

Ann Arbor Comprehensive Plan

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Steering Committee Meeting
5.15.2024

AGENDA:

1. Steering Committee Format, Roles, & Responsibilities Q&A
2. Key Engagement Takeaways
3. “What If” Land Use Scenario Discussion
4. Next Steps

Team Introduction

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



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&Access - Retail & Entrepreneurial Ecosystem



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Solomon McKenzie

Steering Committee Roles & Responsibilities

Key Takeaways From Engagement

Public Workshops

Downtown & Branch Libraries



By the Numbers:

7 events

Over 380 attendees

27 stakeholders in small group meetings

als in the Downtown

Key Takeaways

ave returned
levels

2

Since 2019, downtown shopping districts
have seen a significant increase in visits,
varving by season and day of the week



ve increased beyond Pre-
pess for "Visitors" to the



actor in Employee visits pos-
but an increase in Resident visits
within residential population

4

Walking, biking, and riding transit to get to
work is a significant activity and well-above
national trends

Streets show
red to their







Define Values in the context of Downtown:



Values

| How do you define Affordability, Equity, and Sustainability in the context of downtown?

INSTRUCTIONS Grab three sticky notes and write your definitions! Place each sticky in the corresponding column.



Affordability

Varied housing types,
especially for families
and people with lower
incomes,
intergenerational and
non-traditional
households

Density increases in
and around downtown
and campuses

Affordable
transportation and food

Tax burden and
landlord regulation



Equity

Access to amenities
such as parks and
basic necessities
regardless of
transportation mode

Diverse housing
options, including for
older adults and lower
income individuals

Comfortable public
spaces for all

Opportunities for
underrepresented
businesses



Sustainability

More affordable
housing and public
transit to increase
access to daily needs
and reduce car
dependence

Increased green
infrastructure and
protection of natural
features

More pedestrian and
bike infrastructure

Sustainable energy and
building materials



Vision for a future Ann Arbor – Madlib

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

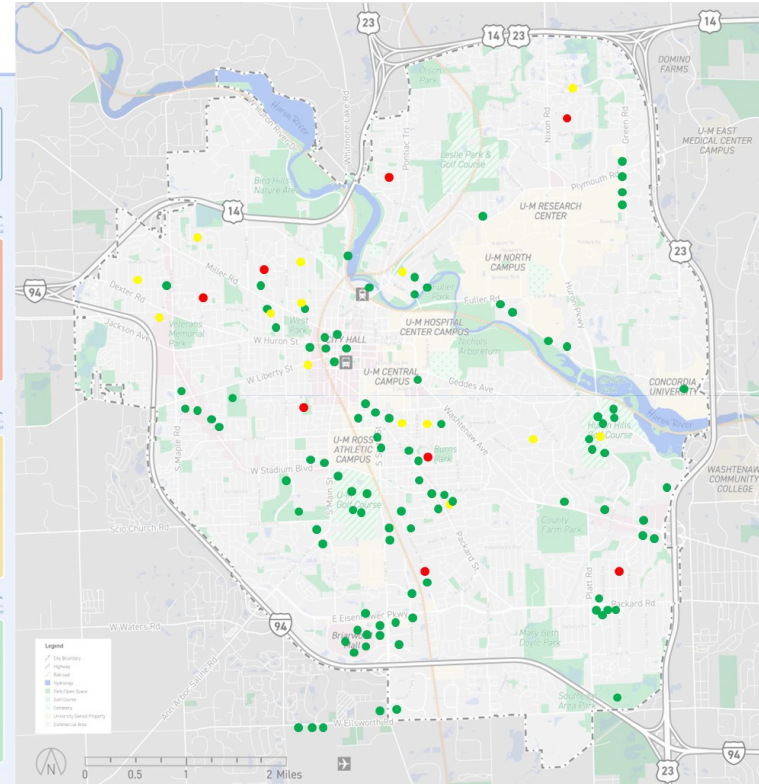
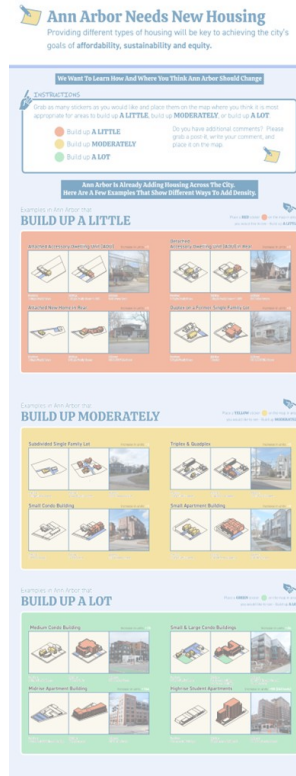


Turn the postcard to see the activity

- Desire for **more affordable and accessible housing**, with a focus on density and mixed-use developments
- Desire for more **green spaces, bike lanes, and better transit** options
- Importance of **protecting trees and natural areas** while developing the city
- Need for more **diverse housing options and tenant protections**
- Desire for more **inclusive and universally designed housing**
- Need for **better outreach** to diverse groups

Citywide Development

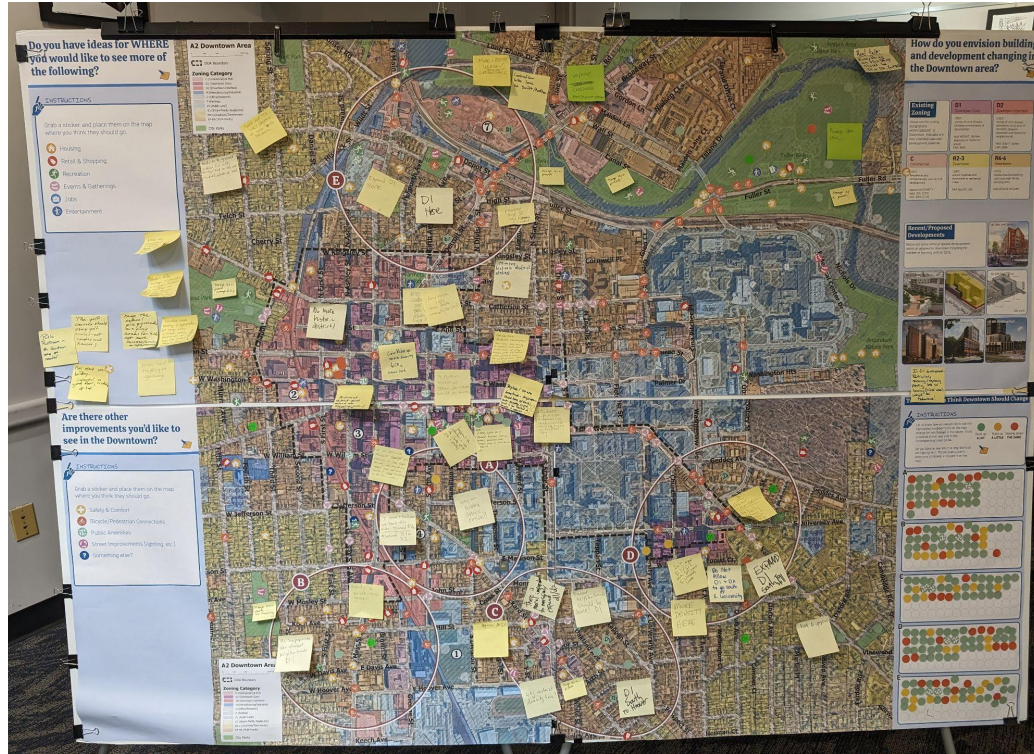
1. Need for **more types of housing and increased total housing** throughout Ann Arbor, with a focus on higher density housing
2. Improvements to **bike lanes and pedestrian walkability**
3. **A livelier riverfront and expansion of downtown's footprint**
4. Incentives to encourage **more affordable** and intensive development, including **missing middle housing**
5. Preservation of historic districts and green spaces
6. **Better public transit** and accessibility for all mobility options
7. More **small businesses and neighborhood retail** options
8. Prioritization of livability and equity for all residents



Major Downtown Takeaways

1. Housing was the number one topic of conversation
2. People want Downtown to be for everyone
3. People would like to increase the mix of businesses in the Downtown district
4. People want Downtown to grow (physically), particularly to the south

Adding Density - Downtown & Adjacent



Across all areas:

65% build up **a lot**
16% build up **a little**
19% stay about **the same**

Adding Housing in Neighborhoods

Asked questions at the neighborhood meetings about the intensity of new housing that would be acceptable within single-family neighborhoods:

1. 75% of respondents were supportive of 2-4 units per parcel in single-family areas
2. Less than 15% were NOT supportive of adding more density.
3. Remaining comments expressed concerns but were open to the idea.

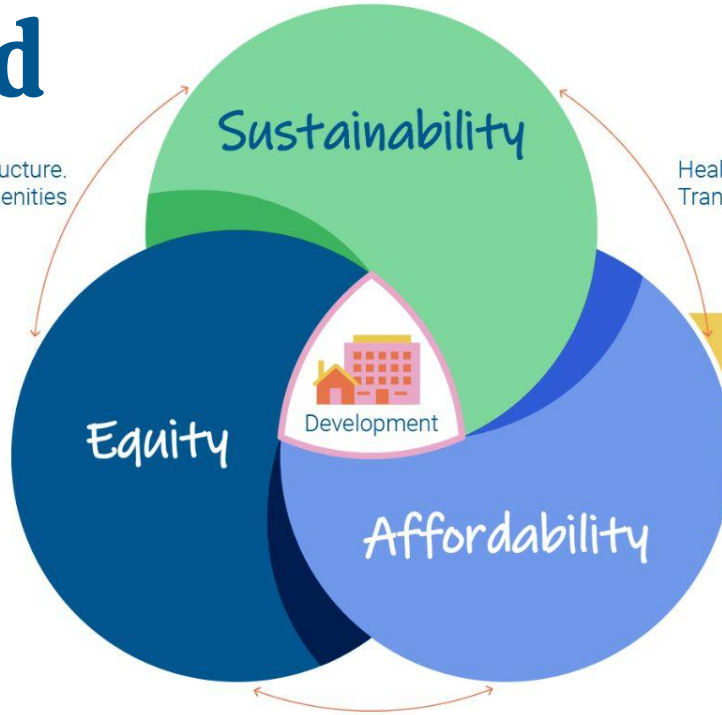
Concerns typically around how to...:

- ... keep neighborhoods feeling family-friendly (i.e. having enough green space)
- ...manage parking alongside increases in density
- ... prevent developers from turning it all into expensive rentals (loss of ownership opportunities)

“What If” Land Use Scenarios

It's All Interrelated

Sustainable, Supportive, Resilient Infrastructure.
Access To Public Services & Amenities



Healthy Lifestyles,
Transportation Choices

Housing Choice, Quality Of Life, Daily Needs

Fiscal Solvency

Sustainability

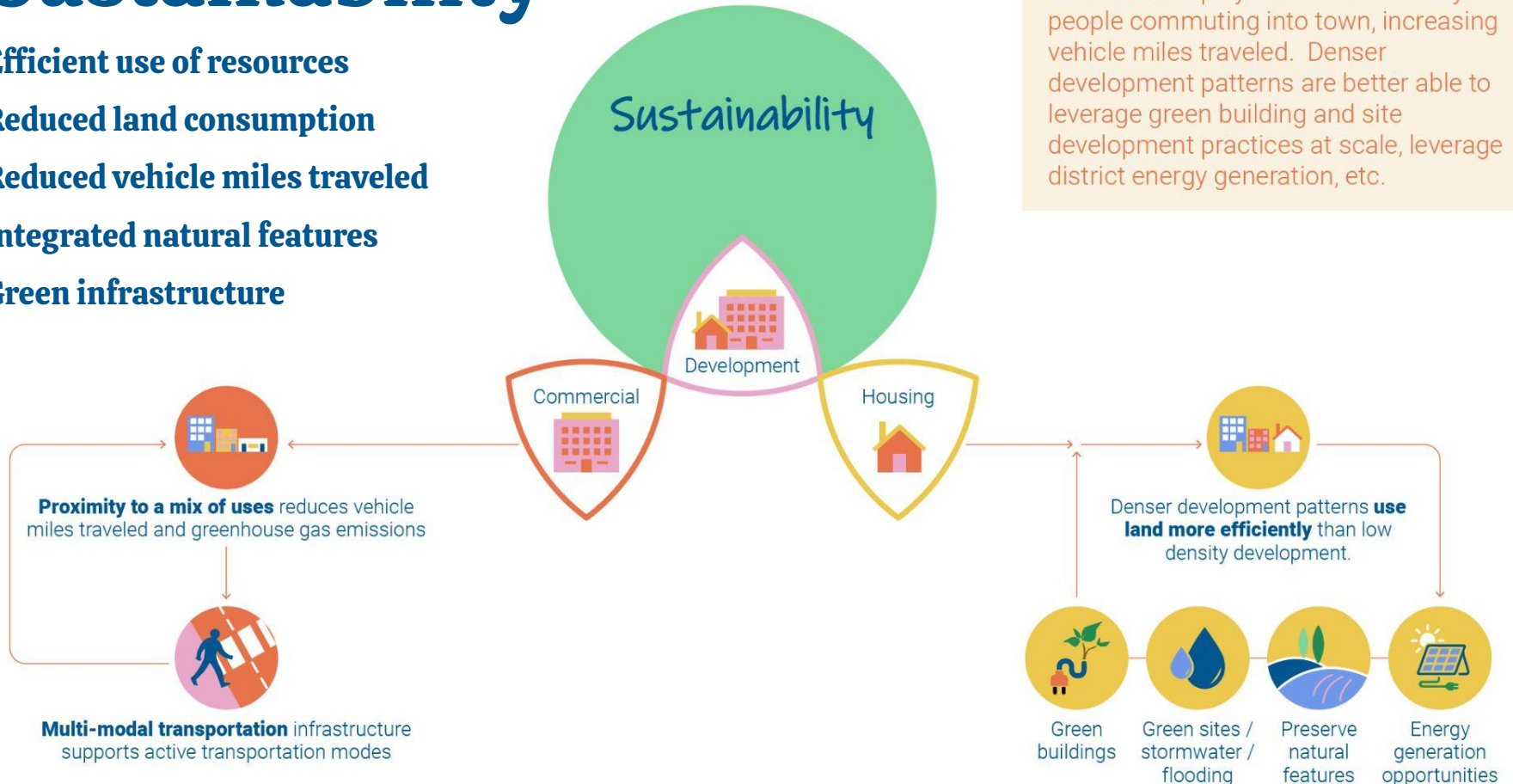
Efficient use of resources

Reduced land consumption

Reduced vehicle miles traveled

Integrated natural features

Green infrastructure



Equity

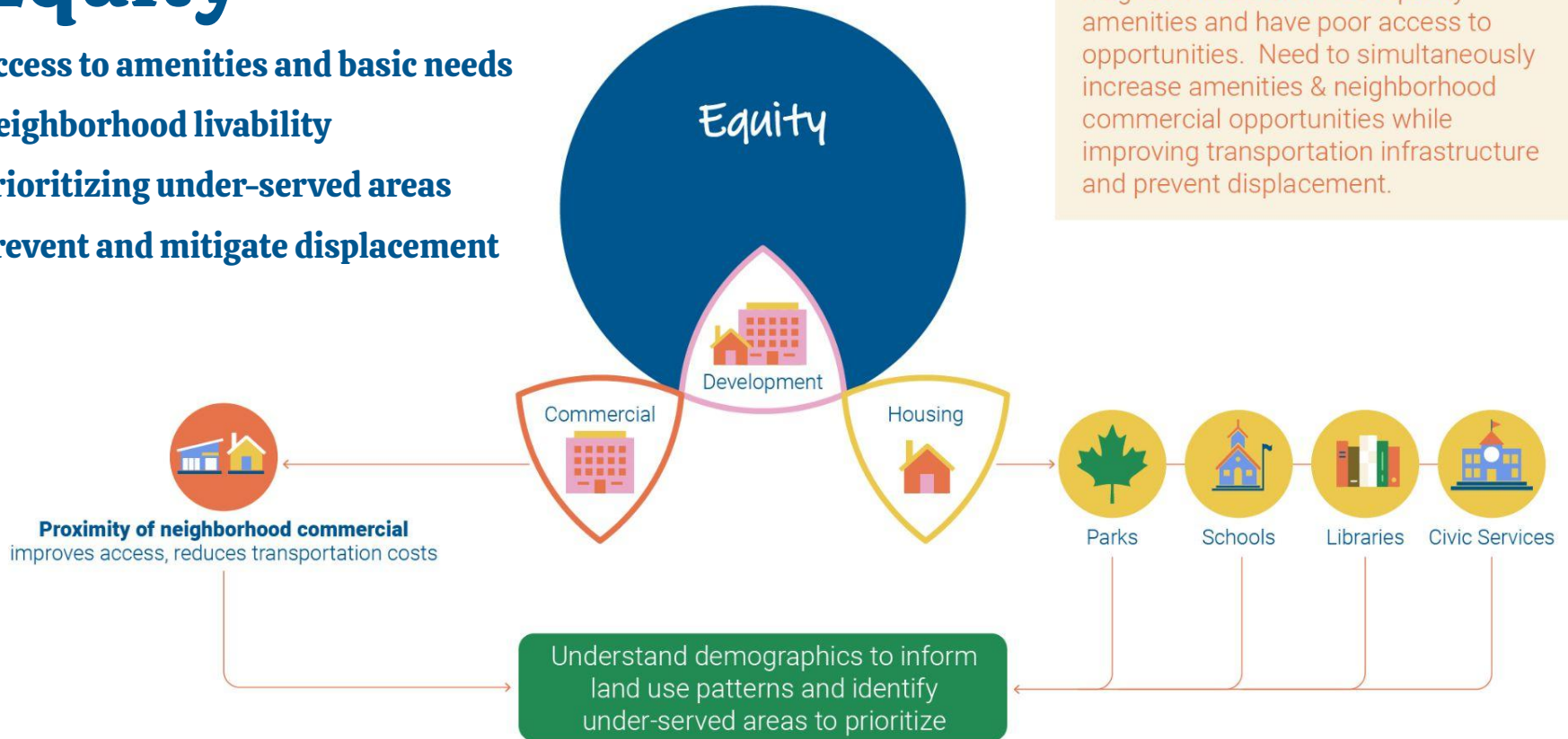
Access to amenities and basic needs

Neighborhood livability

Prioritizing under-served areas

Prevent and mitigate displacement

THE CHALLENGE: Under-served neighborhoods often lack quality amenities and have poor access to opportunities. Need to simultaneously increase amenities & neighborhood commercial opportunities while improving transportation infrastructure and prevent displacement.



Affordability

More housing to stabilize prices

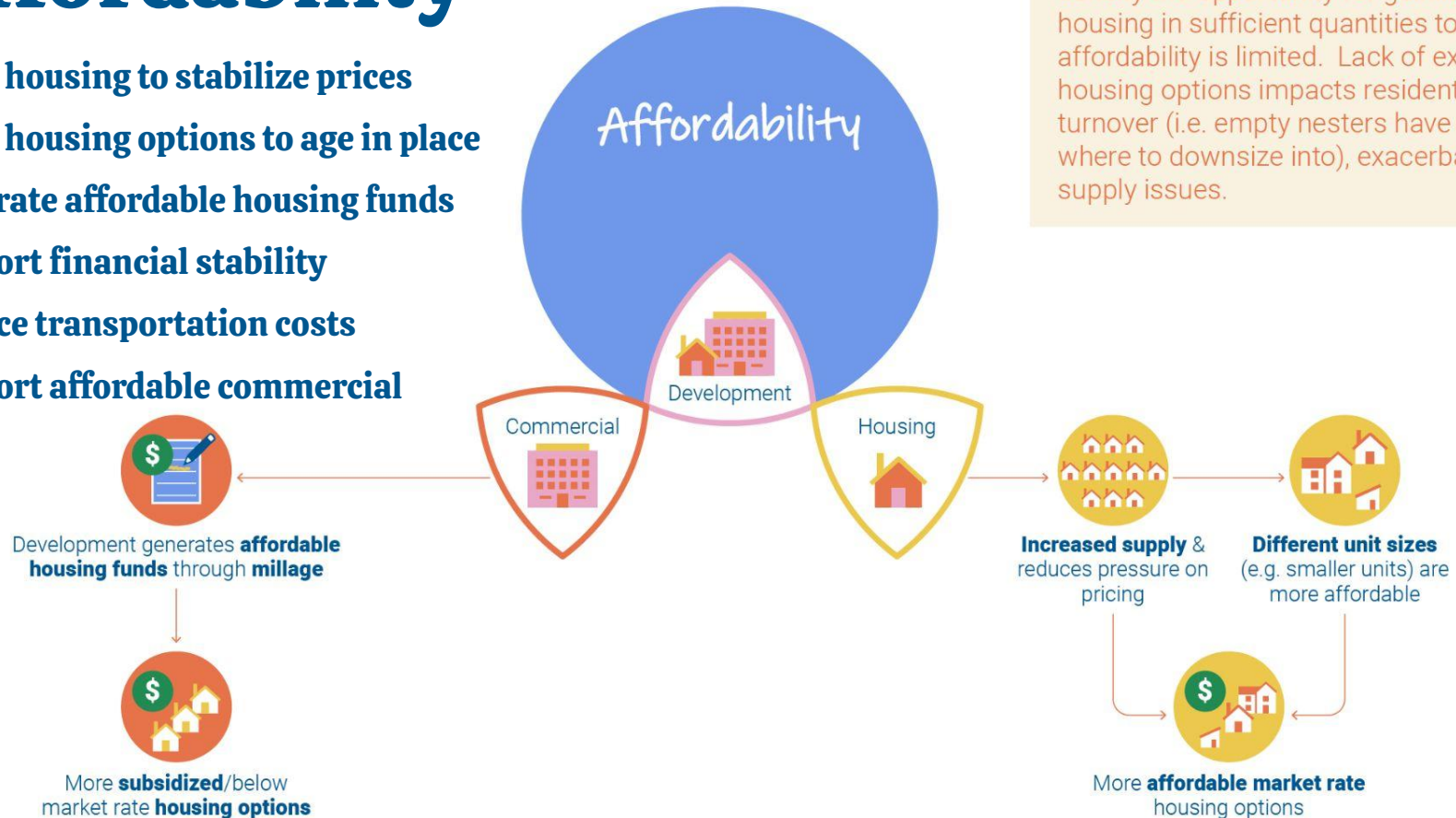
More housing options to age in place

Generate affordable housing funds

Support financial stability

Reduce transportation costs

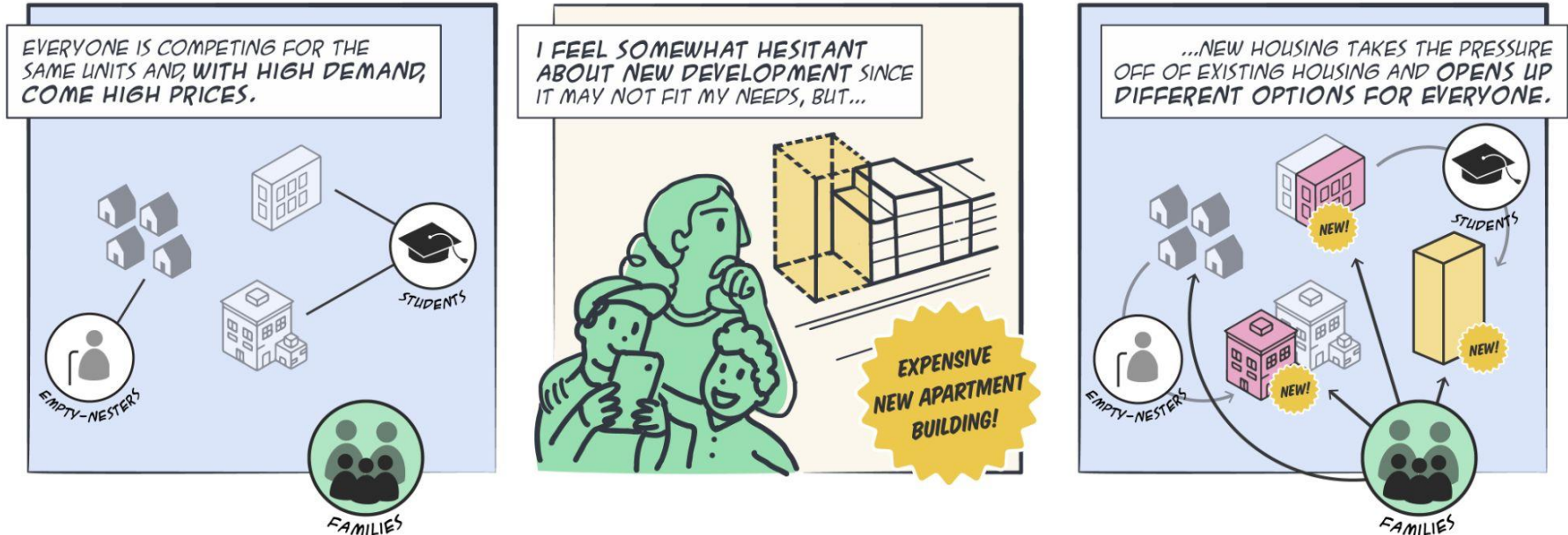
Support affordable commercial



THE CHALLENGE: Without adding density the opportunity for gaining housing in sufficient quantities to impact affordability is limited. Lack of existing housing options impacts residential turnover (i.e. empty nesters have no where to downsize into), exacerbating supply issues.

How new housing supply impacts the market

New housing not only expands the overall supply and types of housing, it can free up existing housing



“What If” questions and scenarios

For each, consider what we have to gain and what we have to lose

1. What if... we aim to build housing for 50% of commuters (and their families) which would be about ~35k to 40k households? Should we aim for more people? Less?
2. What if... we add housing to single-family zoned areas allowing up to 4 units? (Examples include townhouses/row houses, quadplexes, duplexes)
3. What if... we maximize residential development in TC-1 districts? What about in other commercially zoned areas? Large parking lots?
4. What if... we create another downtown-scaled hub elsewhere in the city (for example Briarwood)?

Trade offs for market rate housing

What might we gain?

- Stabilized rents - over time
- More housing types
- Affordable housing fund
- Less commuter traffic
- More people to support:
 - Transit - over time
 - Local businesses
- More tax revenue

What might we lose?

- Change in some neighborhood patterns
- More local traffic near-term (but better supports active transportation long-term)
- More affordable housing = less wealth building through homeownership (home value doesn't increase as fast)

NEXT STEPS

Project Schedule



Next Steps

1. Focus Groups

- a. Natural Features
- b. Sustainability
- c. Equity
- d. Affordability

2. Work Sessions & Other Interviews

- a. Parks and Open Space
- b. Economic Development
- c. Small Businesses

3. Planning Commission Meeting - May 28th

4. Summerfest - June 15th

5. Workshops in a Box