

CITY COUNCIL EMAILS
1 DEC 2008

7-7

Elias, Abigail

From: System Administrator
Sent: Monday, December 01, 2008 12:00 AM
To: Anglin, Mike
Subject: Your mailbox is over its size limit

Importance: High

Your mailbox has exceeded one or more size limits set by your administrator.
Your mailbox size is 931323 KB.

Mailbox size limits:

You will receive a warning when your mailbox reaches 900432 KB. You may not be able to send or receive new mail until you reduce your mailbox size.

To make more space available, delete any items that you are no longer using or move them to your personal folder file (.pst).

Items in all of your mailbox folders including the Deleted Items and Sent Items folders count against your size limit.

You must empty the Deleted Items folder after deleting items or the space will not be freed. See client Help for more information.

Elias, Abigail

Subject: Fire Charter Meeting
Location: Fire Station 1 Training Room

Start: Thu 12/18/2008 12:00 PM
End: Thu 12/18/2008 2:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Hopkins, Samuel

Required Attendees: Hopkins, Samuel; Ferris, Craig; Dziubinski, Edwin; Hollingsworth, Greg; Vogel, Robert; Perry, Allan; Hughes, Matthew; Ferris, Craig; Greden, Leigh; Teall, Margie; Julian, Stephanie (Sharpe); Singleton, Sarah; Crawford, Tom

Elias, Abigail

From: Greden, Leigh
Sent: Monday, December 01, 2008 7:56 AM
To: Taylor, Christopher (Council)
Subject: RE: Zone South U D2

I think Ellen misunderstands one key point: vitality requires people, and you need density to bring new people. 4- and 5-floor buildings scattered in a few places will have no measureable impact on the area. Density is the right thing for the environment. That's why it's endorsed by national environmental groups. It's also the right thing to support locally owned businesses. That's why it's supported by the local "Buy Local First" group. It's supported by the Watershed Council. It's supported by the Chamber of Commerce. It's supported by organized labor. How often do you have such far-reaching groups unite behind something?

From: Taylor, Christopher (Council)
Sent: Sun 11/30/2008 12:27 PM
To: Greden, Leigh
Subject: FW: Zone South U D2

FYI

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

From: Ellen Ramsburgh [mailto:]
Sent: Sun 11/30/2008 11:38 AM
To: Betsy Price; pnaourney@sbcglobal.net; Andrea Van Houweling; Bob Synder; Rusty Resuccia; Nystuen, Gwen (PAC); Eleanor Linn; Barb Copi; Ann Larimore; Kate West; Kris Meves; Lisa Jevens; kesample@earthlink.net; Helen Hill
Cc: Taylor, Christopher (Council)
Subject: RE: Zone South U D2

Dear All and Christopher,

Christopher's letter was thoughtful and a welcomed indication of willingness to work with the neighborhood. However, I still do not understand the argument that D2 zoning is too restrictive to provide revitalization of South University. S. University is not a 'gateway' but is rather a 'connection' between the predominantly historical and rather elegant gateway into the city provided by Washtenaw Avenue and the University campus itself. With the exception of University Towers, the feel of S. University is an eclectic, intimate shopping district. Out of scale architecture will not revitalize areas which already have a character already dictated by the size of the street, the length of the commercial zone, and the context that surrounds. University Towers is the best example one could have for that sad fact.

I don't want to appear to be digging my heels in the sand. I would like a good explanation of why D2 is too restrictive to revitalize South U.

I was struck by a remark that Chris Easthope made at one of the public hearings that the South U. zoning change to the highest commercial zoning was done in order to let South U. conform with the downtown zoning. However, since none of the ingredients of that zoning are found in the South U. area, that seems to be an up-zoning without regard for the existing character of the street or the surrounding neighborhood. That decision has unfortunately led to the difficulty in establishing the best zoning alternative for South U.

The greatest concern most downtown neighborhoods have is about the lack of buffering between the high-density D1 zoning and the residential neighborhoods that will be most affected by this change. If this problem is not addressed, I fear a general erosion of those neighborhoods.

Ellen Ramsburgh

Date: Sun, 30 Nov 2008 10:34:43 -0500

From: [REDACTED]

To: [REDACTED]

Subject: Fwd: Zone South U D2

Dear friends,

I guess the issue is what is acceptable?

They (council and planners) are pretty clearly not going for D2. I think I remember Christopher mentioning 10 stories (long ago). Is there a specific counter proposal we (as a neighborhood block) can offer?

Chuck and I are just back from Pittsburgh, where we counted the stories of every building we passed. There were downtown areas and non-downtown, lowrise, yet thriving commercial areas.

I'm baa-aack!

Betsy

----- Forwarded message -----

From: Taylor, Christopher (Council) <CTaylor@a2gov.org>

Date: Sat, Nov 29, 2008 at 11:19 PM

Subject: RE: Zone South U D2

To: Betsy Price <[REDACTED]>

Cc: "Greden, Leigh" <LGreden@a2gov.org>

Hi Besty,

I hope all is well. Thank you very much for your letter. I know that the A2D2 process has been long and circuitous. For you and the other folks in North Burns Park, keeping up with it, 601 S. Forest and the like must have been and continue to be something like a full-time job.

I have had an opportunity to speak with Leigh about your communication and South U generally. We are not yet fully resolved, but there are a couple of points of agreement between us that I think we can share with you and your compadres.

- 1) Although we, all of us, have an interest in all parts of the City, we entirely agree that the residents the South U area and adjacent communities are among the top-tier stakeholders in South U.
- 2) South U has a 'gateway' character, which necessitates a treatment distinct from core downtown, rendering an unmodified D1 inappropriate.
- 3) The proposed 120 foot cap on South U is a step in the right direction, but insufficient to protect the character of the neighborhood.
- 4) The D2 60 foot cap is too restrictive and would hinder South U's necessary revitalization.

We are not yet settled upon what a middle-ground approach would look like, but hope and expect to be able to devise (with input from a variety of sources (including of course folks such as yourself!)) a Third Ward, united-front, co-sponsored proposal within the D1/D2 framework that would be well poised to receive Council approval.

I understand that this message is incomplete and that you will naturally have a host of questions / comments, but wanted to let you know now formally, albeit generally, that we are attuned to and allied with your concerns, even if we do not at this time concur with a strict D2 approach.

I hope of course that you and Chuck passed a happy holiday and look forward to working with you (now in an official capacity!) to craft a zoning regime that will set the stage for a site-appropriate, vital South U.

Cheers,

Christopher

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

From: Betsy Price [mailto:]

Sent: Wed 11/26/2008 7:41 AM

To: Hieftje, John; Smith, Sandi; Briere, Sabra; Rapundalo, Stephen; Derezinski, Tony; Taylor, Christopher (Council); Greden, Leigh; Higgins, Marcia; Teall, Margie; Hohnke, Carsten; Anglin, Mike; A2D2FeedBack

Subject: Zone South U D2

City Council,
Please zone South U D2.
Thank you,
Betsy Price

Get more done, have more fun, and stay more connected with Windows Mobile®.
<http://clk.atdmt.com/MRT/go/119642556/direct/01/>

Elias, Abigail

From: Crawford, Tom
Sent: Monday, December 01, 2008 8:27 AM
To: Rapundalo, Stephen
Cc: Petrak, Dave; Greden, Leigh; Higgins, Marcia; Hieftje, John; Teall, Margie; Fraser, Roger
Subject: GDI Abatement Request

Attached is info. Rapundalo requested at our last Finance Committee meeting regarding the upcoming GDI Infotech abatement request.



Letter to City of
Ann Arbor - ...

November 25, 2008

Mr. Tom Crawford
City of Ann Arbor
100 N. Fifth Avenue
PO Box 8647
Ann Arbor, MI 48107

Dear Mr. Crawford,

Thank you for your continued efforts in support of the GDI Infotech attraction project! The investment and job expansion by GDI Infotech is another significant victory for the region and an indicator of the strong Ann Arbor IT cluster. The following is additional information on the project:

About GDI Infotech: GDI has been in business for the last 15 years and is a privately-held, certified minority-owned business headquartered in Ann Arbor, Michigan. GDI offers information integration solutions and consulting services to companies that need to streamline databases and software applications. Clients range from Fortune 100 companies to start up businesses.

About Expansion Project: GDI plans on expanding a new Solutions Division targeting sectors such as health care, technology, education, and retail by offering new solutions and products for breaking down information silos, building data foundations and providing business intelligence reports. The project is expected to create 121 jobs directly with GDI and an additional 112 indirect jobs. The state of Michigan MEGA Board approved a state tax credit valued at \$1.5 million over seven years to win the project over a competing site in North Carolina. The tax credit is contingent upon a local property tax abatement. GDI's total project investment is \$2.8 million including \$2.35 million in building/improvements and \$435,000 in machinery, equipment, furnishing and fixtures.

Equipment Breakdown:

Computer equipment	\$255,000
Office Furniture	\$175,000
Maintenance equipment	\$20,000

Construction Breakdown:

Sitework	\$150,000
Structure	\$1,850,000
Electrical	\$100,000
Mechanical	\$100,000
General Conditions	\$150,000

Please let me know if there is any additional information I can provide.

Sincerely,



Vince Nystrom
Managing Director, Business Development
Ann Arbor SPARK

Elias, Abigail

From: Wondrash, Lisa
Sent: Monday, December 01, 2008 8:39 AM
To: Higgins, Marcia; Smith, Sandi
Cc: Salmeron, Ralph C; Dempkowski, Angela A; Fraser, Roger; Beaudry, Jacqueline
Subject: Requested Council Resolutions for Tonight's Meeting
Attachments: ResolutionSupportingHB5693.doc; ResolutionSupportingHB5047.doc

Marcia and Sandi:

Enclosed are the two Council resolutions you requested from CTN staff regarding support of amendments to the State Franchise Agreement that would ensure that all communities receive 2% PEG franchise fees and an amendment that would prevent Comcast or other cable providers from moving CTN channels out of the basic channel lineup tier. Please let us know if you need further information and/or assistance.

Thanks for your support.

Lisa Wondrash

Communications Unit Manager

City of Ann Arbor

2805 S. Industrial, Ste. 200

Ann Arbor, MI 48104

New phone number: (734) 794-6150 x41511

e-mail: lwondrash@a2gov.org



Think Green! Don't print this email unless you need to.

CITY COUNCIL

**RESOLUTION SUPPORTING HOUSE BILL 5693 TO AMEND SECTION 4 OF
THE 2006 PA 480 TO REQUIRE A VIDEO SERVICE PROVIDER TO PROVIDE
PUBLIC, EDUCATION, AND GOVERNMENT ACCESS CHANNELS AT NO
EXTRA CHARGE, AND AT THE EQUIVALENT VISUAL AND AUDIO QUALITY,
FUNCTIONALITY AND ACCESSIBILITY OF COMMERCIAL CHANNELS
CARRIED ON THE PROVIDER'S SERVICE**

WHEREAS, In 2006, the governor signed legislation to create a uniform video franchising law (PA 480 of 2006);

WHEREAS, In negotiations on PA 480, it was the lawmakers intent that public, education and government (PEG) channels continue to be delivered at no extra charge to subscribers;

WHEREAS, It was also the lawmakers intent that the PEG Channels be deliver in a manner equivalent to the commercial channels by the video service provider;

WHEREAS, Some video providers intend to relocate the PEG channels, requiring additional equipment and/or fees for subscribers who wish to view the PEG channels;

WHEREAS, Some video providers deliver the PEG channels in a manner that is both inferior in quality and cumbersome to access;

WHEREAS, The result is subscribers wishing to view the PEG channels will face increased costs, inconvenience, confusion and/or the inability to receive PEG channels;

WHEREAS, House Bill 5693 will ensure that all video service subscribers have access to their public, education, and government channels at no additional charge;

WHEREAS, House Bill 5693 will ensure that the video provider delivers PEG channels at the same quality and convenience as commercial channels;

RESOLVED, That the City Council hereby supports passage of House Bill 5693 to protect the delivery and presentation quality of the PEG channels;

RESOLVED, That the City Council hereby urges members of the Michigan Congressional delegation to pass House Bill 5693 so there will be time for the Senate to act on it before this session ends;

Prepared by: Lisa Wondrash, Communications Unit Manager
Submitted by: Councilmembers Marcia Higgins and Sandi Smith
Date: December 1, 2008

CITY COUNCIL
**RESOLUTION SUPPORTING HOUSE BILL 5047 TO ENSURE COMMUNITIES
RECEIVE 2% PUBLIC, EDUCATION, AND GOVERNMENT FRANCHISE FEES**

WHEREAS, The City of Ann Arbor urges legislators to pass House Bill 5047;

WHEREAS, In 2006, the governor signed legislation to create a uniform video franchising law (PA 480 of 2006);

WHEREAS, In negotiations on Act 480, lawmakers promised that local units of government would receive 2 percent of gross video revenues specifically for public, education and government (PEG) channels in addition to the 5-percent franchise fee;

WHEREAS, As current cable franchise agreements have expired, some cable companies are not paying the 2-percent PEG fee even though the Michigan Legislature specifically intended for municipalities to receive this money to operate an important community resource;

WHEREAS, Failure to pay the 2-percent fee violates the agreement reached in negotiations on PA 480;

WHEREAS, House Bill 5047 will make sure that all municipalities have the option of getting a 2-percent fee to support their government, school and public channels when their current cable franchises expire;

WHEREAS, House Bill 5047 corrects this issue and protects PEG funding;

RESOLVED, That the City Council hereby supports passage of House Bill 5047 to protect PEG funding;

RESOLVED, That the City Council hereby urges members of the Michigan Congressional delegation to pass House Bill 5047 before Thanksgiving so there will be time for the Senate to act on it before this session ends;

**Prepared by: Lisa Wondrash, Communications Unit Manager
Submitted by: Councilmembers Marcia Higgins and Sandi Smith
Date: December 1, 2008**

Elias, Abigail

Subject: Malletts Creek Coordinating Committee
Location: ConfRoom - 4th Floor Large

Start: Wed 1/14/2009 3:00 PM
End: Wed 1/14/2009 4:30 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Hancock, Jerry

Elias, Abigail

Subject: Malletts Creek Coordinating Committee
Location: ConfRoom - 4th Floor Large
Start: Wed 2/11/2009 3:00 PM
End: Wed 2/11/2009 4:30 PM
Recurrence: (none)
Meeting Status: Accepted
Organizer: Hancock, Jerry

This will be the last MCCC meeting at City Hall for several years, due to the City Hall expansion project that is scheduled to begin in March of 2009.

Jerry Hancock

Elias, Abigail

From: Barber, Janet (Barth)
Sent: Monday, December 01, 2008 9:00 AM
To: Derezinski, Tony
Subject: FW: 12/8 council work session

Tony -

Please let me know ASAP what your availability is for the proposed meetings below.

Jan Barber
Management Assistant/
Special Events Coordinator
Community Services
City of Ann Arbor
Phone: (734) 994-2712
Fax: (734) 994-8460

jbarber@a2gov.org

From: Miller, Jayne
Sent: Wednesday, November 26, 2008 6:56 AM
To: Smith, Sandi; Taylor, Christopher (Council); Derezinski, Tony; Hohnke, Carsten
Cc: Barber, Janet (Barth)
Subject: 12/8 council work session

Good morning. At the Monday, December 8th Council Work Session I will be providing reports to Council regarding a) the provision of 100 units of affordable housing (to replace the 100 units at the former Y site) and b) the City golf courses.

Both of these projects have considerable history associated with them. As new members to Council, you may not be aware of some or all of the associated background related to these projects. To help you get better acquainted with these projects, I will make myself available to meet with you to provide you background information on both projects in advance of the 12/8 working session, if you would like.

My assistant Jan Barber will be happy to set up a time for me to meet with you to brief you prior to the 12/8 Council Work Session. A coordinated meeting with whomever is interested would probably be the most beneficial. Here are some times that I know I am available:

Thursday, 12/4 early morning until 9 am
Thursday, 12/4 after 5 pm
Monday, 12/8 8 am to 10 am
Monday, 12/8 12 pm to 1:30 pm
Monday, 12/8 5 pm to 7 pm

If none of these times work for you, let Jan and me know and we'll find another time.

Have a great thanksgiving.

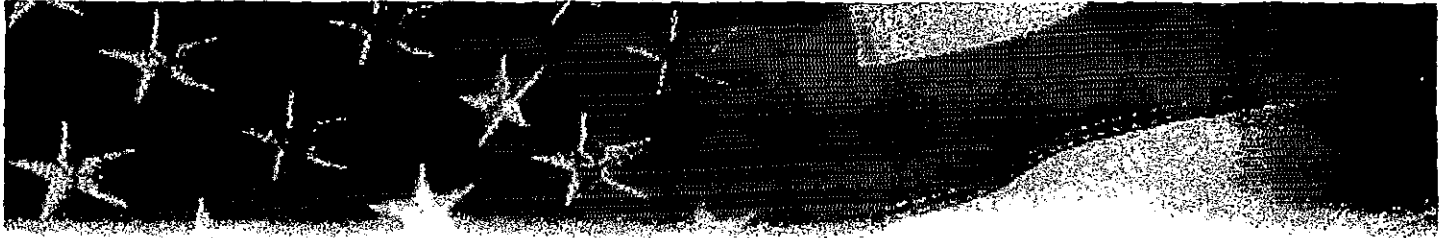
Jayne Miller
Community Services Area Administrator
City of Ann Arbor
jmiller@a2gov.org
734-994-2704 (phone)
734-994-8460 (fax)
www.a2gov.org

Elias, Abigail

From: Taylor, Christopher (Council)
Sent: Monday, December 01, 2008 9:46 AM
To: Hancock, Jerry
Subject: Accepted: Malletts Creek Coordinating Committee

Elias, Abigail

From: Jones, Barnett
Sent: Monday, December 01, 2008 9:46 AM
To: Briere, Sabra
Subject: RE: deer-car accidents
Attachments: image002.jpg



Ma'am:

We have looked into this and have found that on the local level; we do not track vehicle/deer accidents....however, we do report them to the state.....With that in mind; we have called the state and are awaiting a reply...this make take awhile.....

Barnett Jones

**Chief of Police / Safety Services Administrator
Ann Arbor Police Department
PH: (734) 994-2848 : FAX: (734) 997-1506
<mailto:bjones@a2gov.org>**

From: Briere, Sabra
Sent: Sunday, November 30, 2008 8:19 PM
To: Jones, Barnett
Cc: *City Council Members (All)
Subject: deer-car accidents

Dear Chief Jones,
Can you give an estimate of deer/car accidents this fall?
This year?

Sabra

Elias, Abigail

From: Taylor, Christopher (Council)
Sent: Monday, December 01, 2008 9:46 AM
To: Hancock, Jerry
Subject: Accepted: Malletts Creek Coordinating Committee

Elias, Abigail

From: Fraser, Roger
Sent: Monday, December 01, 2008 9:47 AM
To: Hieftje, John
Cc: Beaudry, Jacqueline; Dempkowski, Angela A; Higgins, Marcia; Teall, Margie; Anglin, Mike; Hohnke, Carsten
Subject: FW: Main Street Lane Closure

Please note this addition to the agenda for this evening.

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

From: jkosteva@umich.edu [mailto:jkosteva@umich.edu]
Sent: Wednesday, November 26, 2008 5:49 PM
To: Fraser, Roger
Cc: McCormick, Sue
Subject: Re: Main Street Lane Closure

I'll be there.

Thanks for all your efforts. (and I just don't mean to be seasonal!)

Save room for pie.

jim

Quoting "Fraser, Roger" <RFraser@a2gov.org>:

>
>
> Hi Jim:
>
> We expect to issue the permits necessary for the use of the
> easternmost, north bound lane of Main Street adjacent to the stadium, as requested.
> Council has asked that someone from the University appear at the
> beginning of the Council Meeting on December 1 (7:00 p.m.) to explain
> to the Council and the public the work that is being done that
> requires the lane closures during December.
>
> We appreciate the obvious effort to minimize the impacts on rush hour
> traffic that were reflected in the requested times of daily closures.
>
> Please confirm that someone will be with us on Monday evening.
>
> Enjoy your Turkey Day!
>
>
>
> Roger Fraser
> City Administrator
> City of Ann Arbor
> Office: (734) 994-2650
> Fax: (734) 994-8297
>

> E-mail: rfraser@a2gov.org <<mailto:rfraser@ci.ann-arbor.mi.us>>

>
>
>
>

Elias, Abigail

From: Hieftje, John
Sent: Monday, December 01, 2008 10:01 AM
To: 'Kim Bayer'
Cc: Rampson, Wendy; Briere, Sabra; Smith, Sandi; Rapundalo, Stephen; Derezinski, Tony; Greden, Leigh; Taylor, Christopher (Council); Higgins, Marcia; Teall, Margie; Anglin, Mike; Hohnke, Carsten
Subject: RE: Downtown Ann Arbor and the Allen Creek Greenway

Hello:

Thank you very much for writing and adding your voice to this community conversation. I went to Bach School and am very familiar with your neighborhood. I live close in myself and often walk or bike to work at city hall.

I only know of one newer building downtown that could be said to be "cheap" (and the city had no choice but to approve it) but there is certainly a lot of room for criticism on the architecture.

In our state we cannot enforce any code stronger than the state building code unless it is a PUD project. We cannot require affordable housing or green building and we cannot require a developer to build to any certain architectural standard. We will soon be going as far as the law will allow when we become the only city in the state to have architectural Design Guidelines in place along with a commission to oversee them.

If we are going to have a vibrant downtown with retail and even another grocery store or two, there will need to be more people living downtown. Downtowns across our country are in danger of becoming "the whole in the donut." The DDA was able to bring A2's downtown back from the brink back in the 70's and 80's but the only long term fix that has been proven to work in other cities is more density.

For a city its size, Ann Arbor has one of the highest ratios of parkland-to-residents to be found and there is already a fair amount of green space in and near downtown. The Diag is an inviting treed area in the center of downtown and West Park is just a few blocks away from the western edge. But I agree with you that we could use more.

I am committed to expanding Ann Arbor's greenway network with the addition of a new one along Allen Creek connecting to the existing Huron River Greenway. But if we are successful, it will be very, very expensive. It will also be a lasting amenity that residents will appreciate for decades to come. So far we have not been able to make any headway in talks with the Ann Arbor Railroad but we keep bringing it up.

New floodway and floodplain maps should be approved in the coming year. Work on them has been going on for a couple of years.

Thank you again for writing and for your interest in our city.

John Hieftje

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

From: Kim Bayer [mailto:]
Sent: Monday, December 01, 2008 6:46 AM
To: Planning; A2D2FeedBack

Cc: Rampson, Wendy; Hieftje, John; Briere, Sabra; Smith, Sandi; Rapundalo, Stephen; Derezinski, Tony; Greden, Leigh; Taylor, Christopher (Council); Higgins, Marcia; Teall, Margie; Anglin, Mike; Hohnke, Carsten
Subject: Downtown Ann Arbor and the Allen Creek Greenway

Dear City of Ann Arbor Representatives

I am writing in regard to the proposed changes to Ann Arbor's zoning and to urge you to increase downtown green space and protect the Allen Creek floodplain.

My husband owns a small software business downtown and we intentionally chose our house so that we could live close enough to walk and shop downtown. A vibrant and diverse downtown, offering high quality of life aspects like green space and businesses where we can buy groceries and home products, is very important to us.

Please consider the following:

- If we are actually going to have a dense urban core, please put a stop to new, cheap, ugly, unfilled buildings. If developers are going to reap profits, they should be expected to design buildings that offer pedestrian amenities and grace (at minimum) to the city and to our residents over the *long term.* Ann Arbor is not going to draw residents by building cheap eyesores that have to be torn down in 20 years.
- Please implement the ideas for biking, walking, gardening, and art in the Allen Creek Greenway that extends from the Stadium to the Huron River. A Greenway will draw more tax-paying, business owning residents to Ann Arbor. It's hard to think of a less expensive and more community-building means that the city could use to draw a new urban population.
- Please make it clear, once and for all, that no new development will be taking place in the Allen Creek floodway or floodplain. Create new city maps that clearly delineate the areas of the floodplain so that we know where flooding can occur and where development should not.

We are trusting you to do the right thing for the future of a compelling, livable Ann Arbor. Thank you very much,

Kim Bayer
445 Second Street


Elias, Abigail

From: Hieftje, John
Sent: Monday, December 01, 2008 10:06 AM
To: 'Ellen Ramsburgh'; A2D2FeedBack; Rampson, Wendy; Greden, Leigh; Taylor, Christopher (Council)
Subject: RE: A2D2 zoning amendments

Dear Ellen:

Thank you for writing with these thoughtful comments. There is still a lot of work to be done on the proposed amendments and your comments are timely.

John Hieftje

From: Ellen Ramsburgh [mailto:████████████████████]
Sent: Sunday, November 30, 2008 11:40 PM
To: A2D2FeedBack; Rampson, Wendy; Greden, Leigh; Taylor, Christopher (Council); Hieftje, John
Subject: A2D2 zoning amendments

These are my general concerns about the A2D2 zoning amendments.

- 1) Citizen feedback has not been incorporated into the zoning amendments. The zoning amendments have strayed from the original vision incorporated in the Calthorpe report and Nore Winter/Bruce Race recommendations.
- 2) Design guidelines are not being considered hand in hand with the zoning changes.
- 2) Premiums as they are written into the zoning ordinance have the potential to distort the balance of uses that we want to encourage in our downtown.
- 3) Downtown residential neighborhoods are not protected from high density zoning by step down zones or appropriately protective setbacks.
- 4) There should be height restrictions that use the present scale and context of our downtown as a guide for what "fits" our city.

This is a more specific concern for my immediate neighborhood.

I disagree with the assertion that D2 zoning is too restrictive to provide revitalization of South University. The commercial section of S. University is not a 'gateway' but is rather a 'connection' between the predominantly historical and residential character of Washtenaw and the surrounding neighborhoods and the University campus itself. With the exception of University Towers, the feel of S. University is an eclectic, intimate shopping district. Out of scale architecture does not revitalize areas whose character is dictated by the size of the street, the length of the commercial zone, and the context that surrounds. University Towers is the best example of that sad fact.

I would like a better explanation of why D2 is inappropriate for South University than "it is already zoned for the highest commercial density."

The zoning change to allow the highest commercial density has been defended by saying that the change simply allowed S. University to conform with the rest of downtown's zoning. However, since none of the ingredients of that high density zoning are found in the South U. area, that change seems to have been an up-zoning without regard for the existing character of the street or the surrounding neighborhood. That decision has unfortunately led to the difficulty in establishing the best zoning category for South University.

The greatest concern most downtown neighborhoods have is about the lack of buffering between the high-density D1 zoning and the residential neighborhoods that will be most affected by this change. If this problem is not addressed, I fear a general erosion of those neighborhoods.

Ellen Ramsburgh
1503 Cambridge Rd.

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Elias, Abigail

From: Hieftje, John
Sent: Monday, December 01, 2008 10:11 AM
To: 'Lynn M. Borset'; Rampson, Wendy; Planning; Anglin, Mike; Hohnke, Carsten
Subject: RE: Zoning, proposed changes

Hello:

Thank you for writing with these comments. Just over one year ago I was the only member of council to vote in favor of a height limitation. Fortunately I believe there may be more support for it now and I will be sure it comes up again as we discuss the A2D2 recommendations.

Thanks again for writing.

John Hieftje

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

From: Lynn M. Borset [mailto: [REDACTED]]
Sent: Sunday, November 30, 2008 10:49 PM
To: A2D2FeedBack; Rampson, Wendy; Planning; Hieftje, John; Anglin, Mike; Hohnke, Carsten
Subject: Zoning, proposed changes

Gentlepeople representing citizens of Ann Arbor,

I have significant concerns about the proposed zoning changes being considered for our city.

In particular I think it is necessary to impose maximum building height limits! The limit should be set quite low, perhaps 8 stories (this is the limit in Paris, France), with exceptions to be considered by a review board. The review board (perhaps an existing board) should have strict guidelines limiting/governing exceptions, which consider the surrounding lower-story dwellings, and severely curtails "high rise" buildings.

Ann Arbor is rightly named "Tree-town, U.S.A." and we should preserve this character and ambiance by making sure that the trees can continue to dominate the landscape, rather than buildings obscuring them.

Lynn M. Borset
322 Virginia Ave.
Ann Arbor, Michigan 48103
[REDACTED]
[REDACTED]

Elias, Abigail

From: Cooper, Eli
Sent: Monday, December 01, 2008 10:12 AM
To: 'Carmine Palombo'
Cc: 'Terri Blackmore'; Hupy, Craig; Hieftje, John; Fraser, Roger; McCormick, Sue; Nearing, Michael; Pirooz, Homayoon; Sloten, Cresson; cwhite@theride.org; Pollay, Susan
Subject: Ann Arbor to Detroit commuter Rail Service

Carmine,

I just wanted to send you a quick note. I continue to explore various options for providing commuter parking in Ann Arbor to support and feed the proposed Ann Arbor-Detroit commuter rail service. Right now, the City is looking at and talking with both the University of Michigan and DTE about various options and opportunities. Both entities present potential opportunity and require continued effort. As we discussed at our recent meeting, we are in very preliminary discussion with the University regarding a relocated commuter rail platform along Fuller Road. More recently, the City and DTE discussed their property holdings along the existing AMTRAK long term parking lot for potential commuter-rail related parking. DTE's parking lot is immediately across the track from the AMTRAK platform and alongside their long term parking area.

I look forward to continuing to work with you as we explore the potential to help make this proposed commuter service a success. Lets continue to carefully coordinate our efforts to make sure that we are working together.

Hope you had a pleasant holiday,

Eli

Elias, Abigail

Subject: Updated: Fire Charter Meeting
Location: Fire Station 1 Training Room

Start: Mon 12/15/2008 12:00 PM
End: Mon 12/15/2008 2:00 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Hopkins, Samuel

Required Attendees: Hopkins, Samuel; Ferris, Craig; Dziubinski, Edwin; Hollingsworth, Greg; Vogel, Robert; Perry, Allan; Hughes, Matthew; Ferris, Craig; Greden, Leigh; Teall, Margie; Julian, Stephanie (Sharpe); Singleton, Sarah; Crawford, Tom

When: Monday, December 15, 2008 12:00 PM-2:00 PM (GMT-05:00) Eastern Time (US & Canada).
Where: Fire Station 1 Training Room

~~*~*~*~*~*~*~*~*

Rescheduled due to conflicts.

Elias, Abigail

From: Naud, Matthew
Sent: Monday, December 01, 2008 10:24 AM
To: dalea@ewashtenaw.org; David Stead (E-mail); David Wright (davidw@ecocenter.org); Nystuen, Gwen (PAC); grahamz@umich.edu; Hohnke, Carsten; john_german@ahm.honda.com; rlc@umich.edu; Steve Bean (E-mail); summert@umich.edu; Teall, Margie; Valerie Strassberg (vstrassberg@gmail.com)
Subject: FW: Upcoming public meetings
Attachments: attc7cda.jpg

FYI - we are beginning to schedule public meetings for the HRIMP public engagement

See below - these are tentative and will be discussed today at the HRIMP meeting.'

From: Naud, Matthew
Sent: Monday, November 24, 2008 1:34 PM
To: 'Catherine Riseng (E-mail) (E-mail)'; 'Cathy Gendron (E-mail)'; Saam, Cheryl; cherylmackrell@comcast.net; 'Christopher Graham' (E-mail); Hupy, Craig; Borneman, Dave; 'Dave Szczygiel'; 'David Stead' (E-mail); 'Dirk Fischbach (E-mail)'; 'Dirk Fischbach alt (E-mail)'; 'Evan Pratt (E-mail)'; Tallant, Jason; 'Jeff Plakke (E-mail)'; 'Julia Wondolleck (E-mail)' (E-mail); 'Laura' 'Rubin (E-mail)'; Marino, Adrienne; Naud, Matthew; Aldridge, Michelle; Wade, Molly; 'Paul Ganz (E-mail)'; 'Scott Dierks (E-mail)'; 'Shirley White-Black (E-mail)'; 'Stephen Riley'; 'Steve' 'Yaffee (E-mail)'; 'Sue Gott - Mahoney'; 'Sue Gott (E-mail)'; Tom Edsall (E-mail); yazbo822@att.net
Cc: Kuras, Amy Beth; Miller, Jayne; Smith, Colin; Straw, Jeffrey
Subject: Upcoming public meetings

Please hold the following dates and times for the three public meetings and our next HRIMP meeting.

We will discuss these dates and meeting format at our meeting next monday.

Public Meeting #1 - January 28 Wednesday 7-10pm
Public Meeting #2 - January 31 Saturday 9am-12
Public Meeting #3 - February 4 Wednesday 7-10 pm

HRIMP meeting Monday February 9 7-10 PM

We tightened the schedule to allow more committee members to attend.

Thanks and Happy Thanksgiving, Matt

Matthew Naud
Environmental Coordinator
Assistant Emergency Manager
mnaud@a2gov.org

www.a2gov.org/green

Please sign up for Environmental or other city updates at www.a2gov.org



Please visit the State of Our Environment Report at www.a2gov.org/soe

Elias, Abigail

From: Teall, Margie
Sent: Monday, December 01, 2008 10:27 AM
To: Postema, Stephen; Jones, Barnett; Fraser, Roger; Hieftje, John
Cc: Seto, John
Subject: FW: Snow Plows

Hi all: Could you please respond to this for me? Stephen, I have been working with the police and with Ms. Dowker for the past 5 years to deal with noise issues from plows in the middle of the night, and as you can see, this can't continue. (This is a parking lot on South Industrial, which backs up to a condo complex in the Georgetown area.) As for the police, I do wonder why the plows weren't stopped last night. Clearly they did not have a document with them. I assume there will be some consequence if they do not produce a document from our City Attorney's office today. Thanks. -Margie

From: pat dowker [mailto:████████████████████]
Sent: Monday, December 01, 2008 3:53 AM
To: Teall, Margie
Subject: Snow Plows

Margie

It is 3:30 in the AM. I called the A2 Police, they sent two cars. However they are still plowing supposedly they have a document from the City Attorney's Office giving them permission to plow all night long. The police let them continue and told them to produce the document tomorrow night at the police department.

I have to say I'm very upset, we have had this agreement for the last four years. I'm not sure if the company is telling the truth. However it seems to me they should have made them stop until they produced the document. I'm letting you know this because if they have found a way to plow in the middle of the night, I need to know what my next step is. They started around 2:00am and are still out there it is now almost 4:00am I will probably not go back to sleep. I don't mean to be a pain but the residents of this condo complex can't deal with this all winter. Thanks Patti Dowker

Elias, Abigail

From: Seto, John
Sent: Monday, December 01, 2008 10:37 AM
To: Teall, Margie
Cc: Jones, Barnett
Subject: RE: Snow Plows

Councilmember Teall,

I have a message into Midnight Command to find out the circumstances of last night.

I'll let you know what I find out.

John

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

From: "Teall, Margie" <MTeall@a2gov.org>
To: "Postema, Stephen" <SPostema@a2gov.org>; "Jones, Barnett" <BJones@a2gov.org>; "Fraser, Roger" <RFraser@a2gov.org>; "Hieftje, John" <JHieftje@a2gov.org>
Cc: "Seto, John" <JSeto@a2gov.org>
Sent: 12/1/08 10:26 AM
Subject: FW: Snow Plows

Hi all: Could you please respond to this for me? Stephen, I have been working with the police and with Ms. Dowker for the past 5 years to deal with noise issues from plows in the middle of the night, and as you can see, this can't continue. (This is a parking lot on South Industrial, which backs up to a condo complex in the Georgetown area.) As for the police, I do wonder why the plows weren't stopped last night. Clearly they did not have a document with them. I assume there will be some consequence if they do not produce a document from our City Attorney's office today. Thanks. -Margie

From: pat dowker [mailto:████████████████████]
Sent: Monday, December 01, 2008 3:53 AM
To: Teall, Margie
Subject: Snow Plows

Margie

It is 3:30 in the AM. I called the A2 Police, they sent two cars. However they are still plowing

supposedly they have a document from the City Attorney's Office giving them permission to plow all night long. The police let them continue and told them to produce the document tomorrow

night at the police department.

I have to say I'm very upset, we have had this agreement for the last four years. I'm not sure if

the company is telling the truth .However it seems to me they should have made them stop until

they produced the document. I'.m letting you know this because if they have found a way to plow

in the middle of the night, I need to know what my next step is. They started around 2:00am and are

still out there it is now almost 4:00am I will probably not go back to sleep. I don't mean to be a pain

but the residents of this condo complex can't deal with this all winter. Thanks Patti Dowker

Elias, Abigail

From: Briere, Sabra
Sent: Monday, December 01, 2008 10:36 AM
To: Anglin, Mike
Subject: FW: Historic District Study Committee
Attachments: Historic District Study Committee.rf; ATT2848840.htm

Here are the people compiled by Ray Detter, Eppie Potts, Ellen Ramsburgh.

*Sabra Briere
First Ward Councilmember
(734)995-3518
(734)484-3600 x 237 (work)*

From: Raymond A. Detter [mailto:rdetter@umich.edu]
Sent: Mon 12/1/2008 12:03 AM
To: Briere, Sabra
Subject: Fwd: Historic District Study Committee

Sabra,

i want to correct an error. His name is spelled "Sandweiss".

Ray

Begin forwarded message:

From: Raymond Detter <raydetter@mac.com>
Date: November 30, 2008 10:20:08 PM GMT-05:00
To: Sabra Briere <SBriere@a2gov.org>
Cc: "Raymond A. Detter" <rdetter@umich.edu>
Subject: Historic District Study Committee

Sabra,

I am attaching my previous message to you regarding the makeup of the Study Committee. I also have one name to add, a person who is very anxious to do what he can to stop the project on South Fifth:

Dr. Jay Sanweiss Office: 417 4th Ave. 995-1880 and Home: 1800 Baldwin 665 6421

From: Raymond Detter <raydetter@mac.com>
Date: November 30, 2008 8:48:37 PM GMT-05:00
To: Sabra Briere <SBriere@a2gov.org>
Cc: Eppie Potts <erpotts@provide.net>, Ellen Ramsburgh
<ejramsburgh@hotmail.com>
Subject: Historic District Study Committee

Sabra,

In my count thus far, the people who have agreed to be on the committee are:
(*In the Study Area)

*Shirley Zempel, 434 S. 4th. Ave 48104 734 668-1358

*Anne Eisen, 442 S. 4th, Ave. 734 646-1651

*Cathleen Schulenberg, 445 S. 4th Ave. 734 662-2639

*Martha Luczak, 438 S. Fifth Ave. 734 747-6781

*Deanna Relyea, 451 S. 4th 734 761-7647

Kimberly Kachadoorian, 206 E. Davis 734 645-6490

Ellen Ramsburgh, 1503 Cambridge 734 369-2535

Ellen was also going to call Susan Wineberg and another member of the HDC
who she thinks might also be good--Shotwell?

Eppie also has another person who lives near the area: Julie Weatherby, 837
South Main, 213-0867

There are others whom I have called and left a message. I will let you know if I
hear back. I have also asked Eppie to phone you about the other person she
has who has agreed.

Ray

Elias, Abigail

From: Briere, Sabra
Sent: Monday, December 01, 2008 10:39 AM
To: Mark Hodesh
Cc: Derezinski, Tony
Subject: RE: last nights caucus

Dear Mark,

I suggested to Tony that he take the lead. Tony was very concerned with your issues, and I thought he would want to ask the tough questions.

I've copied him on this, and expect that he'll be in touch with both of us as well as the City Staff on the questions.

If I don't hear from him by around 4:00, I'll send some questions myself. I'd hate for the questions to go unasked. We're all so busy . . .

Also, I checked with Susan Pollay. The CITY will be responsible for snow removal, not the DDA.

*Sabra Briere
First Ward Councilmember
(734)995-3518
(734)484-3600 x 237 (work)*

From: downtownhg@gmail.com on behalf of Mark Hodesh
Sent: Mon 12/1/2008 8:33 AM
To: Briere, Sabra
Subject: last nights caucus

Good Morning Sabra,

I understand that questions that arise from caucus are sent to staff Monday morning and must be responded to in writing by early afternoon. Did any of my concerns become questions forwarded to staff?

Mark

--
Downtown Home & Garden
210 S. Ashley
Ann Arbor, MI 48104
(734) 662.8122

Elias, Abigail

From: Taylor, Christopher (Council)
Sent: Monday, December 01, 2008 11:09 AM
To: Dempkowski, Angela A; Fraser, Roger
Cc: Postema, Stephen
Subject: Caucus Question

I'm sure that we received this information at some point, but I can't place my hand on it:

1) What legal criteria are associated with the creation of an historic district?

Thanks!

Christopher

Elias, Abigail

From: Taylor, Christopher (Council)
Sent: Monday, December 01, 2008 11:10 AM
To: Hancock, Jerry
Subject: Accepted: Malletts Creek Coordinating Committee

Elias, Abigail

Subject: Malletts Creek Coordinating Committee
Location: New Center - North Conference Room

Start: Wed 4/8/2009 3:00 PM
End: Wed 4/8/2009 4:30 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Hancock, Jerry

Elias, Abigail

From: Taylor, Christopher (Council)
Sent: Monday, December 01, 2008 11:12 AM
To: Hancock, Jerry
Subject: Accepted: Malletts Creek Coordinating Committee

Elias, Abigail

From: Taylor, Christopher (Council)
Sent: Monday, December 01, 2008 11:18 AM
To: Eleanor R Linn 1; Greden, Leigh
Subject: RE: A2D2 Rezoning of South University

Thanks Eleanor,

I will read these carefully.

Best,

Christopher

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

From: Eleanor R Linn 1 [mailto:]
Sent: Mon 12/1/2008 11:13 AM
To: Greden, Leigh; Taylor, Christopher (Council)
Subject: A2D2 Rezoning of South University

Dear Leigh and Christopher,

We are sending you a copy of our comments to the A2D2 Steering Committee about the proposed rezoning of South University, including our particular concerns about the need for greater setbacks.

We hope that you will be vocal on this issue as well as the problems or height in the South University area.

Most sincerely,

Eleanor Linn and Marc Gerstein

1321 Forest Court
Ann Arbor, MI 48104
December 1, 2008

Steering Committee
Ann Arbor Discovering Downtown
City Hall

Re: A2D2 Rezoning of South University

Dear Committee Members Higgins, Hewlett, and Pratt:

We are long-term residents of Forest Court, the small residential street just south of South University. We have a significant role in keeping this street viable as a pedestrian and residential environment with a mix of long-term and student residents. We help enforce parking, solid waste, and general upkeep to preserve the charming character of this street. What happens in your rezoning decisions will definitely impact Forest Court and our decision to stay.

As important as height limitations on South University, which have been widely discussed, is the crucial issue of setbacks where properties along South University abut residentially zoned buildings.

The language of the September 16, 2008 draft is totally unacceptable.

It calls for only:

?a minimum 15 foot setback for base of up to 30 feet in height, or minimum 30 foot setback for base greater than 30 feet in height.

Tower: minimum 30 foot setback.? (Table 5:10.20C).

We find the language of the May 2008 draft far superior. It states that:

?The horizontal distance between the building at the top of each story and any residential lot line shall be equal to or greater than the building height at the top of that story.?

(Table 5:10.20A) This would be a good regulation above the minimum setback of the base specified in the September 16, 2008 draft. Having a large building so close to a modest residence totally degrades the quality of life of its residents.

Zoning language has looked at the impact of building design from the perspective of the pedestrian on the major street. It has not considered the impact on residents living inside adjacent buildings.

For them, distance from their property is as important, or perhaps more important than building height. Secondly, unusual lot configurations and C-2A zoned alleys make language calling for measurement of setbacks from ?any R zoning district boundary on the same block as the building? (September 16, 2008 draft Table 5:10.20C) extremely important to retain. In keeping with this concern, we disagree with the South University Character Overlay that proposes to ?locate taller portions [of a building] toward the interior of the lot.? (Chart D-2, a.) Large buildings need to have a sizeable setback from nearby residences.

We strongly support a D-2 designation for South University because there is no proposed buffer zone in D-1 between that street and vulnerable residential properties. Moreover, South University is not a downtown commercial district, which, according to planning guidelines houses central offices of banks, corporations, and legal and administrative functions of a city. It is instead a retail district of small stores and businesses that serve the immediate area.

It is the retail character of South University that helps keep the nearby neighborhoods of Burns Park, South University, Geddes, and Oxbridge healthy. Residents of these neighborhoods walk on this street regularly to do their shopping. Therefore, it is important that we not only keep the mixed use nature of the buildings, but that affordable rents make it possible for small locally-owned businesses, such as the pharmacy, grocery store, and bike shop to remain, thrive and continue to serve nearby residents.

Lastly, we feel strongly that development should not deprive local residents of air and light. Light simulations that were shown at the Planning Commission meeting on September 4, 2008 were shocking in their impact on certain downtown residential buildings and citizens had no opportunity to respond. Zoning should take into account the impact of development on the light and air of adjacent residences.

We hope that you will consider these comments very seriously. Rezoning can have very grave and unintended consequences to the health of our city.

Sincerely,

Eleanor Linn and Marc Gerstein

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 12:01 PM
To: Fraser, Roger
Subject: FW: DS-1 could be denied

Be prepared for questions.

From: ajralph@comcast.net [mailto:████████████████████]
Sent: Sun 11/30/2008 8:40 PM
To: Hieftje, John; Smith, Sandi; Briere, Sabra; Rapundalo, Stephen; Derezinski, Tony; Taylor, Christopher (Council); Greden, Leigh; Higgins, Marcia; Teall, Margie; Hohnke, Carsten; Anglin, Mike
Subject: DS-1 could be denied

There are good reasons to deny the amendment to the QE contract for the Courts/Police Building project:

- Many communities are suspending municipal projects in light of current economic conditions. No matter what is the immediate decision, Council should first communicate to the public how the project and its contract amendments are supported (if so) by sound financial analysis.
- The project erodes potential for City-County intergovernmental coordination on mutually beneficial facility planning.
- The project site plan, as publicly presented, is detrimental to accommodations for public engagement in civic matters deliberated in City Hall.
- The project building design, as presented, has negative impact on plans for a more pedestrian-friendly, "active" Huron Street frontage.
- The proposed Fifth Street frontage does little to mitigate an existing harsh pedestrian environment immediately adjacent to the highly popular Hands-On Museum for children.
- The proposed building design turns its back on and diminishes the residential character of Ann Street. Vehicle movement and parking intensification on Ann Street contradict pedestrian needs.
- The public process and communication regarding the project continue to be meager and flawed. The project should not go forward without substantial improvement in this respect.
- This project is one of the most significant opportunities for the expression of our unique civic character in decades and into the future. The current proposal misses the mark with its banality and suburban genericism. (This project resembles other earlier projects by the Chicago-based design architect.)

Ann Arbor deserves architecture that celebrates and serves our community.

Sincerely,
Alice J. Ralph
Third Ward
(Architect, member of the former A2D2 Design Review Advisory Committee)

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 12:02 PM
To: Briere, Sabra; Jones, Barnett
Cc: *City Council Members (All)
Subject: RE: deer-car accidents

Within the city limits.

From: Briere, Sabra
Sent: Sun 11/30/2008 8:19 PM
To: Jones, Barnett
Cc: *City Council Members (All)
Subject: deer-car accidents

Dear Chief Jones,
Can you give an estimate of deer/car accidents this fall?
This year?

Sabra

CITY COUNCIL

RESOLUTION SUPPORTING HOUSE BILL 5693 TO AMEND SECTION 4 OF THE 2006 PA 480 TO REQUIRE A VIDEO SERVICE PROVIDER TO PROVIDE PUBLIC, EDUCATION, AND GOVERNMENT ACCESS CHANNELS AT NO EXTRA CHARGE, AND AT THE EQUIVALENT VISUAL AND AUDIO QUALITY, FUNCTIONALITY AND ACCESSIBILITY OF COMMERCIAL CHANNELS CARRIED ON THE PROVIDER'S SERVICE

WHEREAS, In 2006, the governor signed legislation to create a uniform video franchising law (PA 480 of 2006);

WHEREAS, In negotiations on PA 480, it was the lawmakers intent that public, education and government (PEG) channels continue to be delivered at no extra charge to subscribers;

WHEREAS, It was also the lawmakers intent that the PEG Channels be deliver in a manner equivalent to the commercial channels by the video service provider;

WHEREAS, Some video providers intend to relocate the PEG channels, requiring additional equipment and/or fees for subscribers who wish to view the PEG channels;

WHEREAS, Some video providers deliver the PEG channels in a manner that is both inferior in quality and cumbersome to access;

WHEREAS, The result is subscribers wishing to view the PEG channels will face increased costs, inconvenience, confusion and/or the inability to receive PEG channels;

WHEREAS, House Bill 5693 will ensure that all video service subscribers have access to their public, education, and government channels at no additional charge;

WHEREAS, House Bill 5693 will ensure that the video provider delivers PEG channels at the same quality and convenience as commercial channels;

RESOLVED, That the City Council hereby supports passage of House Bill 5693 to protect the delivery and presentation quality of the PEG channels;

RESOLVED, That the City Council hereby urges members of the Michigan Congressional delegation to pass House Bill 5693 so there will be time for the Senate to act on it before this session ends;

Prepared by: Lisa Wondrash, Communications Unit Manager
Submitted by: Councilmembers Marcia Higgins and Sandi Smith
Date: December 1, 2008

Elias, Abigail

From: Beaudry, Jacqueline
Sent: Monday, December 01, 2008 12:02 PM
To: Higgins, Marcia; Smith, Sandi; mhiggins@bordersgroupinc.com
Cc: Dempkowski, Angela A
Subject: FW: Requested Council Resolutions for Tonight's Meeting
Attachments: ResolutionSupportingHB5693.doc; ResolutionSupportingHB5047.doc


Marcia, Sandi:
Please let me know if you want this added to the agenda.
Thanks,
Jackie

Jacqueline Beaudry
City Clerk
City of Ann Arbor
Please note new phone number:
734-794-6140 (p)
734-994-8296 (f)

From: Wondrash, Lisa
Sent: Monday, December 01, 2008 8:39 AM
To: Higgins, Marcia; Smith, Sandi
Cc: Salmeron, Ralph C; Dempkowski, Angela A; Fraser, Roger; Beaudry, Jacqueline
Subject: Requested Council Resolutions for Tonight's Meeting

Marcia and Sandi:
Enclosed are the two Council resolutions you requested from CTN staff regarding support of amendments to the State Franchise Agreement that would ensure that all communities receive 2% PEG franchise fees and an amendment that would prevent Comcast or other cable providers from moving CTN channels out of the basic channel lineup tier. Please let us know if you need further information and/or assistance.
Thanks for your support.

Lisa Wondrash
Communications Unit Manager
City of Ann Arbor
2805 S. Industrial, Ste. 200
Ann Arbor, MI 48104
New phone number: (734) 794-6150 x41511
e-mail: lwondrash@a2gov.org

 Think Green! Don't print this email unless you need to.

CITY COUNCIL
**RESOLUTION SUPPORTING HOUSE BILL 5047 TO ENSURE COMMUNITIES
RECEIVE 2% PUBLIC, EDUCATION, AND GOVERNMENT FRANCHISE FEES**

WHEREAS, The City of Ann Arbor urges legislators to pass House Bill 5047;

WHEREAS, In 2006, the governor signed legislation to create a uniform video franchising law (PA 480 of 2006);

WHEREAS, In negotiations on Act 480, lawmakers promised that local units of government would receive 2 percent of gross video revenues specifically for public, education and government (PEG) channels in addition to the 5-percent franchise fee;

WHEREAS, As current cable franchise agreements have expired, some cable companies are not paying the 2-percent PEG fee even though the Michigan Legislature specifically intended for municipalities to receive this money to operate an important community resource;

WHEREAS, Failure to pay the 2-percent fee violates the agreement reached in negotiations on PA 480;

WHEREAS, House Bill 5047 will make sure that all municipalities have the option of getting a 2-percent fee to support their government, school and public channels when their current cable franchises expire;

WHEREAS, House Bill 5047 corrects this issue and protects PEG funding;

RESOLVED, That the City Council hereby supports passage of House Bill 5047 to protect PEG funding;

RESOLVED, That the City Council hereby urges members of the Michigan Congressional delegation to pass House Bill 5047 before Thanksgiving so there will be time for the Senate to act on it before this session ends;

Prepared by: Lisa Wondrash, Communications Unit Manager
Submitted by: Councilmembers Marcia Higgins and Sandi Smith
Date: December 1, 2008

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 12:03 PM
To: Greden, Leigh
Subject: FW: dumpsters

From: downtownhg@gmail.com on behalf of Mark Hodesh
Sent: Sun 11/30/2008 8:16 PM
To: Higgins, Marcia
Subject: dumpsters

Hi Marcia,

I wasn't quite quick enough on the dumpster issue. Mine are on private property. That notwithstanding, they are ugly and I want them out of public view soon.

Thanks for the chance to speak.

Mark

--
Downtown Home & Garden
210 S. Ashley
Ann Arbor, MI 48104
(734) 662.8122

Elias, Abigail

From: Briere, Sabra
Sent: Monday, December 01, 2008 12:04 PM
To: Higgins, Marcia; Jones, Barnett
Cc: *City Council Members (All)
Subject: RE: deer-car accidents

I expected 'within the city limits' was implicit -- as the Chief wouldn't have jurisdiction for outside the city. However, he's let me know that he needs to get this information from the State, as the City doesn't retain it.

As always, I thank the Chief for his kindness in getting this information for us.

Sabra Briere
First Ward Councilmember
(734)995-3518
(734)484-3600 x 237 (work)

From: Higgins, Marcia
Sent: Mon 12/1/2008 12:01 PM
To: Briere, Sabra; Jones, Barnett
Cc: *City Council Members (All)
Subject: RE: deer-car accidents

Within the city limits.

From: Briere, Sabra
Sent: Sun 11/30/2008 8:19 PM
To: Jones, Barnett
Cc: *City Council Members (All)
Subject: deer-car accidents

Dear Chief Jones,
Can you give an estimate of deer/car accidents this fall?
This year?

Sabra

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 12:06 PM
To: Wondrash, Lisa; Smith, Sandi
Cc: Salmeron, Ralph C; Dempkowski, Angela A; Fraser, Roger; Beaudry, Jacqueline
Subject: RE: Requested Council Resolutions for Tonight's Meeting

Thanks Lisa. Angela and Jackie could you please add to the agenda for this evening. Thanks Marcia

From: Wondrash, Lisa
Sent: Mon 12/1/2008 8:38 AM
To: Higgins, Marcia; Smith, Sandi
Cc: Salmeron, Ralph C; Dempkowski, Angela A; Fraser, Roger; Beaudry, Jacqueline
Subject: Requested Council Resolutions for Tonight's Meeting

Marcia and Sandi:

Enclosed are the two Council resolutions you requested from CTN staff regarding support of amendments to the State Franchise Agreement that would ensure that all communities receive 2% PEG franchise fees and an amendment that would prevent Comcast or other cable providers from moving CTN channels out of the basic channel lineup tier. Please let us know if you need further information and/or assistance.

Thanks for your support.

Lisa Wondrash

Communications Unit Manager

City of Ann Arbor

2805 S. Industrial, Ste. 200

Ann Arbor, MI 48104

New phone number: (734) 794-6150 x41511

e-mail: lwondrash@a2gov.org



Think Green! Don't print this email unless you need to.

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 12:10 PM
To: Taylor, Christopher (Council)
Subject: FW: resolution in sight

Hi Chris,
What amendments are you negotiating?
Thanks,
Marcia

From: downtownhg@gmail.com on behalf of Mark Hodesh
Sent: Mon 12/1/2008 10:49 AM
To: Hohnke, Carsten; Taylor, Christopher (Council); Hieftje, John; Greden, Leigh; Higgins, Marcia; Teall, Margie; Anglin, Mike; Briere, Sabra; Smith, Sandi; Rapundalo, Stephen; Derezsinski, Tony
Subject: resolution in sight

Dear Council and Mayor,

I've had substantive conversations with Jeff Kahan and Chris Taylor this morning. All four of my issues have been addressed thoughtfully. The version of the Development Agreement Jeff sent me was dated September 23? I hope to see a current version this afternoon that reflect the conversation I had with Chris.

Thank you all for your concern and follow through,
Mark

Downtown Home & Garden
210 S. Ashley
Ann Arbor, MI 48104
(734) 662.8122

Elias, Abigail

From: Fraser, Roger
Sent: Monday, December 01, 2008 12:14 PM
To: *City Council Members (All)
Cc: Beaudry, Jacqueline; Dempkowski, Angela A; Bogan, Kenneth; Crawford, Tom; Jones, Barnett; McCormick, Sue; Miller, Jayne; Wilkerson, Robyn
Subject: CUB agreement analysis memo
Attachments: CUB agreements (2).doc
Importance: High

Council, attached is the staff's analysis of the impacts of the Construction Unity Board agreement that you requested to have by December 1.

Roger

From: Dempkowski, Angela A
Sent: Monday, December 01, 2008 10:37 AM
To: Fraser, Roger
Subject: FW: CUB agreement analysis memo
Importance: High

Are we putting this on the agenda as an "F" item for tonight?

From: Bogan, Kenneth
Sent: Wednesday, November 26, 2008 11:09 AM
To: Fraser, Roger
Cc: Crawford, Tom; Wheeler, William; Niemela, Nancy; Dempkowski, Angela A
Subject: RE: CUB agreement analysis memo

Attaching the file is generally a good idea.

From: Bogan, Kenneth
Sent: Wednesday, November 26, 2008 11:07 AM
To: Fraser, Roger
Cc: Crawford, Tom; Wheeler, William; Niemela, Nancy; Dempkowski, Angela A
Subject: CUB agreement analysis memo

Roger – Here is the memo on the CUB agreements recommendation. Tom asked me to be sure you get it today. - Ken

MEMORANDUM

To: City Council

From: Roger Fraser, City Administrator

Date: December 1, 2008

Subject: Report to Council on impact of Construction Unity Board (CUB) Agreements

CC: Tom Crawford, Financial Services Area Administrator
Stephen Postema, City Attorney

In a July 7, 2008 resolution, Council directed the City Administrator and the City Attorney to present a report to Council on the potential impacts of requiring the execution of CUB Agreements as a condition of all City construction contracts.

Legal Implications - City Attorney's Office

Financial Implications – Financial Services Area

Currently, Chapter 14 of the City ordinance 1:320 provides for wage and employment requirements. The ordinance states that employees and subcontractors: "shall receive the prevailing wage for the corresponding classes of craftsmen, mechanics and laborers, as determined by statistics for the Ann Arbor area compiled by the United States Department of Labor."... "Where the contract and the Ann Arbor City Ordinance are silent as to definitions of terms required in determining contract compliance with regard to prevailing wages, the definitions provided in the Davis-Bacon Act as amended (40 U.S.C. 278-a to 276-a-7) for the terms shall be used".

As the City Ordinance requires the Davis-Bacon rates to be used, and the Davis-Bacon determinations are by county; contractors are required, by the ordinance, to pay the Washtenaw County rates determined by Davis-Bacon. Therefore, the proper wage rate comparison would be to compare the Davis-Bacon rates to the CUB rates.

The chairman of CUB, Sandra Miller, said the CUB rates are the same as the Davis-Bacon rate determination for Washtenaw County. This is because the Davis-Bacon rate is the average of the rates paid in the county; and the preponderance of skilled building trade labor in Washtenaw County is union labor. Therefore, according to Ms. Miller, there should be no difference between what is paid as required under Davis-Bacon and under a CUB agreement.

In conclusion, the CUB agreement may not implicitly create an increase in labor costs for construction contracts. However, CUB agreements also do not specifically benefit the workers either, as they are already guaranteed prevailing wages under the City's ordinance.

In essence there are four stakeholders in this issue: the City, the workers, the contractor and CUB/the Washtenaw Skilled Building Trades Council (SBTC). Neither the City nor the workers receive a direct financial benefit from the CUB agreements. However, there may be additional costs for the contractor if they choose to utilize labor from a non-local or non-union pool. Those increased costs could result in higher bids, or contractors choosing not to bid on a CUB required job. Fewer bidders could result in higher construction costs for City projects.

Other Contractor Implications – Public Services Area

The CUB agreement creates certain restrictions on the use of out-of-town union and non-union labor. An out-of-town union contractor could be required to use workers from the local union. For example, in the electrical union agreement when traveling, which is working outside their normal jurisdiction, a contractor may only employ four of his own

workers (including supervision), the rest need to be from the local union hall. This would create a situation where contractors are not able to bring their own long-term employees, even though they are presumably more loyal to the company and more motivated to make the job go well. The very best local workers may already be working on other jobs, and the contractor would be forced to choose from the remaining workers that are "sitting on the bench." These local workers would have no loyalty to the out-of-area trade contractor; therefore they might not work as hard or get the same amount of work accomplished.

The out-of-town union labor may also have to pay into the local union's dues and/or benefit package as well as the "home" unions. Each individual local has its own rules in this regard. Also, if a non-union trade contractor comes to work under a CUB agreement they have to pay into the union benefits package. These additional local costs drive up the cost to the contractor, a cost which would increase the cost of the project.

The area is currently busy with all the U of M projects, the Washtenaw County Project and others. Therefore, the CUB agreement would have little or no positive impact on local trade workers. As an example of how busy the local contractors are, on a recent bid for a Washtenaw County District Court facility: of 88 total bids, only 13 were from Washtenaw County contractors; and of 26 total bid categories, only eight had bidders from Washtenaw County contractors and 18 had no bidders from Washtenaw County contractors.

A typical building project will have 40% to 50% of its costs related directly to labor. Any increase in labor cost therefore has a dramatic impact on total project cost. The current City Capital Improvement Plan (CIP) has over \$100M in urgent and important category projects in the first year, which represents more than \$40M in labor cost. A 1% increase in labor cost would equal \$400,000.

In conclusion, the CUB agreement would create restrictions on the labor a contractor would otherwise be able to use, creating a potentially less efficient working relationship. Non-local contractors would also experience the additional cost of local union fees and benefits. The additional costs would reflect an additional cost on City projects. Even a relatively small percentage impact in the cost of labor could have large financial implications given the size and scope of the City's currently planned projects.

Recommendation.

As a practical matter, virtually all of our work is already performed by union contractors, and these workers all receive the appropriate "prevailing wage", according to the City's Ordinance. There would be no benefit to the City, or to the workers on its projects, from a CUB agreement. However, non-local contractors would see additional costs of entering into CUB agreements. Those costs would either be passed on to the City, or the contractors would decline to bid. Therefore, it is recommended that Council not adopt a resolution requiring the execution of CUB agreements by contractors and subcontractors as a condition of all City construction contracts.

Elias, Abigail

From: McCormick, Sue
Sent: Monday, December 01, 2008 12:55 PM
To: Teall, Margie
Subject: FW: Document1

Hi Margie,

I really need to submit this today if we're going to make December 15th. Did you have a chance to review? I'd love your comments and feedback.

Thanks.

Sue

From: McCormick, Sue
Sent: Wednesday, November 26, 2008 8:21 AM
To: Teall, Margie
Subject: Document1



Doc1.doc

Margie,

No pride of authorship here.....this has been your baby from day one and I'm only lookin to assist you. In that vein, I would appreciate your feedback on the proposed cover memo attached. In particular, I would have added language about your engagement of the ...is it the Merchants Association or the Main Street Association in discussing approaches and alternatives.... if I had that specifics on that....

Any suggestions or edits or welcome. Your leadership on this effort has been wonderful and I would like your fingerprints all over this.

Thanks,

Sue

Graffiti is a public nuisance and blighting influence, which not only is a physical eyesore, it creates a demoralizing condition which tends to reduce the value of property, promote blight and criminal activity, and has proven to be injurious to the public health, welfare and safety. It is vandalism which, left unremoved on buildings, spreads throughout a city, leaving the impression of neglect and a perception of risk to one's personal safety. Along with Councilmember Teall who spearheaded this effort, City staffs from Legal, Police Services, Communications and Public Service along with the Downtown Development Authority have worked for the past 6-8 months to prepare this graffiti ordinance and the organizational support systems and business processes to make it an effective deterrent. The initiative for this change came from property owners and merchants who have noticed a severe uptick in graffiti just over the past year, and who recognize the negative effect of graffiti on the perception of our city. Similarly, in community discussions prior to the most recent renewal of the Parks millage, graffiti removal was identified as a significant issue our public asked us to address. As a result, Public Services has implemented a graffiti response team for removal of graffiti within 24 hour of a report of graffiti on public property.

It is hoped that this legislation will emphasize the detrimental nature of graffiti, deter would-be perpetrators, and provide for the establishment of an effective municipal regulatory and enforcement framework to crack down on those who illegally deface private or public property, provide for immediate removal of the graffiti and develop an effective partnership between city agencies and the public, particularly the business community, in eradicating this menace which has such a corrosive effect on the appearance and morale of our neighborhoods and business districts.

The ordinance approach is similar to the current clean communities program, in that it recognizes the importance of timely clean up as an effective deterrent to the proliferation of this form of vandalism. It utilizes city staff as "eyes on the street" and reports from citizen complaintants as a means of quick response to graffiti tagging, and it further recognizes the responsibility of property owners to manage their properties by regularly monitoring for this activity and removal of graffiti off of buildings in a timely manner. Though significant efforts have been made in working through the details of enforcement, there is recognition that the effectiveness of the approach outlined will require ongoing evaluation. Specifically, staff proposes to review enforcement actions and issues six months following implementation with an eye toward recommending necessary adjustments.

In order to provide for communication to business community, particularly the property owners and managers, prior to implementation we are recommending an effective date 90 days after publication.

Elias, Abigail

From: Taylor, Christopher (Council)
Sent: Monday, December 01, 2008 1:19 PM
To: Hohnke, Carsten
Subject: FW:

Why he wrote to me, I don't know.

More to follow.

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

From: downtownhg@gmail.com on behalf of Mark Hodesh
Sent: Mon 12/1/2008 8:40 AM
To: Taylor, Christopher (Council)
Subject:

Chris,

I understand that questions that arise from caucus are sent to staff Monday morning and must be responded to in writing by early afternoon. Did any of my concerns become questions forwarded to staff?

Mark

--
Downtown Home & Garden
210 S. Ashley
Ann Arbor, MI 48104
(734) 662.8122

Elias, Abigail

From: Ristenbatt, Phil
Sent: Monday, December 01, 2008 2:03 PM
To: Anglin, Mike
Subject: web deals

Dell: http://www.dell.com/content/default.aspx?c=us&l=en&s=eep&link_number=41691785

HP: <http://www.shopping.hp.com/webapp/shopping/home.do>

Good Luck! ~ Phil

Phil Ristenbatt - City of Ann Arbor, Michigan
Financial & Administrative Services - Information Technology Services
100 North Fifth Avenue, Ann Arbor, MI 48104 USA
(734) 794-6550 x45521 <<< This is a new phone number Sept/08!

Elias, Abigail

From: Ristenbatt, Phil
Sent: Monday, December 01, 2008 2:08 PM
To: Anglin, Mike
Subject: Looks like Dell is 7%

I'm noticing our discount is a flat 7%

http://configure.us.dell.com/dellstore/config.aspx?c=us&l=en&s=eep&cs=2248&eep_orig_cs=2248&oc=DNDWXHOL&link_number=41691785 \

~ Phil

Phil Ristenbatt - City of Ann Arbor, Michigan
Financial & Administrative Services - Information Technology Services
100 North Fifth Avenue, Ann Arbor, MI 48104 USA
(734) 794-6550 x45521 <<< This is a new phone number Sept/08!

Elias, Abigail

From: Bowden (King), Anissa
Sent: Monday, December 01, 2008 2:22 PM
To: Anglin, Mike; Beaudry, Jacqueline; Briere, Sabra; Dempkowski, Angela A; Derezhinski, Tony; Fraser, Roger; Greden, Leigh; Hieftje, John; Higgins, Marcia; Hohnke, Carsten; Postema, Stephen; Rapundalo, Stephen; Schopieray, Christine; Smith, Sandi; Taylor, Christopher (Council); Teall, Margie
Cc: McDonald, Kevin; Beaudry, Jacqueline
Subject: Ann Arbor City Apartments PUD
Attachments: Ann Arbor City Apartments PUD Development Agreement.doc; image001.gif; image002.gif

Mayor and Council,

It looks like THE revised PUD was not included in the updated packet sent to you last Wednesday. I have included the PUD agreement in this email for your convenience. The packet will be updated today and will be ready for downloading prior to the meeting tonight. Thanks.

Anissa R. Bowden | Council Administrative Coordinator
abowden@a2gov.org
City of Ann Arbor, Michigan,
Office of the City Clerk
100 N. Fifth Ave, Ann Arbor, Michigan 48104
PLEASE NOTE NEW PHONE NUMBER:
Internal : ext. 41402
External (734) 794-6144 ext. 41402



ANN ARBOR CITY APARTMENTS PUD DEVELOPMENT AGREEMENT

THIS AGREEMENT, made this _____ day of _____, 2008, by and between the City of Ann Arbor, a Michigan Municipal Corporation, with principal address at 100 North Fifth Avenue, Ann Arbor, Michigan 48107, hereinafter called the CITY; and Jonathan Holtzman Interest #33 LLC, a Michigan Limited Liability Corporation, with principal address at 30833 Northwestern Highway Suite 300, Farmington Hills, Michigan 48334, hereinafter called the PROPRIETOR, witnesses that:

WHEREAS, the PROPRIETOR has an option to acquire certain land in the City of Ann Arbor, described below in Paragraph T-5 and site planned as Ann Arbor City Apartments PUD, and

WHEREAS, the PROPRIETOR has caused certain land in the City of Ann Arbor, described below to be surveyed, mapped and site planned as Ann Arbor City Apartments PUD (and sometimes referred to as "Project" or "Site Plan"), and desires PUD site plan approval and development agreement approval thereof, and

WHEREAS, the PROPRIETOR desires to build or use certain improvements with and without the necessity of special assessments by the CITY, and

WHEREAS, the CITY desires to insure that all of the improvements required by pertinent CITY ordinances and regulations be properly made, and that the PROPRIETOR will install these improvements prior to any permits being issued.

THE PROPRIETOR(S) HEREBY AGREES:

(P-1) Should PROPRIETOR proceed with the Project, to prepare and submit to the CITY for approval plans and specifications ("the Plans") prepared by a registered professional engineer for construction of public and private storm water management systems, sidewalks, streetscape improvements and streetlights (each an "Improvement", and collectively, "the Improvements") provided that no work on said Improvements shall be commenced until the Plans have been approved by the City Administrator or designee, and until such other relevant information to CITY service areas as shall be reasonably required has been provided.

(P-2) To construct all Improvements set forth in Paragraph P-1 of this Agreement in accordance with the approved Plans and to repair all defects in an Improvement that occurs within one year from the date of acceptance of an Improvement by the CITY, commencing on the latest date of the acceptance of the Improvement by the CITY. If the PROPRIETOR fails to complete construction of an improvement, the CITY may send notice via first class mail to the PROPRIETOR at the address listed above requiring it to commence and complete the Improvement in the notice within a reasonable time set forth in the notice. The CITY may cause the work to be completed at the expense of the PROPRIETOR, if the PROPRIETOR does not complete the work within the time set forth in the notice. Every owner of a portion of the property, including co-owners of condominium units, shall pay a pro-rata share of the cost of the work, unless otherwise provided in the master deed for the condominium ("Master Deed"). That portion of the cost of the work attributable to each condominium unit shall be a lien on that Property and

may be collected as a single tax parcel assessment as provided in Chapter 13 of the Ann Arbor City Code.

(P-3) To furnish, within 30 days of completion, an engineer's certificate that the construction of the Improvements set forth in Paragraph P-1 above have been completed in accordance with the specifications of the CITY in accordance with the approved plans. The engineer's certificate will cover only those items the PROPRIETOR'S engineer inspects.

(P-4) To convey to the City, prior to the issuance of any Certificate of Occupancy, and subject to acceptance by the Ann Arbor City Council, any easement shown on the Site Plan to be granted to the CITY for public utilities..

(P-5) To install all water mains, storm sewers, sanitary sewers, streetscape improvements and public streets, through the first course of asphalt, pursuant to CITY approved plans and specifications, necessary to connect the site with existing CITY systems adjacent to the site prior to the issuance of any above-grade vertical building permits.

(P-6) To be included in a future special assessment district, along with other benefiting property, for the construction of additional improvements to Washington Street and First Street such as street widening, storm sewers, curb and gutter, sidewalks, bike paths, street lights, and the planting of trees along Washington Street and First Street frontage when such improvements are determined by the CITY to be necessary.

(P-7) To indemnify and hold the CITY harmless from any claims, losses, liabilities, damages or expenses (including reasonable attorney fees) suffered or incurred by the CITY based upon or resulting from any acts or omissions of the PROPRIETOR, its employees, agents, subcontractors, invitees, or licensees in the design, construction, maintenance or repair of any of the Improvements required under this Agreement and the approved site plan.

(P-8) To cause to be maintained General Liability Insurance and Property Damage Insurance in the minimum amount of \$1,000,000 per occurrence and naming the CITY as named insured to protect and indemnify the CITY against any claims for damage due to public use of the public Improvement(s) in the development prior to final written acceptance of the public Improvement(s) by the CITY. Evidence of such insurance shall be produced prior to any construction of improvement and a copy filed with the City Clerk's Office and shall remain in full force and effect during construction of the public Improvement(s) and until notice of acceptance by the CITY of the Improvements.

(P-9) For the benefit of the residents of the PROPRIETOR'S development, to make a park contribution of \$36,208 to the CITY Parks and Recreation Services Unit prior to the issuance of building permits for improvements to nearby parks.

(P-10) To deposit a street tree planting escrow account with the Parks and Recreation Services Unit in the form of a check payable to the City of Ann Arbor. The escrow amount shall be based on the CITY policy in effect at that time. The City Administrator may authorize the PROPRIETOR to install the street trees if planted in accordance with CITY standards and specifications. If the street trees are found to be acceptable by the CITY, the escrow amount will be returned to the PROPRIETOR one year after the date of acceptance by the CITY.

(P-11) To create an association composed of all owners of the Ann Arbor City Apartments PUD condominium, hereinafter called the "Association", in which membership shall be required by covenants and restrictions recorded as part of the Master Deed. The association shall be responsible for and shall execute the appropriate documents insuring perpetual maintenance and ownership of the private on-site storm water management system, and all other common elements of the condominium.

(P-12) To construct, repair and/or adequately maintain on-site storm water management system. If the PROPRIETOR, or the Association after the transfer of responsibility to the Association as provided

in the Master Deed, fails to construct, repair and/or maintain the private storm water management system, the CITY may send notice via first class mail to the PROPRIETOR, or the Association at the address of record, requiring it to commence and complete the items stated in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the PROPRIETOR or the Association if the PROPRIETOR or the Association does not complete the work within the time set forth in the notice.

(P-13) After construction of the private on-site storm water management system, to maintain it until transfer of responsibility to the Association as provided in the Master Deed. Thereafter, by provision in the Master Deed, the Association shall own and maintain the storm water management system. Any proposed changes to the system must be approved by the City of Ann Arbor Systems Planning and Planning and Development Services Units. If the PROPRIETOR or Association, as appropriate, fails to maintain any portion of the system, the CITY may send notice via first class mail to the PROPRIETOR, or Association, at the address of record, requiring it to commence and complete the maintenance stated in the notice within the time set forth in the notice. The CITY may cause the work to be completed at the expense of the PROPRIETOR or Association if the PROPRIETOR or Association does not complete the work, as appropriate, within the time set forth in the notice. If the CITY completes the work, and the costs remain unpaid by the PROPRIETOR or the Association for 60 days after notice via first class mail, the CITY may bill the PROPRIETOR, or bill each condominium unit for the pro rata share of the total cost, or assess the pro rata share of those costs to each condominium unit as a single tax parcel assessment as provided in Chapter 13 of Ann Arbor City Code. Provisions for maintenance and responsibility for the storm water management system shall be included by the PROPRIETOR in the Master Deed.

(P-14) After construction of the private on-site storm water management system, pursuant to terms in the Master Deed, to commission an annual inspection of the system by a registered professional engineer evaluating its operation and stating required maintenance or repairs, and to provide a written copy of this evaluation to the CITY Public Services Area.

(P-15) To design, construct, repair and maintain this development in accordance with the provisions of Chapter 119 (Noise Control) to ensure that any noise emanating from said development will not impact nearby residents or businesses.

(P-16) To provide sixteen rental housing units in this Project leased at or below 80 percent of the City of Ann Arbor median household income, as defined by the United States Department of Housing and Urban Development (HUD) in perpetuity. The PROPRIETOR or its designee shall verify the income eligibility of the tenant using a form approved by the CITY and the CITY or its designee shall certify that the renter is income eligible. The affordable units shall remain available to individuals and families with income at or below 80 percent of the City median income in perpetuity. The PROPRIETOR agrees to execute a Housing Affordability Covenant with the CITY, and to record such covenant prior to recording of the Master Deed.

(P-17) Prior to application for and issuance of certificates of occupancy, to disconnect 38 footing drains from the sanitary sewer system in accordance with the *Guidelines for Completion of Footing Drain Disconnections, City of Ann Arbor - Development Offset-Mitigation Program* (November 2005 edition, as amended). The PROPRIETOR, however, may be allowed to obtain partial certificates of occupancy for the development prior to the completion of all of the required footing drain disconnects on a prorated basis, at the discretion of the CITY Public Services Area. CITY agrees to provide PROPRIETOR with a certificate of completion upon PROPRIETOR'S submittal of approved and final closed-out permits to the CITY Public Services Area.

(P-18) To provide a loading zone with signage as shown on the approved PUD site plan in the public alley east of the site to accommodate moving trucks. The PROPRIETOR is responsible for ensuring that moving vans adhere to CITY restrictions for loading in a public alley and that the moving vans do not block access to adjoining businesses. The intent of the loading zone is to minimize conflicts with surrounding businesses that depend on the alley for access.

(P-19) To provide wall-mounted, pedestrian-level light fixtures on the Project along the public alley east of the site, and to provide wall-mounted signs on the north side of the alley directing loading and unloading of vehicles to this section of the alley, as depicted on the Site Plan. (Light fixtures may be provided by PROPRIETOR or by another entity acceptable to the City, such as the Downtown Development Authority.)

(P-20) To limit dumpsters, and trash and recycling containers and bins from being placed in the alley for pick-up for more than four hours on each day of collection (or other schedule that limits the time that dumpsters and containers are in the alley, to be approved by the City and included in the Master Deed), and to coordinate move-in and move-out times of residents, and the Project's use of the alley through the Association or property manager. Provisions controlling the Association's use of the alley shall be included by the PROPRIETOR in the Master Deed.

(P-21) To include the elevation drawings, as submitted to City Council, as part of the approved site plan and to construct all buildings consistent with said elevation drawings. If the PROPRIETOR proposes any material changes to the approved building elevations, setbacks, aesthetics, or materials, as determined by the Planning and Development Services Manager or designee, that those changes be brought back to the City Council for consideration. Nonmaterial changes to the approved building elevations, setbacks, aesthetics, or materials may be approved by the Planning and Development Services Manager or designee. The PROPRIETOR is required to submit signed and sealed drawings to staff reflecting the elevations, setbacks, aesthetics, materials and site plan approved by City Council.

(P-22) To remove all discarded building materials and rubbish from the development at least once each month during construction of the development improvements, and within one month after completion or abandonment of construction.

(P-23) PROPRIETOR has an option to purchase the land described below and that the person(s) signing below on behalf of PROPRIETOR has (have) legal authority and capacity to enter into this agreement for PROPRIETOR.

(P-24) Failure to construct, repair and/or maintain the site pursuant to the approved site plan and/or failure to comply with any of this approved development agreement's terms and conditions shall constitute a material breach of the Agreement and the CITY shall have all remedies in law and/or in equity necessary to ensure that the PROPRIETOR complies with the approved site plan and/or the terms and conditions of the approved development agreement. The PROPRIETOR shall be responsible for all costs and expenses including reasonable attorney fees incurred by the CITY in enforcing the terms and conditions of the approved site plan and/or development agreement.

(P-25) In addition to any other remedy set forth in this Agreement or in law or equity, if PROPRIETOR fails to make a timely or full payments to the CITY as set forth elsewhere in the Agreement to the CITY in the agreed upon manner, any unpaid amount(s) shall become a lien, as provided under Ann Arbor City Code and recorded with the Washtenaw County Register of Deeds, against the land described below and may be placed on the CITY tax roll as a single lot assessment, or if the development is converted to condominium ownership, every owner of a portion of the property shall pay a pro-rata share of the amount of the payments attributable to each condominium unit. If the unpaid amount(s), in whole or in part, has been recorded as a lien on the CITY'S tax roll and with the Washtenaw County Register of Deeds, upon payment of the amount in full along with any penalties and interest, the CITY, upon request, will execute an instrument in recordable form acknowledging full satisfaction of this condition.

(P-26) To pay for the cost of recording this Agreement with the Washtenaw County Register of Deeds, and to pay for the cost of recording all documents granting easements to the CITY.

THE CITY HEREBY AGREES:

(C-1) In consideration of the above undertakings, to approve the Ann Arbor City Apartments PUD Site Plan.

(C-2) To use the park contribution described above for improvements to nearby parks.

(C-3) To provide timely and reasonable CITY inspections as may be required during construction.

(C-4) To record this agreement with the Washtenaw County Register of Deeds.

(C-5) To provide the PROPRIETOR with reasonable notice and reasonable time to cure a breach of any of the terms and conditions of this Agreement.

GENERAL TERMS:

Both the PROPRIETOR and the CITY agree as follows:

(T-1) This agreement shall be recorded prior to the recording of the Housing Affordability Covenant, and the Master Deed for this Project.

(T-2) This agreement is not intended to create a contractual right for third parties.

(T-3) This Agreement and any of its terms, conditions, or provisions cannot be modified, amended, or waived unless in writing and unless executed by both parties to this Agreement. Any representations or statements, whether oral or in writing, not contained in this Agreement shall not be binding on either party.

(T-4) This Agreement and any of its terms or conditions shall not be assigned or transferred to any other individual or entity unless prior approval of the CITY is received. Such administrative approval shall not be withheld unreasonably and shall be granted within 7 business days of the request.

(T-5) The obligations and conditions on the PROPRIETOR, as set forth above in this Agreement and in the approved site plan, shall be binding on any successors and assigns in ownership of the following described parcel:

BEGINNING at the Northwest corner of Lot 1, Block 2 South, Range 2 East, "ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR," Washtenaw County, Michigan, as recorded in Transcripts, Page 152, Washtenaw County Records, thence N 89°37'44" E 124.02 feet along the Southerly right-of-way line of West Washington Street; thence S 00°24'40" E 198.91 feet along the Easterly line of said Lot 1 and Lots 2 and 3 of said "ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR;" thence S 89°42'49" W 124.18 feet along the southerly line of said Lot 3; thence N 00°21'53" W 198.72 feet along the Easterly right-of-way line of South First Street to the Point of Beginning. Being Lots 1, 2 and 3, Block 2 South, Range 2 East, "ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ANN ARBOR," Washtenaw County, Michigan, as recorded in Transcripts, Page 152, Washtenaw County Records, and containing 24,673 square feet of land, more or less. Being subject to easements and restrictions of record, if any.

(T-6) In addition to any other remedy in law or in equity failure to comply with all of the above paragraphs on the part of the PROPRIETOR, or any part of the approved site plan, in part or in whole, shall give the CITY adequate basis and cause to issue a stop work order for any previously-issued building permits and shall be an adequate basis and cause for the CITY to deny the issuance of any building permits, certificates of occupancy, or any other permits unless and until the CITY has notified the PROPRIETOR in writing that the PROPRIETOR has satisfactorily corrected the item(s) the PROPRIETOR has failed to perform.

(T-7) This agreement shall be interpreted, enforced and governed under the laws of the State of Michigan and Ann Arbor City Code.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day first above written.

Witnesses:

CITY OF ANN ARBOR, MICHIGAN
100 North Fifth Avenue
Ann Arbor, Michigan 48107

By: _____
John Hieftje, Mayor

By: _____
Jacqueline Beaudry, City Clerk

Approved as to Substance:

Roger W. Fraser, City Administrator

Approved as to Form:

Stephen K. Postema, City Attorney

Witness:

Jonathan Holtzman Interest #33 LLC
Michigan Limited Liability Corporation.
30833 Northwestern Highway Suite 300
Farmington Hills, MI 48334

By: _____
Jonathan Holtzman, Managing Member

STATE OF MICHIGAN)
County of) ss:
)

On this _____ day of _____, 2008, before me personally appeared Jonathon Holtzman, Managing Member, Jonathan Holtzman Interest #33 LLC, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing instrument as his free act and deed.

NOTARY PUBLIC
County of _____, State of Michigan
My Commission Expires: _____
Acting in the County of Washtenaw

DRAFTED BY AND AFTER RECORDING RETURN TO:
Mark Lloyd, Manager
Ann Arbor Planning & Development Services
Post Office Box 8647
Ann Arbor, Michigan 48107
(734) 994-2800

Elias, Abigail

From: Derezinski, Tony
Sent: Monday, December 01, 2008 2:35 PM
To: Barber, Janet (Barth)
Subject: RE: 12/8 council work session

How about meeting from 8 to 10:00 on Monday the 8th ?

Tony Derezinski

From: Barber, Janet (Barth)
Sent: Monday, December 01, 2008 9:00 AM
To: Derezinski, Tony
Subject: FW: 12/8 council work session

Tony -

Please let me know ASAP what your availability is for the proposed meetings below.

Jan Barber
Management Assistant/
Special Events Coordinator
Community Services
City of Ann Arbor
Phone: (734) 994-2712
Fax: (734) 994-8460

jbarber@a2gov.org

From: Miller, Jayne
Sent: Wednesday, November 26, 2008 6:56 AM
To: Smith, Sandi; Taylor, Christopher (Council); Derezinski, Tony; Hohnke, Carsten
Cc: Barber, Janet (Barth)
Subject: 12/8 council work session

Good morning. At the Monday, December 8th Council Work Session I will be providing reports to Council regarding a) the provision of 100 units of affordable housing (to replace the 100 units at the former Y site) and b) the City golf courses.

Both of these projects have considerable history associated with them. As new members to Council, you may not be aware of some or all of the associated background related to these projects. To help you get better acquainted with these projects, I will make myself available to meet with you to provide you background information on both projects in advance of the 12/8 working session, if you would like.

My assistant Jan Barber will be happy to set up a time for me to meet with you to brief you prior to the 12/8 Council Work Session. A coordinated meeting with whomever is interested would probably be the most beneficial. Here are some times that I know I am available:

Thursday, 12/4 early morning until 9 am
Thursday, 12/4 after 5 pm
Monday, 12/8 8 am to 10 am
Monday, 12/8 12 pm to 1:30 pm
Monday, 12/8 5 pm to 7 pm

If none of these times work for you, let Jan and me know and we'll find another time.

Have a great thanksgiving.

Jayne Miller
Community Services Area Administrator
City of Ann Arbor
jmiller@a2gov.org
734-994-2704 (phone)
734-994-8460 (fax)
www.a2gov.org

Elias, Abigail

From: Barber, Janet (Barth)
Sent: Monday, December 01, 2008 2:42 PM
To: Derezinski, Tony
Subject: RE: 12/8 council work session

Sounds good, I'll get it set up and send out an Outlook notice.

Jan Barber
Management Assistant/
Special Events Coordinator
Community Services
City of Ann Arbor
Phone: (734) 994-2712
Fax: (734) 994-8460

jbarber@a2gov.org

From: Derezinski, Tony
Sent: Monday, December 01, 2008 2:35 PM
To: Barber, Janet (Barth)
Subject: RE: 12/8 council work session

How about meeting from 8 to 10:00 on Monday the 8th ?

Tony Derezinski

From: Barber, Janet (Barth)
Sent: Monday, December 01, 2008 9:00 AM
To: Derezinski, Tony
Subject: FW: 12/8 council work session

Tony -

Please let me know ASAP what your availability is for the proposed meetings below.

Jan Barber
Management Assistant/
Special Events Coordinator
Community Services
City of Ann Arbor
Phone: (734) 994-2712

Fax: (734) 994-8460

jbarber@a2gov.org

From: Miller, Jayne
Sent: Wednesday, November 26, 2008 6:56 AM
To: Smith, Sandi; Taylor, Christopher (Council); Derezinski, Tony; Hohnke, Carsten
Cc: Barber, Janet (Barth)
Subject: 12/8 council work session

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Jayne Miller
Community Services Area Administrator
City of Ann Arbor
jmiller@a2gov.org
734-994-2704 (phone)
734-994-8460 (fax)
www.a2gov.org

Elias, Abigail

From: Barber, Janet (Barth)
Sent: Monday, December 01, 2008 2:42 PM
To: Smith, Sandi
Subject: RE: 12/8 council work session

I'll get it set up and send out an Outlook meeting notice.

Jan. Barber
Management Assistant/
Special Events Coordinator
Community Services
City of Ann Arbor
Phone: (734) 994-2712
Fax: (734) 994-8460

jbarber@a2gov.org

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

From: Smith, Sandi
Sent: Wednesday, November 26, 2008 3:25 PM
To: Taylor, Christopher (Council); Miller, Jayne; Derezsinski, Tony; Hohnke, Carsten
Cc: Barber, Janet (Barth)
Subject: RE: 12/8 council work session

Remarkably, that is the only time that works for me.

Sandi Smith
Ann Arbor City Council
First Ward
734-302-3600 x 105

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

From: Taylor, Christopher (Council)
Sent: Wednesday, November 26, 2008 10:23 AM
To: Miller, Jayne; Smith, Sandi; Derezsinski, Tony; Hohnke, Carsten
Cc: Barber, Janet (Barth)
Subject: RE: 12/8 council work session

Thanks so much Jayne.

I'm good for all except Thursday after 5.

Christopher

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

From: Miller, Jayne
Sent: Wed 11/26/2008 6:55 AM
To: Smith, Sandi; Taylor, Christopher (Council); Derezsinski, Tony; Hohnke, Carsten
Cc: Barber, Janet (Barth)
Subject: 12/8 council work session

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jmiller@a2gov.org
734-994-2704 (phone)
734-994-8460 (fax)
www.a2gov.org

Elias, Abigail

From: Barber, Janet (Barth)
Sent: Monday, December 01, 2008 2:43 PM
To: Hohnke, Carsten
Subject: RE: 12/8 council work session

Let's go with 12/4 at 5:00. I'll get it set up and send out an Outlook meeting notice.

Jan Barber
Management Assistant/
Special Events Coordinator
Community Services
City of Ann Arbor
Phone: (734) 994-2712
Fax: (734) 994-8460

jbarber@a2gov.org

From: Hohnke, Carsten
Sent: Thursday, November 27, 2008 3:47 PM
To: Miller, Jayne; Smith, Sandi; Taylor, Christopher (Council); Derezinski, Tony
Cc: Barber, Janet (Barth)
Subject: RE: 12/8 council work session

Anytime on the 8th. 5-7p available on 4th.

From: Miller, Jayne
Sent: Wednesday, November 26, 2008 6:56 AM
To: Smith, Sandi; Taylor, Christopher (Council); Derezinski, Tony; Hohnke, Carsten
Cc: Barber, Janet (Barth)
Subject: 12/8 council work session

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Jayne Miller

Community Services Area Administrator

City of Ann Arbor

jmiller@a2gov.org

734-994-2704 (phone)

734-994-8460 (fax)

www.a2gov.org

Elias, Abigail

Subject: Updated: Councilmember Briefing for Golf/100 Units
Location: ConfRoom - 6th Floor

Start: Thu 12/4/2008 5:00 PM
End: Thu 12/4/2008 7:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Miller, Jayne
Required Attendees: Miller, Jayne; Smith, Sandi; Hohnke, Carsten

Elias, Abigail

From: Bowden (King), Anissa
Sent: Monday, December 01, 2008 2:45 PM
To: Anglin, Mike; Beaudry, Jacqueline; Briere, Sabra; Dempkowski, Angela A; Derezsinski, Tony; Fraser, Roger; Greden, Leigh; Hieftje, John; Higgins, Marcia; Hohnke, Carsten; Postema, Stephen; Rapundalo, Stephen; Schopieray, Christine; Smith, Sandi; Taylor, Christopher (Council); Teall, Margie
Cc: Beaudry, Jacqueline; McDonald, Kevin
Subject: Ann Arbor City Apartments PUD
Attachments: image003.gif; image001.gif

Mayor and Council,

Please be advised that Legistar was updated and the public is aware of the revised PUD document. The web packet was updated via the Legistar program and was made public on 11/26/08. Your council link is a manual process that has to be updated separate from Legistar and this did not happen on Wednesday as it should have been. This was a mistake on my part.

I apologize for any inconvenience that this may have caused. I just wanted you to be aware that the public has seen the correct version of this agreement at the time it was sent to the Clerk's Office, thanks.

Anissa R. Bowden | Council Administrative Coordinator
abowden@a2gov.org
City of Ann Arbor, Michigan,
Office of the City Clerk
100 N. Fifth Ave, Ann Arbor, Michigan 48104
PLEASE NOTE NEW PHONE NUMBER:
Internal : ext. 41402
External (734) 794-6144 ext. 41402



Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 2:49 PM
To: Fraser, Roger
Subject: FW: progress

I'm a little concerned about Mark Hodesh changing development agreements. Your thoughts? I've got a call into Chris.

From: downtownhg@gmail.com on behalf of Mark Hodesh
Sent: Mon 12/1/2008 12:09 PM
To: Kahan, Jeffrey; Taylor, Christopher (Council)
Cc: Hohnke, Carsten; Taylor, Christopher (Council); Hieftje, John; Greden, Leigh; Higgins, Marcia; Teall, Margie; Anglin, Mike; Briere, Sabra; Smith, Sandi; Rapundalo, Stephen; Derezinski, Tony
Subject: progress

Chris, Jeff,

Can the two of you communicate? We're all close in intent but the wording and what is included in each point doesn't quite match up.

P18. I'd like and Jon Frank wants to have the active move in/out vans park at the south end of the structure as close as possible to the service door.

P19. I like Chris' language on light fixtures because it encourages an acceptable entity to determine how many are appropriate. The wall mounted signs on the structure that define the van loading zone should be referenced in P18 above. As a practical matter when some one pulls into the alley they may not notice the signs on the wall. A yellow striped rectangle on the pavement would be more noticeable.

P20. It seems to me that a one hour window to pick up trash would be adequate. The downtown haulers run on a tight schedule and our pick ups don't vary more that 3 minutes day to day. I wouldn't expect anyone to prosecute if a truck was running late on a snowy day. Other points in P20 would be more appropriate in P18.

Just talked to Mike Bergren who is going to talk to someone? about prioritizing snow removal from the alley. He's on board and understands high pedestrian traffic expected. He expects an answer later today.

Jeff explained that traffic on First St. may be re-engineered at some point and that to provide loading zones there now would be merely an ad hoc solution. Jon Frank mentioned to me that his architect didn't have a problem with City Apartments tenants using a loading on First Street. I hope we can keep that thought in mind when re-engineering first Street comes around.

I hope to see a re-worked version on P18,19,20 later today.

Mark

--

Downtown Home & Garden
210 S. Ashley
Ann Arbor, MI 48104
(734) 662.8122

Elias, Abigail

Subject: Councilmember Briefing for Golf/100 Units
Location: Jayne's office - 6th Floor

Start: Mon 12/8/2008 8:00 AM
End: Mon 12/8/2008 10:00 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Miller, Jayne
Required Attendees: Miller, Jayne; Taylor, Christopher (Council); Derezhinski, Tony

Elias, Abigail

From: Fraser, Roger
Sent: Monday, December 01, 2008 3:12 PM
To: Greden, Leigh; Hieftje, John; Higgins, Marcia; Rapundalo, Stephen; Teall, Margie
Cc: Dempkowski, Angela A; Crawford, Tom; Miller, Jayne
Subject: Reminder: Finance tonight
Attachments: image001.gif

Please recall that when we met last week, we agreed to meet this evening at 5:30. Pizza will be available. The agenda is as follows:

- Plan for 100 Housing Units
- Experience with Housing
- Fuller Parking Lot Modifications
- Golf Financial Performance

Roger Fraser
City Administrator
City of Ann Arbor
Office: (734) 994-2650
Fax: (734) 994-8297

E-mail: rfraser@a2gov.org

Elias, Abigail

Subject: Coffee w/Rapundalo & Taylor
Location: TBD

Start: Wed 12/10/2008 11:00 AM
End: Wed 12/10/2008 12:00 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Miller, Jayne

Elias, Abigail

From: Taylor, Christopher (Council)
Sent: Monday, December 01, 2008 3:28 PM
To: Miller, Jayne
Subject: Accepted: Councilmember Briefing for Golf/100 Units

Elias, Abigail

From: Taylor, Christopher (Council)
Sent: Monday, December 01, 2008 3:28 PM
To: Miller, Jayne
Subject: Accepted: Coffee w/Rapundalo & Taylor

Elias, Abigail

Subject: Updated: Councilmember Briefing for Golf/100 Units
Location: ConfRoom - 6th Floor

Start: Thu 12/4/2008 5:00 PM
End: Thu 12/4/2008 7:00 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Miller, Jayne

Required Attendees: Miller, Jayne; Smith, Sandi; Hohnke, Carsten

Elias, Abigail

From: Taylor, Christopher (Council)
Sent: Monday, December 01, 2008 3:41 PM
To: Mark Hodesh
Cc: Hohnke, Carsten
Subject: RE: progress

Hi Mark,

I have not spoken with Jeff, but do have a revised version of the proposed development agreement. The provisions are not written in the language that I'd proposed, but achieve much the same things. Although these are I believe on the City's public website, I have for ease included the relevant provisions here:

(P-18) To provide a loading zone with signage as shown on the approved PUD site plan in the public alley east of the site to accommodate moving trucks. The PROPRIETOR is responsible for ensuring that moving vans adhere to CITY restrictions for loading in a public alley and that the moving vans do not block access to adjoining businesses. The intent of the loading zone is to minimize conflicts with surrounding businesses that depend on the alley for access.

(P-19) To provide wall-mounted, pedestrian-level light fixtures on the Project along the public alley east of the site, and to provide wall-mounted signs on the north side of the alley directing loading and unloading of vehicles to this section of the alley, as depicted on the Site Plan. (Light fixtures may be provided by PROPRIETOR or by another entity acceptable to the City, such as the Downtown Development Authority.)

(P-20) To limit dumpsters, and trash and recycling containers and bins from being placed in the alley for pick-up for more than four hours on each day of collection (or other schedule that limits the time that dumpsters and containers are in the alley, to be approved by the City and included in the Master Deed), and to coordinate move-in and move-out times of residents, and the Project's use of the alley through the Association or property manager. Provisions controlling the Association's use of the alley shall be included by the PROPRIETOR in the Master Deed.

The Master Deed is a document of which the City exercises a substantial amount of control.

I hope this is helpful,

Best,

Christopher

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

From: downtownhg@gmail.com on behalf of Mark Hodesh
Sent: Mon 12/1/2008 2:55 PM
To: Taylor, Christopher (Council)
Subject: Re: progress

Chris, are you in communication with Jeff? Is a revised draft available yet?
I'm at home, 761-1498

Mark

On Mon, Dec 1, 2008 at 2:07 PM, Mark Hodesh

<mark@downtownhomeandgarden.com>wrote:

>
>
> Forwarded conversation
> Subject: progress
> -----
>
> From: *Mark Hodesh* <mark@downtownhomeandgarden.com>
> Date: Mon, Dec 1, 2008 at 12:09 PM
> To: "Kahan, Jeffrey" <JKahan@a2gov.org>, Christopher Taylor <
> ctaylor@a2gov.org>
> Cc: Carsten Hohnke <CHohnke@a2gov.org>, Christopher Taylor <
> CTaylor@a2gov.org>, John Hieftje <JHieftje@a2gov.org>, Leigh Greden <
> LGreden@a2gov.org>, Marcia Higgins <MHiggins@a2gov.org>, Margie Teall
> < MTeall@a2gov.org>, Mike Anglin <MAnglin@a2gov.org>, Sabra Briere <
> SBriere@a2gov.org>, Sandi Smith <ssmith@a2gov.org>, Stephen Rapundalo
> < SRapundalo@a2gov.org>, Tony Derezinski <TDerezinski@a2gov.org>
>
>
> Chris, Jeff,
>
> Can the two of you communicate? We're all close in intent but the
> wording and what is included in each point doesn't quite match up.
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> park at the south end of the structure as close as possible to the service door.
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> P19. I like Chris' language on light fixtures because it encourages an
> acceptable entity to determine how many are appropriate. The wall
> mounted signs on the structure that define the van loading zone
> should be referenced in P18 above. As a practical matter when some one
> pulls into the alley they may not notice the signs on the wall. A
> yellow striped rectangle on the pavement would be more noticeable.
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> P20. It seems to me that a one hour window to pick up trash would be
> adequate. The downtown haulers run on a tight schedule and our pick
> ups don't vary more that 3 minutes day to day. I wouldn't expect
> anyone to prosecute if a truck was running late on a snowy day. Other
> points in P20 would be more appropriate in P18.
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> Just talked to Mike Bergren who is going to talk to someone? about
> prioritizing snow removal from the alley. He's on board and
> understands high pedestrian traffic expected. He expects an answer later today.
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> Jeff explained that traffic on First St. may be re-engineered at some
> point and that to provide loading zones there now would be merely an
> ad hoc solution. Jon Frank mentioned to me that his architect didn't
> have a problem with City Apartments tenants using a loading on First
> Street. I hope we can keep that thought in mind when re-engineering first Street comes
> around.
>
> I hope to see a re-worked version on P18,19,20 later today.
>
> Mark
> --
> Downtown Home & Garden

> 210 S. Ashley
> Ann Arbor, MI 48104
> (734) 662.8122

> -----
> From: *Kahan, Jeffrey* <JKahan@a2gov.org>
> Date: Mon, Dec 1, 2008 at 2:03 PM
> To: Mark Hodesh <mark@downtownhomeandgarden.com>
> Cc: "McDonald, Kevin" <KMcDonald@a2gov.org>, "Pulcipher, Connie" <
> CLPulcipher@a2gov.org>, "Lloyd, Mark" <MLloyd@a2gov.org>, "Crawford, Tom"
> <TCrawford@a2gov.org>, "Fales, Mary Joan" <MFales@a2gov.org>, "Jon
> Frank (Regional CHI)" <jfrank@villagegreen.com>, "Kahan, Jeffrey" <
> JKahan@a2gov.org>

> Thanks, Mark.

> I'm forwarding your comments to our attorney Kevin McDonald and other
> city staff including Connie Pulcipher (my supervisor), Tom Crawford
> (City CFO), Mark Lloyd (Manager of Planning and Dev. Services), Mary
> Fales (City
> Attorney) as well as the developer, Jon Frank.

> All,

> Mark H. indicated that he and Jon have reached consensus about the
> appropriate location in the alley to accommodate moving vans. Mark
> indicated that moving vans should park on the *southern* end of the alley.

> - *Kevin:* Currently the language in the development agreement says
> "northern" end of the alley. How best can we address this modification in
> the development agreement?

> - Jon Frank indicated that he would be OK with adding a few light
> fixtures along the alley. Currently 3 are shown on the site plan. The
> development agreement does not indicate a number. This issue can be
> addressed at the meeting tonight (Mark H. indicated to me today that he
> would bring the issue of additional fixtures up at the meeting, Jon
> indicated to me today that he would express a willingness to provided a few
> more.

> - *Jon:* Mark suggests a one hour limitation on trash receptacles in
> the alley. Comment?

>
> Thanks.

>
>
>
> Jeff

>
>
> -----

>
> *From:* downtownhg@gmail.com [mailto:downtownhg@gmail.com] *On Behalf
> Of *Mark Hodesh
> *Sent:* Monday, December 01, 2008 12:09 PM
> *To:* Kahan, Jeffrey; Taylor, Christopher (Council)
> *Cc:* Hohnke, Carsten; Taylor, Christopher (Council); Hieftje, John;
> Greden, Leigh; Higgins, Marcia; Teall, Margie; Anglin, Mike; Briere,
> Sabra; Smith, Sandi; Rapundalo, Stephen; Derezinski, Tony
> *Subject:* progress

>
>
>
>
> --
> Downtown Home & Garden
> 210 S. Ashley
> Ann Arbor, MI 48104
> (734) 662.8122
>

--
Downtown Home & Garden
210 S. Ashley
Ann Arbor, MI 48104
(734) 662.8122

Elias, Abigail

From: Smith, Sandi
Sent: Monday, December 01, 2008 4:02 PM
To: Miller, Jayne
Subject: Accepted: Updated: Councilmember Briefing for Golf/100 Units

Elias, Abigail

From: Fraser, Roger
Sent: Monday, December 01, 2008 4:31 PM
To: *City Council Members (All); Crawford, Tom; Jones, Barnett; McCormick, Sue; Miller, Jayne; Wilkerson, Robyn
Cc: Wondrash, Lisa; Beaudry, Jacqueline
Subject: Evite - Dec. 6 Party
Attachments: image001.gif

Hi, Folks:

Sue and I sent Evite messages to each of you asking you and your guest to join us for a holiday gathering at our house this coming Saturday. We used City email addresses for virtually all of you. I just learned that Evite messages are treated by our system as spam and automatically placed in the spam folder of your email. Unless you happen to like spam and look at that folder, you may have missed our invitation. Please let me know if you did not receive the message.

I know it is now very close to December 6, but we hope you can join us Saturday at 7:00 for a bit of holiday cheer!

Roger Fraser
City Administrator
City of Ann Arbor
Office: (734) 994-2650
Fax: (734) 994-8297

E-mail: rfraser@a2gov.org

Elias, Abigail

From: Kahan, Jeffrey
Sent: Monday, December 01, 2008 4:35 PM
To: 'Mark Hodesh'; Taylor, Christopher (Council); Jon Frank
Cc: Pulcifer, Connie; Lloyd, Mark; McDonald, Kevin; Fales, Mary Joan; Pollay, Susan; Kahan, Jeffrey
Subject: RE: progress

Hi Mark,

I'm delighted to hear about your agreement with Village Green to locate the loading area to the south end of the alley. Council will need to direct staff to amend the development agreement ("north side" to "south side") to reflect this.

Susan Pollay will attend tonight's meeting and will be prepared to address the lighting issue.

I'm pleased to hear that you and Jon have reached common ground regarding the solid waste issue.

Looking forward to tonight's meeting.

Jeff

From: downtownhg@gmail.com [mailto:downtownhg@gmail.com] **On Behalf Of** Mark Hodesh
Sent: Monday, December 01, 2008 4:13 PM
To: Kahan, Jeffrey; Taylor, Christopher (Council); Jon Frank
Subject: Re: progress

If I'm looking at the correct version of Agreement I've got 3 points. Maybe we have document lag, please forward most recent version if my comments below seem redundant.

P18 should reference the South end of the structure adjacent to the service entrance. Yellow stripes on the pavement denoting the location of the loading zone would help eliminate confusion.

P19 who is going to decide how many fixtures are appropriate

P20 I'm OK with the 4 hours knowing that Village Green wants those dumpsters in the alley as little as possible.

On Mon, Dec 1, 2008 at 12:09 PM, Mark Hodesh <mark@downtownhomeandgarden.com> wrote:
Chris, Jeff,

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Ann Arbor, MI 48104
(734) 662.8122

--

Downtown Home & Garden
210 S. Ashley
Ann Arbor, MI 48104
(734) 662.8122

Elias, Abigail

From: Schopieray, Christine
Sent: Monday, December 01, 2008 4:46 PM
To: Hieftje, John
Subject: update 12/1/08

Hi John-

Jim Northrup of A2 Hydraulics called. He attended & spoke at the last council meeting. He wanted some follow up as he wants permission to get parts from rear projection TV sets. Can he do this and how does he go about it. He'd like you to call him at 434-0129 or 973-2585.

Scott from Schakolad called regarding his alternative energy company . He has tried setting up a meeting with DTE, to no avail. He would like to know if you would call and set up a meeting with DTE , himself and you. He also sent you an email regarding this. Please call him at 213-1700.

 -C

Christine Schopieray
Assistant to the Mayor
City of Ann Arbor
734-794-6161 x41602

Elias, Abigail

From: Bowden (King), Anissa
Sent: Monday, December 01, 2008 5:32 PM
To: Anglin, Mike; Beaudry, Jacqueline; Briere, Sabra; Dempkowski, Angela A; Derezinski, Tony; Fraser, Roger; Greden, Leigh; Hieftje, John; Higgins, Marcia; Hohnke, Carsten; Postema, Stephen; Rapundalo, Stephen; Schopieray, Christine; Smith, Sandi; Taylor, Christopher (Council); Teall, Margie
Subject: Packet Update
Attachments: 12-01-08 Agenda.pdf; image001.gif; image002.gif

The council link has been updated to include the following:

- INT-1 World AIDS Day Proclamation
- INT-2 Main Street Lane Closure for UM Construction Project - Jim Kosteva
- INT-3 Update on Ann Arbor Municipal Center project - Bill Wheeler
- DC-2 Supporting House Bill 5693 to Amend Section 4 of the 2006 PA 480 to Require a Video Service Provider to
Provide Public, Education, and Government Access Channels at no Extra Charge
- DC-3 Supporting House Bill 5047 to Ensure Communities Receive 2% Public, Education, and Government
Franchise Fees
- DB-1 Approve Ann Arbor City Apartments PUD Site Plan and Development Agreement
(Agreement Revised &
Attached)
- E-1 Appointments & Nominations
- H-7 Letter from Jim Kosteva, UM Director of Community Relations

The packet is available for downloading. The agenda is attached for your convenience.

Anissa R. Bowden | Council Administrative Coordinator

abowden@a2gov.org

City of Ann Arbor, Michigan,

Office of the City Clerk

100 N. Fifth Ave, Ann Arbor, Michigan 48104

PLEASE NOTE NEW PHONE NUMBER:

Internal : ext. 41402

External (734) 794-6144 ext. 41402





City of Ann Arbor

100 N. Fifth Avenue
Ann Arbor, MI 48104
www.a2gov.org

Meeting Agenda City Council

Monday, December 1, 2008

7:00 PM

G. C. Larcom, Jr. Municipal Bldg. 2nd Flr.

CALL TO ORDER

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL OF COUNCIL

APPROVAL OF AGENDA

INT INTRODUCTIONS

INT-1 08-1088 World AIDS Day Proclamation

(Mayor's Office)

Sponsors: Hieftje

INT-2 Main Street Lane Closure for UM Construction Project - Jim Kosteva

INT-3 Update on Ann Arbor Municipal Center project - Bill Wheeler

PUBLIC COMMENTARY - RESERVED TIME (3 MINUTES PER SPEAKER)

*** (SPEAKERS ARE NOT PERMITTED TO GRANT THEIR RESERVED TIME TO AN ALTERNATE SPEAKER)**

*** ACCOMMODATIONS HAVE BEEN MADE FOR PERSONS NEEDING ASSISTANCE WHILE ADDRESSING COUNCIL**

1. Tom Partridge - Give the greatest holiday gift. Save the jobs of Ann Arbor and Michigan residents. Support economic development, public transportation, affordable housing, health care and education.
2. Andrea Clyne - Teen Summer Program at Community Action
3. Henry Herskovitz - Palestine

PH PUBLIC HEARINGS (3 MINUTES PER SPEAKER)

- PH-1 08-0960** An Ordinance to Amend Chapter 55, Rezoning of 0.57 Acre from P (Parking District) to PUD (Planned Unit Development), Ann Arbor City Apartments, Southeast Corner of West Washington and South First Streets (CPC Recommendation: Approval - 7 Years and 0 Nays) (Ordinance No. ORD-08-37)

(Planning and Development Services - Jayne Miller, Community Services Administrator)

(See B-1)

- PH-2 08-1028** Resolution to Approve Ann Arbor City Apartments PUD Site Plan and Development Agreement, 0.57 Acre, Southeast Corner of West Washington and South First Streets (CPC Recommendation: Approval - 7 Years and 0 Nays)

(Planning and Development Services - Jayne Miller, Community Services Administrator)

(See DB-1)

- PH-3 08-0961** An Ordinance to Amend Chapter 55, Rezoning of 0.12 Acre from TWP (Township District) to R1A (Single-Family Dwelling District), Mucha Property, 3094 Newcastle (CPC Recommendation: Approval - 8 Years and 0 Nays) (Ordinance No. ORD-08-38)

(Planning and Development Services - Jayne Miller, Community Services Administrator)

(See B-2)

COMMUNICATIONS FROM COUNCIL**A APPROVAL OF COUNCIL MINUTES**

- A-1 08-1045** Work Session minutes of November 10, 2008 and regular session minutes of November 17, 2008

(City Clerk - Jacqueline Beaudry)

CA CONSENT AGENDA

- CA-1 08-1031** Resolution to Approve Agreement with The Regents of the University of Michigan for Municipal Parking Citation Processing, Collections and Record Management Services

(Financial and Administrative Services - Tom Crawford, CFO)

B ORDINANCE - SECOND READING

- B-1 08-0960 An Ordinance to Amend Chapter 55, Rezoning of 0.57 Acre from P (Parking District) to PUD (Planned Unit Development), Ann Arbor City Apartments, Southeast Corner of West Washington and South First Streets (CPC Recommendation: Approval - 7 Yeas and 0 Nays) (Ordinance No. ORD-08-37)

(Planning and Development Services - Jayne Miller, Community Services Administrator)

(See PH-1)

- B-2 08-0961 An Ordinance to Amend Chapter 55, Rezoning of 0.12 Acre from TWP (Township District) to R1A (Single-Family Dwelling District), Mucha Property, 3094 Newcastle (CPC Recommendation: Approval - 8 Yeas and 0 Nays) (Ordinance No. ORD-08-38)

(Planning and Development Services - Jayne Miller, Community Services Administrator)

(See PH-2)

C ORDINANCE - FIRST READING

- C-1 08-0867 An Ordinance to Amend to Chapter 55, Rezoning of 1.23 Acres from R4C (Multiple-Family Dwelling District) to PUD (Planned Unit Development District), City Place, 407-437 South Fifth Avenue (CPC Recommendation: Motion to Approve Failed - 2 Yeas and 6 Nays)

(Planning and Development Services - Jayne Miller, Community Services Administrator)

D MOTIONS AND RESOLUTIONS

DC New Business - Council:

- DC-1 08-1053 Resolution for Community Events Fund Disbursements from the FY 09 Budget (**8 Votes Required**)

(City Council)

Sponsors: Higgins and Teall

Added After Newspaper Deadline:

- DC-2 08-1084** City Council Resolution Supporting House Bill 5693 to Amend Section 4 of the 2006 PA 480 to Require a Video Service Provider to Provide Public, Education, and Government Access Channels at no Extra Charge, and at the Equivalent Visual and Audio Quality, Functionality and Accessibility of Commercial Channels Carried on the Provider's Service

(City Council)

Sponsors: Higgins and Smith

(Added 12/1/08)

- DC-3 08-1085** City Council Resolution Supporting House Bill 5047 to Ensure Communities Receive 2% Public, Education, and Government Franchise Fees

(City Council)

Sponsors: Higgins and Smith

(Added 12/1/08)

DB New Business - Boards and Commissions:

- DB-1 08-1028** Resolution to Approve Ann Arbor City Apartments PUD Site Plan and Development Agreement, 0.57 Acre, Southeast Corner of West Washington and South First Streets (CPC Recommendation: Approval - 7 Yeas and 0 Nays)

(Planning and Development Services - Jayne Miller, Community Services Administrator)

(See PH-2) (PUD Site Plan and Development Agreement Revised 11/26/08)

- DB-2 08-1029** Resolution to Approve the Memorandum of Intent and Ann Arbor Skatepark Fund Agreement for the Development of a Skatepark at Veterans Memorial Park

(Community Services - Jayne Miller, Area Administrator)

DS New Business - Staff:

- DS-1 08-1025** Resolution to Approve an Amendment to the Professional Services Agreement with Quinn Evans Architects for the Courts/Police Building (\$411,003.00)

(Public Services - Sue F. McCormick, Public Services Administrator)

- DS-2 08-1035** Resolution to Approve Exercising the Purchase Option of the City's Golf Car Lease Agreement with Club Car to Purchase 60 Golf Cars at a Cost of \$54,000.00, Appropriate \$30,000.00 from the Golf Enterprise Fund, and Allow for the Resale of up to 60 Golf Cars **(8 Votes Required)**

(Parks and Recreation Services - Jayne Miller, Community Services Administrator)
- DS-3 08-1032** Resolution to Approve an Extension of the Existing Installment Purchase Agreement with Bank of Ann Arbor to Finance the Purchase of 350 S. Fifth Avenue (\$3,500,000.00)

(Financial and Administrative Services - Tom Crawford, CFO)
- DS-4 08-1038** Resolution Ratifying the Issuance of an Emergency Purchase Order to AT&T Michigan for the Relocation of Telecommunications Facilities by the City Administrator and Authorizing the City Administrator to take all Necessary Actions for the Relocation of Telecommunication Facilities(\$58,870.06)

(Information Technology Services - Dan Rainey)

Added After Newspaper Deadline:

- DS-5 08-1074** Resolution to Approve Amendment No. 2 to the Option to Purchase Agreement with Village Green Residential Properties LLC **(8 Votes Required)**

(Financial and Administrative Services - Tom Crawford)

(Added 11/26/08)

E COMMUNICATIONS FROM THE MAYOR

- E-1 08-1089** Nominations & Appointments

(Mayor's Office)

COMMUNICATIONS FROM COUNCIL

F COMMUNICATIONS FROM CITY ADMINISTRATOR

G COMMUNICATIONS FROM CITY ATTORNEY

H & I CLERK'S REPORT OF COMMUNICATIONS, PETITIONS AND REFERRALS

H The following communications were referred as indicated:

- H-1 08-1047** Communication from Comcast regarding changes in the channel lineup effective December 1, 2008 - CTN
(City Clerk)
- H-2 08-1048** Communication from S.E.M.C.O.G. regarding their regional update publication, Vo. 13, No. 23 - October 27 and Vo. 13, No. 24 November 10, 2008 - File
(City Clerk)
- H-3 08-1049** Communication from The Economic Development Corporation of the City of Ann Arbor regarding the 2008 Annual Report of the Economic Development Corporation - File
(City Clerk)
- H-4 08-1050** Communication from Varsity Real Estate, LLC regarding a request for an Industrial Development District located at 3775 Varsity Drive - Assessor
(City Clerk)
- H-5 08-1051** Communication from the State of Michigan regarding notice of Hearing for the Electric Customers of the Detroit Edison Company, Case No. U-15677 scheduled for Dec. 2, 2008 at 9:00 a.m. - File
(City Clerk)
- H-6 08-1052** Communication from Bodman Attorneys & Counselors regarding notice of intent to establish two Condominium Projects with respect to property located in the City of Ann Arbor (Geddes Heights 1 & 2 Condominiums) - Planning and Development Services
(City Clerk)
- H-7 08-1087** Letter from Jim Kosteva, UM Director of Community Relations, dated November 21, 2008, regarding a proposed vacation of Monroe Street from State Street to Oakland - cc: Planning and Development Services, Systems Planning and Project Management
(City Clerk - Jacqueline Beaudry)

I The following minutes were received for file:

- I-1 08-1046 City Election Commission - July 11, 2008
(City Clerk - Jacqueline Beaudry)

PUBLIC COMMENT - GENERAL (3 MINUTES EACH)

CLOSED SESSION TO DISCUSS PENDING LITIGATION AND ATTORNEY / CLIENT PRIVILEGED COMMUNICATION AND/OR LAND ACQUISITION

ADJOURNMENT

COMMUNITY TELEVISION NETWORK (CTN) CABLE CHANNEL 16:

LIVE: MONDAY, DECEMBER 1, 2008; 7:00 P.M.

REPLAYS: TUESDAY, DECEMBER 2, 2008; 10:30 A.M. AND FRIDAY, DECEMBER 5, 2008; 7:30 P.M.

REPLAYS SUBJECT TO CHANGE WITHOUT NOTICE

Persons with disabilities are encouraged to participate. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's Office by telephone at 994-2725 or by written request addressed to the City Clerk's Office, 100 N. Fifth Ave., Ann Arbor, MI 48104, at least 24 hours in advance.

A hard copy of this Council packet can be viewed at the front counter of the City Clerk's office.

Elias, Abigail

Subject: Councilmember Briefing for Golf/100 Units
Location: Jayne's office - 6th Floor

Start: Mon 12/8/2008 8:00 AM
End: Mon 12/8/2008 10:00 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Miller, Jayne
Required Attendees: Miller, Jayne; Taylor, Christopher (Council); Derezinski, Tony

Elias, Abigail

Subject: Malletts Creek Coordinating Committee
Location: New Center - North Conference Room

Start: Wed 5/13/2009 3:00 PM
End: Wed 5/13/2009 4:30 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Hancock, Jerry
Required Attendees: Hancock, Jerry; Malletts Creek Coordinating Committee

Elias, Abigail

From: Bowden (King), Anissa
Sent: Monday, December 01, 2008 7:12 PM
To: Anglin, Mike; Beaudry, Jacqueline; Briere, Sabra; Dempkowski, Angela A; Derezinski, Tony; Fraser, Roger; Greden, Leigh; Hieftje, John; Higgins, Marcia; Hohnke, Carsten; Postema, Stephen; Rapundalo, Stephen; Schopieray, Christine; Smith, Sandi; Taylor, Christopher (Council); Teall, Margie
Cc: Beaudry, Jacqueline
Subject: Update Packet
Attachments: image001.gif; image002.gif
Importance: High

If you downloaded the packet prior to 7:15, please download again. DC-2 and DC-3 were just added, thanks.

Anissa R. Bowden | Council Administrative Coordinator
abowden@a2gov.org
City of Ann Arbor, Michigan,
Office of the City Clerk
100 N. Fifth Ave, Ann Arbor, Michigan 48104
PLEASE NOTE NEW PHONE NUMBER:
Internal : ext. 41402
External (734) 794-6144 ext. 41402



Elias, Abigail

Subject: Malletts Creek Coordinating Committee
Location: ConfRoom - 4th Floor Large

Start: Wed 1/14/2009 3:00 PM
End: Wed 1/14/2009 4:30 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Hancock, Jerry
Required Attendees: Hancock, Jerry; Malletts Creek Coordinating Committee

Elias, Abigail

Subject: Canceled: Malletts Creek Coordinating Committee
Location: New Center - North Conference Room

Start: Wed 3/11/2009 3:00 PM
End: Wed 3/11/2009 4:30 PM
Show Time As: Free

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Hancock, Jerry
Required Attendees: Hancock, Jerry; Malletts Creek Coordinating Committee
Optional Attendees: DiLeo, Alexis; McCormick, Sue; Wade, Molly; Taylor, Christopher (Council); Bobrin, Janice; Pulcifer, Connie; 'Cullen, Tim'; Hupy, Craig; Slotten, Cresson; Gih, Brandi

Importance: High

Note the change of meeting location to the New Center - North Conference Room. The New Center is at 1100 N. Main St. in Ann Arbor. The north conference room is on the second floor.

Jerry Hancock

Elias, Abigail

Subject: Updated: Malletts Creek Coordinating Committee
Location: New Center - North Conference Room

Start: Tue 11/10/2009 3:00 PM
End: Tue 11/10/2009 4:30 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Hancock, Jerry
Required Attendees: Hancock, Jerry; Malletts Creek Coordinating Committee
Optional Attendees: Bobrin, Janice; McCormick, Sue; Pulcipher, Connie; 'Cullen, Tim'; Taylor, Christopher (Council); Hupy, Craig

Due to Veterans Day on the 11th, I am moving the November meeting to Tuesday the 10th. JH

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 7:51 PM
To: Rampson, Wendy; Miller, Jayne
Cc: 'Roger Hewitt'; Pratt, Evan; Higgins, Marcia
Subject: FW: A2D2 Zoning Revision Comments

Jayne,
Council is receiving these by the truckload. Are these comments also being sent to you?

From: Margaret Wong [mailto: [REDACTED]]
Sent: Monday, December 01, 2008 6:03 PM
To: Hieftje, John; Briere, Sabra; Smith, Sandi; Rapundalo, Stephen; Derezinski, Tony; Greden, Leigh; Taylor, Christopher (Council); Higgins, Marcia; Teall, Margie; Anglin, Mike; Hohnke, Carsten; Planning
Subject: A2D2 Zoning Revision Comments

Dear Mayor Hieftje, City Council and Planning Commission,

I attended Wendy Rampson's 11/5/08 A2D2 public briefing. And while I appreciated her comment that the proposed zoning revisions are intended to result in a more "wholistic" approach to downtown planning, I found this message undermined in important ways.

I was dismayed to see that the maps on display that night did not show the Allen Creek floodplain at all. Basemaps showing proposed D1 and D2 zoning were mute on where the hazardous floodway occurs. I brought this up with Wendy following the meeting, and she said she would address this. Wendy also made reference to ongoing city staff work on a dedicated floodplain ordinance. I asked her during public comment about coordination between the two efforts. The understanding I came away with is that there is no substantial integrated coordination.

These two shortcomings are symptomatic of how A2D2 is letting Ann Arbor down. Zoning is a tool that cannot be neutral when it come to accounting for quality of life and quality of place. This means upholding environmental sustainability, experiential livability, public health and life safety, as well as economic viability. The best zoning has a strong grasp of the big wholistic picture and seeks to get the major, crucial pieces of the planning puzzle in the right place. The Allen Creek floodplain is just such a crucial piece. A2D2 is the direct offspring of the Calthorpe process. I will never forget the first Calthorpe public workshop where 19 out of 20 "envisioning" maps placed a major greenway element in the Allen Creek floodplain. Getting the floodplain "right" with the creation of a comprehensive greenway will be one of the most wholistic things the city can do.

The Allen Creek floodplain is not a "special interest". The Allen Creek floodplain is a special zone presenting special opportunities, as well as special risks and responsibilities. Steps to restore optimal environmental function to this floodplain will help the larger watershed in terms of stormwater runoff management and flooding. Ann Arbor must be proactive on this matter; it is the smart, cost-effective way to go. Implementing an integrated system of stormwater quality improvement strategies in the Allen Creek basin will directly benefit the Huron River. The highest and best use of the floodplain is not as a typical building site. The most forward-looking zoning for Ann Arbor will not permit new construction in floodplains, and certainly not in floodways.

It is true that moving toward long term goals can create challenges in the near term. We should look at ways to phase in change. The use of long term leases or inholding strategies could be ways to allow floodplain properties now in active commercial or residential use to transition to open space uses over a comfortable period of time. I urge the A2D2 review committee, the City Council, the Mayor, and Planning Commission to create special overlay zoning for the floodplain that will allow us to move methodically toward the creation of a comprehensive, full-scale greenway over time.

Dedicating the Allen Creek floodplain to greenway open space and pathways is not an "opportunity loss", but a catalyst for all kinds of beneficial change. An historically dirty industrial zone will become environmentally functional and a crucial part of the city's green infrastructure. A longtime "no trespassing" area will be reunited with Ann Arbor's daily life, providing vital and pleasing non-motorized connectivity all along its length. As documented in the existing 1988 Downtown Plan, the Allen Creek floodplain is an important connection zone between close-in residential neighborhoods and the city's central commercial heart. This dedicated system of attractive green public space will be the stimulus for economic development and, more crucially, be the necessary balancing partner to increased downtown density.

It is not enough simply to quantify the parameters of growth, we must envision the quality of change. Establishing design guidelines is as important as setting FARs. We should do everything in our power to make our city evermore green and healthy, evermore beautiful, evermore unique and memorable, evermore supportive of a rich collective social life, and evermore economically sustainable in the **long** term. Crucial policy decisions like the A2D2 zoning revisions must have this intention at their core. Please do what you can to ensure that Ann Arbor has a long and enlightened future.

Sincerely,
Margaret Wong

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 7:52 PM
To: Miller, Jayne; Rampson, Wendy
Cc: 'Roger Hewitt'; Pratt, Evan; Higgins, Marcia
Subject: .FW: [precinct54] Proposed Downtown Zoning Amendments
Attachments: image001.jpg; image002.jpg

Do you know why these are being sent to council?

From: Cendra [mailto:████████████████████]
Sent: Monday, December 01, 2008 6:33 PM
To: 'Charles D Lewis'; A2D2FeedBack; Rampson, Wendy; Planning
Cc: Hieftje, John; Smith, Sandi; Briere, Sabra; Rapundalo, Stephen; Derezhinski, Tony; Taylor, Christopher (Council); Greden, Leigh; Higgins, Marcia; Teall, Margie; Hohnke, Carsten; Anglin, Mike
Subject: RE: [precinct54] Proposed Downtown Zoning Amendments

I couldn't agree more with what Charles has said.

We, the people whose spirits make Ann Arbor what it is, do not want the tall buildings and the density that you few have been pushing on us. You've used underhanded tricks to bring about this zoning change, and most people are not aware this is going on. You are counting on that to push this through.

Well, the time has come for us to stand up and say NO. NO, we don't want height. NO, we don't want density. Nor do we need it. Bigger is not better. Outside developers can not and do not perceive our needs.

The housing bubble has burst. It's time to let go of these dreams of white elephants and get back to the business of making the city livable for those of us who live here now.

Yours very truly,

Cendra Lynn
121 Crest
Ann Arbor, MI, 48103

████████████████████

From: precinct54@yahoogroups.com [mailto:precinct54@yahoogroups.com] **On Behalf Of** Charles D Lewis
Sent: Monday, December 01, 2008 4:22 PM
To: A2D2Feedback@a2gov.org; wrampson@a2gov.org; planning@a2gov.org
Cc: JHieftje@a2gov.org; ssmith@a2gov.org; Sbriere@a2gov.org; SRapundalo@a2gov.org; TDerezhinski@a2gov.org; CTaylor@a2gov.org; LGreden@a2gov.org; MHiggins@a2gov.org; MTeall@a2gov.org; CHohnke@a2gov.org; MAnglin@a2gov.org
Subject: [precinct54] Proposed Downtown Zoning Amendments

Dear fellow Ann Arborite,

Along with many others, I am greatly concerned that appropriate mass and height limits be established for Ann Arbor's D1 and D2 downtown districts. Without such limits, the boundary of our downtown is destined to become the leading edge of urban blight in adjacent

residential neighborhoods. What possible benefit can there be in our abandoning the fundamental principles of sound city planning?

Very truly yours,

Charles D. Lewis
330 South Seventh Street
Ann Arbor, MI 48103

██████████
--
Charles D Lewis
████████████████████

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Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 7:53 PM
To: Miller, Jayne; Rampson, Wendy
Cc: 'Roger Hewitt'; Pratt, Evan; Higgins, Marcia
Subject: FW: Proposed Downtown Zoning Amendments

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

From: Charles D Lewis [mailto: [REDACTED]]
Sent: Monday, December 01, 2008 4:22 PM
To: A2D2FeedBack; Rampson, Wendy; Planning
Cc: Hieftje, John; Smith, Sandi; Briere, Sabra; Rapundalo, Stephen; Derezinski, Tony; Taylor, Christopher (Council); Greden, Leigh; Higgins, Marcia; Teall, Margie; Hohnke, Carsten; Anglin, Mike
Subject: Proposed Downtown Zoning Amendments

Dear fellow Ann Arborite,

Along with many others, I am greatly concerned that appropriate mass and height limits be established for Ann Arbor's D1 and D2 downtown districts. Without such limits, the boundary of our downtown is destined to become the leading edge of urban blight in adjacent residential neighborhoods. What possible benefit can there be in our abandoning the fundamental principles of sound city planning?

Very truly yours,

Charles D. Lewis
330 South Seventh Street
Ann Arbor, MI 48103

[REDACTED]
--
Charles D Lewis
[REDACTED]

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 7:55 PM
To: Miller, Jayne; Rampson, Wendy
Cc: 'Roger Hewitt'; Pratt, Evan; Higgins, Marcia
Subject: FW: our town

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

From: Nancy [mailto:████████████████████]
Sent: Monday, December 01, 2008 3:43 PM
To: Higgins, Marcia
Subject: our town

Hello Ms Higgins,

I am forwarding this email to you to be considered when you talk/vote on zoning, TIF, and more financial commitments such as the new underground parking lot on Fifth Ave.

Thank you for your serious consideration of other points of view.

Nancy Kaplan

Hello Wendy,

Yesterday I viewed your presentation on the history and new zoning measures on CTN. I was very dismayed to learn that the downtown core has no height limitations, building is still OK in the flood plain, and the idea of height limits is only a possibility in the East University student area. Builders come and go. They have no vested long term interest in this community. I am wondering if the new city hall follows the diagonal roof dimension (FAR?) you talked about.

Density downtown can be done in many ways and height is just one way and big boxes is another ---- neither are desirable. Has a plan been visualized? Drawn out to see the possibilities?

Now that the library is on indefinite hold we, the community have time to think. We too need to think about the bond climate, the perks we give to builders that have long term revenue implications for the general fund. The growth of the DDA does not serve the entire community and certainly not the general fund. What about growth on our periphery? Why do builders get premiums for doing what they should be doing? Are they encouraged to use quality materials and creative design? Why not reward these aspects? We could have building of the year, designer and developer of the year recognition. We don't need to give them monetary rewards --- builders should build what they can afford to build. Strange to give builders tax breaks and yet ask our citizens to fix their sidewalks and increase our water and parks millages. Think about who comes first --- the community or the developer.

Thanks for all your hard work.

Nancy Kaplan

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 7:56 PM
To: Miller, Jayne; Rampson, Wendy
Cc: 'Roger Hewitt'; Pratt, Evan; Higgins, Marcia
Subject: FW: A2D2 comments

From: Kathy Boris [mailto:████████████████████]
Sent: Monday, December 01, 2008 1:25 PM
To: Hieftje, John; Briere, Sabra; Smith, Sandi; Rapundalo, Stephen; Derezhinski, Tony; Greden, Leigh; Taylor, Christopher (Council); Higgins, Marcia; Teall, Margie; Anglin, Mike; Hohnke, Carsten
Subject: A2D2 comments

November 29, 2008

Ann Arbor Mayor and City Council Members:

I am not convinced that Ann Arborites generally have been clamoring for rezoning, especially the sort of rezoning which will loosen constraints on developers rather than tighten them. If we want to protect our city's unique character we need to be careful to preserve those elements in our built environment which make us the bike and pedestrian-friendly "tree city" of cafes, small shops, and bookstores that we have been until very recently. Over-sized and overly-tall buildings must not be allowed to dominate and degrade the grid of older buildings that have survived many occupants and updates and served us well over the decades. Mixing new buildings with old is nothing new of course, but it should be done with care because those who come after us will have to put up with what we have built, or allowed to be built. New buildings which offer only a view of cars and utility pipes on their street level (Denali, for instance) add nothing, and, in fact, subtract quite a lot from our pedestrian environment. Rezoning, then, should provide an opportunity to make sure that Ann Arbor will continue to be a city that primarily values people and their interactions rather than cars and "big-box" buildings.

Therefore I urge the Planning Commission and City Council to specifically limit the height of buildings in the D1 and D2 areas, to provide wider sidewalks and setbacks so that there are additional places for people to meet and talk, to provide more adequate and sheltered bike parking to encourage people to come and go without cars, to provide more green spaces for everyone's enjoyment, and most importantly, to specify that street levels of new buildings be

for shops, businesses, restaurants, cafes, banks, post offices, small grocery stores, but definitely not for parking cars!

Kathy Boris
1726 Charlton
Ann Arbor

Elias, Abigail

From: Fraser, Roger
Sent: Monday, December 01, 2008 7:57 PM
To: s.c.fraser@comcast.net
Cc: Teall, Margie
Subject: FW: Evite - Dec. 6 Party
Attachments: image001.gif

Hi,

It appears a number of folks may not have received the Evite. Please send one to Margie and Graham at the address below.

Lovyal

From: Teall, Margie
Sent: Monday, December 01, 2008 7:54 PM
To: Fraser, Roger
Subject: RE: Evite - Dec. 6 Party

margieteall@hotmail.com

From: Fraser, Roger
Sent: Monday, December 01, 2008 7:51 PM
To: Teall, Margie
Subject: RE: Evite - Dec. 6 Party

If you'll give me an alternate email address, we'll get you the Evite with all the information.

From: Teall, Margie
Sent: Monday, December 01, 2008 7:22 PM
To: Fraser, Roger
Subject: RE: Evite - Dec. 6 Party

I don't think I received it! I think Graham and I are available to join you. Send me your address, and I'll check with him. Thanks! -Margie

From: Fraser, Roger

Sent: Monday, December 01, 2008 4:31 PM

To: *City Council Members (All); Crawford, Tom; Jones, Barnett; McCormick, Sue; Miller, Jayne; Wilkerson, Robyn

Cc: Wondrash, Lisa; Beaudry, Jacqueline

Subject: Evite - Dec. 6 Party

Hi, Folks:

Sue and I sent Evite messages to each of you asking you and your guest to join us for a holiday gathering at our house this coming Saturday. We used City email addresses for virtually all of you. I just learned that Evite messages are treated by our system as spam and automatically placed in the spam folder of your email. Unless you happen to like spam and look at that folder, you may have missed our invitation. Please let me know if you did not receive the message.

I know it is now very close to December 6, but we hope you can join us Saturday at 7:00 for a bit of holiday cheer!

Roger Fraser

City Administrator

City of Ann Arbor

Office: (734) 994-2650

Fax: (734) 994-8297

E-mail: rfraser@a2gov.org

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 7:58 PM
To: Miller, Jayne
Cc: 'Roger Hewitt'; Pratt, Evan
Subject: FW: A2D2 Code Amendment Comments

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

From: Rita Mitchell [mailto:████████████████████]
Sent: Monday, December 01, 2008 9:57 AM
To: A2D2FeedBack
Cc: Rampson, Wendy; Planning; Briere, Sabra; Smith, Sandi; Higgins, Marcia; Rapundalo, Stephen; Derezinski, Tony; Teall, Margie; Hieftje, John; Anglin, Mike; Taylor, Christopher (Council); Hohnke, Carsten; Greden, Leigh
Subject: A2D2 Code Amendment Comments

Dear A2D2 Steering Committee:

I am writing to express my concerns about proposed amendments to Ann Arbor City Codes for Zoning and Required Parking. My comments have to do with the qualitative outcomes of the proposed changes, because I fear that the changes proposed as of September 16, 2008, will not be for the better. In addition, I am concerned that the focus of the A2D2 Steering Committee to date has been directed at components of the city code that should be addressed after establishment of the City Master Plan, and design guidelines.

Overall, I support efforts that will maintain and improve the experiences of walking, bicycling or public transportation, as priorities over using and storing automobiles. A city center that is pleasant for walking and biking will draw people to it, to live and use businesses and services that are located in the built environment. Clear, measurable public benefits that people in the city want, should be the result of any premiums granted to a developer. Walking, bicycling, and use of AATA services can be enhanced with efforts to:

Change the order of the process that is currently underway to allow a result that is rational and is agreed on by the community:

- a) Place a hold on the amendments to zoning and parking, pending an update of the City Master Plan,
- b) Work to create and implement Design Guidelines,
- c) Revise zoning to have an effect that coordinates with building size and location, and that conforms to the Master Plan. Don't re-write the master plan to conform whatever zoning is put into effect.

If the Steering Committee elects to proceed with amendments to zoning and parking now, rather than proceed with a rational ordering of the planning process, then I regret that choice. In the absence of the Master Plan context that is needed to provide a framework for zoning and parking codes, I ask for these changes:

1. Design streets, and enforce traffic to move at slow rates of speed, no to exceed 25 mph in the D1 and D2 zones of the city center.

2. Increase sidewalk width at all new construction, particularly those next to large building masses. Wider sidewalks create a sense of safety and comfort even when traffic moves nearby pedestrians on the sidewalk. To accomplish increases in sidewalk width a premium could be granted to developers who set back buildings from the front lot line, to allow space to walk or sit on benches or chairs/tables, in the space near the building front, thereby expanding public space available at street level. I avoid walking along Huron Street whenever possible, particularly between Ashley and Fifth Avenue because of the narrow sidewalks and the building masses give a sense of no protection from moving vehicles. A positive example of wider sidewalks is the area in front of the Campus Inn, where the open plaza creates a sense of space and allows pedestrians to walk farther away from traffic. The inclusion of trees between the sidewalk and streets would be a significant improvement to any new development.

3. Mandate a maximum building height in all re-zoned areas. The D1 zone should have a maximum height of 10 stories. The D2 zone should have a maximum of 3 stories where the zone abuts residential areas, rising to a maximum of 6 stories where the zone abuts the D1 zone.

4. Acknowledge South University as a neighborhood business area, and change the zoning designation to no more than D2. The area lacks civic services that define a core downtown area.

5. Create a D2 zone as a buffer around all areas that are zoned D1, otherwise the result will be the opportunity to develop buildings with radical differences in height and mass next door to two story residential areas.

6. Re-zoning should apply only in areas that are currently designated as within DDA boundaries. By default all other areas are outside of downtown, and should retain their current zoning designations.

7. Affordable Housing: Clarify all references to affordable by stating the value of AMI referenced or attaching a standard reference that is updated yearly, so that citizens have a clear idea of the income level that is targeted to grant a premium to a developer. Specifically, if 100% of the AMI for a single person is \$54,000 per year (as per 2007 information from Washtenaw County), I recommend that affordable housing be set at no greater than 50% of the AMI, which is approximately \$28,000 per year. Let citizens know the dollar value assigned to the AMI for which premiums are granted for each development.

8. No new construction in any city floodplain or floodway. The risks of damage or loss of life are too great to allow additional interference with water flow in known flood-prone areas. Use space that is available to implement plans for a city greenway along Allen Creek, that will reduce flood risk and provide recreational space near the core of downtown where dense residential development will be allowed. A greenway is a public amenity and can provide flood safety as well as other environmental benefits.

9. Take serious steps to implement improvements in the city's green infrastructure. All zoning appears to apply to added concrete and brick in the downtown environment. Add trees and green garden space to attract people and provide a respite from the accumulated effects of concrete and transportation activity in the downtown area. Add zoning requirements that support green infrastructure as a routine part of any construction project.

10. I suggest that bicycle parking be tied to auto parking space equivalents. Up to 10 bicycles can be stored in the equivalent area of a single car parking space. Given that relationship, the parking code should require one bicycle parking spot per auto spot, up to a maximum value, and use the equivalent of one, two or three car parking spots for bicycles, for each 10 car parking spots. The combined result for 10 cars and 10 bicycles (11 car

parking spot equivalents) would serve between 20 and 60 people in the parking area, depending on the number of people associated with individual cars.

11. Use technology to demonstrate to the public the effect of implementing the zoning and parking changes. I understand that Sandra Arlinghaus has software that will allow us to view maximum building heights, shadows, and effects of wind in areas narrowed by surrounding tall buildings.

I love living in Ann Arbor, and I want to continue to feel this way about my city. Please slow down the review process, apply changes carefully, and show the public beforehand the potential result of implementing changes.

Thank you,

Rita Mitchell
621 Fifth St.
Ann Arbor, MI 48103

cc: Planning Commission
Ann Arbor City Council

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 7:58 PM
To: Miller, Jayne
Cc: 'Roger Hewitt'; Pratt, Evan; Higgins, Marcia
Subject: FW: Downtown Ann Arbor and the Allen Creek Greenway

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

From: Kim Bayer [mailto: [REDACTED]]
Sent: Monday, December 01, 2008 6:46 AM
To: Planning; A2D2FeedBack
Cc: Rampson, Wendy; Hieftje, John; Briere, Sabra; Smith, Sandi; Rapundalo, Stephen; Derezinski, Tony; Greden, Leigh; Taylor, Christopher (Council); Higgins, Marcia; Teall, Margie; Anglin, Mike; Hohnke, Carsten
Subject: Downtown Ann Arbor and the Allen Creek Greenway

Dear City of Ann Arbor Representatives

I am writing in regard to the proposed changes to Ann Arbor's zoning and to urge you to increase downtown green space and protect the Allen Creek floodplain.

My husband owns a small software business downtown and we intentionally chose our house so that we could live close enough to walk and shop downtown. A vibrant and diverse downtown, offering high quality of life aspects like green space and businesses where we can buy groceries and home products, is very important to us.

Please consider the following:

- If we are actually going to have a dense urban core, please put a stop to new, cheap, ugly, unfilled buildings. If developers are going to reap profits, they should be expected to design buildings that offer pedestrian amenities and grace (at minimum) to the city and to our residents over the *long term.* Ann Arbor is not going to draw residents by building cheap eyesores that have to be torn down in 20 years.
- Please implement the ideas for biking, walking, gardening, and art in the Allen Creek Greenway that extends from the Stadium to the Huron River. A Greenway will draw more tax-paying, business owning residents to Ann Arbor. It's hard to think of a less expensive and more community-building means that the city could use to draw a new urban population.
- Please make it clear, once and for all, that no new development will be taking place in the Allen Creek floodway or floodplain. Create new city maps that clearly delineate the areas of the floodplain so that we know where flooding can occur and where development should not.

We are trusting you to do the right thing for the future of a compelling, livable Ann Arbor. Thank you very much,

Kim Bayer
445 Second Street
[REDACTED]

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 8:03 PM
To: Miller, Jayne; Rampson, Wendy
Cc: 'Roger Hewitt'; Pratt, Evan; Higgins, Marcia
Subject: FW: Zone South U D2
Attachments: letter Nov. 26.doc

From: Betsy Price [mailto:]
Sent: Wednesday, November 26, 2008 7:42 AM
To: Hieftje, John; Smith, Sandi; Briere, Sabra; Rapundalo, Stephen; Derezinski, Tony; Taylor, Christopher (Council); Greden, Leigh; Higgins, Marcia; Teall, Margie; Hohnke, Carsten; Anglin, Mike; A2D2FeedBack
Subject: Zone South U D2

City Council,
Please zone South U D2.
Thank you,
Betsy Price

I attended a public forum about A2D2 proposals in May. On a map indicating D1 and D2 zones, the assignment of South U. as solely D1 without a surrounding D2 step down zone was striking. City planning staff explained that "South U was too small to warrant a buffer zone".

There are two problems with this conclusion.

First, South University Avenue is a three block long stretch of shops, restaurants, apartments, university buildings and a parking structure. An 18 story tower, an aberration by any standards, is the sole towering sore thumb. There is nothing downtown about this stretch. Parts of it are not even within the DDA, Downtown District Association, boundaries.

South U is removed from the other 6 D1 overlay areas~ all contiguous with one another, all serving purposes unlike those in this small area. It is separate physically and commercially. Prior classification of this area as C 2A must not be the basis for continuing to view it like core downtown. It is separate. It is unique.

Second: Because this area is so small, if zoned D1, there would be no buffer zone between core buildings of unlimited height and immediately adjacent residences. The zoning amendment has recently been adjusted with a 120' cap on buildings in the South U. zone. We appreciate this step in the right direction, but feel all aspects of D2 zoning are appropriate.

South University is struggling. It is time to set aside acrimony. All of us must work together to foster the revitalization of South U, to enhance what attracts residents and shoppers to the area.

Please recognize the unique nature of this neighborhood, and set the stage for neighborhood sensitive growth. D2 zoning permits substantial increase in density, encourages PUD, yet fosters South U's pedestrian friendly character. Now is the time to institute what is appropriate and right for the community.

Whose input was sought for zoning decisions or the establishment of DDA boundaries or a2d2 guidelines?

The voice of developers and merchants seems to be heard over that of citizens~ homeowners and non homeowners. Residents spoke at the Kerrytown Concert House meeting, at Planning

Commission meetings, to Ms. Rampson personally, and at the latest round of A2D2 meetings at the library. We have expressed our concerns in writing, but continue to be told that these views are "not what [I] hear" regarding A2D2 guidelines.

An advisory panel for this process was comprised primarily of those with commercial stakes in development, but homeowners are also stakeholders in the town.

Please establish code that reflects the interests of all "stakeholders" fairly. Please zone South U. D2.

Thank you.

Betsy Price
905 Olivia Avenue

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 8:05 PM
To: Miller, Jayne; Rampson, Wendy
Cc: 'Roger Hewitt'; 'Pratt, Evan'
Subject: RE: [precinct54] Proposed Downtown Zoning Amendments
Attachments: image001.jpg; image002.jpg

It seems many of these are following Wendy's appearance on CTN. This is good for cable television.

From: Miller, Jayne
Sent: Monday, December 01, 2008 8:00 PM
To: Higgins, Marcia; Rampson, Wendy
Cc: 'Roger Hewitt'; 'Pratt, Evan'
Subject: RE: [precinct54] Proposed Downtown Zoning Amendments

don't know

Jayne Miller
Community Services Area Administrator
City of Ann Arbor
jmiller@a2gov.org
734-994-2704 (phone)
734-994-8460 (fax)
www.a2gov.org

From: Higgins, Marcia
Sent: Monday, December 01, 2008 7:52 PM
To: Miller, Jayne; Rampson, Wendy
Cc: 'Roger Hewitt'; Pratt, Evan; Higgins, Marcia
Subject: FW: [precinct54] Proposed Downtown Zoning Amendments

Do you know why these are being sent to council?

From: Cendra [mailto:████████████████████]
Sent: Monday, December 01, 2008 6:33 PM
To: 'Charles D Lewis'; A2D2FeedBack; Rampson, Wendy; Planning
Cc: Hieftje, John; Smith, Sandi; Briere, Sabra; Rapundalo, Stephen; Derezinski, Tony; Taylor, Christopher (Council); Greden, Leigh; Higgins, Marcia; Teall, Margie; Hohnke, Carsten; Anglin, Mike
Subject: RE: [precinct54] Proposed Downtown Zoning Amendments

I couldn't agree more with what Charles has said.

We, the people whose spirits make Ann Arbor what it is, do not want the tall buildings and the density that you few have been pushing on us. You've used underhanded tricks to bring about this zoning change, and most people are not aware this is going on. You are counting on that to push this through.

Well, the time has come for us to stand up and say NO. NO, we don't want height. NO, we don't want density. Nor do we need it. Bigger is not better. Outside developers can not and do not perceive our needs.

The housing bubble has burst. It's time to let go of these dreams of white elephants and get back to the business of making the city livable for those of us who live here now.

Yours very truly,

Cendra Lynn
121 Crest
Ann Arbor, MI, 48103

From: precinct54@yahoogroups.com [mailto:precinct54@yahoogroups.com] **On Behalf Of** Charles D Lewis
Sent: Monday, December 01, 2008 4:22 PM
To: A2D2Feedback@a2gov.org; wrampson@a2gov.org; planning@a2gov.org
Cc: JHieftje@a2gov.org; ssmith@a2gov.org; Sbriere@a2gov.org; SRapundalo@a2gov.org; TDerezinski@a2gov.org; CTaylor@a2gov.org; LGreden@a2gov.org; MHiggins@a2gov.org; MTeall@a2gov.org; CHohnke@a2gov.org; MAnglin@a2gov.org
Subject: [precinct54] Proposed Downtown Zoning Amendments

Dear fellow Ann Arborite,

Along with many others, I am greatly concerned that appropriate mass and height limits be established for Ann Arbor's D1 and D2 downtown districts. Without such limits, the boundary of our downtown is destined to become the leading edge of urban blight in adjacent residential neighborhoods. What possible benefit can there be in our abandoning the fundamental principles of sound city planning?

Very truly yours,

Charles D. Lewis
330 South Seventh Street
Ann Arbor, MI 48103

Charles D Lewis

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Groups team blog.

Elias, Abigail

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:05 PM
To: Higgins, Marcia
Subject: Trash

The 4-hr limit is in the Agreement now. Did it get put in there w/o petitioner's approval?

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 8:06 PM
To: Miller, Jayne; Rampson, Wendy
Cc: 'Roger Hewitt'; 'Pratt, Evan'
Subject: FW: [precinct54] Proposed Downtown Zoning Amendments

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

From: drphildds@aol.com [mailto:████████████████████]
Sent: Monday, December 01, 2008 8:04 PM
To: A2D2FeedBack; Rampson, Wendy; Planning
Cc: Hieftje, John; Smith, Sandi; Briere, Sabra; Rapundalo, Stephen; Derezinski, Tony; Taylor, Christopher (Council); Greden, Leigh; Higgins, Marcia; Teall, Margie; Hohnke, Carsten; Anglin, Mike
Subject: Re: [precinct54] Proposed Downtown Zoning Amendments

As the recent general election came and went, I found myself looking to the future with a renewed sense of optimism. I believe that people are beginning to see that we can do things differently and instead of fearing change, want to lead with new ideas.

I have lived in Ann Arbor for nearly 20 years. After living in several states and small cities I stayed here. I enjoy the "uniqueness" of this city. I work in a nearby community that has a variety of restaurants and shopping opportunities, yet they are all franchised and formulaic and the same as you would find in any other area of developed sprawl. There are no open spaces, no opportunity for enjoyable walking, no sense of a "downtown" These are the things that I love about Ann Arbor and what I believe makes it such an attractive place to live in and visit.

I am no student of city planning but it seems reasonable to me that if we think more to the future of Ann Arbor we want to encourage and promote development that will maintain and create more of these desirable features. I like knowing that Ann Arbor is a leader in using LED lights and other green technologies. I would like to think that our city will be looked to as an example of planning that may go against prevailing ideas and the focus on larger buildings and parking. Instead we might take a chance on keeping small local businesses, a pedestrian friendly downtown, and green spaces for the enjoyment of citizens and visitors alike.

Sincerely

Philip MacFarland
304 Montgomery
Ann Arbor 48103

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

From: White, Douglas <████████████████████>
To: A2D2Feedback@a2gov.org <A2D2Feedback@a2gov.org>; wrampson@a2gov.org <wrampson@a2gov.org>; planning@a2gov.org <planning@a2gov.org>
Cc: JHieftje@a2gov.org <JHieftje@a2gov.org>; ssmith@a2gov.org <ssmith@a2gov.org>; Sbriere@a2gov.org <Sbriere@a2gov.org>; SRapundalo@a2gov.org <SRapundalo@a2gov.org>; TDerezinski@a2gov.org <TDerezinski@a2gov.org>; CTaylor@a2gov.org <CTaylor@a2gov.org>; LGreden@a2gov.org <LGreden@a2gov.org>; MHiggins@a2gov.org <MHiggins@a2gov.org>; MTeall@a2gov.org <MTeall@a2gov.org>; CHohnke@a2gov.org <CHohnke@a2gov.org>; MAnglin@a2gov.org <MAnglin@a2gov.org>
Sent: Mon, 1 Dec 2008 4:17 pm
Subject: [precinct54] Proposed Downtown Zoning Amendments

Messages in this topic (1)

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Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 8:11 PM
To: Teall, Margie
Subject: FW: billing for barricades
Attachments: Octoberfest08.pdf; October Fest 07.pdf

I've asked Sue to come up with a solution for us on community events. In looking at these two invoices, they certainly are not reflective of what Maura talked to us about.

From: McCormick, Sue
Sent: Wednesday, November 26, 2008 8:50 AM
To: Higgins, Marcia
Cc: Dempkowski, Angela A; Harrison, Venita
Subject: FW: billing for barricades

Hi Marcia,

The City does not have a "barricade fee" per se. We bill for reimbursement of actual costs which includes wages, benefits, equipment, & material costs and other overhead for providing the service.

In addition to increased costs due to the general inflation of labor, etc., our overhead charges have increased more substantially. This is reflective of those allocated costs for IT, MSC, medical costs, pension, etc. that increased higher than the rate of inflation. For comparison purposes, I have attached the detail of the invoicing for the barricading that was performed for the Octoberfest for FY 07 and FY08. These invoices also demonstrate that with time and material charges, there is variability due to traffic, weather, etc. that will influence the amount of time it takes to set up and remove the barricades.

On a related note, we are experiencing new regulations per the MMUTCD (Michigan Manual on Uniform Traffic Control Devices) related to pedestrian traffic. We are now required to use additional pedestrian barricades that must be assembled on-site. We are required to use these barricades to channel pedestrians to crosswalks; therefore, increasing the time, material, and equipment used to perform this service. Those changes took place prior to either of these billings, however, it may also be lending to the overall observation that our costs have gone up in recent years.

Please let me know if there are additional questions.

Thanks,
Sue

From: Dempkowski, Angela A
Sent: Wednesday, November 19, 2008 2:17 PM
To: McCormick, Sue; Harrison, Venita
Cc: Chaivre, Eileen
Subject: billing for barricades

Sue: Marcia Higgins would like a breakdown for this fiscal year and last fiscal year of what our fees are for charging for barricades etc. for our community events. It appears that the fees have doubled/tripled and before she approves the disbursement of funds from the Community Events Fund she wants to know what we are charging and why we are charging so much.
Thanks.

Angela Dempkowski
City Administrator's Office
Phone - 734.794.6110 Ext. 41102

FY 08

Main St Area Assoc.

Oktoberfest 2007

Employee	LABOR Time	Rate	Cost
Clark	1.5	27.67	41.51
Perrine	4	25.09	100.36
	0	0	0.00
	0	0	0.00
Sub-Total			141.87
Overhead			\$280.89
Total Labor:			\$422.76

Equipment	EQUIPMENT Time	Rate	Cost
4259	4	7.49	29.96
	0	0	0.00
Total Equipment:			29.96

Material	MATERIAL	Cost
		0.00
		0.00
		0.00
Sub-total		0.00
Handling		0.00
Total Material:		0.00

TOTAL INVOICE: \$452.72

m/echaivre/excel/receivable oktoberfest 2007.xls

PUBLIC SERVICES DEPARTMENT

Sign/Signal/Streetlight Division

WORK FOR OTHERS: OKTOBERFEST

WORK ORDER NO: 5356

ACCIDENT NO.: _____

DATE: 9/12/08

ACCOUNT TO BE BILLED _____

P.O. NUMBER: _____

DEPARTMENT	FUND	AGENCY	ORGANIZATION	ACTIVITY	JOB	OBJECT	AMOUNT	T/C	ITEM
								25	Materials
								53	L/E Major
								54	L/E Local

LOCATION: VARIOUS

WORK DESCRIPTION: DELIVERED BARRICADES / PED BARRICADES

NAME	ST	OT	COMP	RATE	COST
<u>E MILLER</u>	<u>1</u>				
<u>J PATRICK</u>	<u>2.30</u>				
FRINGE TOTAL					

EQUIPMENT	HOURS	RATE	COST
<u>4259</u>	<u>2.30</u>		
TOTAL			

PART NUMBER	DESCRIPTION/MATERIALS USED/ ORDERED	QTY.	UNIT COST	TOTAL COST
	SUB TOTAL			
	5% HANDLING			
	TOTAL			

FORM OF PAYMENT: CHECK _____ CASH _____ SALES REPORT _____

RECEIVED BY: _____ SIGNED: _____

SALES REPORT: _____

MATERIAL:	
LABOR:	
EQUIPMENT:	
INTER FUND BILLING:	TOTAL

Elias, Abigail

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:12 PM
To: Hohnke, Carsten; Higgins, Marcia; Teall, Margie
Subject: United Nations?

Oh Good Lord.....

Elias, Abigail

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:12 PM
To: Fraser, Roger
Subject: FW: S Main St Lane Closure, 12-01-08 to 12-19-08
Attachments: Notice of Temporary Traffic Control South Main.doc

Did Marcia object to this??

From: Pirooz, Homayoon
Sent: Wednesday, November 26, 2008 5:37 PM
To: Pirooz, Homayoon
Subject: FW: S Main St Lane Closure, 12-01-08 to 12-19-08

From: Sipowski, Les
Sent: Wed 11/26/2008 5:27 PM
To: Pirooz, Homayoon
Subject: S Main lane closure

Attached <<Notice of Temporary Traffic Control South Main.doc>>



CITY OF ANN ARBOR
PROJECT MANAGEMENT SERVICES UNIT
100 NORTH FIFTH AVE. P.O. BOX 8647
ANN ARBOR, MICHIGAN 48107-8647
WWW.A2GOV.ORG
(734) 994-2744

For Immediate Release
November 3, 2008

Homayoon Pirooz, P.E., Manager
hpirooz@a2gov.org
734-994-6148

Notice of Temporary Traffic Control Plan
SOUTH MAIN STREET FROM STADIUM TO KEACH
December 1, 2008 to December 19, 2008

Location and Limits of Affected Area:

Northbound South Main Street from Stadium Boulevard to Keech Avenue

Description of Construction:

The Michigan Stadium construction requires a temporary lane closure to erect twenty six precast arches on the stadium's facade.

Temporary Construction Traffic Control Plan:

The construction work area is located on the east side of South Main Street north of Stadium. The easternmost lane will be closed to Northbound traffic from 9:00 am till 3:00 pm daily from Monday to Friday. The arrangement of traffic will be similar to the Saturday Football traffic control.

During this construction the traffic may experience brief delays within the areas influenced by this work. Motorists are advised to seek alternate routes. To maintain the safety of all, please reduce speeds and drive cautiously through work zones. We thank you in advance for your patience.

Project Contacts:

City of Ann Arbor

Les Sipowski, P.E., Project Management (734) 996-3286
Homayoon Pirooz, P.E., Project Management, (734) 994-6148
David Clemons, Construction Supervision, (734) 323-7942

University of Michigan.

Jim Kosteva, Community Relations, (734) 763-5554

Leidal and Hart Mason Contractors

Tone Coppola, Construction Contractor, (734) 306-9267

Elias, Abigail

From: Fraser, Roger
Sent: Monday, December 01, 2008 8:14 PM
To: Greden, Leigh
Subject: RE: S Main St Lane Closure, 12-01-08 to 12-19-08

Mostly about process. She thought Council should approve it. Compromise was to have Kosteva here this evening to update the Community.

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:12 PM
To: Fraser, Roger
Subject: FW: S Main St Lane Closure, 12-01-08 to 12-19-08

Did Marcia object to this??

From: Pirooz, Homayoon
Sent: Wednesday, November 26, 2008 5:37 PM
To: Pirooz, Homayoon
Subject: FW: S Main St Lane Closure, 12-01-08 to 12-19-08

From: Sipowski, Les
Sent: Wed 11/26/2008 5:27 PM
To: Pirooz, Homayoon
Subject: S Main lane closure

Attached <<Notice of Temporary Traffic Control South Main.doc>>

Elias, Abigail

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:15 PM
To: Higgins, Marcia
Subject: RE: deer-car accidents

Lord, why is this an issue??

From: Higgins, Marcia
Sent: Monday, December 01, 2008 12:02 PM
To: Briere, Sabra; Jones, Barnett
Cc: *City Council Members (All)
Subject: RE: deer-car accidents

Within the city limits.

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Sent: Sun 11/30/2008 8:19 PM
To: Jones, Barnett
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Dear Chief Jones,
Can you give an estimate of deer/car accidents this fall?
This year?

Sabra

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 8:16 PM
To: Greden, Leigh; Hohnke, Carsten; Teall, Margie
Subject: RE: United Nations?

Pandy nomination

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:12 PM
To: Hohnke, Carsten; Higgins, Marcia; Teall, Margie
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Oh Good Lord.....

Elias, Abigail

From: Teall, Margie
Sent: Monday, December 01, 2008 8:17 PM
To: Higgins, Marcia; Greden, Leigh; Hohnke, Carsten
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I don't know...I liked it. Breathing new life into Human Rights...

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Oh Good Lord.....

Elias, Abigail

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:17 PM
To: Hohnke, Carsten
Subject:

You caved to all six people who oppose this....

Elias, Abigail

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:20 PM
To: Fraser, Roger
Subject: RE: Evite - Dec. 6 Party
Attachments: image001.gif

I did not receive it. What is the address?

From: Fraser, Roger
Sent: Monday, December 01, 2008 4:31 PM
To: *City Council Members (All); Crawford, Tom; Jones, Barnett; McCormick, Sue; Miller, Jayne; Wilkerson, Robyn
Cc: Wondrash, Lisa; Beaudry, Jacqueline
Subject: Evite - Dec. 6 Party

Hi, Folks:

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I know it is now very close to December 6, but we hope you can join us Saturday at 7:00 for a bit of holiday cheer!

Roger Fraser
City Administrator
City of Ann Arbor
Office: (734) 994-2650
Fax: (734) 994-8297

E-mail: rfraser@a2gov.org

Elias, Abigail

From: Fraser, Roger
Sent: Monday, December 01, 2008 8:22 PM
To: Greden, Leigh
Subject: RE: Evite - Dec. 6 Party
Attachments: image001.gif

4794 Holly Way. If you want, give me your alternate email and we will send you the Evite.

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E-mail: rfraser@a2gov.org

Elias, Abigail

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:25 PM
To: Smith, Sandi; Hohnke, Carsten
Subject: FW: [precinct54] Proposed Downtown Zoning Amendments
Attachments: image001.jpg; image002.jpg

Note: We're getting a lot of these all at once even though nothing's on the agenda. It's an orchestrated effort. This writer claims that "you few have been pushing" this on us. Note that you both ran against candidates whose primary issue was anti-density-- and those candidates lost. These emails do not represent a majority of the community.

From: Cendra [mailto: [REDACTED]]
Sent: Monday, December 01, 2008 6:33 PM
To: 'Charles D Lewis'; A2D2FeedBack; Rampson, Wendy; Planning
Cc: Hieftje, John; Smith, Sandi; Briere, Sabra; Rapundalo, Stephen; Derezinski, Tony; Taylor, Christopher (Council); Greden, Leigh; Higgins, Marcia; Teall, Margie; Hohnke, Carsten; Anglin, Mike
Subject: RE: [precinct54] Proposed Downtown Zoning Amendments

I couldn't agree more with what Charles has said.

We, the people whose spirits make Ann Arbor what it is, do not want the tall buildings and the density that you few have been pushing on us. You've used underhanded tricks to bring about this zoning change, and most people are not aware this is going on. You are counting on that to push this through.

Well, the time has come for us to stand up and say NO. NO, we don't want height. NO, we don't want density. Nor do we need it. Bigger is not better. Outside developers can not and do not perceive our needs.

The housing bubble has burst. It's time to let go of these dreams of white elephants and get back to the business of making the city livable for those of us who live here now.

Yours very truly,

Cendra Lynn
121 Crest
Ann Arbor, MI, 48103

[REDACTED]

From: precinct54@yahoogroups.com [mailto:precinct54@yahoogroups.com] **On Behalf Of** Charles D Lewis
Sent: Monday, December 01, 2008 4:22 PM
To: A2D2Feedback@a2gov.org; wrampson@a2gov.org; planning@a2gov.org
Cc: JHieftje@a2gov.org; ssmith@a2gov.org; Sbriere@a2gov.org; SRapundalo@a2gov.org; TDerezinski@a2gov.org; CTaylor@a2gov.org; LGreden@a2gov.org; MHiggins@a2gov.org; MTeall@a2gov.org; CHohnke@a2gov.org; MAnglin@a2gov.org
Subject: [precinct54] Proposed Downtown Zoning Amendments

Dear fellow Ann Arborite,

Along with many others, I am greatly concerned that appropriate mass and height limits be established for Ann Arbor's D1 and D2 downtown districts. Without such limits, the boundary of our downtown is destined to become the leading edge of urban blight in adjacent residential neighborhoods. What possible benefit can there be in our abandoning the fundamental principles of sound city planning?

Very truly yours,

Charles D. Lewis
330 South Seventh Street
Ann Arbor, MI 48103

Charles D Lewis

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it, but it's true

Yahoo! Groups

[Do More For Cats Group](#)

Connect and share with

cat owners like you

Find helpful tips

[for Moderators](#)

on the Yahoo!

Elias, Abigail

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To: Fraser, Roger
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greden@millercanfield.com

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City Administrator
City of Ann Arbor
Office: (734) 994-2650
Fax: (734) 994-8297

E-mail: rfraser@a2gov.org

Elias, Abigail

From: Taylor, Christopher (Council)
Sent: Monday, December 01, 2008 8:29 PM
To: Beaudry, Jacqueline
Subject: RE: Amend #2

Here it is – thanks!

I move that the Paragraph 19 of the Development Agreement be amended to indicate that the number of pedestrian-level light fixtures up to a maximum of six fixtures, and amount of light produced by these fixtures be approved by the Planning and Development Services Manager consistent with the use of the alley by pedestrians, and that the Site Plan be amended to show the approved fixtures.

From: Beaudry, Jacqueline
Sent: Monday, December 01, 2008 8:27 PM
To: Taylor, Christopher (Council)
Subject: Amend #2

Chris:

Do you have the typed text for your amendment? If not, we will get the language from our tape.

Thanks!

Jackie

Jacqueline Beaudry
City Clerk
City of Ann Arbor
Please note new phone number:
734-794-6140 (p)
734-994-8296 (f)

Elias, Abigail

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:29 PM
To: Hohnke, Carsten
Subject: FW: [precinct54] Proposed Downtown Zoning Amendments

These are your constituents. I often point out to people that the locally owned business group, Think Local First, or whatever it's called, supports density because the best thing for locally owned businesses is MORE people in MORE buildings downtown.

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

From: drphildds@aol.com [mailto: [REDACTED]]
Sent: Monday, December 01, 2008 8:04 PM
To: A2D2FeedBack; Rampson, Wendy; Planning
Cc: Hieftje, John; Smith, Sandi; Briere, Sabra; Rapundalo, Stephen; Derezinski, Tony; Taylor, Christopher (Council); Greden, Leigh; Higgins, Marcia; Teall, Margie; Hohnke, Carsten; Anglin, Mike
Subject: Re: [precinct54] Proposed Downtown Zoning Amendments

As the recent general election came and went, I found myself looking to the future with a renewed sense of optimism. I believe that people are beginning to see that we can do things differently and instead of fearing change, want to lead with new ideas.

I have lived in Ann Arbor for nearly 20 years. After living in several states and small cities I stayed here. I enjoy the "uniqueness" of this city. I work in a nearby community that has a variety of restaurants and shopping opportunities, yet they are all franchised and formulaic and the same as you would find in any other area of developed sprawl. There are no open spaces, no opportunity for enjoyable walking, no sense of a "downtown" These are the things that I love about Ann Arbor and what I believe makes it such an attractive place to live in and visit.

I am no student of city planning but it seems reasonable to me that if we think more to the future of Ann Arbor we want to encourage and promote development that will maintain and create more of these desirable features. I like knowing that Ann Arbor is a leader in using LED lights and other green technologies. I would like to think that our city will be looked to as an example of planning that may go against prevailing ideas and the focus on larger buildings and parking. Instead we might take a chance on keeping small local businesses, a pedestrian friendly downtown, and green spaces for the enjoyment of citizens and visitors alike.

Sincerely

Philip MacFarland
304 Montgomery
Ann Arbor 48103

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

From: White, Douglas < [REDACTED] >
To: A2D2Feedback@a2gov.org <A2D2Feedback@a2gov.org>; wrampson@a2gov.org <wrampson@a2gov.org>; planning@a2gov.org <planning@a2gov.org>
Cc: JHieftje@a2gov.org <JHieftje@a2gov.org>; ssmith@a2gov.org <:ssmith@a2gov.org>; Sbriere@a2gov.org <Sbriere@a2gov.org>; SRapundalo@a2gov.org <SRapundalo@a2gov.org>; TDerezinski@a2gov.org <TDerezinski@a2gov.org>; CTaylor@a2gov.org <CTaylor@a2gov.org>; LGreden@a2gov.org <LGreden@a2gov.org>; MHiggins@a2gov.org <MHiggins@a2gov.org>; MTeall@a2gov.org <MTeall@a2gov.org>; CHohnke@a2gov.org <CHohnke@a2gov.org>; MAnglin@a2gov.org <MAnglin@a2gov.org>
Sent: Mon, 1 Dec 2008 4:17 pm

Subject: [precinct54] Proposed Downtown Zoning Amendments :

Messages in this topic (1)

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|

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Health Groups

for people over 40

Join people who are
staying in shape.

Special K Group

on Yahoo! Groups

Join the challenge

and lose
weight.

—'—'—

Elias, Abigail

From: Hohnke, Carsten
Sent: Monday, December 01, 2008 8:31 PM
To: Greden, Leigh
Subject: RE: [precinct54] Proposed Downtown Zoning Amendments

I'm sorry, I don't have time for this. I'm reading the Universal Declaration of Human Rights

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

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Cc: JHieftje@a2gov.org <JHieftje@a2gov.org>; ssmith@a2gov.org <ssmith@a2gov.org>;
Sbriere@a2gov.org <Sbriere@a2gov.org>; SRapundalo@a2gov.org <SRapundalo@a2gov.org>;
TDerezinski@a2gov.org <TDerezinski@a2gov.org>; CTaylor@a2gov.org <CTaylor@a2gov.org>;
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Health Groups

for people over 40

Join people who are
staying in shape.

Special K Group

on Yahoo! Groups

Join the challenge

and lose
weight.

Elias, Abigail

From: Taylor, Christopher (Council)
Sent: Monday, December 01, 2008 8:32 PM
To: Kahan, Jeffrey
Subject: RE: Your resolutions on AA City Apts

You flatterer!

Thanks.

☺

From: Kahan, Jeffrey
Sent: Monday, December 01, 2008 8:32 PM
To: Taylor, Christopher (Council)
Subject: Your resolutions on AA City Apts

....Nicely done!!!

Jeff

Elias, Abigail

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:34 PM
To: Higgins, Marcia; Teall, Margie
Subject: Update

How did the Municipal Center presentation go at the start of the mtng?

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 8:35 PM
To: Greden, Leigh
Subject: RE: deer-car accidents

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This year?

Sabra

Elias, Abigail

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:35 PM
To: Smith, Sandi
Subject: LEED cert

Mike actually raises a good question. Much of the money spent for LEED is just the fancy certification rather than the actual stuff that makes it "green."

Elias, Abigail

From: Hohnke, Carsten
Sent: Monday, December 01, 2008 8:35 PM
To: Teall, Margie; Higgins, Marcia; Greden, Leigh
Subject: RE: United Nations?

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Subject: RE: Update

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Animal control officers do not need to be added. But perhaps we need to have Barnett specify the policies for animal control. It's very loose right now and in transition.

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To: Hohnke, Carsten; Teall, Margie; Greden, Leigh
Subject: RE: United Nations?

I'm for world peace and mentioning during council communications was the appropriate place to bring attention to this important matter.

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Sent: Monday, December 01, 2008 8:35 PM
To: Teall, Margie; Higgins, Marcia; Greden, Leigh
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That would be the brand-new-father thing that I just learned about tonight...? Where was the memo? What did I miss? Congratulations Carsten!!

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Subject: RE: United Nations?

I don't know...I liked it. Breathing new life into Human Rights...

From: Higgins, Marcia
Sent: Monday, December 01, 2008 8:16 PM
To: Greden, Leigh; Hohnke, Carsten; Teall, Margie
Subject: RE: United Nations?

Pandy nomination

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:12 PM
To: Hohnke, Carsten; Higgins, Marcia; Teall, Margie
Subject: United Nations?

Oh Good Lord.....

Elias, Abigail

From: Teall, Margie
Sent: Monday, December 01, 2008 8:38 PM
To: Greden, Leigh; Higgins, Marcia
Subject: RE: Update

None

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:37 PM
To: Higgins, Marcia; Teall, Margie
Subject: RE: Update

What kinds of questions from the opposition (Mike and Sabra)?

From: Higgins, Marcia
Sent: Monday, December 01, 2008 8:36 PM
To: Teall, Margie; Greden, Leigh
Subject: RE: Update

Long but good

From: Teall, Margie
Sent: Monday, December 01, 2008 8:35 PM
To: Greden, Leigh; Higgins, Marcia
Subject: RE: Update

I thought it went great. I hadn't realized that it was going to happen, and I think it's great to get it out in public as much as possible right now. There are still people who think the plans are secret.

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:34 PM
To: Higgins, Marcia; Teall, Margie
Subject: Update

How did the Municipal Center presentation go at the start of the mtng?

Elias, Abigail

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:38 PM
To: Higgins, Marcia; Hohnke, Carsten; Teall, Margie
Subject: RE: United Nations?

Woman, please....

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To: Hohnke, Carsten; Teall, Margie; Greden, Leigh
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Oh Good Lord.....

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 8:38 PM
To: Greden, Leigh
Subject: RE: deer-car accidents

I was really interested in the tranquilizer guns.

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:37 PM
To: Higgins, Marcia
Subject: RE: deer-car accidents

Animal control officers do not need to be added. But perhaps we need to have Barnett specify the policies for animal control. It's very loose right now and in transition.

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Sent: Monday, December 01, 2008 8:35 PM
To: Greden, Leigh
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To: Briere, Sabra; Jones, Barnett
Cc: *City Council Members (All)
Subject: RE: deer-car accidents

Within the city limts.

From: Briere, Sabra
Sent: Sun 11/30/2008 8:19 PM
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Dear Chief Jones,

Can you give an estimate of deer/car accidents this fall?
This year?

Sabra

Elias, Abigail

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Woman, please....

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Oh Good Lord.....

Elias, Abigail

From: Higgins, Marcia
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To: Teall, Margie; Greden, Leigh; Hohnke, Carsten
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Woman... well that is a step up.

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A step up from "Sister"?

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Oh Good Lord.....

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 8:41 PM
To: Greden, Leigh
Subject: RE: deer-car accidents

My question to both of them was how many accidents have we had with deer in the city.

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:37 PM
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Elias, Abigail

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To: Teall, Margie; Greden, Leigh; Higgins, Marcia
Subject: RE: United Nations?

Baby Oscar, 8 lbs, 2 oz, on 11/25. Mom and baby doing great. Carsten learning to do things with one hand ...

From: Teall, Margie
Sent: Monday, December 01, 2008 8:39 PM
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Oh Good Lord.....

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 8:42 PM
To: Teall, Margie; Greden, Leigh; Hohnke, Carsten
Subject: RE: United Nations?

Chris Easthope told me last Wednesday.

From: Teall, Margie
Sent: Monday, December 01, 2008 8:40 PM
To: Greden, Leigh; Hohnke, Carsten; Higgins, Marcia
Subject: RE: United Nations?

Well thanks a lot. You could have called. Marcia knew... What am I, chopped liver?

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Oh Good Lord.....

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 8:46 PM
To: Miller, Jayne
Subject: Are you still in the building?

Elias, Abigail

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:47 PM
To: Jones, Barnett; Fraser, Roger; McCormick, Sue
Cc: Higgins, Marcia; Bazick, Greg; Seto, John
Subject: Animal control

Roger & Barnett- I was not at caucus last night, but apparently Councilmember Briere mentioned deer appearing in residents' yards. Apparently, she then suggested that we need animal control officers added in the next budget. I met with Bazick a few weeks ago about random matters, and one of them was animal control (following the great "chicken" incident on S. Main). It appears that the City still does animal control; we have merely cross-trained our staff to perform this function rather than incorporating it into one (or two) staff. But, it also appears that some staff (police and perhaps Public Services?) tell the public that we do NOT do animal control. All of this leads me to the following conclusion: we need a more definite and stable answer/policy on animal control. And it needs to be clearly communicated to our staff and the public. And staff who don't follow it or who miscommunicate it to the public need to be disciplined because it causes enormous frustration in the community (and bad press for the City).

Elias, Abigail

From: Taylor, Christopher (Council)
Sent: Monday, December 01, 2008 8:48 PM
To: Hancock, Jerry
Subject: Accepted: Malletts Creek Coordinating Committee

Elias, Abigail

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:48 PM
To: Teall, Margie; Higgins, Marcia; Hohnke, Carsten
Subject: RE: United Nations?

I believe mutiny is the opposite of peace? Sounds very barbaric and war-like....

From: Teall, Margie
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Oh Good Lord.....

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To: Greden, Leigh; Teall, Margie; Higgins, Marcia
Subject: RE: United Nations?

I listen to crying all day long, and now I have to hear it from Leigh?

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:48 PM
To: Teall, Margie; Hohnke, Carsten; Higgins, Marcia
Subject: RE: United Nations?

I've been preparing for trial! I was up at 5am today and worked all holiday weekend.

From: Teall, Margie
Sent: Monday, December 01, 2008 8:40 PM
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To: Hancock, Jerry
Subject: Accepted: Malletts Creek Coordinating Committee

Elias, Abigail

From: Smith, Sandi
Sent: Monday, December 01, 2008 8:49 PM
To: Greden, Leigh
Subject: RE: LEED cert

I think it is important to document the work, be accountable to the citizens, and lead by example. Plus, it is a certification that people "count" to tell how green your city is.

Sandi Smith
Ann Arbor City Council
First Ward
734-302-3600 x 105

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:35 PM
To: Smith, Sandi
Subject: LEED cert

Mike actually raises a good question. Much of the money spent for LEED is just the fancy certification rather than the actual stuff that makes it "green."

Elias, Abigail

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:50 PM
To: Higgins, Marcia
Subject: RE: Animal control

Amen. And I'm sick and tired of this animal control issue. Roger does NOT want new staff dedicated to it, and I agree with him... but the staff also insists we are still doing it. If that's the case, we need to get our act straight.

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Cc: Higgins, Marcia; Bazick, Greg; Seto, John
Subject: Animal control

Roger & Barnett- I was not at caucus last night, but apparently Councilmember Briere mentioned deer appearing in residents' yards. Apparently, she then suggested that we need animal control officers added in the next budget. I met with Bazick a few weeks ago about random matters, and one of them was animal control (following the great "chicken" incident on S. Main). It appears that the City still does animal control; we have merely cross-trained our staff to perform this function rather than incorporating it into one (or two) staff. But, it also appears that some staff (police and perhaps Public Services?) tell the public that we do NOT do animal control. All of this leads me to the following conclusion: we need a more definite and stable answer/policy on animal control. And it needs to be clearly communicated to our staff and the public. And staff who don't follow it or who miscommunicate it to the public need to be disciplined because it causes enormous frustration in the community (and bad press for the City).

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 8:51 PM
To: Hohnke, Carsten; Greden, Leigh; Teall, Margie
Subject: RE: United Nations?

Welcome to the club!

From: Hohnke, Carsten
Sent: Monday, December 01, 2008 8:49 PM
To: Greden, Leigh; Teall, Margie; Higgins, Marcia
Subject: RE: United Nations?

I listen to crying all day long, and now I have to hear it from Leigh?

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:48 PM
To: Teall, Margie; Hohnke, Carsten; Higgins, Marcia
Subject: RE: United Nations?

I've been preparing for trial! I was up at 5am today and worked all holiday weekend.

From: Teall, Margie
Sent: Monday, December 01, 2008 8:40 PM
To: Greden, Leigh; Hohnke, Carsten; Higgins, Marcia
Subject: RE: United Nations?

Well thanks a lot. You could have called. Marcia knew... What am I, chopped liver?

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:38 PM
To: Teall, Margie; Hohnke, Carsten; Higgins, Marcia
Subject: RE: United Nations?

I meant to send a memo to Council announcing his baby but I didn't get around to it!!

From: Teall, Margie
Sent: Monday, December 01, 2008 8:37 PM
To: Hohnke, Carsten; Higgins, Marcia; Greden, Leigh
Subject: RE: United Nations?

That would be the brand-new-father thing that I just learned about tonight...? Where was the memo? What did I miss? Congratulations Carsten!!

From: Hohnke, Carsten
Sent: Monday, December 01, 2008 8:35 PM
To: Teall, Margie; Higgins, Marcia; Greden, Leigh
Subject: RE: United Nations?

I have a warm spot for Alan and his crusade for world peace (he was at caucus). Might be the brand-new-father thing ...

From: Teall, Margie
Sent: Monday, December 01, 2008 8:17 PM
To: Higgins, Marcia; Greden, Leigh; Hohnke, Carsten
Subject: RE: United Nations?

I don't know...I liked it. Breathing new life into Human Rights...

From: Higgins, Marcia
Sent: Monday, December 01, 2008 8:16 PM
To: Greden, Leigh; Hohnke, Carsten; Teall, Margie
Subject: RE: United Nations?

Pandy nomination

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:12 PM
To: Hohnke, Carsten; Higgins, Marcia; Teall, Margie
Subject: United Nations?

Oh Good Lord.....

Elias, Abigail

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:51 PM
To: Smith, Sandi
Subject: RE: LEED cert

I hear 'ya, but it's an awfully expensive "plaque".....

From: Smith, Sandi
Sent: Monday, December 01, 2008 8:49 PM
To: Greden, Leigh
Subject: RE: LEED cert

I think it is important to document the work, be accountable to the citizens, and lead by example. Plus, it is a certification that people "count" to tell how green your city is.

Sandi Smith
Ann Arbor City Council
First Ward
734-302-3600 x 105

From: Greden, Leigh
Sent: Monday, December 01, 2008 8:35 PM
To: Smith, Sandi
Subject: LEED cert

Mike actually raises a good question. Much of the money spent for LEED is just the fancy certification rather than the actual stuff that makes it "green."

Elias, Abigail

From: Higgins, Marcia
Sent: Monday, December 01, 2008 8:51 PM
To: Miller, Jayne
Subject: RE: Are you still in the building?

I'll give you a call tomorrow.

From: Miller, Jayne
Sent: Monday, December 01, 2008 8:51 PM
To: Higgins, Marcia
Subject: RE: Are you still in the building?

yes

Jayne Miller
Community Services Area Administrator
City of Ann Arbor
jmiller@a2gov.org
734-994-2704 (phone)
734-994-8460 (fax)
www.a2gov.org

From: Higgins, Marcia
Sent: Monday, December 01, 2008 8:46 PM
To: Miller, Jayne
Subject: Are you still in the building?

Elias, Abigail

From: Smith, Sandi
Sent: Monday, December 01, 2008 10:22 PM
To: Greden, Leigh
Subject: RE: LEED cert

Kinda like my UM degree.

Sandi Smith
Ann Arbor City Council
First Ward
734-302-3600 x 105

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To: Greden, Leigh
Subject: RE: LEED cert

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Elias, Abigail

Subject: Coffee w/Rapundalo & Taylor
Location: TBD

Start: Wed 12/10/2008 11:00 AM
End: Wed 12/10/2008 12:00 PM

Recurrence: (none)

Meeting Status: Accepted

Organizer: Miller, Jayne

Required Attendees: Miller, Jayne; Rapundalo, Stephen; Taylor, Christopher (Council)