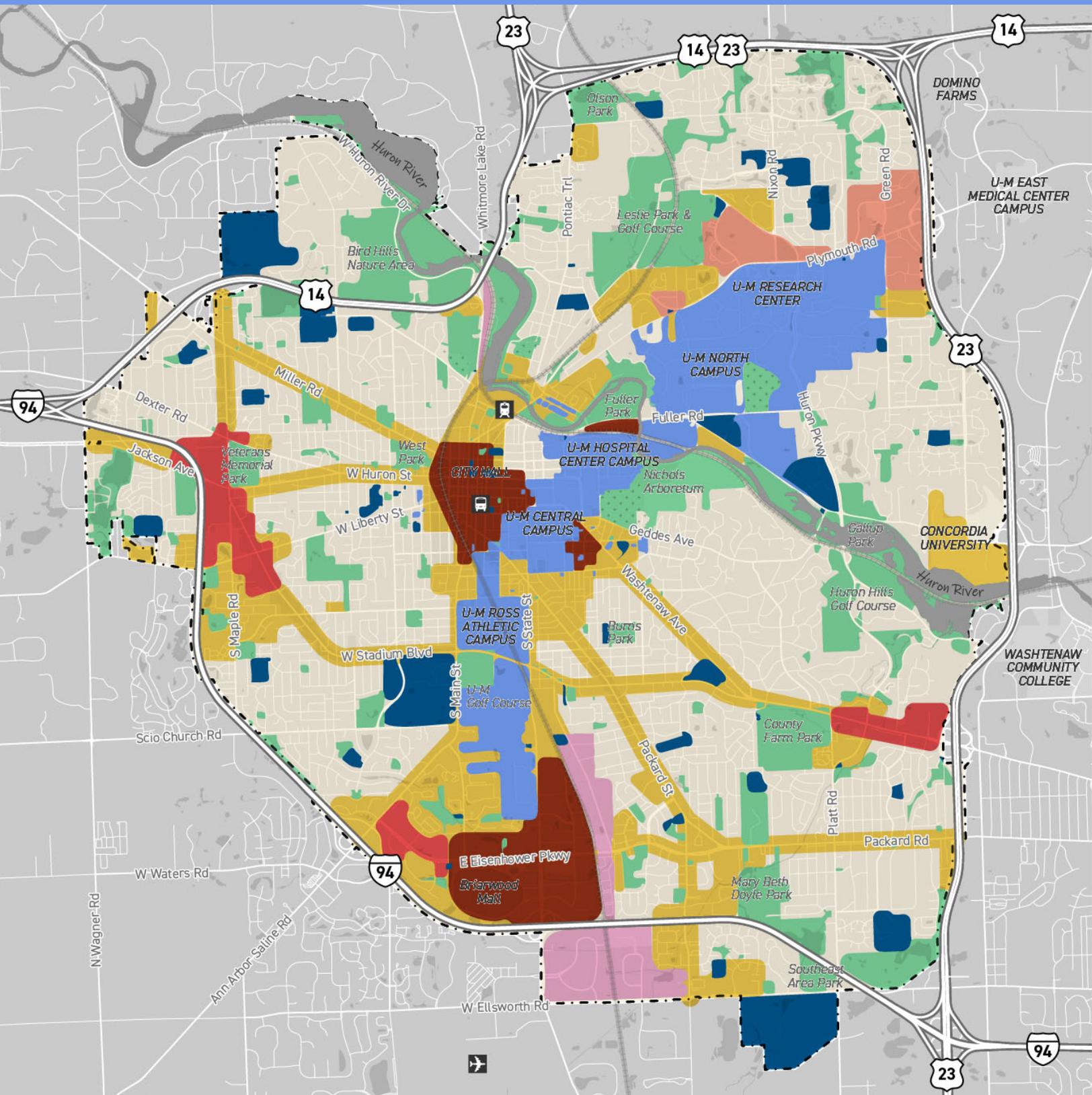
AGENDA ITEMS

1. Engagement Update (Focus Groups & October Event)
2. Draft Goals/Strategies Discussion
3. Future Land Use Discussion
4. Next Steps

DISCUSSION

Please review the draft **Goals and Strategies** as well as the **Future Land Use Map** and be prepared to discuss during the meeting.

Future Land Use Map



- | | | | | | |
|--|------------------------------|---|----------------------|---|------------------|
|  | Low-Rise Residential |  | Mixed-Use Innovation |  | Public |
|  | Employment - Non Residential |  | Mixed-Use Retail |  | Public - U of M |
|  | Mixed-Use Transit/Transition |  | Mixed-Use Hub |  | Parks/Open Space |

Future Land Use Map

Topics for Discussion

01 - Employment - Non Residential

Is there a need for a district that restricts residential uses to ensure certain types of employment aren't out-competed in the real estate market and forced to leave the city? If so, what locations would be appropriate for this district?

02 - Mixed-Use Hub

The current map further refines the Mixed-Use Hub district, acknowledging the distinct characteristics of the Downtown and TC1 districts. The overall goal of creating mixed-use districts remains, but varying form requirements may be adjusted to accommodate innovative businesses that seek to be co-located near UM North Campus on Plymouth Rd or retail-focused districts that depend on regional customers near highway exits.

03 - Public & Parks/Open Spaces

How should publicly owned properties (such as parks, schools, and other city-owned sites) be depicted in the future land use map? Should they be shown as they currently are, categorized as either Public (dark blue) or Parks (green)? Alternatively, should the map take a more proactive approach by assigning a future land use classification based on desired outcomes if these properties were to change ownership or use (for example, if Ann Arbor Public Schools decided to sell a property or introduce a new use to an existing site)?

Goals & Strategies

Housing & Neighborhoods

Goal 1: Increase the supply and diversify the types of housing for households of different sizes, abilities, and income levels.

Strategies

- Streamline the development review process to more easily develop different types of housing.
- Develop a “missing middle” housing strategy that includes developer/contractor capacity, incentives, regulatory issues such as building code requirements.
- Allow for more density in all residential districts by permitting increased units by-right and smaller minimum lot sizes.
- Encourage denser multi-family housing by expanding the areas of the city where multi-family is allowed and allowing densification of existing multi-family complexes.
- Consider a regional housing implementation strategy that includes workforce development, particularly in the skilled trades (see also Economy & Opportunity Goal 3).
- Regularly calibrate student and housing goals with University of Michigan enrollment and employment levels.
- Support independent living for residents of all abilities through universal design for accessibility
- Expedite process for affordable housing development.
- Support alternative forms of ownership, such as cooperative housing units, community land trusts and shared equity.
- Support and preserve existing affordable housing and make it more sustainable.
- Leverage city-owned land to build affordable housing.

Goal 2: Support all residents in accessing quality housing and mitigate displacement.

Strategies

- Help existing residents stay in their homes by:
 - Promoting home repair and retrofit programs for homeowners to support low to moderate income residents and those aging in place.
 - Working with the County on eviction prevention and early intervention (emergency rental assistance, code enforcement), and coordinate with social services.
- Expand programming and supports for affordable homeownership by:
 - Increasing awareness and accessibility of homeownership support programs.
- Work with the County to support unhoused residents with connections to housing and social services.
- Advocate for state-level reform of property tax to enable long term homeowners to change homes.

Goals & Strategies

Housing & Neighborhoods

Goal 3: Provide high-quality, accessible parks, trails, and recreation areas.

Strategies

- Align parks and recreation facilities with land use patterns and prioritize investment in high-quality parks in areas of high utilization, historic underinvestment and/or low access.
- Consider critical, high priority natural features and adjacencies to existing open space, parks, and neighborhood connections in the acquisition of new open space and the creation of greenways (see also Infrastructure and Services Goal 3: Balance development with protection and integration of critical natural features).
- Incentivize quality, rather than quantity, in open space requirements within the zoning code to encourage private development, maintenance and management of high quality open space that is publicly accessible.
- Strengthen activities and connections along the Huron River Corridor, including the Huron River Water Trail.
- Ensure regular updates to the Parks and Recreation Master Plan coordinates with this plan's strategies.

Goal 4: Encourage walkable, connected neighborhoods with access to basic needs and amenities.

Strategies

- Explore the strategic disposition of public and institutional land (such as parking lots, underutilized park, school and institutional land) for development and public assets (city services, public safety, libraries, schools) that accommodate growth in walkable communities and historically underinvested communities.
- Allow for limited small-scale commercial space in residential districts to promote "complete neighborhoods" with neighborhood-level retail and services hubs.
- Expand services and amenities to historically underinvested communities and primary transit corridors.
- Improve mobility options for neighborhoods where commercial amenities are unlikely.
- Permit denser mixed-use development near transit routes and transit hubs (transit-oriented development) and density in areas with commercial amenities and adjacent to regional parks.
- Partner with AAPS to prioritize non-motorized walkability and connectivity.

Goals & Strategies

Economy & Opportunity

Goal 1: Diversify the economy to grow the non-residential tax base.

Strategies

- Realign the relationship between the City of Ann Arbor and the University of Michigan related to land acquisition and development to promote the city's financial viability.
- Secure a fair share of the spin off and tech transfer activity from the University by working with UM Innovation Partnerships and Entrepreneurship Center, SPARK Ann Arbor and others, on finding and locating sites in Ann Arbor as ideas move from university lab, home, and/or incubator.
- Encourage the development of a mixed-use, employment-centric district along Plymouth Road that complements the Innovation District on North Campus.
- Sustain regionally serving, highway accessible retail destinations.

Goal 2: Create more walkable mixed-use hubs that appeal to a broad range of residents, employers and employees.

Strategies

- Strengthen Downtown as the economic, cultural and civic heart of the community.
- Promote additional Downtown-like development by retrofitting car-oriented shopping areas like Briarwood.
- Increase the mix of uses and walkability of shopping centers over time.
- Capitalize on family-friendly sports and entertainment commercial opportunities.

Goal 3: Support entrepreneurs across different industries to launch, scale and mature in the city.

Strategies

- Preserve a variety of commercial and industrial spaces in the city to provide affordable opportunities for local entrepreneurs, including:
 - older, smaller commercial space in downtown & neighborhood commercial districts,
 - targeted small format, in-line, and industrial spaces, and
 - in publicly owned assets
- Devise credit enhancement, financing and funding options for tenanting new commercial retail space to local, small firms.
- Encourage developers to use a model lease framework that promotes transparency in rent rates and increases, with relocation assistance requirements for substantial rate hikes.
- Allocate resources to entrepreneurial training and company development to generate opportunities, with targets for disadvantaged groups.
- Support workforce capacity building and line of sight between development and emerging job opportunities.

Goals & Strategies

Infrastructure & Services

Goal 1: Increase community resilience to support disaster preparedness, climate change readiness, and community health and well-being.

Strategies

- Increase city and partner support for social networks and services targeting vulnerable populations facing long-term challenges, such as mental health issues, substance use disorders, youth crises, and chronic homelessness.
- Invest in resilience hubs and enhance communication and response systems to create a robust and resilient disaster readiness program.
- Improve the vitality and appeal of libraries, cultural assets, and other community centers to encourage human connection and help combat the loneliness and isolation epidemic identified by the Surgeon General.
- Develop programming to strengthen community capacity and civic engagement, such as city meetings, events, programs like Citizen Pruners, Citizen's Academy, and park stewardship initiatives.
- Coordinate and promote job training and workforce development opportunities related to green construction and green jobs.
- Enhance access to County-designated cooling and warming centers and increase their number for use during extreme weather events or power outages.
- Ensure that essential facilities and infrastructure are designed and upgraded to withstand and adapt to future climate risks.

Goal 2: Design land use-responsive streets that prioritize safe and equitable access and move towards the city's mode shift goals of a 50% reduction of vehicle miles traveled.

Strategies

- Develop a context-based street typology guide to design streets appropriately for the expected level of density.
- Align transit service with land development.
- Ensure that all people can safely and equitably access essential destinations.
- Support a shift in transportation modes, away from vehicular use, through infrastructure investments and updated transportation policies.
- Refine transportation infrastructure related policies, funding tools, and implementation resources.
- Advance the city's climate neutrality goals by reducing the carbon impact of transportation systems.

Goals & Strategies

Infrastructure & Services

Goal 3: Balance development with protection and integration of critical natural features to foster a healthy, biodiverse ecosystem.

Strategies

- Support denser, compact development and mitigate the impacts on critical natural features, including woodlands, steep slopes, endangered species habitats, and waterways.
- Reduce stormwater volume and flood occurrences with a focus on deploying green infrastructure and managing stormwater runoff on-site.
- Target tree plantings in areas with limited tree coverage to help mitigate the Urban Heat Island Effect.
- Consider critical, high priority natural features and adjacencies to existing open space, parks, and neighborhood connections in the acquisition of new open space and the creation of greenways.
- Incentivize quality, rather than quantity, in open space requirements within the zoning code to protect critical natural features or open space that provide ecological benefit.
- Encourage community greening and sustainability practices, such as rain gardens, rewilding lawns, etc .

Goal 4: Promote carbon neutrality through efficient energy and resource use.

Strategies

- Identify development parcels suitable for deployment of large-scale solar systems and geothermal energy to support A2Zero Sustainable Energy Utility (SEU).
- Designate buildings and locations critical for resilience where microgrids should be implemented to ensure 100% continuous energy operations.
- Develop design guidelines for high-performance buildings and full electrification, and incentivize zero-emission technologies and energy reduction measures.
- Coordinate commercial and residential developments with district energy systems to improve energy efficiency.
- Reduce energy consumption by identifying aged and inefficient buildings in need of renovation and repair.
- Minimize landfill waste by encouraging recycling and composting in construction projects.

Goal 5: Ensure city services and infrastructure can accommodate expected growth.

Strategies

- Invest in water/sewer conveyance capacity upsizing to support more households south of the Huron River.
- Work with energy utilities to bury energy distribution during street reconstruction.
- Promote development that incorporates shared waste management systems to streamline collection and increase efficiency.
- Ensure that police and fire services have the necessary capacity and equipment to accommodate growing populations and diverse building types.
- Maintain ongoing coordination with regional institutions such as Ann Arbor Public Schools, Ann Arbor District Library, Washtenaw County, UM and other service providers.
- Support additional street construction in large-scale development proposals to enhance citywide connectivity.