

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

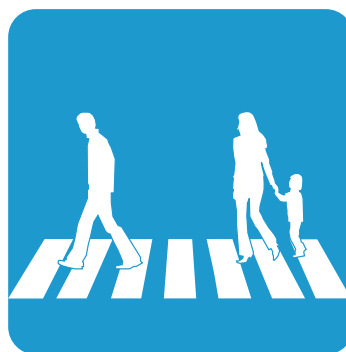
Attachment: 2012 Sustainability Framework

c: City Attorney's Office
Systems Planning



SustainA²ble

Cultivating our people, place and potential



City of Ann Arbor

SUSTAINABILITY FRAMEWORK

DRAFT November 29, 2012

2012

ACKNOWLEDGEMENTS

Environmental Commission

Energy Commission

Housing Commission

Housing and Human Services Advisory Board

Park Advisory Commission

Planning Commission

Sustainability Framework Staff Working Group:

Jennifer Hall, Executive Director, Housing Commission
Craig Hupy, Interim Public Services Area Administrator
Matthew Horning, Treasury Services Manager
Jeffery Kahan, City Planner
Jennifer Lawson, Water Quality Manager
Matthew Naud, Environmental Coordinator
Connie Pulcipher, Systems Planner
Wendy Rampson, Planning Manager
Cresson Slotten, Systems Planning Unit Manager
Colin Smith, Parks and Recreation Services Manager
Lisha Turner-Tolbert, Planning and Development Programs and Project Manager

Sustainability Framework Committee:

Ingrid Ault, HHASB
Gloria Black, Housing Commission
Erica Briggs, Planning Commission
Julie Berson Grand, Park Advisory Commission
Chuck Hookham, Energy Commission
Susan Hutton, Environmental Commission
Karen Levin, Park Advisory Commission
Eric Mahler, Planning Commission
Cliff Williams, Energy Commission
Jamie Woolard, Environmental Commission

Funding provided by:



The Home Depot Foundation

Additional support and help provided by:

City of Asheville
Miami-Dade County
Southface

Document prepared by: Jamie Kidwell and Kristin Baja

SUSTAINABILITY FRAMEWORK

Cultivating our people, place and potential

Sustainability Framework Background

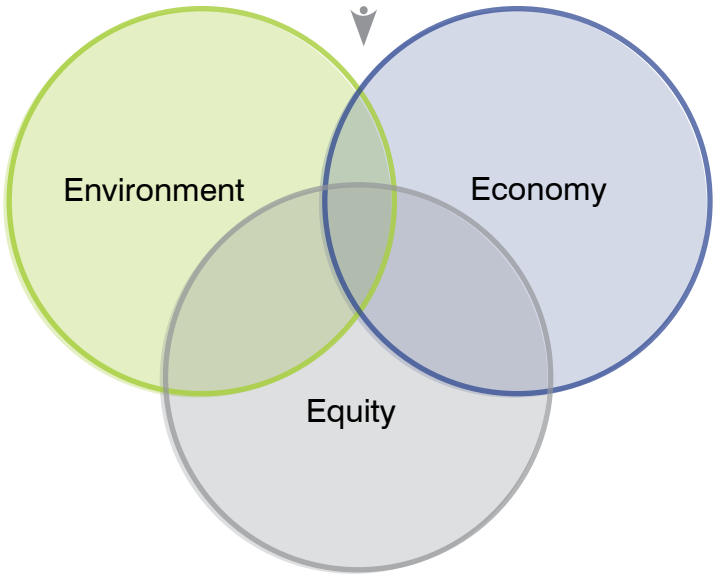
Ann Arbor's sustainability framework lays out a set of 16 overarching goals that will help create a more sustainable Ann Arbor. Historically, the City of Ann Arbor has demonstrated a commitment to sustainability through its planning efforts. With over 20 plans, the City does not lack sustainability planning. Instead, Ann Arbor's sustainability framework is a reorganization of 20 years of planning into one organized document that recognizes the broad spectrum of Ann Arbor's city plans, goals, and resolutions.

The sustainability framework project began in January 2011 and was fully funded by a grant from the Home Depot Foundation. Commissioners from key sustainability commissions and a team of city staff developed the sustainability framework from existing plans and goals. The framework aims to unify past and current planning efforts by recognizing a common set of goals. Establishing a set of overarching sustainability goals for Ann Arbor helps better communicate our community's vision for the future and foster a culture of sustainability within our community.

The following document includes a set of 16 goals to help Ann Arbor become more sustainable. These sustainability goals build on goals already developed through a variety of public processes - from city plans, council resolutions, and the council-approved ten environmental goals. These sustainability goals also include the three key aspects of sustainability – environment, economy, and equity. The goals are organized into four theme areas: 1) climate and energy, 2) community, 3) land use and access, 4) resource management.

This document summarizes how the goals within each theme area will help cultivate our people, place, and potential to build a more sustainable Ann Arbor.

Over 20 existing City plans



Climate and Energy



Sustainable Energy



Energy Conservation



High Performance Buildings

Community



Engaged Community



Diverse Housing



Human Services



Safe Community



Active Living



Economic Vitality

Land Use and Access



Transportation Options



Sustainable Systems



Integrated Land Use

Resource Management



Clean Air and Water



Healthy Ecosystems



Responsible Resource Use



Local Food

SUSTAINABILITY FRAMEWORK

Cultivating our people, place and potential

Sustainability Framework Development

The sustainability framework project began in January 2011 and was fully funded by a grant from the Home Depot Foundation. This project included two key deliverables:

1. a sustainability framework that reorganizes existing city plan goals into an overarching set of sustainability goals for Ann Arbor
2. a sustainability action plan that organizes established quantifiable targets and actions into one integrated plan to track progress.

The sustainability framework is the first step of the project and establishes the structure and context for the subsequent sustainability action plan. The 16 goals in the sustainability framework encompass existing sustainability goals at the city. These broad goals are the first step in helping monitor progress toward sustainability at the community level. The sustainability action plan will link each goal to one or more targets or guidelines. Each target or guideline will link to an action or set of actions.

Ann Arbor's sustainability framework project was developed with input from city staff, city commissioners, and community members. An overview of the steps taken to develop the framework are listed below:

- Interviewed over 25 city staff representatives
- Compiled one-page summaries of each city plan
- Formed an internal staff working group to support the process
- Made introductory and status presentations to Energy, Environmental, Park Advisory, and Planning commissions
- Reviewed sustainability plans from a variety of cities as background
- Organized 200+ city goals from 20+ plans into four planning theme areas (climate and energy, community, land use and access, and resource management)
- Organized 200+ city goals into 16 sustainability goals and reviewed each to ensure that plan goals were fully captured in each sustainability goal

- Held a joint commission meeting with commissioners from Energy, Environmental, Park Advisory, and Planning commissions (September 2011) to review planning areas and goal organization
- Programmed four Sustainable Ann Arbor Forums in January, February, March and April 2012 to share sustainability efforts and goals with the community and foster a community discussion around these issues
- Formed a Sustainability Framework Committee with two representatives from Energy, Environmental, Park Advisory, and Planning commissions to help identify overarching goals (December 2011). Members from the Housing Commission and Housing and Human Services Advisory Board were added to this committee later in the process.

Posted regular blog updates on the [Sustainable Cities Institute website](#)

Held a public meeting (March 2012) to solicit feedback on the draft set of sustainability goals

Presented a resolution to six boards and commissions to recommending that City Council initiate the process to adopt the 16 sustainability goals as part of the City Master Plan. The resolution was unanimously approved by the following boards and commissions:

- Energy Commission - *Approved 5/8/2012*
- Park Advisory Commission - *Approved 5/15/2012*
- Housing and Human Services Advisory Board - *Approved 5/15/2012*
- Environmental Commission - *Approved 5/24/2012*
- Planning Commission - *Approved 6/5/2012*
- Housing Commission - *Approved 6/27/2012*

On July 2, 2012, Ann Arbor City Council unanimously approved a resolution directing Planning Commission to initiate the process of adopting the sustainability framework as part of the City Master Plan. This resolution also directed the City Administrator to apply the 16 sustainability goals in continuing staff work on the sustainability action plan while the City Master Plan review process is underway. More information about the process is posted on the City of Ann Arbor's website at www.a2gov.org/sustainability.

SUSTAINABILITY FRAMEWORK

Climate and Energy

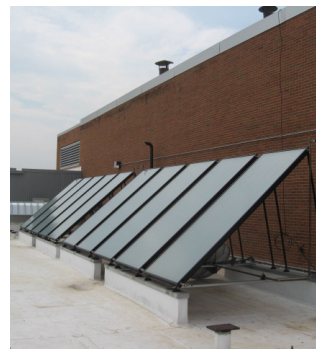
Climate and energy includes goals that relate to Ann Arbor's consumption of energy and the impact these consumption patterns have on our environment. Climate and energy goals target reducing greenhouse gas emissions, seeking sustainable sources of energy, and lowering energy consumption communitywide

People

Working towards climate and energy goals will help residents and businesses fight rising energy costs. Lowering energy use in our community offers cost savings to residents and helps keep money within our local economy.

Place

Reducing greenhouse gas emissions and promoting energy efficiency mitigates the impact of transportation and our built environment on our natural systems. Additionally, improving energy efficiency and promoting sustainable energy in our operations and in our community will reduce energy use and costs. Implementing energy conservation measures in existing buildings will help preserve our unique sense of place and increasing efficiency in new buildings will reduce energy use and support a lower impact building stock within our community.



Potential

Pursuing sustainable energy in our community means locating and supporting energy generated locally. Maximizing use of renewable energy sources will help increase the resilience and economic competitiveness of our community

Goals



Sustainable Energy

Improve access to and increase use of renewable energy by all members of our community



Energy Conservation

Reduce energy consumption and eliminate net greenhouse gas emissions in our community



High Performance Buildings

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



SUSTAINABILITY FRAMEWORK

Community

Ann Arbor will be a dynamic community that provides a safe and healthy place to live, work, and recreate. With community goals, Ann Arbor commits to provide a high quality of life to its residents by ensuring access to basic needs and services while empowering community members to continually foster and steward improvements to our community and to our environment. Community goals include housing, economy, public safety, public art, recreation, outreach, civic engagement, and stewardship of community resources.

People

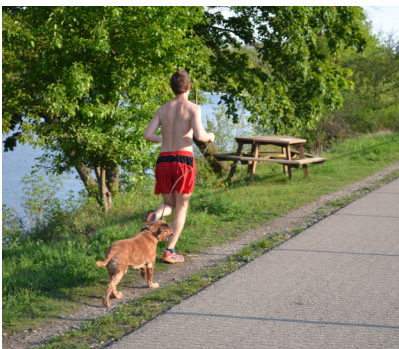
A strongly connected community promotes public understanding and awareness. Reducing threats to the community and environment from natural, manmade, and other hazards will foster a community that is safer and healthier for all members of our community. A safe community aims to mitigate negative impacts to community members and the environment, while adapting to and preparing for different situations. Shifting to a more local economy helps keep investment and people within our community.

Place

Engaging community members to improve the livability and quality of life in Ann Arbor strengthens our community and its resources. Promoting active use of community resources improves the quality of life in Ann Arbor reinforcing our community's connection to both our built and natural environment. Continuing to build and diversify local economic activity offers financial stability and creates a unique, meaningful place to live and work.

Potential

Providing access to a diversity of housing choices and cultural, recreational, and educational opportunities helps bolster the economic and social health of our community. A safer and healthier community makes Ann Arbor a more attractive place to live.



Goals



Engaged Community

Ensure our community is strongly connected through outreach, opportunities for engagement, and stewardship of community resources



Human Services

Provide services that meet basic human needs of impoverished and disenfranchised residents to maximize the health and well-being of the community



Diverse Housing

Provide high quality, safe, efficient, and affordable housing choices to meet the current and future needs of our community, particularly for homeless and low-income households



Active Living and Learning

Improve quality of life by providing diverse cultural, recreational, and educational opportunities for all members of our community



Safe Community

Minimize risk to public health and property from manmade and natural hazards



Economic Vitality

Develop a prosperous, resilient local economy that provides opportunity by creating jobs, retaining and attracting talent, supporting a diversity of businesses across all sectors, and rewarding investment in our community



SUSTAINABILITY FRAMEWORK

Land Use and Access

Land use and access refers to Ann Arbor's built environment and how community members live and use this environment. This includes Ann Arbor's infrastructure, transportation systems, public and social spaces, and the accessibility of residents to goods and services. Land use and access goals address our community's need for integrated and sustainable systems that preserve and enhance our natural environment. Transportation systems will include opportunities for public transit, alternative modes of travel, and improved management techniques to reduce the impact of traffic on existing streets and neighborhoods. Land use systems will be compatible and complementary, and will include a diversity of uses that strengthen and improve our community. Infrastructure systems will help support the current and future needs of our community while preserving and enhancing our natural systems. Improving all of these systems will create a stronger sense of place in our community.

People

Providing an array of non-motorized opportunities and supportive land uses can encourage people to walk or ride their bicycles to school, work or for daily errands. Such opportunities also may provide a safer environment for travel and recreation, encourage mass transit ridership, and generate a greater sense of community. Integrated land uses and transportation systems increase the accessibility of our community. With increased accessibility, community members can travel shorter distances and access more goods and services.

Place

Integrating a variety of land uses in our downtown, neighborhoods, and corridors encourages pedestrian activity, uses land and infrastructure more efficiently, and provides access to more transportation choices. A diversity of land uses strengthens the unique character and identity of our community.



Potential

Encouraging diverse and compact development and strengthening our current pattern of development will improve community assets and resources. Promoting design and development that preserves and enhances the integrity of our natural systems will also contribute to the resilience and uniqueness of our community.

Goals



Transportation Options

Establish a physical and cultural environment that supports and encourages safe, comfortable and efficient ways for pedestrians, bicyclists, and transit users to travel throughout the city and region



Sustainable Systems

Plan for and manage constructed and natural infrastructure systems to meet the current and future needs of our community



Integrated Land Use

Encourage a compact pattern of diverse development that maintains our unique sense of place, preserves our natural systems, and strengthens our neighborhoods, corridors, and downtown



SUSTAINABILITY FRAMEWORK

Resource Management

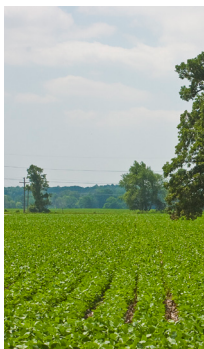
A primary characteristic of Ann Arbor is the extent, diversity and quality of its natural systems. Resource management goals aim to protect and conserve the quality of Ann Arbor's natural resources and environment. Specifically, this includes protecting, preserving, and enhancing our community's access to clean air, clean water, and viable aquatic and terrestrial ecosystems. These goals also refer to the consumption and reuse of materials and resources within our community, including waste, compost, and recycling.

People

Promoting sound stewardship of our natural systems will sustain a high quality of life in our community. Connecting our community to local agricultural resources will provide a more sustainable food system in our community and in our region.

Place

Using resources more responsibly and consuming fewer resources will help reduce waste in our community. Continuing to preserve and protect our natural systems ensures a healthy living environment by providing access to clean air, clean water, and high quality recreation areas.



Potential

Maintaining and improving natural features offers health, economic, aesthetic, educational and recreational benefits to our community. Utilizing the environmental services provided by our ecosystems will create more viable and valuable natural systems. Using natural systems to complement our built environment and infrastructure will result in a healthier and more cost effective urban environment.

Goals



Clean Air and Water

Eliminate pollutants in our air and water systems



Healthy Ecosystems

Conserve, protect, enhance, and restore our aquatic and terrestrial ecosystems



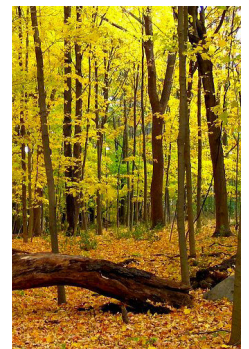
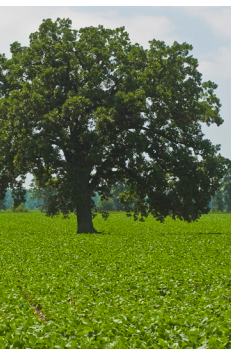
Responsible Resource Use

Produce zero waste and optimize the use and reuse of resources in our community



Local Food

Conserve, protect, enhance, and restore our local agriculture and aquaculture resources



USING THE SUSTAINABILITY FRAMEWORK

The sixteen overarching goals found in the Sustainability Framework provide a new way to think about and organize the City of Ann Arbor Master Plan. New plan elements, or updates to existing ones, will use these goals to plan for a more sustainable future. Looking ahead, development of a sustainability action plan will provide quantifiable targets and actions and a mechanism for periodic assessment and review of progress towards the sustainability goals. The framework, and eventually the action plan, is intended to be used by all city boards and commissions, not just the City Planning Commission.

Previously adopted master plan elements will continue in their present form until they are updated, at which time they will be revised to incorporate the sustainability framework.

APPENDIX A: LIST OF CITY PLANS

1. Climate Action Plan (under development)
2. Urban and Community Forest Management Plan (under development)
3. Capital Improvements Plan (2012-2017)
- 4. Parks and Recreation Open Space Plan (2011-2015)**
5. Energy Challenge Goals Resolution (2011)
6. Solar Plan (2010)
7. Washtenaw Urban County Consolidated Plan and Strategy (2010)
8. Drinking Water Distribution System Master Plan (2010)
9. Ann Arbor Greenbelt District Strategic Plan (2009)
- 10. Downtown Plan (2009)**
- 11. Master Plan: Land Use Element (2009)**
- 12. Transportation Plan Update (2009)**
13. Huron River and Impoundment Management Plan (2009)
- 14. Non-motorized Transportation Plan (2007)**
15. Affordable Housing Needs Assessment (2007)
16. Flood Mitigation Plan (2007)
17. Solar Roofs Initiative Resolution (2006)
18. Water Treatment Facilities and Water Resources Master Plan (2006)
- 19. Natural Features Plan (2004)**
20. Comprehensive Plan for Washtenaw County (2004)
21. Millers Creek Watershed Improvement Plan (2004)
22. City Of Ann Arbor Greenhouse Gas Emissions Reduction Strategy (2003)
23. Renewal of the Ann Arbor Michigan Downtown Development Authority Development Plan and Tax Increment Financing Plan (2003-2033)
24. Solid Waste Plan (2002-2007)
25. Allen Creek Watershed Management Plan (2001)
26. Malletts Creek Restoration Plan (2000)
27. Stormwater Master Plan (1997)
28. Energy Plan (1981, 1994 update)

Plans shown in **bold** are the six elements of the City of Ann Arbor Master Plan.