

Ann Arbor City Council Regular Session: January 21, 2014
Email Redactions List Pursuant to Council Resolution R-09-386

	A	B	C	D	E	F	G
	<u>Received</u>						
1	<u>Sent Time</u>	<u>Time</u>	<u>TO</u>	<u>From</u>	<u>CC</u>	<u>Redactions</u>	<u>Reason for Redaction</u>
2	7:19 PM		Jane Lumm	Nancy Meader		Email	Privacy
3	8:08 PM		Margie Teall	Steve Powers	Craig Hupy	Email	Privacy
4	8:53 PM		All City Council Members	Christopher Taylor	Jacqueline Beaudry		
5	9:46 PM		Jacqueline Beaudry	Sabra Briere			
6	9:48 PM		Sabra Briere	Jacqueline Beaudry			
7	10:12 PM		Sally Petersen	Michiel van Nieuwstadt	Brian Weisman, Grace L. van Nieuwstadt	Email	Privacy
8	11:23 PM		Multiple recipients	Raymond Detter		Email	Privacy
9	11:48 PM		Sabra Briere	Ethel Potts		Email	Privacy
10	11:50 PM		Sabra Briere	Phyllis Ponvert		Email	Privacy
11	11:58 PM		Jacqueline Beaudry, all City Council Members	Stephen Kunselman			
12	12:30 PM		Jane Lumm	Jane Lumm		Email	Privacy
13	12:31 PM		Jane Lumm	Jane Lumm		Email	Privacy
14							
15							
16							
17							
18							

Alexa, Jennifer

From: Nancy M [REDACTED]
Sent: Tuesday, January 21, 2014 7:19 PM
To: Lumm, Jane
Subject: Re: School Crossing Waldenwood and Penberton

Wonderful. I knew there was a reason I voted for you. Thank you. Nancy

Please take this into consideration when

Alexa, Jennifer

From: Powers, Steve
Sent: Tuesday, January 21, 2014 8:08 PM
To: Teall, Margie
Cc: Hupy, Craig
Subject: RE: Packard Streetlights

From: Teall, Margie
Sent: Thursday, January 16, 2014 4:40 PM
To: Hupy, Craig; Powers, Steve
Subject: FW: Packard Streetlights

At the end of November I wrote you seeking your assistance in fixing the streetlight issues on Packard. I am sad to report that those issues are still not resolved.

In mid-December, some of the lights did come back on, but that was short-lived. They are again not functioning. It is dark and with all of the snow and ice, very dangerous.

[REDACTED]

Alexa, Jennifer

From: Taylor, Christopher (Council)
Sent: Tuesday, January 21, 2014 8:53 PM
To: *City Council Members (All)
Cc: Beaudry, Jacqueline

RESOLVED, That the City Council, after reviewing the consultant's and Planning Commission's recommendations and considering comments presented at public hearings, directs the Planning Commission to begin the process of implementation of their recommended changes to City Code and the Zoning Map, reporting back to Council on these changes by October 20, 2014, save (4) with respect to which Council requests that the Planning Commission review and consider methods to achieve compliance with core design guidelines in a manner that achieves Design Review Board support

Alexa, Jennifer

From: Briere, Sabra
Sent: Tuesday, January 21, 2014 9:46 PM
To: Beaudry, Jacqueline
Subject: Fwd: proposed amendments for DB-1 on Tuesday's agenda
Attachments: D1 zoning & character district amended resolution.docx; ATT00001.htm

I think this is what you want.

Sabra Briere
First Ward City Council
Ann Arbor
734-995-3518
734-277-6578 (cell)

Sent from my iPad

Begin forwarded message:

From: "Briere, Sabra" <SBriere@a2gov.org>
Date: January 19, 2014 at 10:44:33 AM EST
To: "**City Council Members \\\(All\\)" <Cit CouncilMembersAll a2 ov.or >
Cc: "Powers, Steve" <SPowers@a2gov.org>, "Rampson, Wendy" <WRam son a2 ov.or >
Subject: proposed amendments for DB-1 on Tuesday's agenda

Dear Colleagues,

Members of the Planning Commission were reluctant to exceed the boundaries of the March and April Council resolutions directing them to consider specific changes to D1 zoning areas. However, the community discussions and the consultant's report recommended some changes that the Council hadn't initially considered.

I've attached my (draft) proposed amendments to the resolution under DB-1. One significant addition: a clear date by which recommendations should be back to Council for action (the second meeting in October).

Please call me to discuss any concerns you might have with these proposed amendments.

Sabra Briere
First Ward Councilmember
(734)995-3518 (home)
(734)277-6578 (cell)

Emails received and sent to me as a Councilmember regarding City matters are generally subj ct to disclosure under the Freedom of Information Act.

Whereas, Downtown zoning amendments were adopted in 2009 as a result of the Ann Arbor Discovering Downtown initiative;

Whereas, The City Planning Commission and City Council recognize the value of evaluating these zoning changes to determine if the resulting development is consistent with the goals and recommendations of the Downtown Plan;

Whereas, City Council passed resolutions R-13-078 and R-13-093 in March and April 2013 that requested the City Planning Commission to address the following issues:

- (i) Whether D1 zoning is appropriately located on the north side of Huron Street between Division and S. State and the south side of William Street between S. Main and Fourth Avenue;
- (ii) Whether the D1 residential FAR premiums effectively encourage a diverse downtown population;
- (iii) Whether a parcel on the south side of Ann St. adjacent to City Hall that is currently zoned D1 should be rezoned to the appropriate zoning for this neighborhood;

Whereas, ENP & Associates was hired by the City in July 2013 to conduct an evaluation of the downtown zoning changes;

Whereas, ENP & Associates provided a variety of opportunities for the public to comment on the effects of the 2009 amendments and offer suggestions for changes and used this feedback to develop a final report with recommendations, dated October 10, 2013;

Whereas, The City Planning Commission reviewed the ENP & Associates final report and

- (2) Reduce the maximum height in the East Huron 1 Character District to 120 feet, include a tower diagonal maximum and consider a step-back requirement to reduce the shading of residential properties to the north.
- (3) Rezone the parcel at 425 S. Main from D1 (Downtown Core) to D2 (Downtown Interface) and establish a maximum height of 60 feet for D2 zoning in the Main Street Character District.
- (4) Revise the premium conditions to require mandatory compliance with core design guidelines for a project to receive any premium in the D1 or D2 districts.
- (5) Reduce the residential premium with the goal of encouraging the use of other existing or proposed premiums to compensate for this reduction, such as increased energy efficiency certification, open space with landscape, active ground floor use, balconies and workforce housing.
- (6) Review options in D1 and D2 districts, with the Housing and Humans Services Advisory Board, for providing additional affordable housing within mixed income projects or through other funding mechanisms.
- (7) Eliminate the affordable housing 900% FAR "super premium".
- (8) Evaluate the downtown real estate market to determine the effectiveness of premium incentives every 2-5 years.

RESOLVED, That the City Council, after reviewing the consultant's and Planning Commission's recommendations and considering comments presented at public hearings, directs the Planning Commission to begin the process of implementation of the above their recommended changes to City Code and the Zoning Map, reporting back to Council on these changes by October 20, 2014; and

RESOLVED, That the City Council directs the Planning Commission to consider rezoning that portion of Huron Street from Division to Fourth Avenue to conform with the East Huron 1 Character District, reporting back to Council on their recommendation by October 20, 2014; and

RESOLVED, That the City Council directs the Planning Commission to consider whether other D1-zoned areas which do not have buffering from adjacent residential neighborhoods, including some areas of South University and Thayer Street, should be rezoned to D2, reporting back to Council on their recommendation by October 20, 2014; and

RESOLVED, That this resolution completes the downtown zoning review and report to City Council requested in Resolutions R-13-078 and R-13-093.

Alexa, Jennifer

From: Beaudry, Jacqueline
Sent: Tuesday, January 21, 2014 9:48 PM
To: Briere, Sabra
Subject: RE: proposed amendments for DB-1 on Tuesday's agenda

Thanks!!

Jacqueline Beaudry, City Clerk

City Clerk's Office | Guy C. Larcom City Hall | 301 E. Huron, 2nd Floor • Ann Arbor • MI • 48104
734.794.6140 (O) • 734.994.8296 (F) |
jbeaudry@a2gov.org | www.a2gov.org



Think Green! Please don't print this e-mail unless absolutely necessary.

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Sent: Tuesday, January 21, 2014 9:46 PM
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- b. Some additional crossing at Waldenwood / Penberton expected (SW of school) and crosswalk at south driveway okay to remain for walkers from the north. No plan to remove crossing guard, AAPS still sees need. Cannot be guaranteed but demand is not decreasing.
- c. Traffic count data just finished by the City and the relocation of the crossing guard will need to be jointly evaluated. Number of conflicts appear to be higher at north driveway.

5. Tracking log items were reviewed for status.

In short staff has viewed the sidewalk as a safety improvement albeit with marginal impact (serves walkers from the SW).

SP

Alexa, Jennifer

From: Raymond Detter [REDACTED]
Sent: Tuesday, January 21, 2014 11:23 PM

Subject:

Ray

Alexa, Jennifer

From: Ethel Potts [REDACTED]
Sent: Tuesday, January 21, 2014 11:48 PM
To: Briere, Sabra
Subject: Re: Downtown Zoning Recommendations

Sabra - I'm home from Council now. I wish you the same.

Very interesting meeting tonight. I'll turn it on to see if you are still there, working. Eppie

Pascual

Subject: Re: Downtown Zoning Recommendations

Peter - The Design Review Board, itself, in discussion, said they would like to review preliminary sketches to make comments, then see the final plans to see whether or not the comments were incorporated into the plans.

Based on long-ago discussions, I would like us to consider that it be required that alternative plans and designs be shown at the early stage. The DRB would really have something to work with and so would the public.

I've written this to someone already. Sabra? Eppie

On Jan 20, 2014, at 11:43 AM, Peter Nagourney wrote:

> Hi Sabra,
>
> The fourth suggestion from the Downtown and Near-Downtown
> neighborhoods Group identified a possible procedure for how the
> Design Review Board might better work with developers. The key idea
> was that the developer presents initial and not final designs to the
> DRB, so that the developer has an opportunity to incorporate DRB and
> community input before investing in final design drawings. As we
> have seen, once the developer and its architects put together formal
> drawings, they have already invested heavily in their design and are
> reluctant to incur the additional cost of creating revised drawings.
> In addition, looking at designs in the final stage makes it much
> more difficult for the DRB to suggest the significant revisions that
> may be appropriate and necessary.
>
> The two-stage process that was identified, with initial and
> eventually final drawings that now incorporate DRB and community
> input, if adopted will benefit both the community and developers.
> The outlined process also suggests that a member of the DRB attend
> Planning and Council discussions to answer any questions about their
> process and recommendations.
>
> I'm concerned that the significant advantages of this outlined
> procedure may not be incorporated in any recommendation that comes
> from Planning Commission, resulting in the city once more having to
> deal with a developer's expensive final drawings, and missing
> opportunities to provide early input to help developments conform to
> what is best for the city.
>
> Peter Nagourney
>
>
> On Mon, Jan 20, 2014 at 10:29 AM, Briere, Sabra <SBriere@a2gov.org>
> wrote:
> Dear Ray,
>
> I can always be wrong, and am open to different ideas. But I think
> the resolution should not tell the Planning Commission what the
> process will be or should be. Delegating the discussion back to
> Planning, so Planning can listen to public input on the process,
> talk with staff about the process, discuss best possible outcomes
> with the Design Review Board - these things take a collaborative
> attitude, and one that might be damaged by too much Council
> management before there is a recommendation from Planning.

>
> The ideal should be that the recommendation from Planning (on the
> process, by an amendment to the ordinance) reflects community
> concerns, staff capacity and Design Review Board responsibilities.
>
> As I understand it, the best outcome would be the Design Review
> Board identifies 'core guidelines' with which they expect
> compliance. As the DRB reviews a development proposal, they concern
> themselves with whether the core guidelines have been followed.
> They make their recommendation to the Planning Commission (premiums
> should/should not be granted); Planning Commission offers advice to
> the Council; the Council decides whether premiums - and therefore, a
> larger building - are approved.
>
> Of course, I don't know whether that will actually happen, or what
> the eventual process will be. But the process I've just outlined
> would leave the responsibility for the final decision where it
> should be - with Council.
>
> That's my thoughts. But I want to leave room for other thoughts on
> procedure to develop.
>
> Sabra Briere
> First Ward City Council
> Ann Arbor
> 734-995-3518
> 734-277-6578 (cell)
>
> Sent from my iPad
>
> On Jan 20, 2014, at 10:13 AM, "Raymond Detter" [REDACTED]
> wrote:
>
>> Sabra,
>>
>> I think your recommended changes to the resolution are very good.
>> How does our response fit into this on the recommendation to
>> "Revise the premium conditions to require mandatory compliance with
>> core design guidelines for a project to receive any premium in the
>> D1 or D2 districts." Our position is to support that
>> recommendation with the further recommendation to "Revise and
>> increase the role of the Design Review Board in the design review
>> process. City Council shall consider their recommendations in
>> giving premiums."
>>
>> Norm Tyler and others will be talking about the change in process
>> we recommend. Should the resolution include a reference to the way
>> that this item will need to be taken up by city government in the
>> future?
>>
>> Many thanks.
>>
>> Ray
>> On Jan 19, 2014, at 6:04 PM, Sabra Briere wrote:
>>
>>> I've attached my proposed amendments to the resolution.
>>>
>>> Sabra
>>>
>>>
>>> From: Raymond Detter [REDACTED]

>>> Sent: Sunday, January 19, 2014 5:20 PM
>>> To: Raymond A. Detter; Jeff Crockett; Chris Graham; Chris
>>> Crockett; Norm Tyler; Tom Petiet; Ilene Tyler; Brummerceb Brummer;
>>> John Nystuen; gnystuen@umich. edu; steve belloc; Widd Schmidt;
>>> Carolyn Fahey; Chuck Gelman; Cyril Hufano; Jack Eaton; Sabra
>>> Briere; Lynn Borset; Lindsey Benson; Gary Supanich; Nathan Etu;
>>> Rita Rita; Betsy Price; David Olson; John Sullivan; Stefan Trendov
>>> Ibenson; Lis Knibbe; Peter Nagourney; Steve Kaplan; Barbara
>>> Murphy; Don Duquette; Tom Whitaker; C. Robert Snyder; [REDACTED]
>>> Eckstein; Linda Binkow; Lars Bjorn; Susan Wineberg; Eleanor Linn;
>>> Eleanor Pollack; Bethany Osborne; Barbara Bach; Barbara Hall;
>>> Ellen Ramsburgh; Tom Stulberg; Ann Schriber; Alice Ralph; Hugh
>>> Sonk; Sonia Schmerl; Allison Stupka; M Hathaway; Ted and Pat
>>> Ligibel; Cc: Doug Kelbaugh; Heather Khan; Anthony Pinnell; Eppie
>>> Potts; Stephan Koller; Julie Ritter; Marsha Chamberlin; John
>>> Chamberlin; Joan French; Herbert Kaufer; james kern; Kathleen
>>> Nolan; [REDACTED] Jane Lumm; Susan Pollay; Deanna Relyea [REDACTED]
>>>); Anne Eisen; Ted Annis; Piotr Michalowski; Vivienne Armentrout;
>>> Simon Baseley; Sabra Briere; Mercedes Pascual
>>> Subject: Fwd: Downtown Zoning Recommendations

>>> To All:

>>> Yes, this coming Tuesday, January 21, 7:00 pm., City Council will
>>> consider a resolution to approve, modify, or reject Planning
>>> Commission Recommendations for changing Downtown D1 Zoning. It
>>> will be the first item on the agenda--a public hearing.
>>> Council will vote on the recommendations later on in the
>>> session in response to a resolution. The recommendations are due
>>> to your involvement in the three month Perdu consultants process.
>>> Many of you participated.

>>> We are urging all of you to attend Tuesday's meeting. The Near
>>> Downtown and Downtown Neighborhoods Group has sent our attached
>>> memorandum to Mayor Hieftje and all City Council members. It lists
>>> all our recommendations for support and desired changes in
>>> particular zoning, design guidelines and premiums. These were
>>> sent to Mayor Hieftje and all members of City Council.
>>> Last week, some of our members also met with all but two of our
>>> Council Members to discuss these changes.

>>> Any of you who wish to speak at the public hearing on these and
>>> any other possible changes are urged to do so.
>>> In order to make sure that all of our recommendations for change
>>> are covered, we are asking that the following people be prepared
>>> to speak on the changes indicated below just to make sure every
>>> one of them is covered. They should do so early in the public
>>> hearing.

>>> Of course, you are also urged to speak on these or any other
>>> recommendations you feel strongly about.

>>> 1. 336 East Ann--Peter Nagourney/Jeff Crockett

>>> 2. E. Huron property between Campus Inn and Sloan Plaza--Cy
>>> Hufano/Christine Crockett/Hugh Sonk

>>> Also speaking on the Ahmos site--Ray Detter

>>> 3. 425 South Main--Ted Annis/Tom Petiat/Piotr Michalowski/ Deanna
>>> Relyea

>>> 4. Design Guidelines and Design Review Board Process, Denial of
>>> Premiums--Norm Tyler/Tom Stulberg/Christine Brummer
>>>
>>> 5. Reduce Premiums--Ann Schriber/Steve Kaplan
>>>
>>> 6. & 7. Anyone of you who wishes to do so should speak to support
>>> these.
>>>
>>> 8. Revising effectiveness of premiums every three years--Eppie Potts
>>>
>>> "Other Recommendations" --A, B, C--Doug Kelbaugh and anyone else
>>> who wishes to support these other possibilities for change.
>>> --or any other recommendations you wish to make.
>>>
>>> We are not trying to overwhelm the City Council by our numbers but
>>> by our reasoning in support of wiser and better downtown zoning,
>>> guidelines, and process.--zoning that is consistent with our 2009
>>> Downtown Plan.
>>>
>>> Currently they are in support of our recommendations. We hope to
>>> keep it that way.
>>>
>>> Hope to see you on Tuesday.
>>>
>>> Ray
>>>
>>>
>>>
>>> Begin forwarded message:
>>>
>>>
>>> From: Raymond Detter [REDACTED]
>>> Subject: Downtown Zoning Recommendations
>>> Date: January 12, 2014 5:38:59 PM EST
>>> To: "JohnHieftje(@a2g) Hieftje" <JHieftje@a2gov.org>, Sabra Briere
>>> <SBriere@a2gov.org>, "SumiKailasapathy(@A2gov.org) Kailasapathy" <skailasapathy@a2gov.org
>>> >, Jane Lumm <JLumm@a2gov.org>, Sally Petersen
>>> <spetersen@a2gov.org>, Stephen Kunselman <SKunselman@a2gov.org>,
>>> "Christopher (Council) Taylor"
>>> <CTaylor@a2gov.org>, jeaton@a2gov.org, Margie Teall
>>> <MTeall@a2gov.org>, Mike Anglin <manglin@a2gov.org>, Chuck
>>> Warpehoski <cwarpehoski@a2gov.org>
>>>
>>> Dear Mayor Hieftje and Members of the Ann Arbor City Council:
>>>
>>> I am attaching a memorandum from the Downtown and Near Downtown
>>> Neighborhood Group providing our Comments on Downtown Zoning based
>>> on recommendations of the Perdu Consulting Group and the Ann Arbor
>>> Planning Commission. It is our understanding that a Public Hearing
>>> on downtown zoning issues will take place before City Council on
>>> Tuesday, January 21.
>>> Many of our members plan to attend.
>>>
>>> Before that date, we hope that some of our members from your
>>> respective wards will be able to make arrangements to meet with
>>> each one of you in a small group to discuss our
>>> <D1 zoning & character district amended resolution.docx>
>>>
>
>

>
> --
> Peter Nagourney

Alexa, Jennifer

From: phyllis ponvert [REDACTED]
Sent: Tuesday, January 21, 2014 11:50 PM
To: Briere, Sabra
Subject: Pedestrian Task Force

Hi Sabra,
I wondering if the task force has been chosen yet?
Regards, Phyllis Ponvert

Alexa, Jennifer

From: Kunselman, Stephen
Sent: Tuesday, January 21, 2014 11:58 PM
To: Beaudry, Jacqueline; *City Council Members (All)
Subject: Pontiac SAD Resolved amended
Attachments: Pontiac Assessment.docx

FYI -

RESOLVED, That the City Administrator is directed to file a report of same with the City Clerk, including a recommendation that a maximum of 20% of the cost shall be paid by special assessment and a minimum of 80% of the cost shall be a general obligation of the City, the number of installments in which the assessments may be paid, and the land which should be included in the special assessment district; and

Alexa, Jennifer

From: Lumm, Jane
Sent: Wednesday, January 22, 2014 12:30 AM
To: [REDACTED]
Subject: FW: Public Art allocation

From: Lumm, Jane
Sent: Thu 5/9/2013 8:17 AM
To: [REDACTED]
Subject: FW: Public Art allocation

-----Original Message-----

From: Briere, Sabra
Sent: Thursday, May 09, 2013 7:59 AM
To: Lumm, Jane
Subject: RE: Public Art allocation

Although both could be on the same agenda.

Sabra Briere
First Ward Councilmember
(734)995-3518 (home)
(734)277-6578 (cell)

Emails received and sent to me as a Councilmember regarding City matters are generally subject to disclosure under the Freedom of Information Act.

-----Original Message-----

From: Lumm, Jane
Sent: Thu 5/9/2013 7:48 AM
To: Briere, Sabra; Crawford, Tom
Cc: Powers, Steve
Subject: RE: Public Art allocation

Given the necessity to amend the budget by the 2nd mtg. in June at the latest, I think delaying to June 17th is not helpful.

-----Original Message-----

From: Briere, Sabra
Sent: Thursday, May 09, 2013 7:40 AM
To: Lumm, Jane; Crawford, Tom
Cc: Powers, Steve
Subject: RE: Public Art allocation

My plan was to request that the second reading occur on June 3 - although I've discussed delaying until June 17.

Sabra Briere
First Ward Councilmember
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-----Original Message-----

From: Lumm, Jane
Sent: Thu 5/9/2013 7:36 AM
To: Briere, Sabra; Crawford, Tom
Cc: Powers, Steve
Subject: RE: Public Art allocation

I understand the timing issue, but would like to confirm when the 2nd reading of the ordinance will come before council. Since the 1st reading of the ordinance was postponed to Monday's meeting, will the 2nd reading occur on May 20th or June 3rd? Tom will you please draft the necessary budget amendment language so that I can present it as part of the budget approval, just in case. Thanks you, Jane

From: Briere, Sabra
Sent: Wednesday, May 08, 2013 6:24 PM
To: Crawford, Tom
Cc: Powers, Steve; Lumm, Jane
Subject: Re: Public Art allocation

thank you.

Sabra Briere

First Ward Ann Arbor

734-995-3518 (h)

734-277-6578 (c)

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Sent from my iPad

On May 8, 2013, at 5:58 PM, "Crawford, Tom" <TCrawford@a2gov.org> wrote:

I understand your frustration. My recommendation is to leave it in the budget since this complies with the existing ordinance. When the new ordinance passes an amendment to modify the budget is appropriate. As long as it gets adopted by the second meeting June, no monies from FY14 will be spent.

From: Briere, Sabra
Sent: Wednesday, May 08, 2013 3:45 PM
To: Crawford, Tom; Powers, Steve
Cc: Lumm, Jane
Subject: Public Art allocation

Given the proposed amendment to the Public Art ordinance, I am wondering about the RESOLVED clause in the budget resolution. Although it appears that there will not be a vote on the ordinance revisions prior to May 20, is there an effective way to NOT appropriate funds for Public Art in FY14 - but leave open the possibility that the ordinance will fail? I'd really rather make this decision, if necessary, after the ordinance is discussed and voted upon.

Sabra Briere

First Ward Ann Arbor

734-995-3518 (h)

734-277-6578 (c)

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First Ward Ann Arbor

734-995-3518 (h)

734-277-6578 (c)

Emails received and sent to me as a Councilmember regarding City matters are generally subject to disclosure under the Freedom of Information Act.

Sent from my iPad