

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 3, 2013

SUBJECT: Master Plan Amendment: Sustainability Framework

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby adopts the Sustainability Framework, as revised, as a citywide element of the City of Ann Arbor Master Plan.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the City Council adopt the Sustainability Framework, as revised, as a city-wide element of the City of Ann Arbor Master Plan.

STAFF RECOMMENDATION

Staff recommends that the Sustainability Framework, as revised, be **adopted** as an element of the City of Ann Arbor Master Plan. Staff also recommends that the Sustainability Framework be forwarded to City Council for adoption.

STAFF REPORT

At the December 4, 2012 meeting, Planning Commission postponed action on the adoption of the Sustainability Framework to allow staff and Commission to work on revised language for one of the goals. Last week, staff met with Commissioner Clein to explore changes to the "High Performance Building" goal that would not infer compliance with a specific set of industry standards. As a result of this discussion, the following goal language is proposed to replace the High Performance Building goal (page 6):

Sustainable Buildings

Reduce new and existing buildings' energy use, carbon impact and construction waste, while respecting community context.

If the Commission agrees with this revised goal, a motion would be in order to amend the draft Sustainability Framework to include this language.

Prepared by: Wendy Rampson
mg12/29/12

Attachment: 12/4/12 Staff Report
Draft Sustainability Framework

c: City Attorney's Office
Systems Planning

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of December 4, 2012

SUBJECT: Master Plan Amendment: 2012 Sustainability Framework

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby adopts the 2012 Sustainability Framework, as revised, as a citywide element of the City of Ann Arbor Master Plan.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the City Council adopt the 2012 Sustainability Framework, as revised, as a city-wide element of the City of Ann Arbor Master Plan.

STAFF RECOMMENDATION

Staff recommends that the 2012 Sustainability Framework, as revised, be **adopted** as an element of the City of Ann Arbor Master Plan. Staff also recommends that the draft 2012 Sustainability Framework be forwarded to City Council for adoption.

STAFF REPORT

The draft 2012 Sustainability Framework is proposed to become the seventh element of the City of Ann Arbor Master Plan. The Framework was developed beginning in January 2011 by a city staff working group and a Framework Committee composed of members of six city commissions and advisory boards. Eric Mahler and Erica Briggs represented the City Planning Commission on the Framework Committee, and Wendy Rampson and Jeff Kahan participated in the staff working group, which was lead by Jamie Kidwell and Matt Naud from Systems Planning.

On July 2, 2012 City Council passed a resolution directing the City Planning Commission to initiate adoption of the sixteen sustainability goals developed as part of the Sustainability Framework into the City of Ann Arbor Master Plan. Per the State of Michigan Municipal Planning Act process for the adoption of new master plans, City Council authorized distribution of the 2012 Sustainability Framework for review and comment to adjoining jurisdictions and stakeholders at its meeting of October 15, 2012. Notifications to adjoining jurisdictions and other stakeholders went out on October 17, 2012. The 42-day comment period ended November 28, 2012. Staff will continue to accept comments until noon on the date of the public hearing.

Now that the comment period is over, the City Planning Commission is required to hold a public hearing, which is scheduled to be held on December 4, 2012. The Planning Commission may then adopt the plan as an element of the City of Ann Arbor Master Plan. Finally, the plan element will be reviewed by City Council for adoption as part of the City of Ann Arbor Master Plan.

While no comments on the draft 2012 Sustainability Framework were received from adjoining jurisdictions or stakeholders that received a direct mailing, staff answered several questions from residents who learned of the plan via public hearing notices sent to neighborhood groups. Several individuals commented on the lack of language to address the safeguarding of historic integrity in older structures during sustainability retrofits, including the tearing down of existing structures to build new ones in the name of energy efficiency. It was pointed out that the greenest building is the one that is already built.

Because of these comments, and a shared concern by Planning staff, one revision has been proposed to the "High Performance Buildings" on page 6, under Climate and Energy Goals. The underlined text has been added.

High Performance Buildings

Increase efficiency in new and existing buildings within our community while preserving the architectural integrity of existing buildings.

Staff believes that this small addition to the Framework addresses the comments received. Overall, the Sustainability Framework will provide a new, broader, more inclusive, and highly beneficial way to think about the structure of future city plans.

Prepared by Jill Thacher
Reviewed by Wendy Rampson
MG11/29/12

Attachment: 2012 Sustainability Framework

c: City Attorney's Office
Systems Planning