

Ann Arbor Comprehensive Plan

Ann Arbor Comprehensive Plan

Steering Committee Kickoff
1.17.2024

AGENDA:

1. Introductions
2. What is a Comprehensive Plan?
3. Process and Role of the Steering Committee
4. Key Issues
5. Discussion and Next Steps

Team Introduction

Interface Studio - Team Lead, Planning & Urban Design, Engagement, Project Management



Scott Page



Stacey Chen



Jamie Granger



María Gabriela
González Rausell



Mikaela Strech

Smith Group - Sustainability, Planning, and Engagement



Oliver Kiley



Kathleen Duffy



Carolyn Lusch



Catherine Clarke

Ninigret - Econ. Development & Housing



Kevin Hively

&Access - Retail & Entrepreneurial Ecosystem



Bobby Boone



Solomon McKenzie

Steering Committee Introductions

1. First an easy ice breaker! Tell your partner the story of how you got your name.
2. Where do you live? What is your relationship to Ann Arbor? ‘
3. What inspired you to join the Steering Committee?
4. What do you hope to get out of this process?
5. What's the best way we can work together?

Shared Values for Working Together

1. Everyone will be respected and valued. Everyone will have a voice.
2. We will work together to engage those who are not in the room.
3. We will use plain language and not technical jargon.
4. We encourage everyone to ask questions.
5. What else? What are the values that you bring to your interactions with others?

What is a Comprehensive Plan

About the Comprehensive Plan

Outlined
by City
Council

What is a Comprehensive Plan?

A Comprehensive Plan, adopted by the City Council, is a document that sets out the city's future vision and priorities, guiding its development for decades. The plan includes decisions on land use, policy changes, and spending priorities for public projects over a 20 to 30 year horizon.

This plan will need to address the following :

- ✓ **AFFORDABILITY**
- ✓ **SUSTAINABILITY**
- ✓ **EQUITY**

How this plan works in the context of existing plans

This Comprehensive Plan will replace **5** existing plans:

Natural
Features Plan
(2004)

Land Use
Element
(2009)

Downtown
Plan
(2009)

Ann Arbor
Sustainability
Framework
(2013)

State Street
Corridor Plan
(2013)

And incorporate **3** existing plans:

Parks,
Recreation,
and Open
Space Plan
(2023-2027)

Moving
Together
Towards
Vision Zero
(2021)

Treeline
Allen Creek
Urban Trail
Master Plan

Why is a Comp Plan important?

- **It provides justification for decisions** - a factual, objective and values-driven basis to support land use and zoning decisions and can be used by communities to defend their decisions if challenged in court.
- It is the means by which a community can **balance competing interests**.
- It helps determine **how best to allocate and leverage resources**.



Specifics from the Ann Arbor resolution

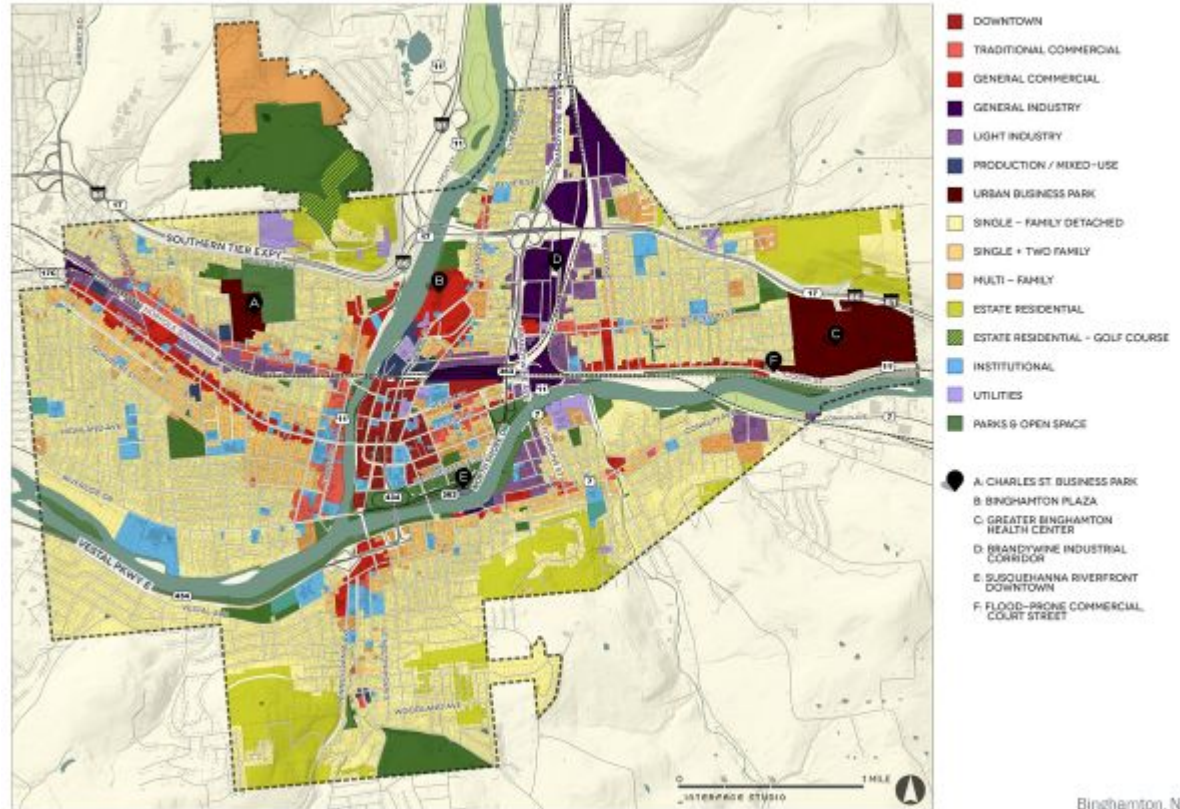


Outlined
by City
Council

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.
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.

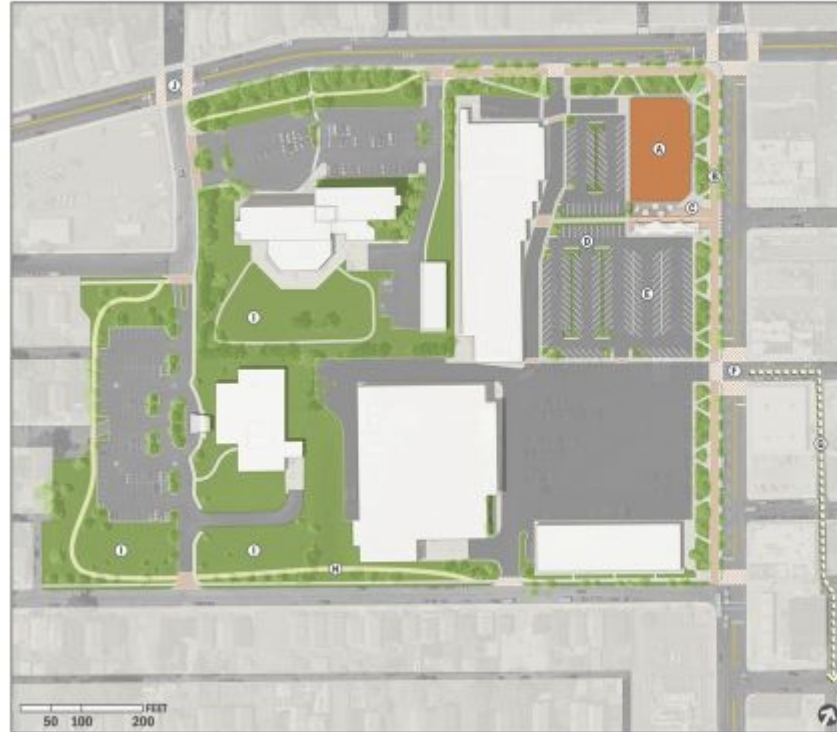
What comes out of the comp plan:

1. Future Land Use & Policy



What comes out of the comp plan:

1. Future Land Use & Policy
2. Conceptual Area Plans
(eg. Downtown)



TOWN CENTER RETROFIT

- (A) MIXED USE DEVELOPMENT
- (B) 16' MULTI USER PATH
- (C) URBAN PLAZA FLEX SPACE
- (D) PARKING LOT GREENING & ACCESSIBILITY IMPROVEMENTS
- (E) PERMEABLE PAVEMENT
TEMPORARY USE FLEX SPACE/
FUTURE DEVELOPMENT SITE
- (F) CAMPAU BIKE/PEDESTRIAN
CROSSING SIGNAL
- (G) BIKE CONNECTION TO VET'S
PARK
- (H) MULTI USER PATH
- (I) RECREATIONAL PROGRAMMING
OPPORTUNITIES
- (J) HOLBROOK BIKE/PEDESTRIAN
CROSSING SIGNAL

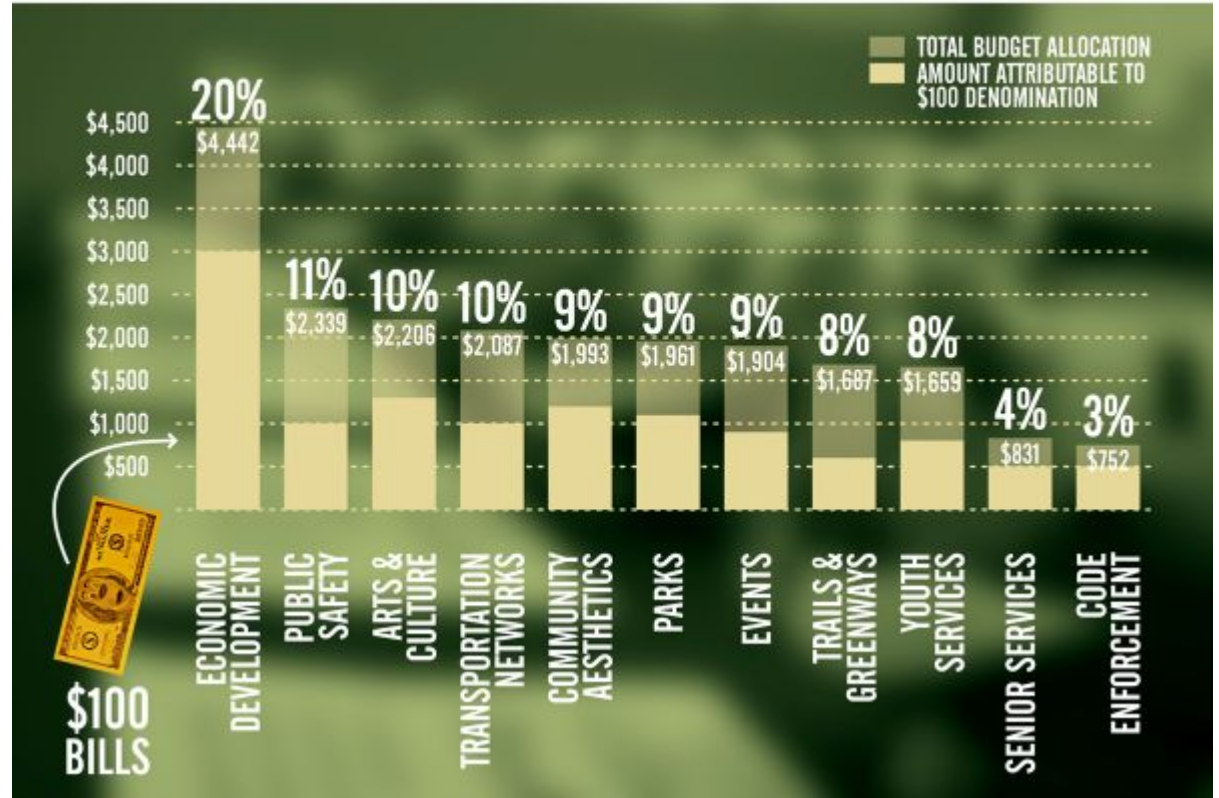
What comes out of the comp plan:

1. Future Land Use & Policy
2. Conceptual Area Plans
(eg. Downtown)



What comes out of the comp plan:

1. Future Land Use & Policy
2. Conceptual Area Plans (eg. Downtown)
3. Prioritization & Policies



Process & Role of the Steering Committee

How is the plan developed?

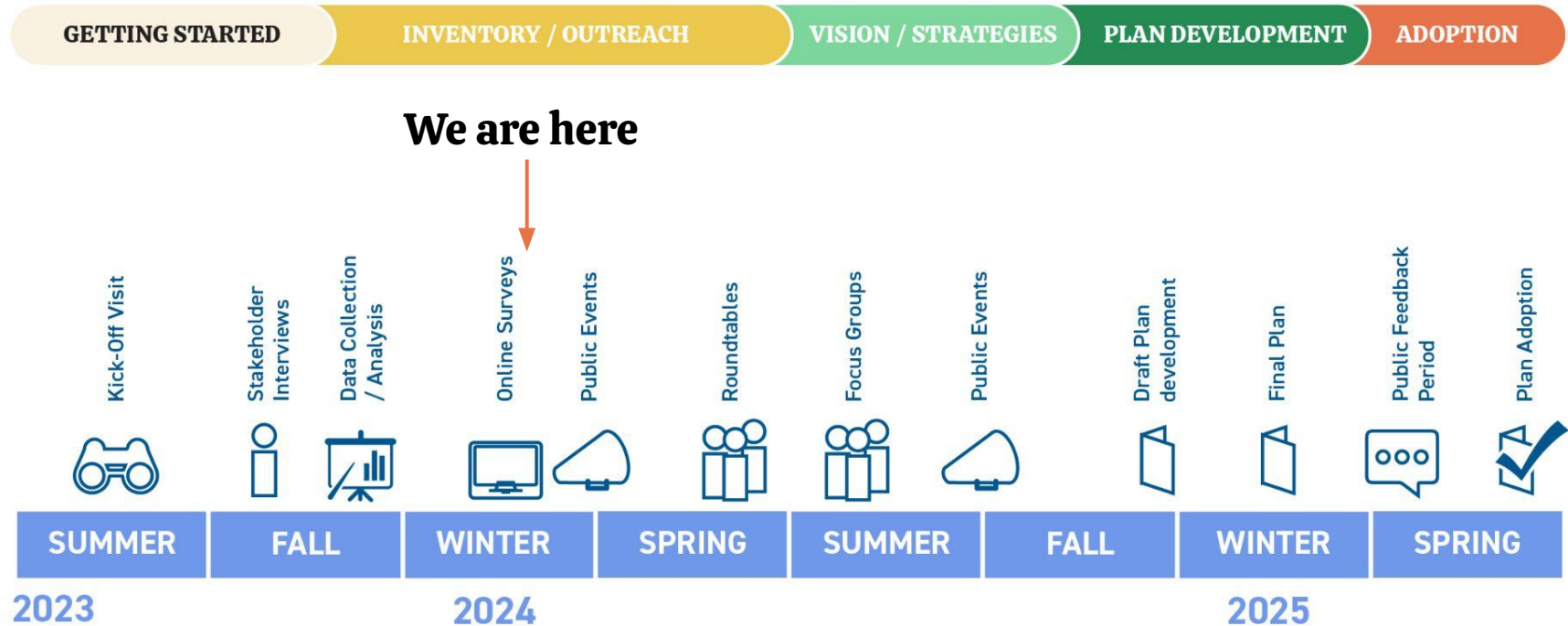
Steering Committee guides the process

Planning Commission is the author

Council adopts the plan



Project Schedule



What is the role of the Steering Committee?

- **PLAN OVERSIGHT AND FEEDBACK:** you will serve as a sounding board for key issues and analysis, listen to each other to build consensus in the group, and share ownership of the vision and plan.
- **PUBLIC ENGAGEMENT:** you will help guide the engagement process and actively engage your communities to ensure the team is reaching a broad range of Ann Arbor's stakeholders. This will entail sharing information with your community and bringing community input back to the committee.
- **PARTNERSHIP:** you will help the team identify and develop partnerships to make the plan's ideas a reality.
- **PLAN PROMOTION:** you will serve as ambassadors for the Comprehensive Plan - this means getting the word out through your networks, getting community members to meetings and events, and advocating for the plan's adoption.

Pause for questions

Key Issues

What we've learned... so far

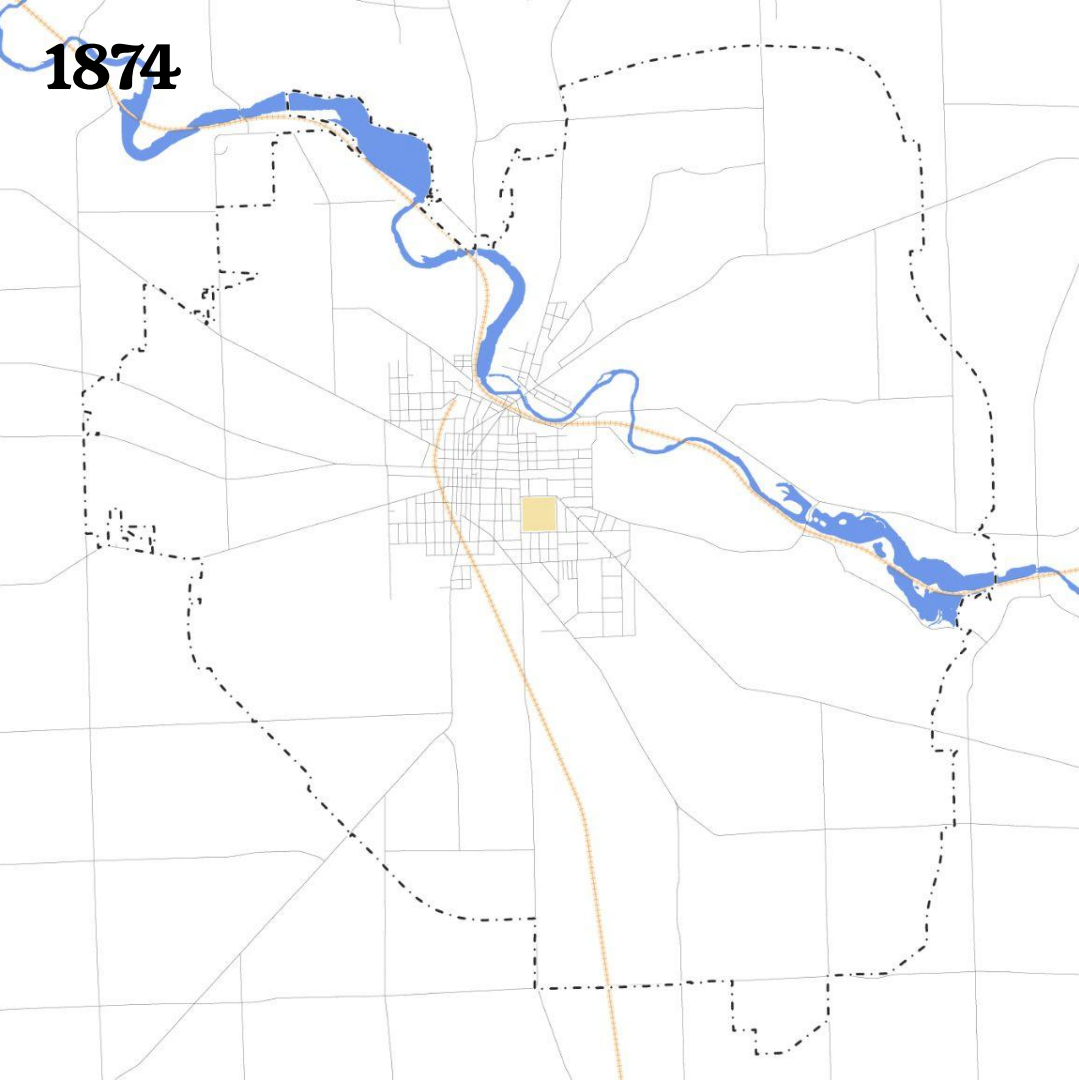
Change over time

Ann Arbor and the region have grown over time, but the region has outpaced Ann Arbor

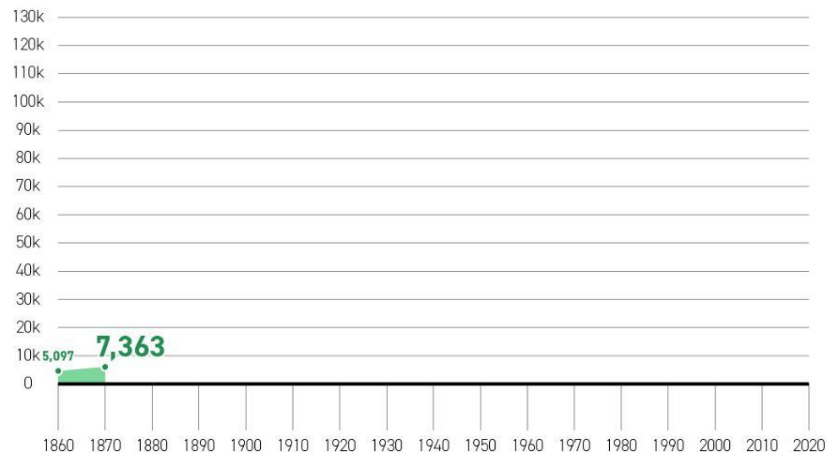
1874

Historic Map - 1874

source: Decennial Census, University of Michigan



Ann Arbor & University of Michigan Population



Legend

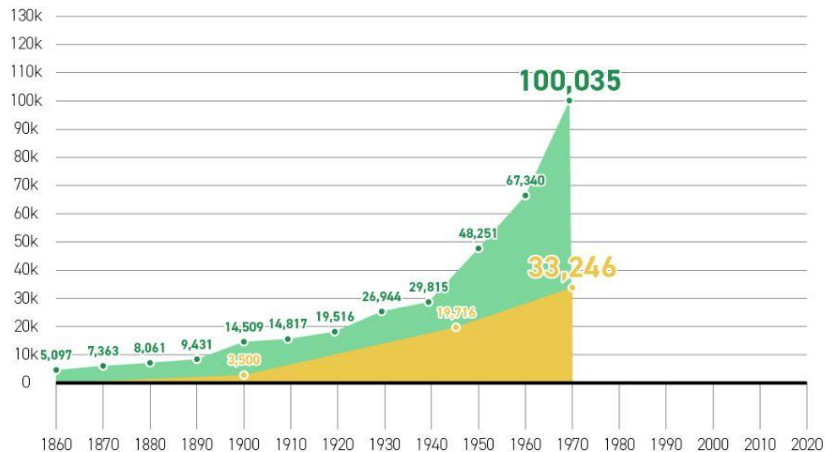
- Existing City Boundary
- Railroad
- Streets
- Huron River
- University of Michigan Properties

Ann Arbor Population

1965

From 1940 to 1970, the growth of the University of Michigan student population accounted for **19%** of the growth in the city

Ann Arbor & University of Michigan Population



Legend

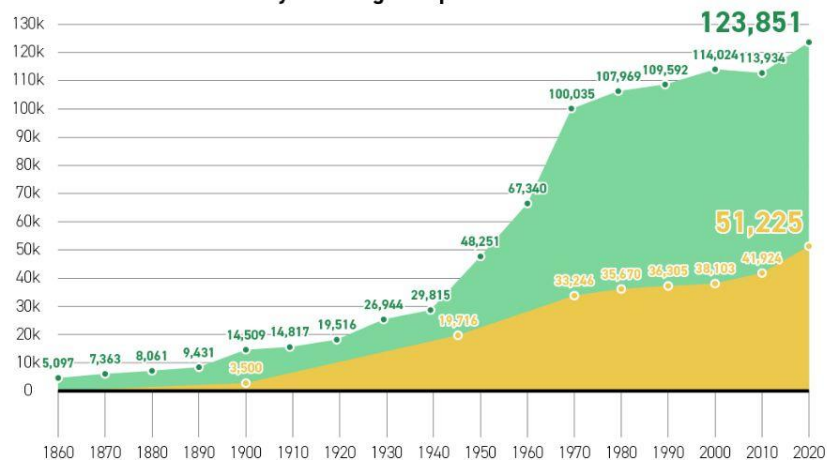
- Existing City Boundary
- Railroad
- Streets
- Huron River
- University of Michigan Properties

- Ann Arbor Population
- U. of Michigan Student Population

2023

Since 1970, the growth of the University of Michigan student population has accounted for **75%** of the growth in the city

Ann Arbor & University of Michigan Population

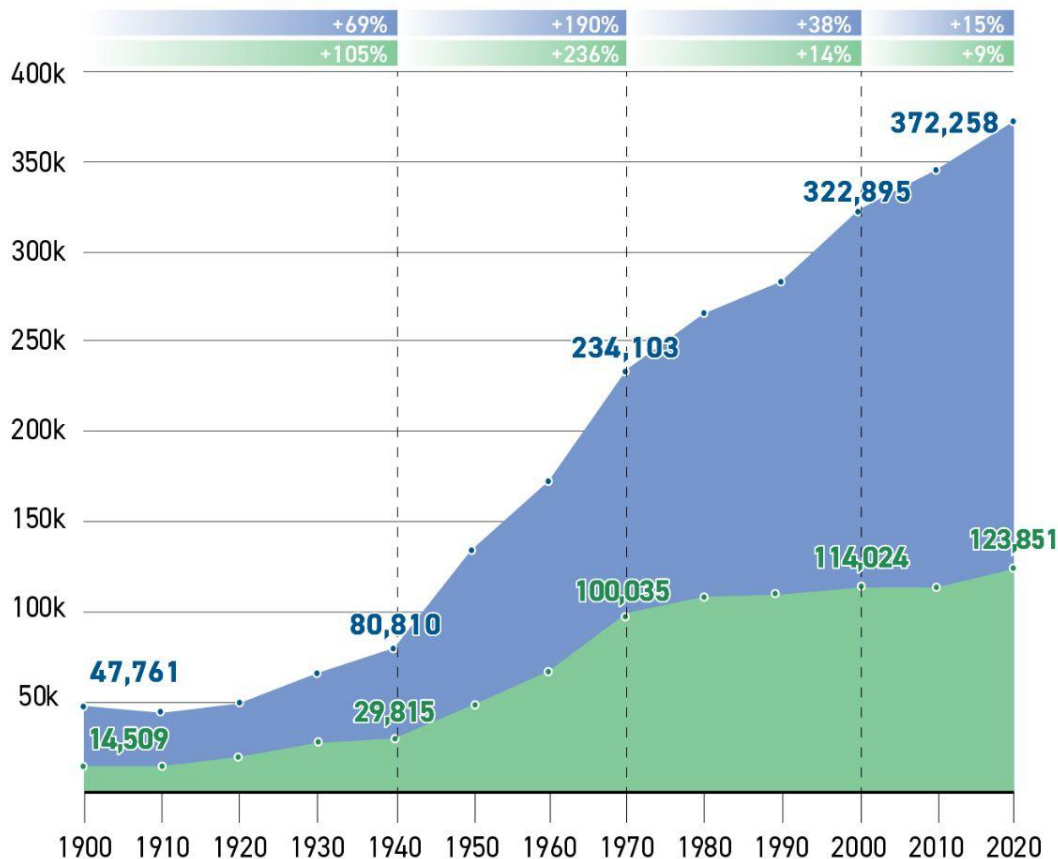


Legend

- Existing City Boundary
- Railroad
- Streets
- Huron River
- University of Michigan Properties

- Ann Arbor Population
- U. of Michigan Student Population

Ann Arbor & Washtenaw County Population Growth



Ann Arbor's population
plateaued in the 1970's

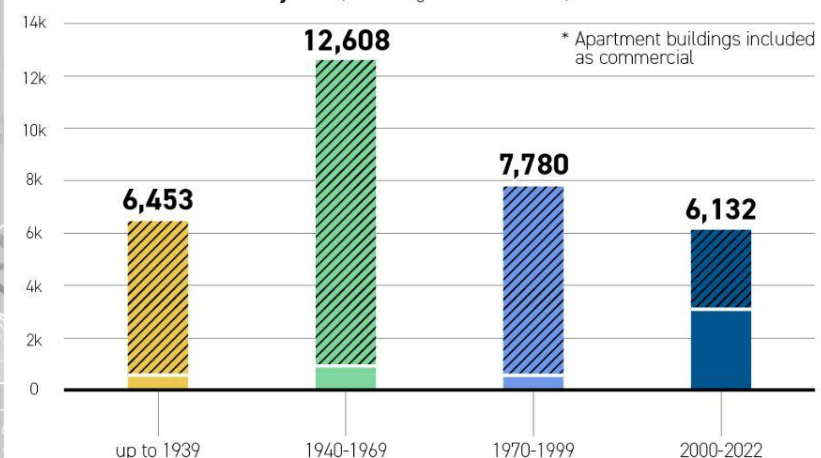
Between **1970-2020**,
Washtenaw County grew **59%**,
adding around 138k people,
Ann Arbor grew **24%**, adding
around 24k people.

Year Structure Built

The map illustrates the historical development of Ann Arbor, with older buildings (blue and green) concentrated in the downtown and university areas, and newer buildings (yellow, orange, and red) more prevalent in the surrounding suburban and commercial districts. Key landmarks include the University of Michigan campuses, the downtown business district, and various parks and recreational areas.

The pace of new construction has slowed in the past 20 years and has shifted towards commercial development

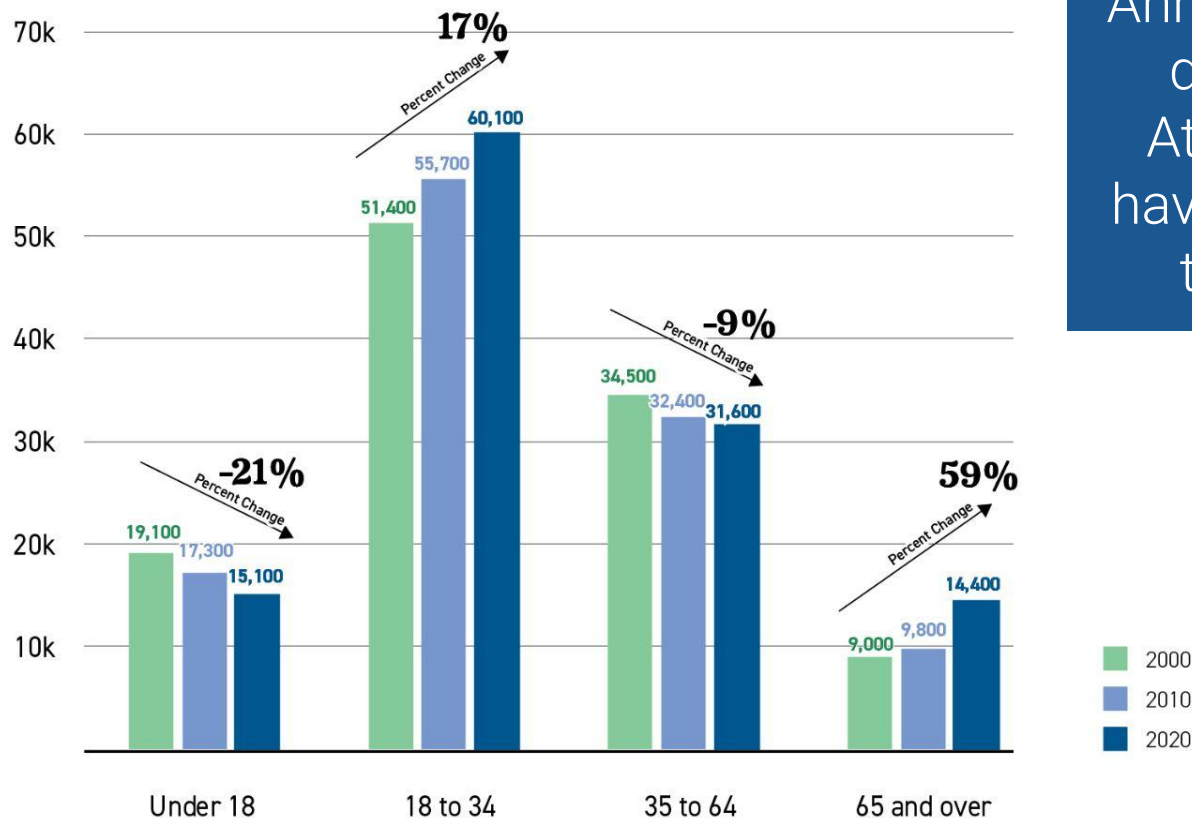
Period	Total Buildings
up to 1939	6,453
1940-1969	12,608
1970-1999	7,780
2000-2022	6,132



■ N/A
■ Up to 1939
■ 1940-1969
■ 1970-1999
■ 2000-2022

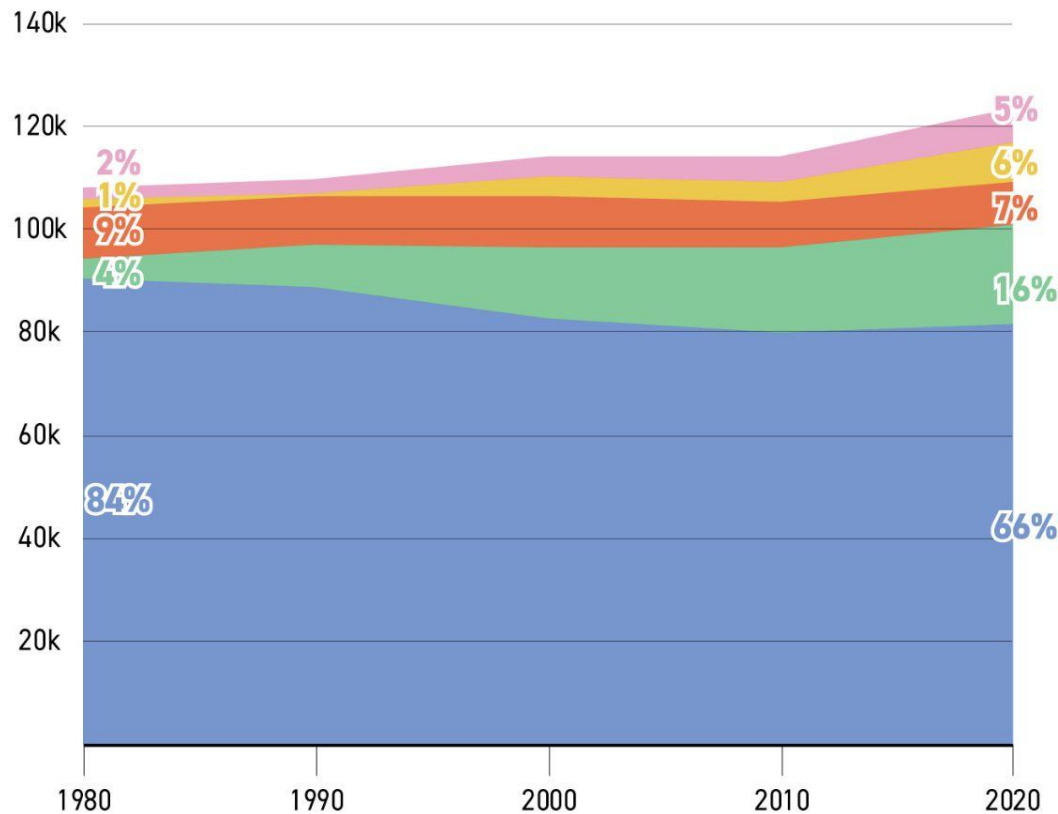
- N/A
■ Up to 1939
■ 1940-1969
■ 1970-1999
■ 2000-2022

Population Growth By Age Group (2000-2020)



The student-age population accounts for a large share of Ann Arbor's population and is driving the city's growth. At the same time, families have declined as a share and the population is aging.

Race & Ethnicity - 1980 to 2020



The Asian and Hispanic populations are growing, while the White and Black populations are declining - as a percent of the total population

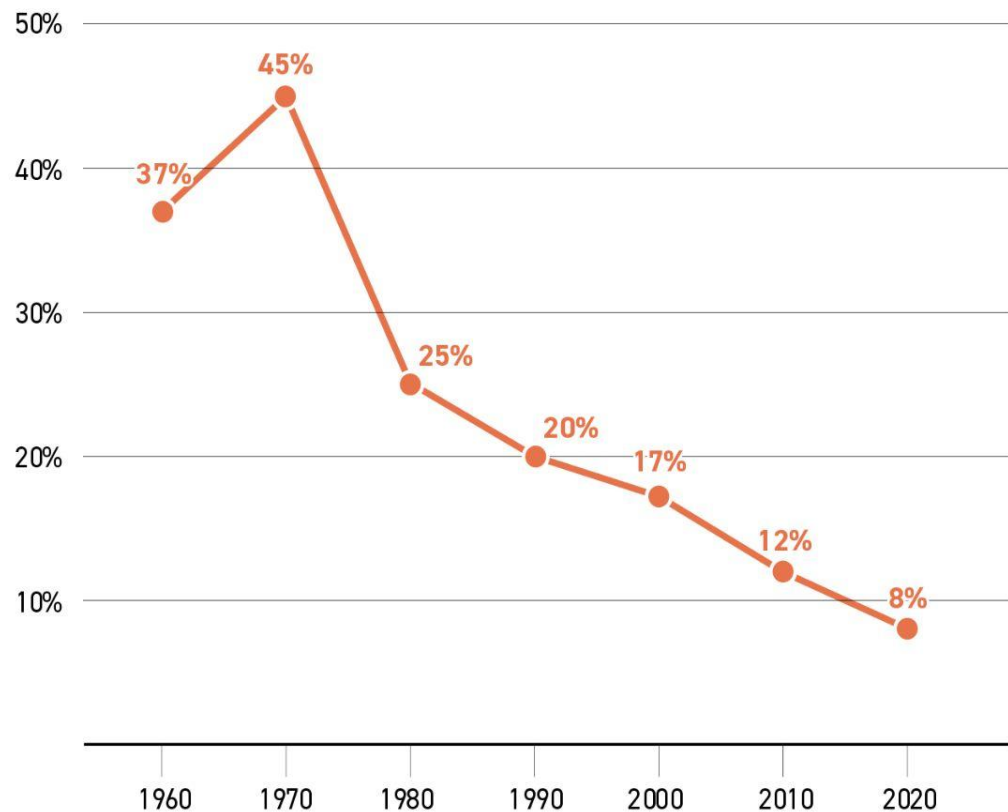
Approximately **18%** of the city is foreign-born in 2022 with **63%** of that population are **18-44** years old (undergrad/grad student age).

- Hispanic/Latino
- Other *
- Black *
- Asian *
- White *

*Non-hispanic

Other: American Indian and Alaska Native, Native Hawaiian and Pacific Islander, Other Race

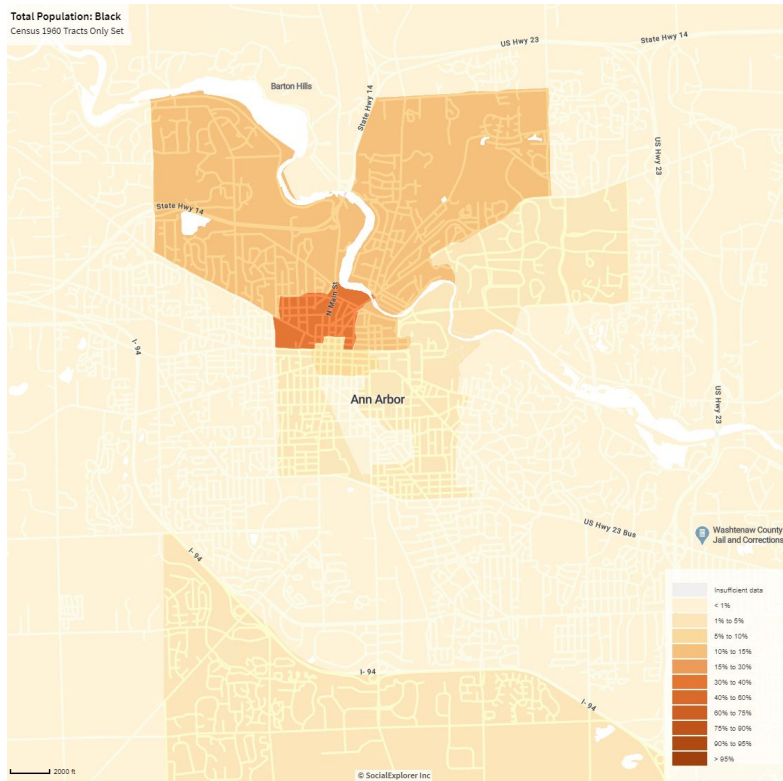
Black Population in Historic Neighborhoods - Water Hill, Kerrytown, Old 4th Ward



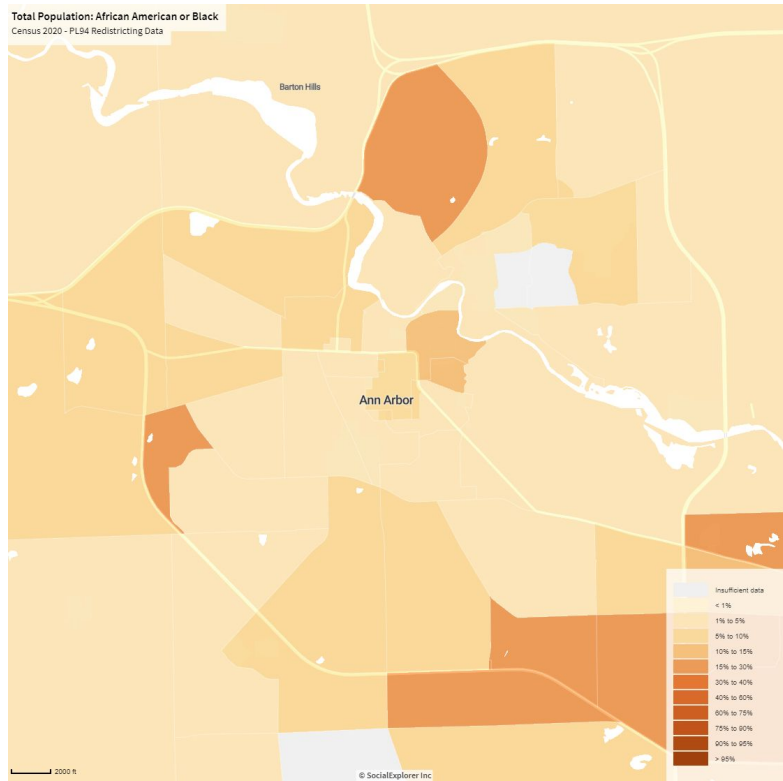
The share of the Black population in Ann Arbor's historically Black neighborhoods (Water Hill, Kerrytown, Old 4th Ward) has declined from **45%** in 1970 to **8%** in 2020.

Black Population in Ann Arbor - 1960-2020

1960 Total Population: Black



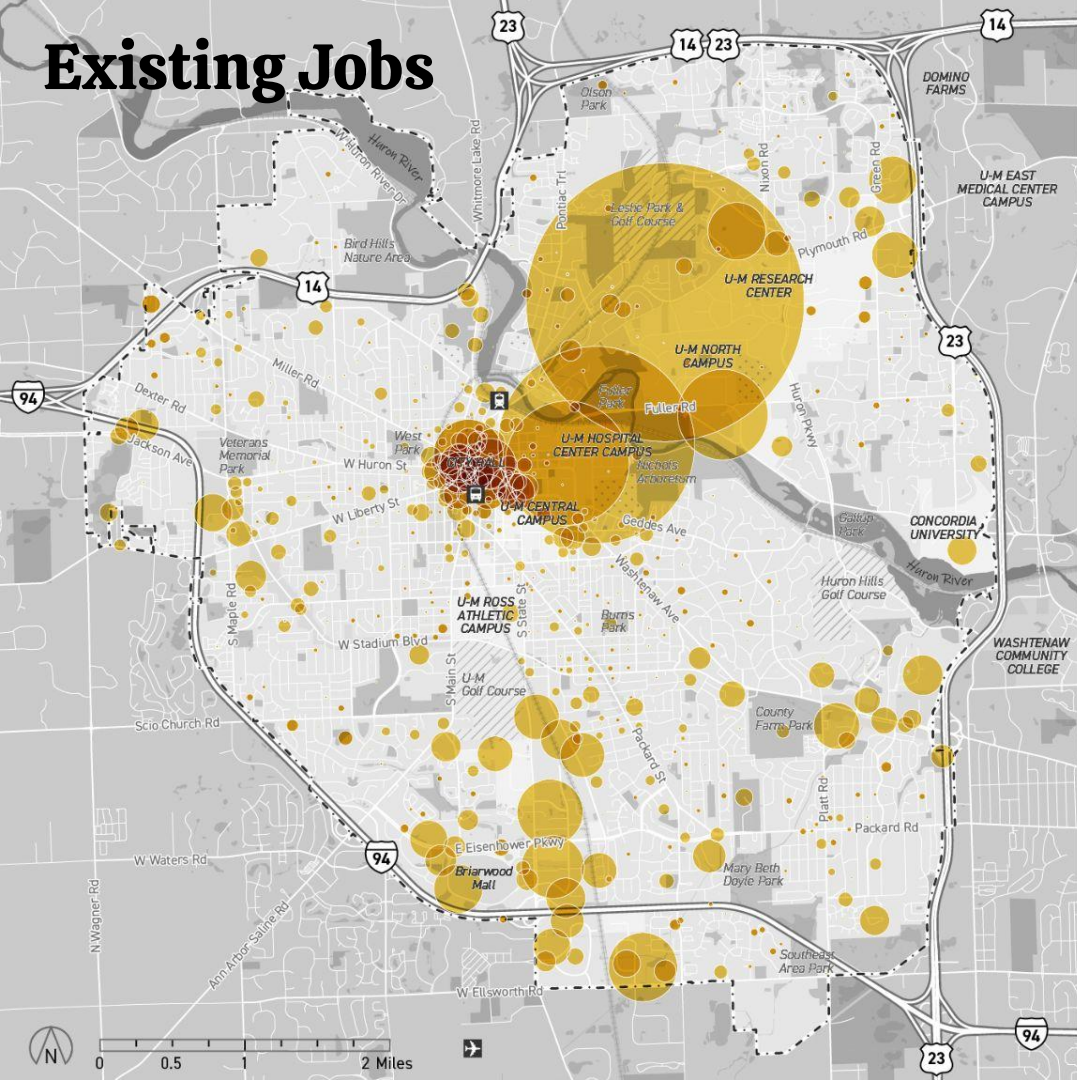
2020 Total Population: Black



Pause for questions

**Can we accommodate new
residents and jobs?**

Existing Jobs

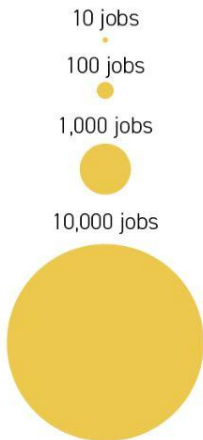


We have **94k** jobs in the city.

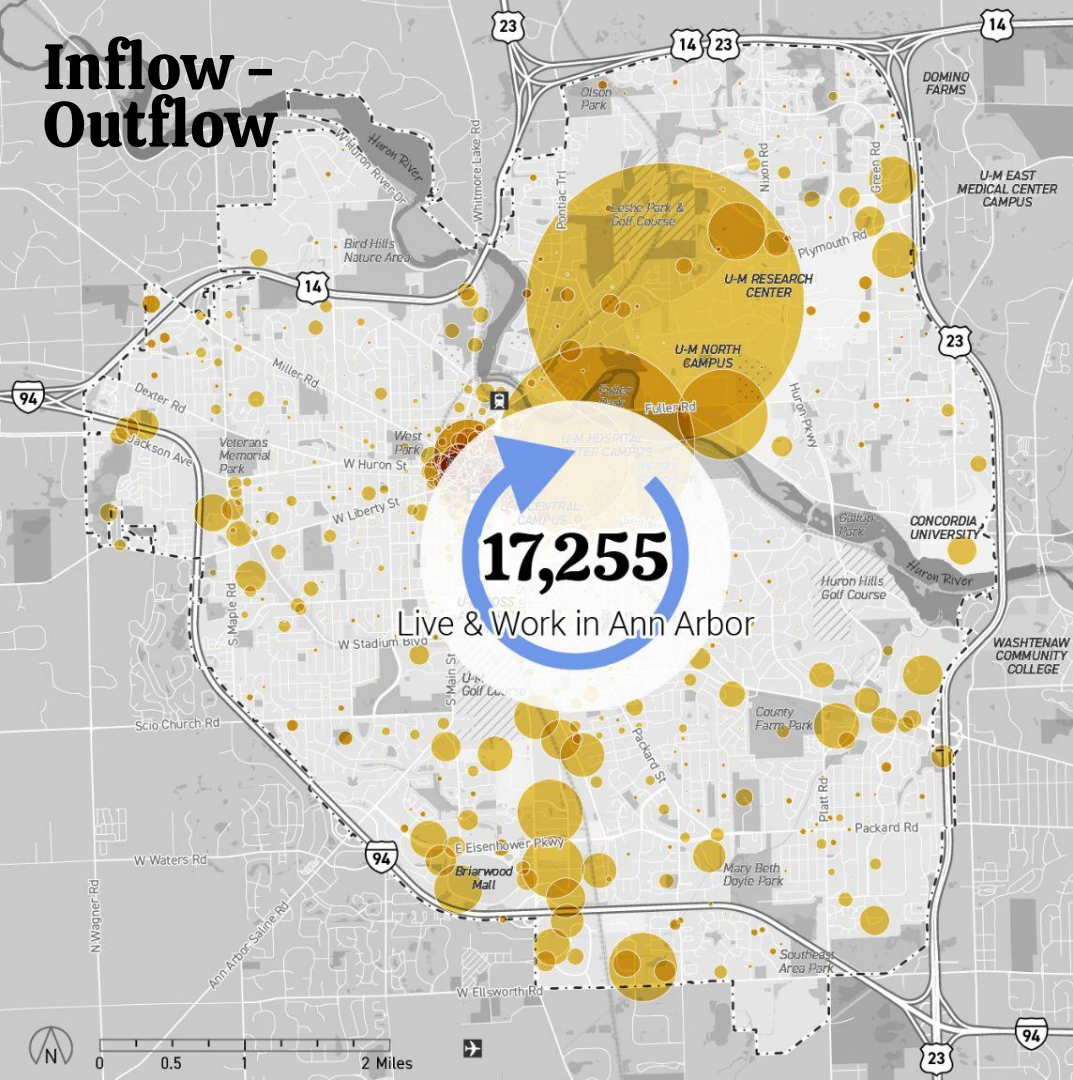
37% of the jobs in the city are tied to the University of Michigan.

The Ann Arbor region is the **4th** most economically dependent on anchor institutions in the country and more than **3x** the national average.

Jobs Scaled Proportionally



Inflow - Outflow



We have **94k** jobs in the city.
Only **18%** of employees live in Ann Arbor.

QUESTION: What proportion of our workforce should we be able to house in Ann Arbor?

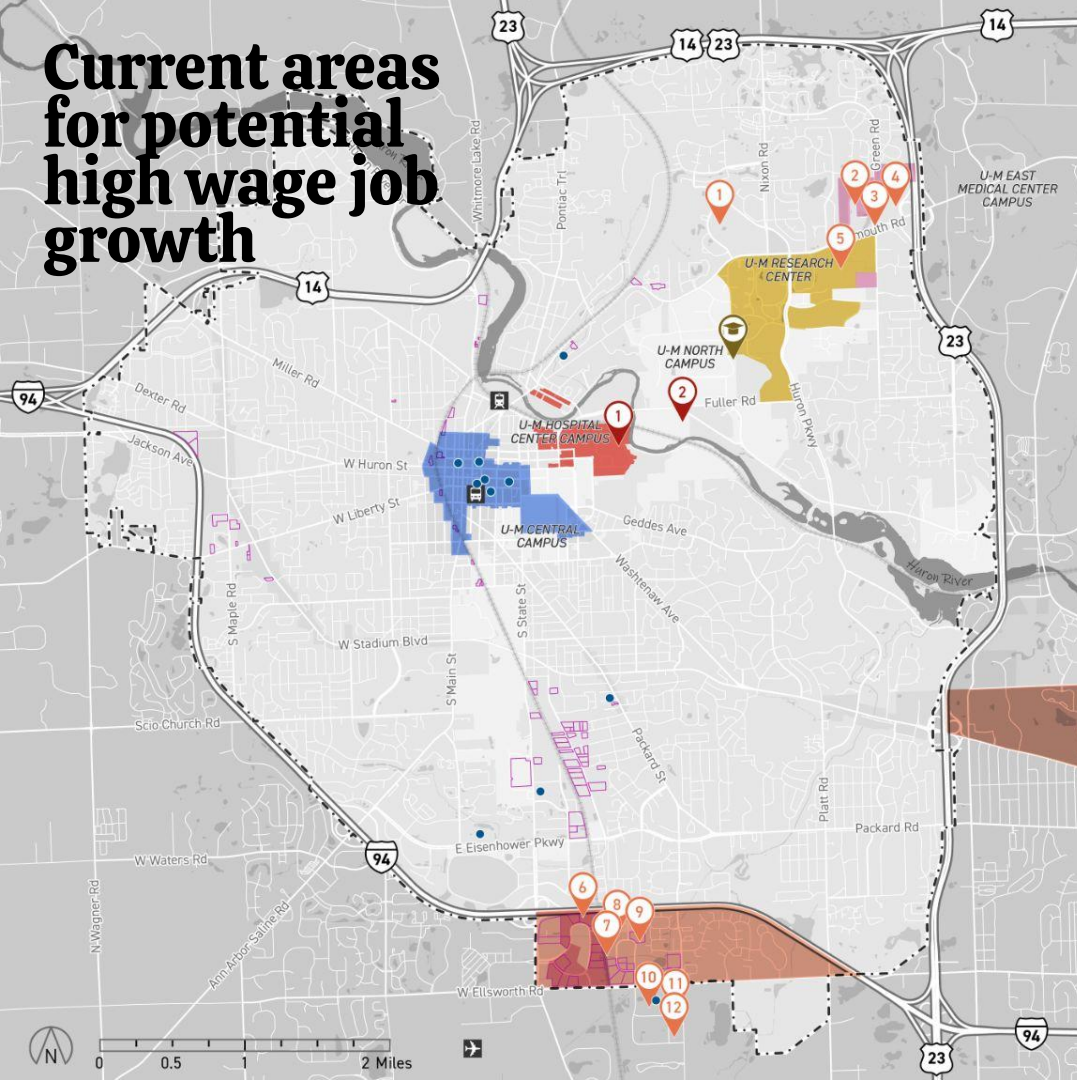
76,505

Commute into Ann Arbor

18,740

Commute out of Ann Arbor

Current areas for potential high wage job growth



QUESTION: Should we reserve space for future jobs?

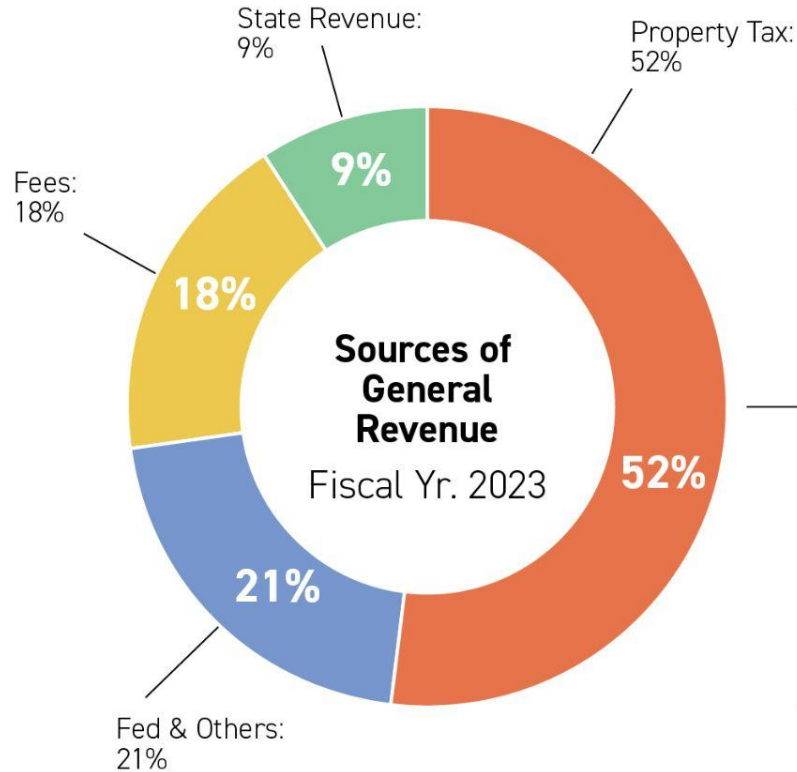
Legend

- Smart Zone Incentive District
- Incubators, Accelerators, Coworking Spaces
- Future UM Innovation District and Arts Network (In Active Planning)
- University of Michigan School of Engineering
- University of Michigan Hospital Center Campus + Medical Area
- Hospitals
 - 1 University of Michigan Hospital
 - 2 Lieutenant Colonel Charles S. Kettles VA Medical Center
- Opportunity Zones
- Noted Engineering and Tech Companies
 - 1 Google
 - 2 Toyota Research Institute
 - 3 Foresee
 - 4 Siemens
 - 5 MCity Test Lab
 - 6 APharmasyn Chemistry
 - 7 Mercedes-Benz Research and Development
 - 8 Zomedica
 - 9 Bio-Rad Laboratories
 - 10 Cayman Chemical
 - 11 Sartorius
 - 12 Treetown Tech
- Land Zoned for Research
- Parcels with Industrial Buildings (by Use Code)

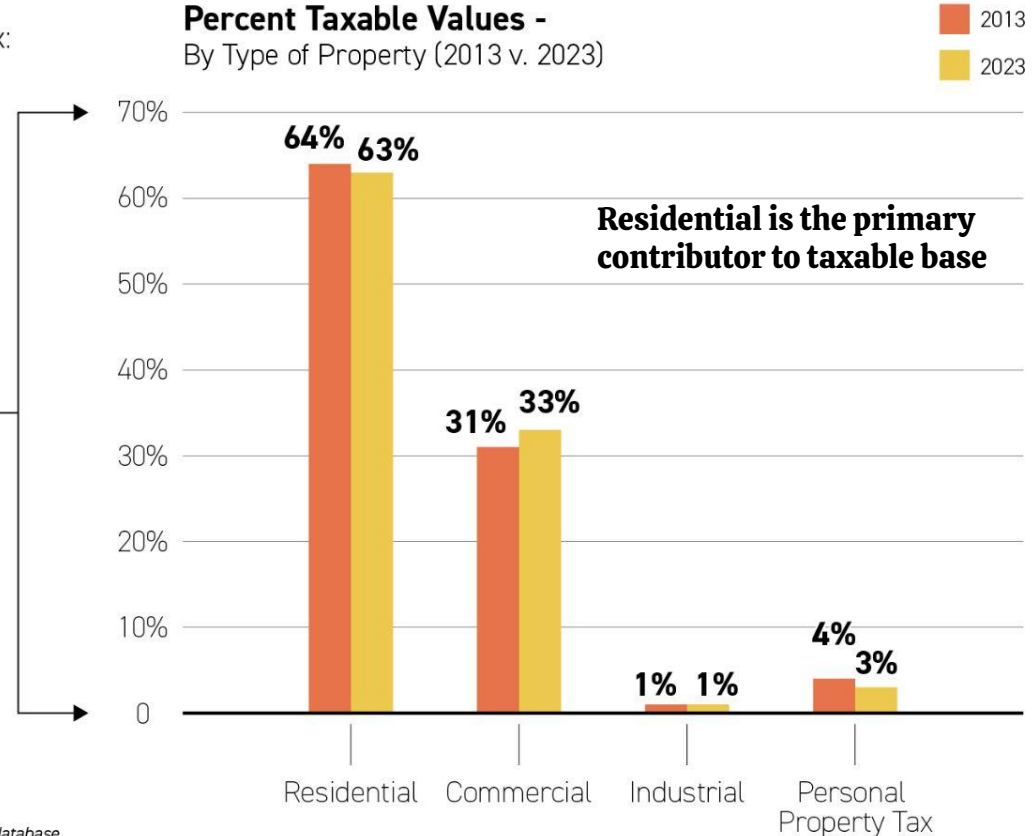
Tax revenue 101

Tax base is important for funding services that provide a high quality of life in Ann Arbor

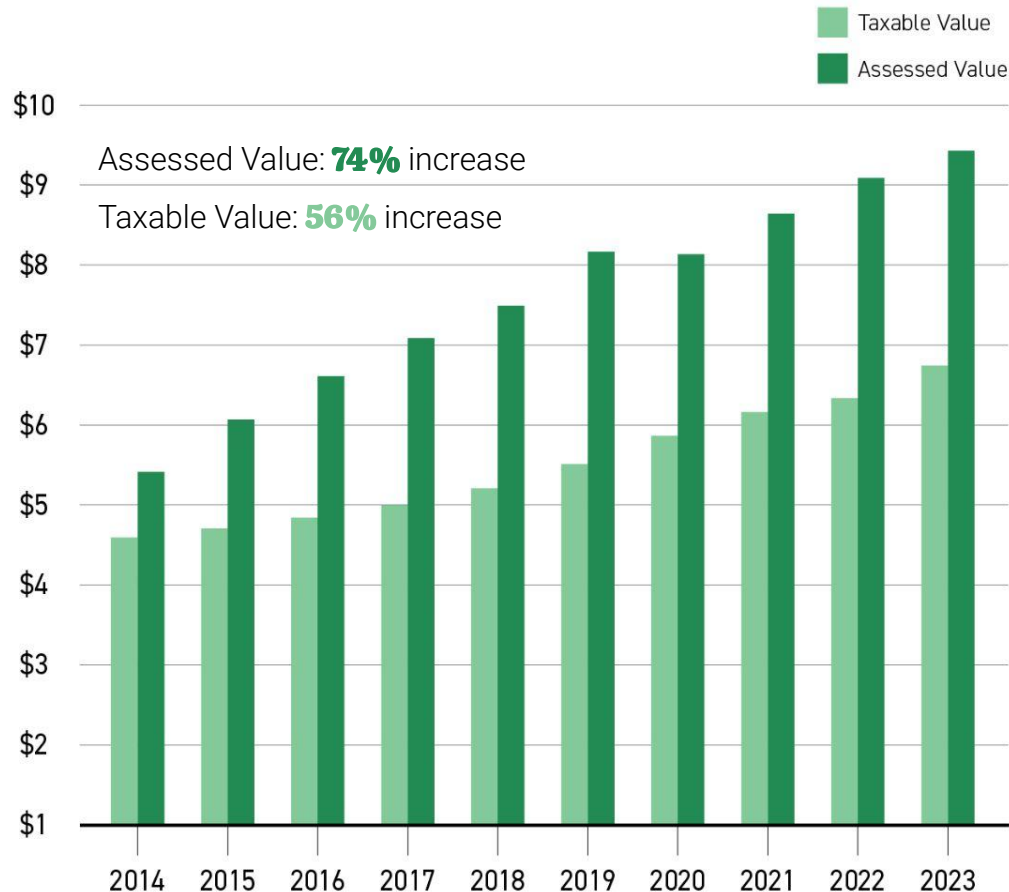
Ann Arbor Budget Revenue Basics



Percent Taxable Values -
By Type of Property (2013 v. 2023)



Property Value Change - 2014 to 2023



Property values have grown substantially over the last several years, but the taxable value has not grown as fast

Taxable Value +\$2.6B

Residential taxable values have been the primary driver of tax base growth (accounting for **57%** of growth) but commercial values are growing faster

Residential Taxable Values since 2014

+\$1.5B

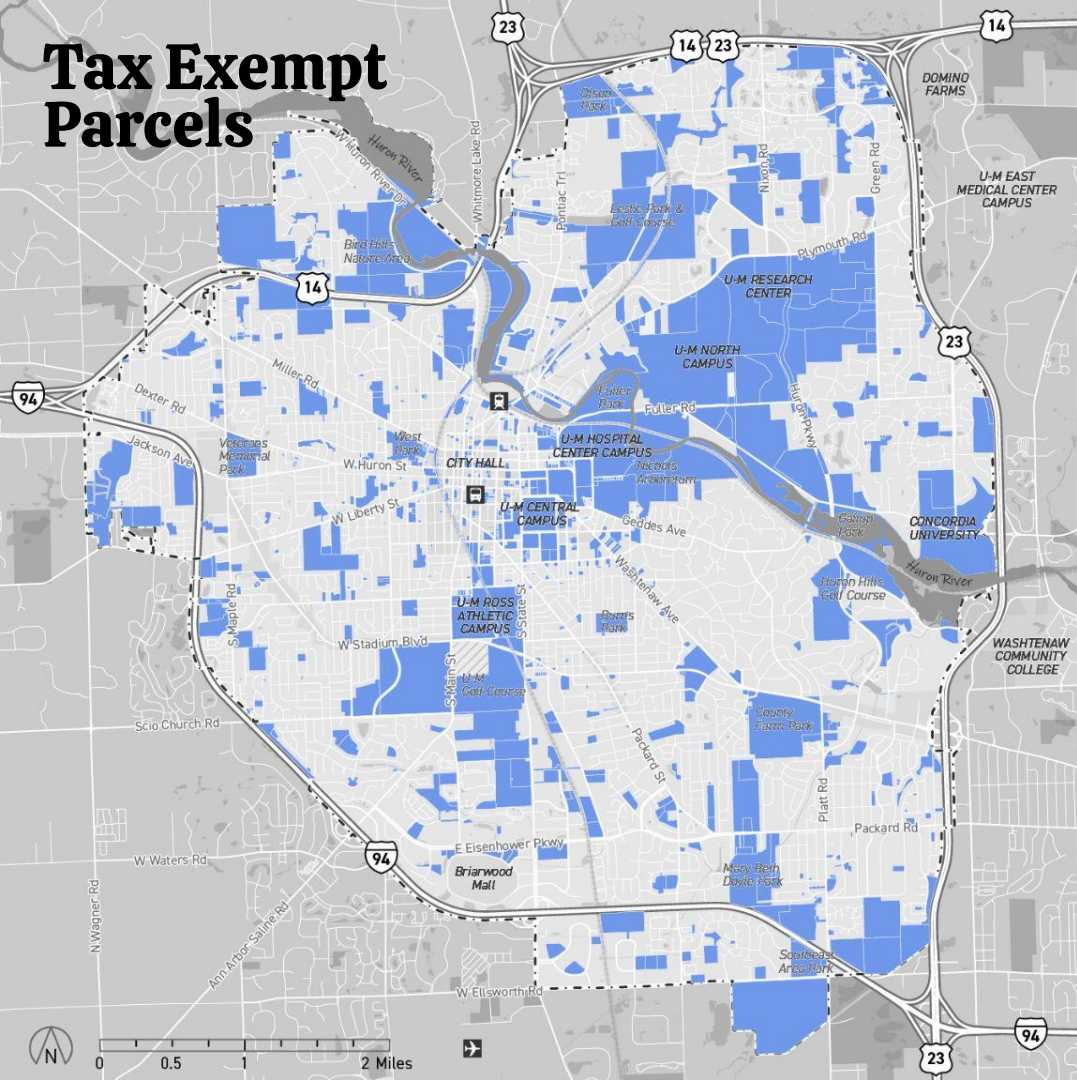
47% increase

Commercial Taxable Values since 2014

+\$1.1B

67% increase

Tax Exempt Parcels



“University of Michigan’s growth costing Ann Arbor millions in lost taxes, city says”

- mlive

42%

of parcel acreage is tax exempt

Parcel Area (excludes condos from area calculation)

Tax Exempt Acres: 6,151 (42%)

Total Acres: 14,593

UM Acres: 1,751 (28% of exempt parcels)

Parcel Number (excludes condos from parcel calculation)

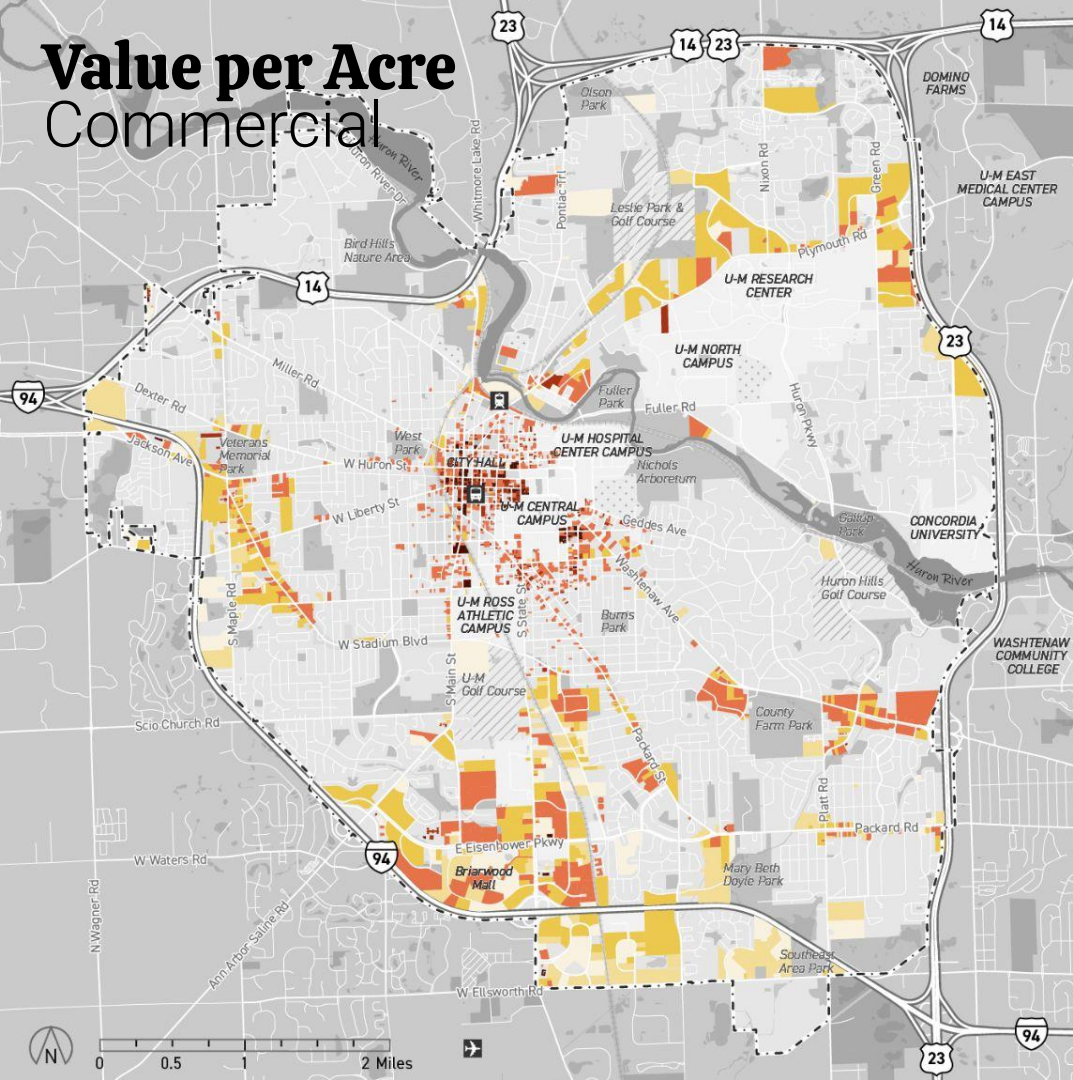
Tax Exempt Parcels: 963 (4%)

Total Parcels: 23,415

Legend

■ Tax Exempt Property

Value per Acre Commercial



On a per acre basis some of the commercial properties generate values not much higher than low density residential.

We need to find a way to drive more property value out of our commercial real estate.

Legend

- \$1 - \$250K
- \$250K - \$500K
- \$500K - \$1M
- \$1M - \$5M
- \$5M - \$10M
- \$10M plus

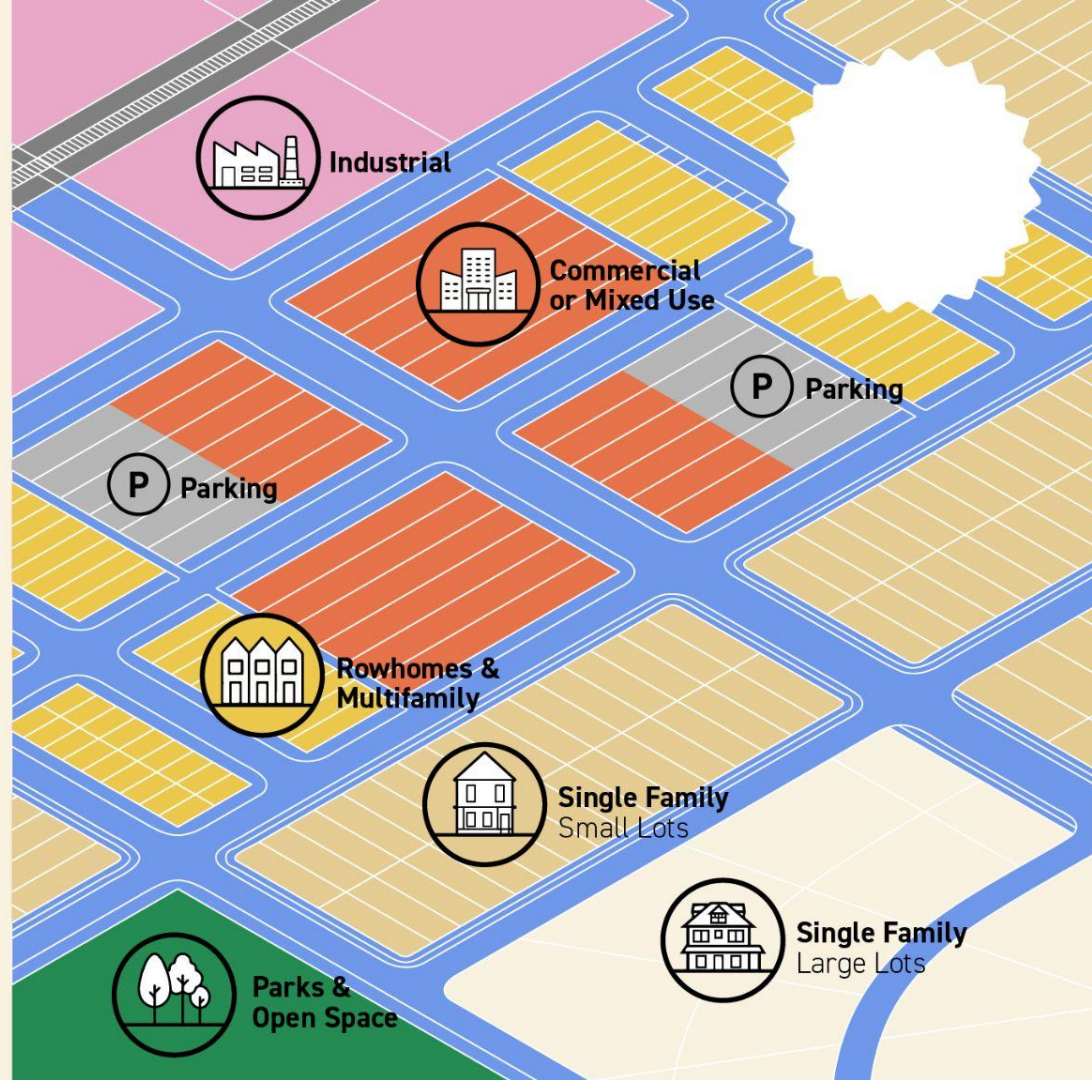
Pause for questions

Zoning 101

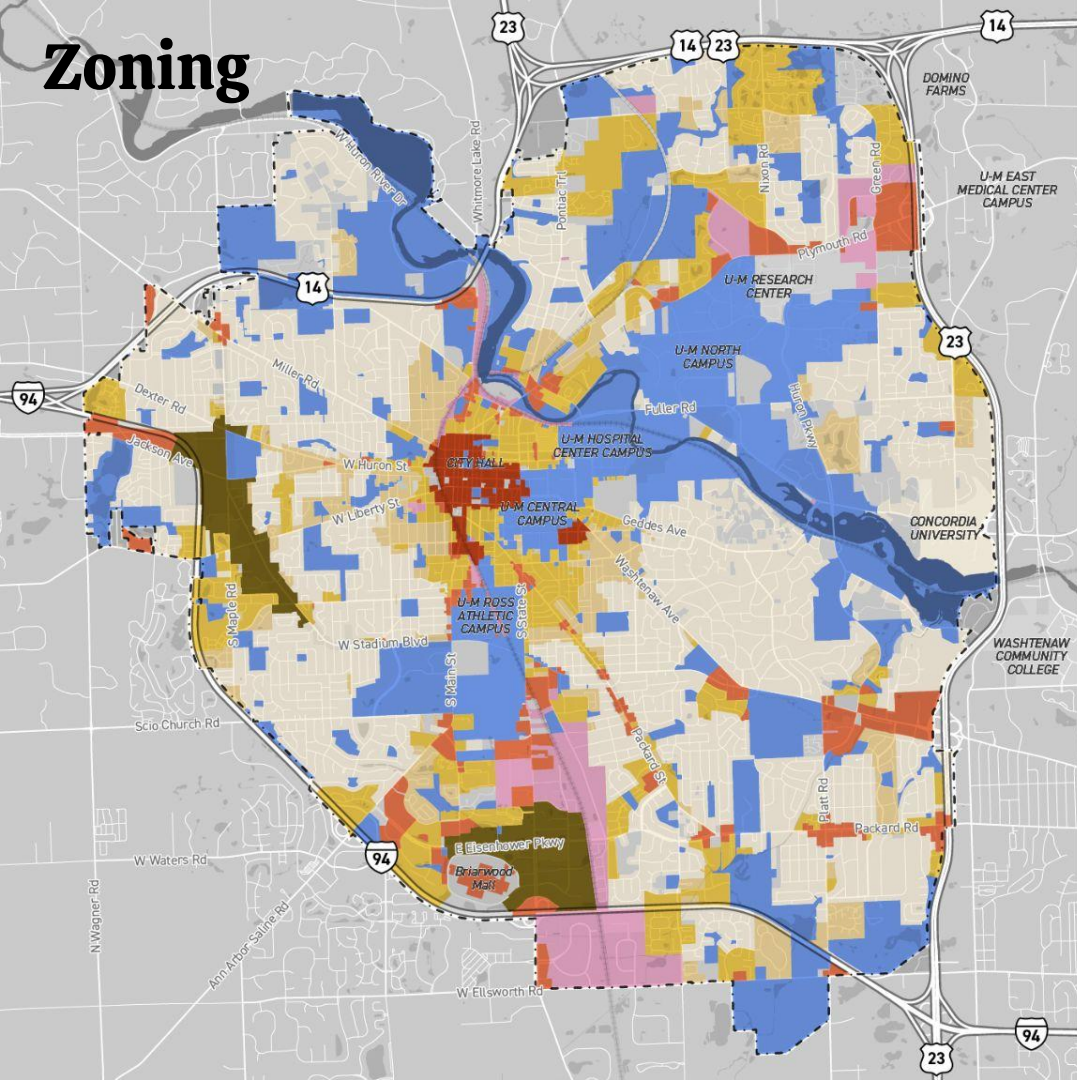
Zoning determines what can be built and at what scale

Zoning 101

1. Zoning regulates the use and physical form of buildings and lots
2. Zoning regulates the height and placement of buildings on a lot
3. Zoning determines how much parking is allowed and its placement on the lot
4. Zoning is different from a building code which regulates construction & safety
5. Zoning **CANNOT** determine particular types of businesses, only classes of uses
6. The comprehensive plan will guide future changes to zoning that will impact future redevelopment



Zoning



Ann Arbor's original zoning code in 1923 had **4** districts.

The current zoning code has **34** Districts.

The future land use plan provides the basis for updating zoning.

Legend

- Commercial (O, R5, C1, C1A, C1A/R, C1B, C2B, C3)
- Downtown (D1, D2)
- Industrial / Research (M1, M1A, M2, RE, ORL)
- Single Family Residential (R1A, R1B, R1C, R1D, R1E)
- Two Family / Townhome Residential (R2A, R2B, R3)
- Multi Family Residential (R4A, R4B, R4C, R4D, R4E, R6)
- Public Land (PL)
- Transit Corridor (TC1)
- Other (AG, P, PUD, TWP, UNZONED)

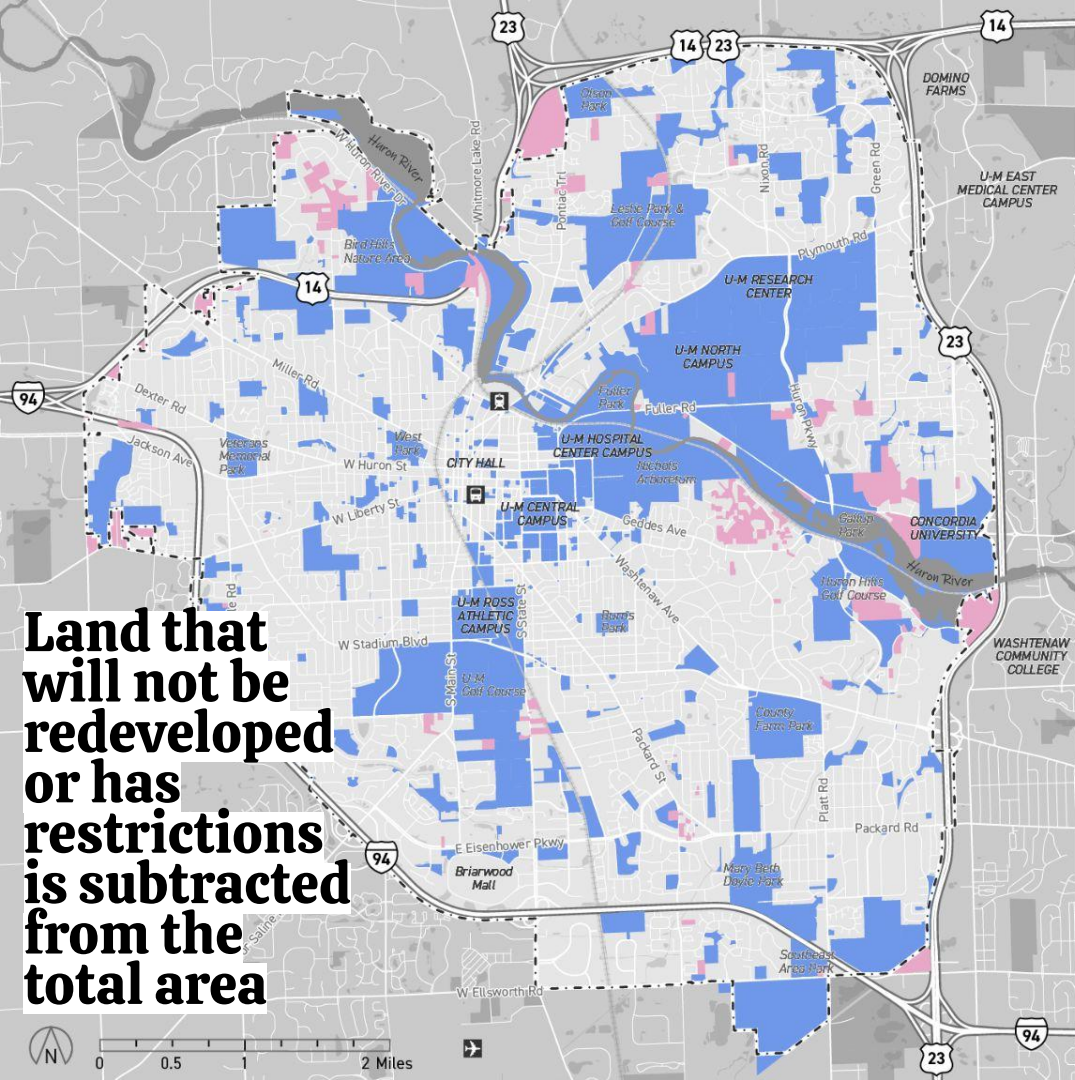
How this all relates to land use

**Ann Arbor has little land available today to grow
and this has implications for tax revenue and sustainability**



Total City Boundary Area:
19,203 Acres

**Of the total
land in
Ann Arbor,
only a small
percentage is
developable**



51% Total City Boundary Developable

Total City Boundary Area:
19,203 Acres

Developable Land: **9,858 Acres**

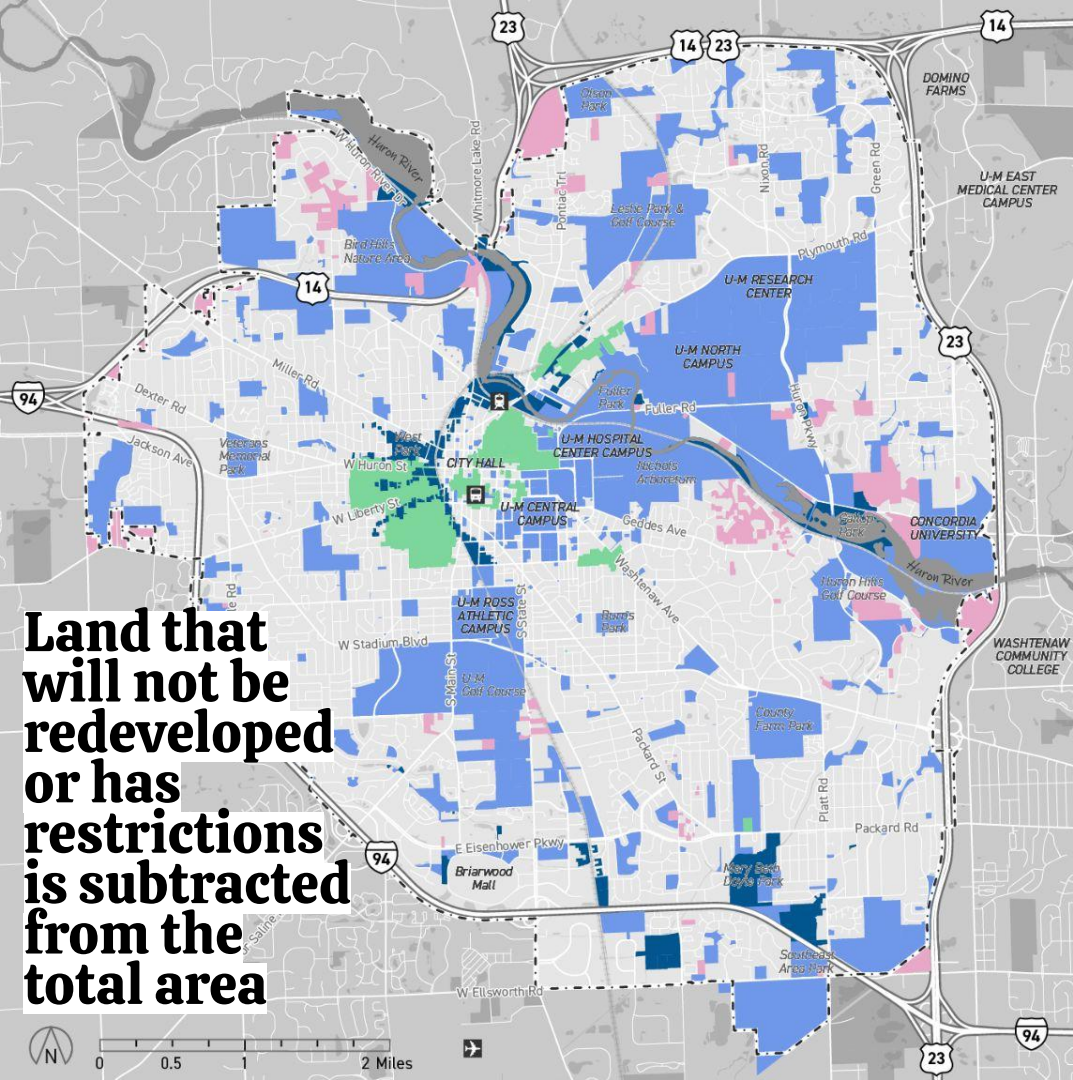
Public Right-of-Way: **3,121 Acres**

Township Islands: **547 Acres**

Public Land: **5,677 Acres**

Legend

- Public Land (Schools, Parks, Hospitals, University, Other Public Property)
- Township Properties



39% Total City Boundary
Developable

Total City Boundary Area:
19,203 Acres

Developable Land: **7,422 Acres**

Public Right-of-Way: **3,121 Acres**

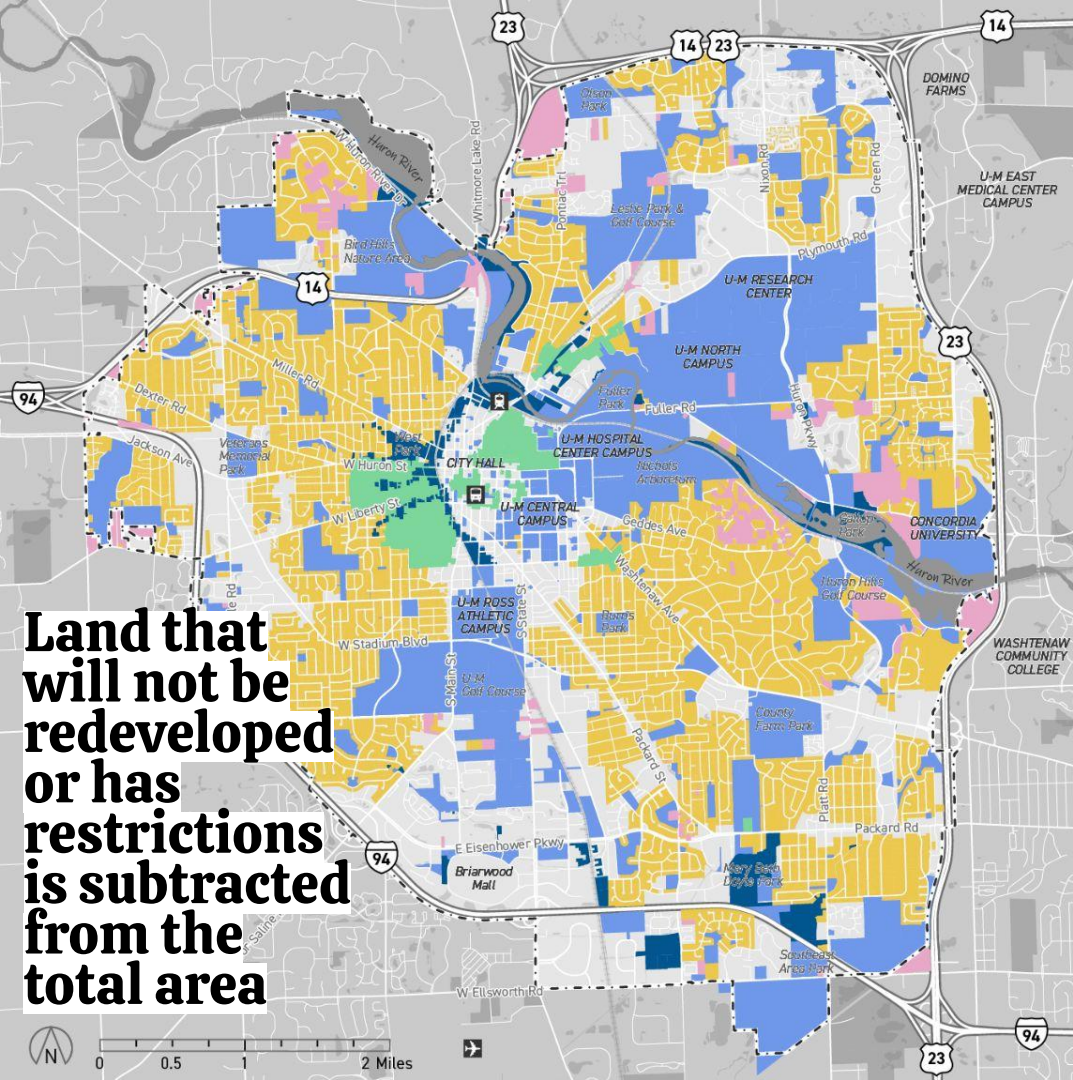
Township Islands: **547 Acres**

Public Land: **5,677 Acres**

Floodplain/Historic District: **2,436 Acres**

Legend

- Historic Districts
- Floodplain Properties
- Public Land (Schools, Parks, Hospitals, University, Other Public Property)
- Township Properties



13% Total City Boundary Developable

Total City Boundary Area:
19,203 Acres

Developable Land: **2,438 Acres**

Public Right-of-Way: **3,121 Acres**

Township Islands: **547 Acres**

Public Land: **5,677 Acres**

Floodplain/Historic District: **2,436 Acres**

R1 & R2 Zoning Districts: **4,984 Acres**

Legend

- Single Family Residential Districts (R1 & R2 Zoning)
- Historic Districts
- Floodplain
- Public Land (Schools, Parks, Hospitals, University, Other Public Property)
- Township Properties

Pause for questions

What if we maintain status quo?

This will impact affordability, equity and sustainability in Ann Arbor and will result in a decline in tax revenue and services

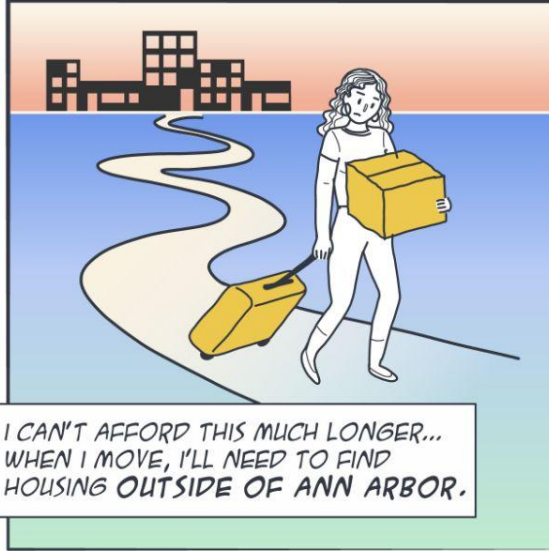
Most workers can't afford to live in the city and are forced to commute by car as there are no other options

I'VE BEEN RENTING IN THE CITY FOR A WHILE, BUT I'M NOW PAYING MORE THAN 50% OF MY INCOME TOWARD RENT.

HELP!



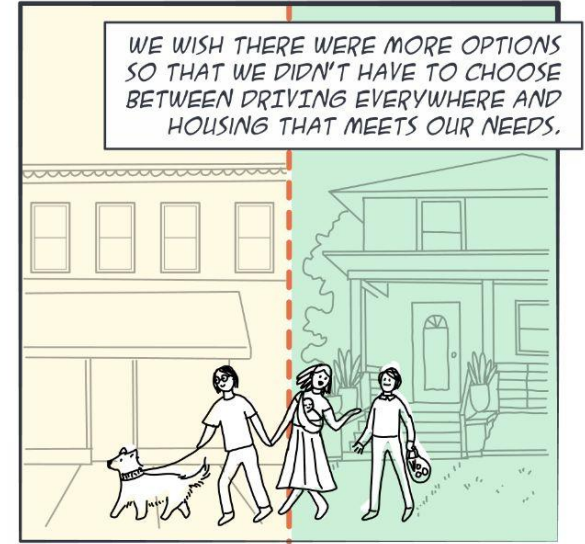
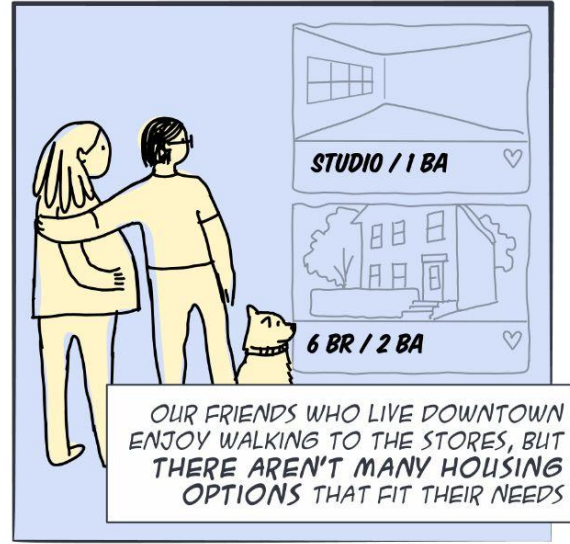
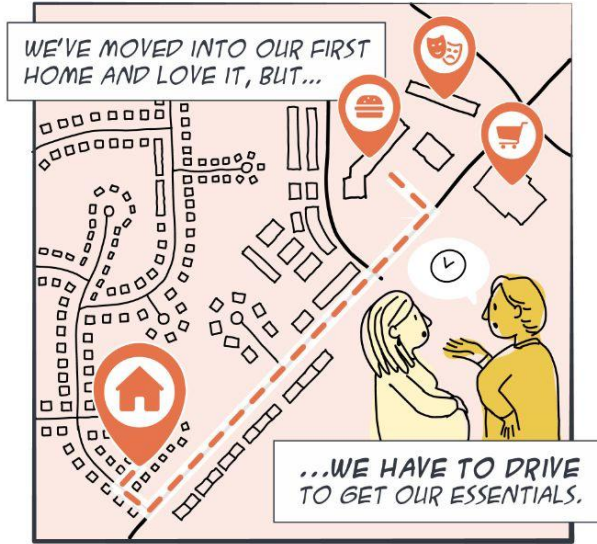
I CAN'T AFFORD THIS MUCH LONGER... WHEN I MOVE, I'LL NEED TO FIND HOUSING OUTSIDE OF ANN ARBOR.



THIS MEANS I'LL BE DRIVING TO WORK, ADDING YET ANOTHER CAR TO ALREADY CLOGGED STREETS.



There is a mismatch between desirable housing types and access to walkable amenities



Ann Arbor is not affordable for a new generation of residents

I'VE LIVED HERE ALL MY LIFE.
MY KIDS WENT AWAY TO COLLEGE
AND WOULD LIKE TO MOVE BACK
TO ANN ARBOR...



...BUT WITH INCREASING HOME PRICES,
MY KIDS CAN'T AFFORD TO MOVE
INTO THE CITY WHERE THEY WERE
RAISED.

HOW WILL THE NEXT GENERATION
CALL ANN ARBOR **THEIR HOME**?



Other Plan Goals & New City Policies

Moving Together Plan

- Zero traffic deaths by 2023
- Zero emissions from transit by 2030
- Ensure all residents have access to basic needs within 20-minute walk

A2Zero Plan

- Carbon neutrality by 2030
- Reduce VMT (Vehicle Miles Traveled) by at least 50%

New City Policies

- TC1(Transit Corridor) zoning - allow for more density adjacent to transit
- Affordable Housing Tax (2021) - create funds for new affordable housing
- The Ride's Transit Tax (2024) - to expand and improve transit service
- Tax for Community Climate Action (2023)

There needs to be a **COMPREHENSIVE** approach to address these issues

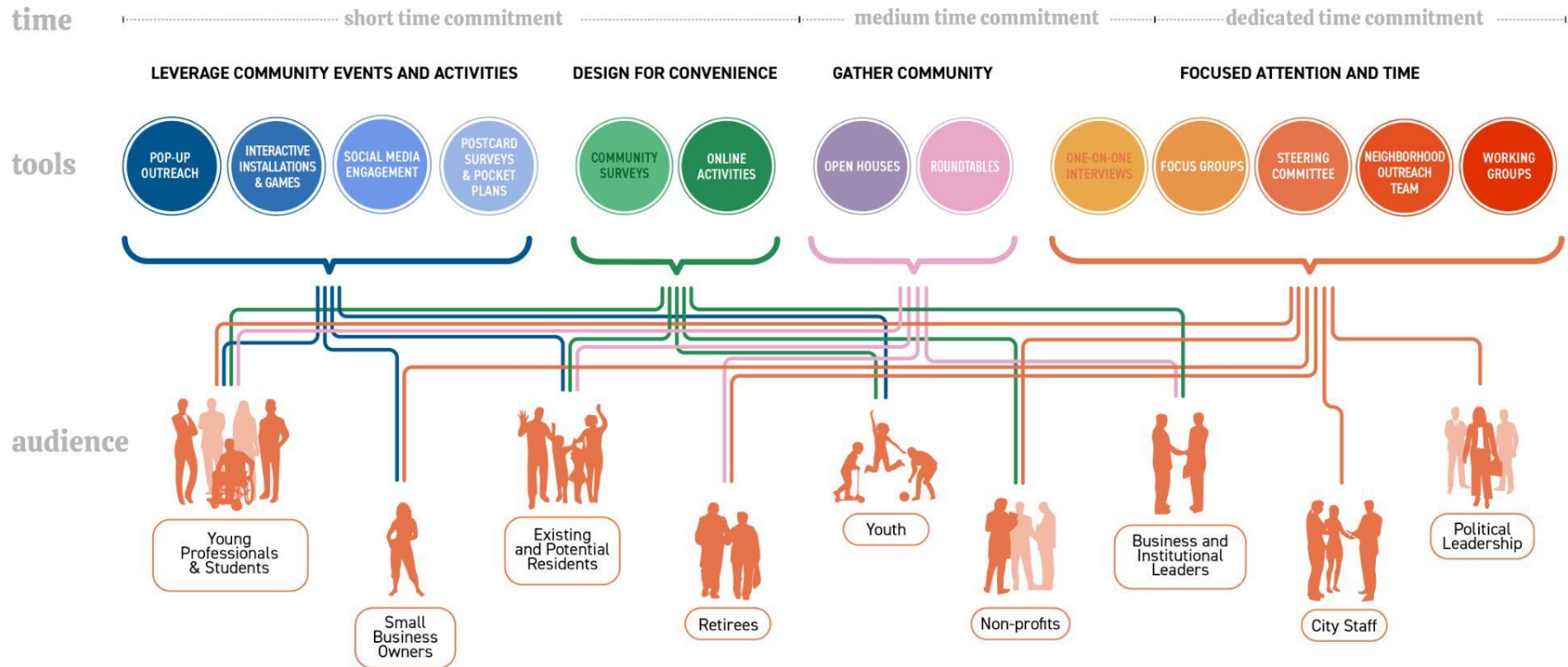
Let's talk

Is there anything we missed or you think needs to be a part of this process?

**What does equitable, affordable,
and sustainable mean to you in the
context of the Ann Arbor
Comprehensive Plan?**

Engagement

Engagement Approach



Engagement to date – Interviews

**Interviews
to date:**



19 interviews
49 individuals

Various Governmental Agencies

- + Mayor Taylor
- + City Council Members
- + Washtenaw County Community & Economic Development
- + Service Area Administrators
- + Natural Features/Resources
- + Equity & Engagement
- + Public Infrastructure
- + Sustainability
- + Building & Rental Services
- + Public Safety
- + Parks Planning
- + Parks Operations/Natural Features
- + Student Engagement
- + Campus Planning
- + Transportation Planning

Engagement to date – Website



A2 Comprehensive Plan

Get Involved!

Project Blog



[Sign In](#)

Ann Arbor Comprehensive Plan

Project Information & Engagement Hub



Upcoming Events

Call for Steering Committee Members!

We are looking for people interested in serving as a steering committee member to guide this planning process over the course of 18-months. Please [submit an application](#) if you are interested!

What is the Comprehensive Plan?

A **Comprehensive Plan** is a plan document, adopted by city council, that establishes a vision and priorities for the future the of the city, guiding the evolution of the city for the decades ahead. This includes a determination of future land uses across the city, desired policy changes, and priorities for public spending and capital projects.

Engagement to date - Pop-up events



Pre-Register for events for
super special extra bonus
Fun stuff

Party Plans



Pre-Register for events for
super special extra bonus
Fun stuff

September 12-17 2023

HOUSZINE ISSUES LAUNCHED DAILY: PICKUP BOX @ VAULT OF MIDNIGHT

HOUSE STORIES RECORD PERSONAL HOUSING EXPERIENCES : ADL DOWNTOWN BRANCH

12 TUE	13 WED	14 THU	15 FRI	16 SAT	17 SUN
8:00-10:00am Coffee + Conversation: City Staff In Person Onsite 7:00-8:30pm A2 Planning Commission - Working Session Virtual https://bit.ly/umh2-cmc	10:00-11:00am EA2 Community Land Trust Lunch & Learn In Person StudioStudio 4:00-8:30pm Student-led Engagement Session In Person Library, Research Branch	6:00-10:00pm History to Present: Day: Race & Housing in Ann Arbor Virtual https://bit.ly/47079PFE 6:00-8:00pm A2 Housing and Human Services Advisory Board Meeting Virtual https://bit.ly/47079PFE	6:00pm - 7:00pm Ann Arbor Park(ing) Day In Person First on all surface street, parking spots throughout Downtown New Ann Arbor	10:00-11:00am Housing Myths and Musts with Neigh- borhood Institute In Person Library, Research Branch 1:00-3:00pm UM Collective for Equitable Housing: Workshop In Person Library, Research Branch	11:00am-2:00pm ADU* Open House Tour In Person Various 5:00pm-8:00pm HouseParty Wrap-Up Bash In Person HOTELS Brewery

What are your ideas to engage the broader public?



WHO SHOULD WE TALK TO?

Submit names, contact info, and reason



DISTRIBUTION STRATEGY

Suggestions on best way to distribute surveys?



GET THE WORD OUT

Present these slides to your networks



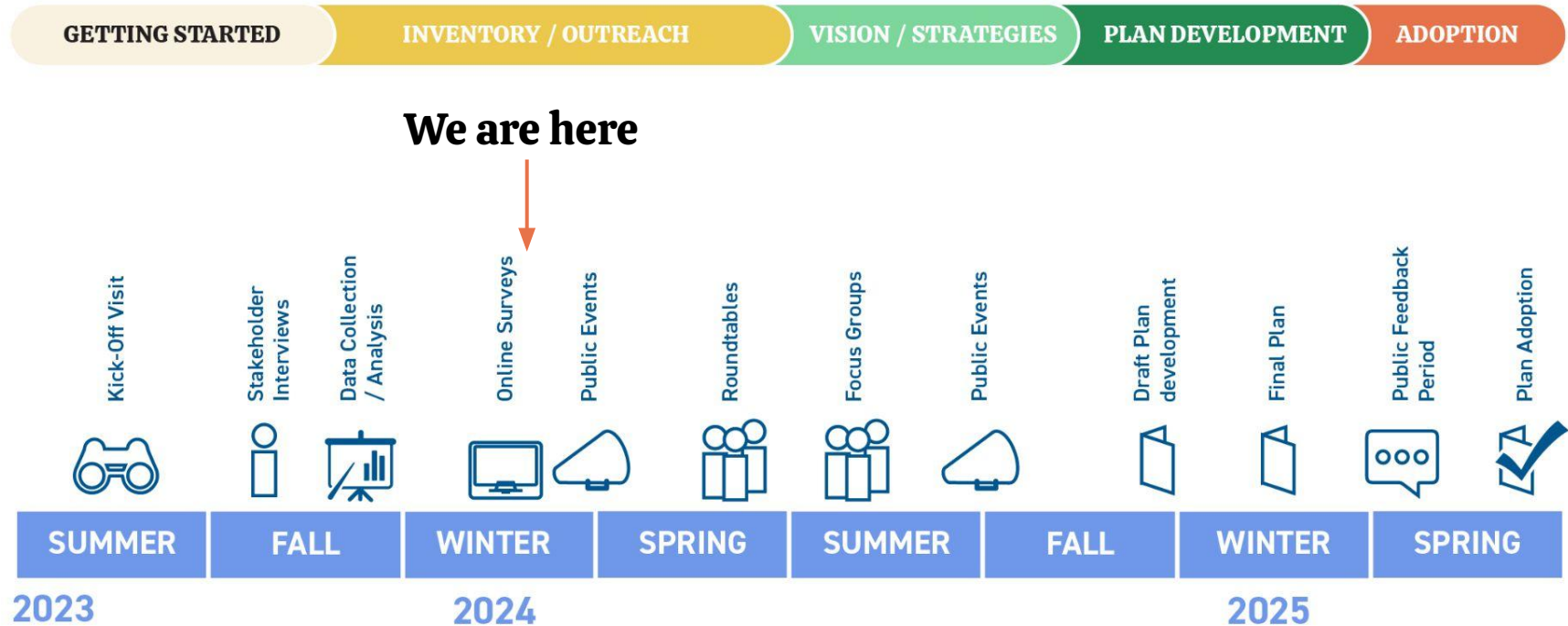
PLANNING FOR THE FIRST PUBLIC EVENT

Location? Date? Other events to piggy-back on?

other ideas or things to keep in mind?

Next Steps

Project Schedule



We need your help

1. Spread the word about the **plan** and **online survey** through your networks
 - We can provide postcards, social media post templates and email blast with links
2. Help facilitate **community conversations** in **February** with your networks
 - We will provide materials based on the Key Issues from this presentation
3. Help facilitate the **open house** in **March** - details to come.
4. Commit to **steering committee meetings** - some in-person, some virtual
 - March 20
 - May 15
 - July 17
 - September 18
 - November 20

Thanks!