

Ann Arbor Comprehensive Plan Meeting In A Box



Ann Arbor is evolving
and we need your input to help shape the future of our city!



Thank you for participating in the
Comprehensive Plan process





Instructions:

This Meeting in a Box contains numerous informational handouts and activities to help residents learn about the Comprehensive Plan process, inform them about the key issues facing the city, and facilitate resident input that will help shape the future of the city for the next 25 years.

The activities are designed to be used as a complete set or as individual pieces depending on the format of the gathering.

Step 01

Use the Background & Key Findings to have a conversation about the key issues facing Ann Arbor.

Step 02

Have participants fill out the Values Activity and the Vision Mad Lib.

Step 03

Choose which land use activity is most appropriate for the specific meeting. Each activity provides different input so all 3 may be used in each meeting.

Content:

Analysis

① Background & Key Findings

A condensed version of the analysis to date and highlights the key issues facing Ann Arbor



Values & Vision

② Values Activity

City Council identified Affordability, Sustainability, and Equity as key values that this plan needs to address. As these values can be defined in a variety of ways, this activity seeks to understand how residents define them.

③ Vision Mad Lib

This activity is designed to have participants share their ideal vision for a future Ann Arbor.



Land Use Activities

④ Density Prioritization Worksheet

This activity seeks to get a better understanding of where residents would like to see new development across the city and how they would prioritize development by neighborhood types.

⑤ Housing Typologies Worksheet

This activity asks residents the type of development they would like to see in their neighborhoods.

⑥ Balancing Priorities

This activity seeks to learn about resident priorities regarding redevelopment of properties.



What is a Comprehensive Plan?

A Comprehensive Plan 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.
City Council has outlined some specifics for the plan:

- Carefully considers and implements those portions of the **A2Zero Living Carbon Neutrality Plan** applicable to land use and development activity in the City.
- 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.
- Develop recommendations and policies that **promote fewer zoning districts** or categories, that contain more flexibility for re-use and adaptability over time.
- A proposed **land use framework that seeks to emphasize values** over specified land use limitations where possible.
- 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 other characteristics and other inequities.

Key Values



AFFORDABILITY

Increasing housing supports affordability by alleviating pressure on supply and by paying into the affordable housing trust fund.



SUSTAINABILITY

Reducing the city's carbon footprint can be achieved through more housing and more transportation options, bringing people closer amenities, services and jobs.



EQUITY

All neighborhoods should have opportunities, amenities and safe transportation options. More housing in all neighborhoods also generates more revenue for investment in places that are underserved.

Key Takeaways

- 1 Ann Arbor's population growth over the last few decades has plateaued, unlike the growing county.**
Most of the city's growth has been driven by students. The rest of the population is aging and family-aged residents are decreasing.
- 2 Ann Arbor hasn't been building housing to keep up with demand.**
In order to address affordability and sustainability goals, Ann Arbor needs to build more housing of all different types closer to where people work.
- 3 There isn't much land available to develop, under current regulations.**
Less than 13% of land could be developed under today's restrictions or regulations, such as single family zoning, and most of that is already in use.
- 4 The tax base is important for funding services that provide a high quality of life.**
Tax revenue is highly dependent on housing and 42% of the city parcel area is tax exempt.
- 5 Being able to easily access key destinations is important for quality of life, as well as affordability, sustainability, and equity.**
While some residents are within a 20-minute walk of basic needs (like groceries, parks, schools), people of color are more likely to live in neighborhoods with less access.

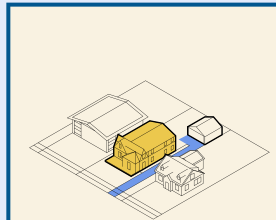


Adding new housing across Ann Arbor will be key to achieving the city's goals.

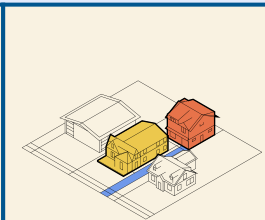
Here are some examples of different ways Ann Arbor is already adding density.

Accessory Dwelling Unit (ADU)

Increase in units: **+1**



Previous:
1 Single Family Home



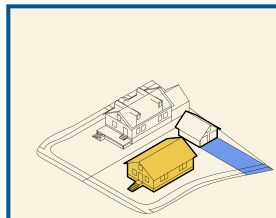
Existing:
1 Single Family Home + 1 ADU*



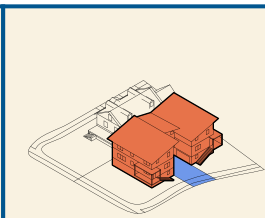
Address:
309 Potter Avenue

Duplex on Former Single Family Lot

Increase in units: **+1**



Previous:
1 Single Family Home



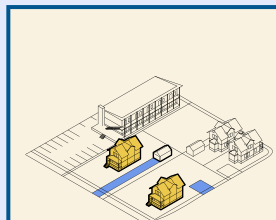
Existing:
1 Duplex



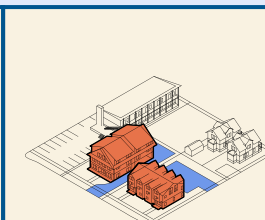
Address:
801 & 803 Wildt Street

Triplex & Quadplex

Increase in units: **+5**



Previous:
2 Single Family Homes



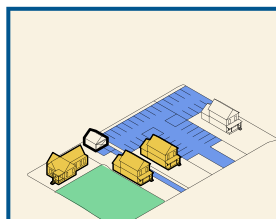
Existing:
1 Triplex & 1 Quadplex



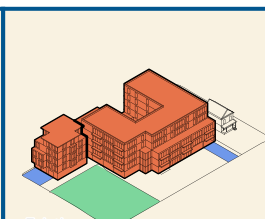
Address:
133, 139-45 Hill Street

Small to Large Condo Buildings

Increase in units: **+7 to 24**



Previous:
3 Single Family Homes



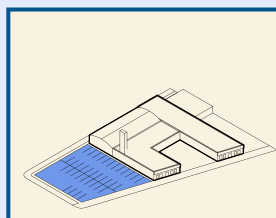
Existing:
3 unit condo building
24 unit condo building



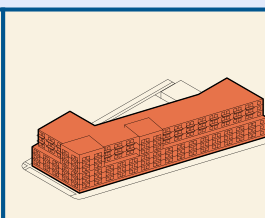
Address:
211-15 W Kingsley Street &
410 N 1st Street

Midrise Apartment Building

Increase in units: **+164**



Previous:
2 Commercial Buildings & Parking



Existing:
164 Apartments



Address:
615 S Main Street



Ann Arbor Values

We've listened to your definitions of **Affordable**, **Sustainable**, and **Equitable**, and we've developed working definitions below. Based on feedback, we've also added the value of being **Dynamic**. Please let us know if these definitions resonate with you or if you have any further thoughts..

In Ann Arbor, we strive to be...

Do these values resonate with you?

Please write your answers in the corresponding lines below.

Affordable

-WORKING DEFINITION-

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



Sustainable

-WORKING DEFINITION-

We are committed to promoting balance between all our natural and human systems, today and into the future.



Equitable

-WORKING DEFINITION-

We strive to ensure equal access to essential services and amenities for all, and to provide additional resources for disinvested communities.



Dynamic

-WORKING DEFINITION-

We aim to be a vibrant city, continuously evolving to meet the needs of all its people and communities.



(Please turn the page for additional questions)



Ann Arbor Vision

Please help us complete the statements below:

Please write your answers in the corresponding lines below.



I _____ in Ann Arbor.
(live / work / study / visit / etc.)

Ann Arbor would be better for _____

(type of user: families, workers, empty-nesters, etc.)

if it was _____

(description)

The city could be improved by _____

(physical improvement or amenity)

When I dream about a future Ann Arbor, I think about _____

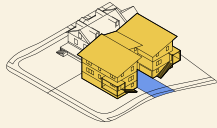
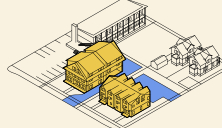
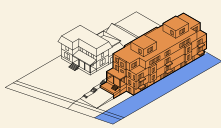
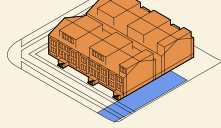
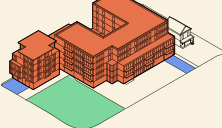
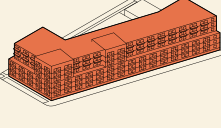
(describe your vision for Ann Arbor in the future)



How Should Ann Arbor Grow

Across the City

The Comprehensive Plan is tasked with planning for the city's **growth** over the next **25 years**. Under a modest growth scenario, the city could grow by **75,000 people by 2050**. The map below categorizes the city into **3 future development types** determined by existing buildings, zoning, infrastructure, and other factors in each neighborhood.

Neighborhood Scale Residential Infill		Mixed Density Neighborhood Scale Multifamily		Higher Density	
Includes townhouses, duplexes, triplexes, compact apartments - all 35 feet tall or less		Examples include multi-family housing and 3-5 story buildings.		A combination of mid-rise and 5+ story buildings mostly found Downtown or on major transit corridors.	
Examples of Development Type		Examples of Development Type		Examples of Development Type	
					
Duplex	Triplex & Quadplex	Small Condo Building	Small Apartment Building	Small + Large Condo Buildings	Mid-rise Apartment Building

INSTRUCTIONS

We want to see how you would distribute **75,000 new residents** in the city by development type. Each of the circles below represent 5,000 people and are roughly based on the **potential for growth in each type**.

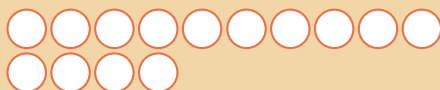
Step 01:

Please fill in **15 circles** where you think growth is most appropriate, recognizing that not one area of the city can accommodate 75,000 new residents on its own. Feel free to number each circle as you go to keep track.

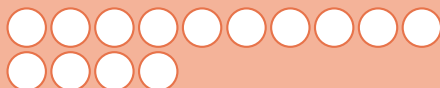
Neighborhood Scale Residential Infill



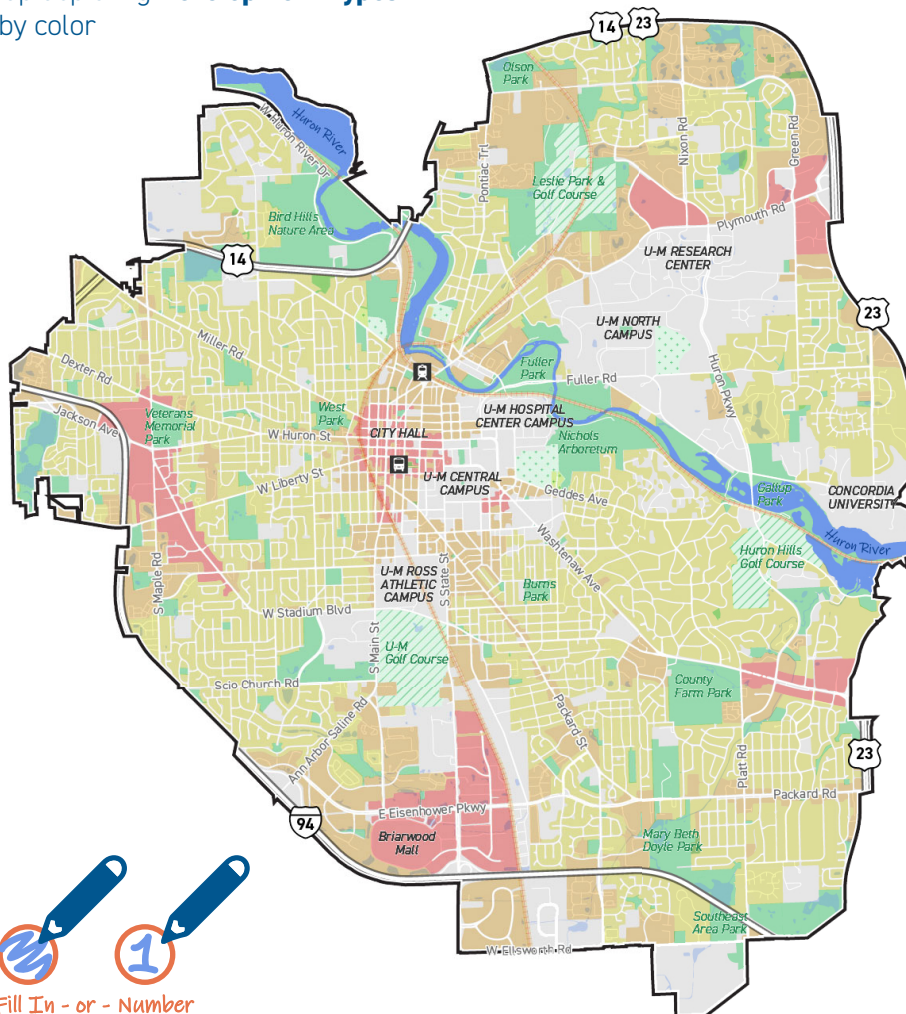
Mixed Density Neighborhood



Higher Density Neighborhood



Map depicting **Development Types**
- by color



Fill In - or - Number

(each circle represents
5k people x 15 circles =
75k people)

(Please turn the page for additional questions)



How Should Ann Arbor Grow

Across the City

To meet the Ann Arbor's goals around affordability, equity, and sustainability, parts of the city will need to grow a little, moderately, or a lot.

INSTRUCTIONS

Step 01:

Follow the QR code on the right to take you to the Comprehensive Plan website.



FOLLOW THE PROMPTS ONCE ONLINE

Step 02:

Once on the website, choose your pin by clicking on the appropriate icon below

Step 03:

Move your mouse to the place on the map you would like to place the pin and click

Step 04:

(for inserting comments only) - type comment in the textbox

Step 05:

Click "Save"

Step 06:

(options) - Hover over other gray markers to see comments from other users

Screenshot from website

How and where should Ann Arbor grow?

To meet the Ann Arbor's goals around affordability, equity, and sustainability, parts of the city will need to grow a little, moderately, or a lot. Click [here](#) to see examples of existing development in the city that fit these categories. Then:

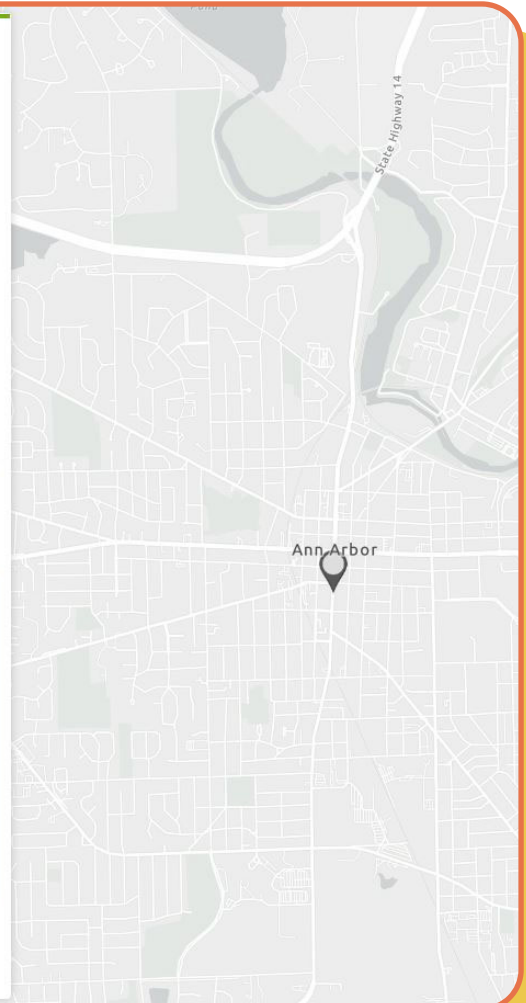
- Step 1 - Choose your pin by clicking on the appropriate icon below
- Step 2 - Move your mouse to the place on the map you would like to place the pin and click
- Step 3 (for inserting comments only) - type comment in the textbox
- Step 4 - Click "Save"
- Step 5 (options) - Hover over other gray markers to see comments from other users

Thank you for your input!

This area should build up...

 A little	 Moderately	 A lot
 New Feature		

Comments





Ann Arbor needs new housing.

Providing different types of housing will be key to achieving the city's goals of **affordability, sustainability and equity**.

① First, what neighborhood do you live in? _____.

② **More people are employed in the city and live outside Ann Arbor than the non student population of the city. Through our engagement process we've been asking participants who don't live in Ann Arbor if they would like to, and half of the respondents have answered yes. What if half of those employees decided to live in the city? What implications would that have?**

Some new housing could take place in areas appropriately zoned for denser housing like downtown or other commercial areas. However, to fulfill this potential scenario over the next 20 years, this growth will need to happen across the city including areas currently zoned for single-family housing (R1).

How would you feel about allowing up to 4 units in neighborhoods that are currently zoned exclusively for single family housing?

Check one below

☐

Strongly
Agree

☐

Somewhat
Agree

☐

Somewhat
Disagree

☐

Strongly
Disagree

**How do you feel about this scenario?
What are the potential benefits? What are the concerns?**



Ann Arbor needs new housing.

Providing different types of housing will be key to achieving the city's goals of **affordability, sustainability and equity.**

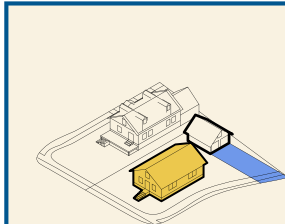
③ What type of housing would you like to see in YOUR neighborhood? Check all that apply

☐

Duplex

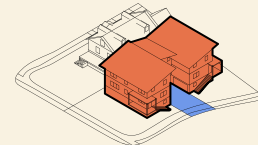
A two-household dwelling where two homes are attached by a common wall.

Comments:



Previous:
1 Single Family Home

Increase in units: **+1**



Existing:
1 Duplex



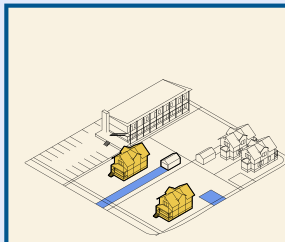
Address:
801 & 803 Wildt Street

☐

Triplex and Quadplex

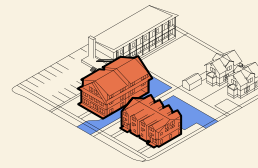
A multi-family building with 3-4 units. Often, these units are either stacked on top of each other or next to each other.

Comments:



Previous:
2 Single Family Homes

Increase in units: **+5**



Existing:
1 Triplex & 1 Quadplex



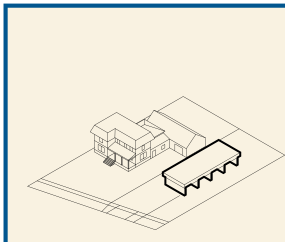
Address:
133, 139-45 Hill Street

☐

Small Building (under 10 units)

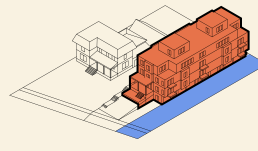
A multi-story building with numerous individual residences within one structure.

 Comments:



Previous:
Former Car Wash

Increase in units: **+7**



Existing:
7 Condo Units



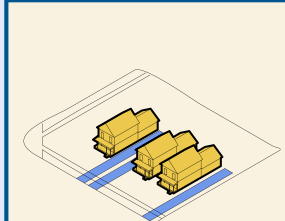
Address:
318 W Liberty Street

☐

Medium Building (10 to 20 units)

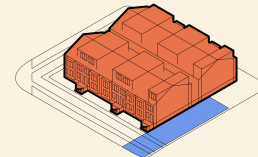
A multi-story building with numerous individual residences within one structure.

 Comments:



Previous:
3 Single Family Homes

Increase in units: **+9**



Existing:
12 Apartments (63 beds)



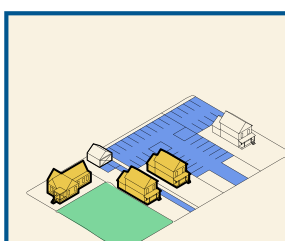
Address:
830 Henry Street

☐

Large Building (over 20 units)

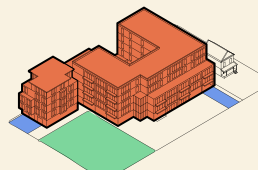
A multi-story building with numerous individual residences within one structure.

 Comments:



Previous:
3 Single Family Homes

Increase in units: **+24**



Existing:
27-unit condo building



Address:
211-15 W Kingsley Street &
410 N 1st Street



Balancing Priorities for Growth in the City

From Now to 2050

Imagine a block in the city is being redeveloped and you must decide what aspects of the new development should be prioritized. While all of these priorities matter, there are trade-offs to ensure housing can actually get built. We need you to identify your **highest priorities**.

INSTRUCTIONS

Please fill in **5 circles** to indicate your highest priorities. **You may fill in any combination of 5 circles but it must be only 5 circles total.**

for example:

You could distribute your 5 circles across multiple priorities

or

You could concentrate your 5 circles under just 1 or 2 items to give them more weight

Greater density of housing overall in the development  ☒ ☐ ☐ ☐ ☐	Providing green space within development projects  ☐ ☐ ☐ ☐ ☐	Green building practices (e.g. all electric, energy generation, sustainable materials)  ☐ ☐ ☐ ☐ ☐
Preservation of natural features (woods, large trees, wetlands, etc)  ☐ ☐ ☐ ☐ ☐	Increasing accessible/barrier free homes  ☐ ☐ ☐ ☐ ☐	Stormwater management and floodplain protection ☐ ☐ ☐ ☐ ☐
Architectural quality (materials, design, historic preservation) ☐ ☐ ☐ ☐ ☐	Aligning development with walking, biking and transit infrastructure  ☒ ☒ ☒ ☒ ☒	 Write in your own: ☐ ☐ ☐ ☐ ☐



Greater density of housing overall in the development

☐ ☐ ☐ ☐ ☐

Providing open space within development projects

☐ ☐ ☐ ☐ ☐

Green building practices (e.g. all electric, energy generation, sustainable materials)

☐ ☐ ☐ ☐ ☐

Preservation of natural features (woods, large trees, wetlands, etc)

☐ ☐ ☐ ☐ ☐

Increasing accessible/barrier free homes

☐ ☐ ☐ ☐ ☐

Stormwater management and floodplain protection

☐ ☐ ☐ ☐ ☐

Architectural quality (materials, design, historic preservation)

☐ ☐ ☐ ☐ ☐

Aligning development with walking, biking and transit infrastructure

☐ ☐ ☐ ☐ ☐

 Write in your own:

☐ ☐ ☐ ☐ ☐

Thank You

for participating in the Comprehensive Plan process

Please record the results of your meeting by taking one or more of the following steps:

- 1 Scan completed worksheets and email to **planning@a2gov.org**
- 2 Drop off completed worksheets to the City Planning offices located in City Hall on the 1st floor.
301 E. Huron Street, Ann Arbor, MI 48104
- 3 Contact City Planning via email or phone to arrange the best method for collecting completed worksheets.
Email: **planning@a2gov.org**
Phone: **734.794.6265**
- 4 Organize a follow up discussion with City Planning staff about your community meeting and the topics of conversation.

