

Ann Arbor City Council Regular Session: March 10, 2016
Email Redactions List Pursuant to Council Resolution R-09-386

	A	B	C	D	E	F	G
1	<u>Sent Time</u>	<u>Received Time</u>	<u>TO</u>	<u>From</u>	<u>CC</u>	<u>Redactions</u>	<u>Reason for Redaction</u>
2	7:55 PM		Jacqueline Beaudry	Sabra Briere	City Council, Tom Crawford, Stephen Postema		

Alexa, Jennifer

From: Briere, Sabra
Sent: Thursday, March 10, 2016 7:55 PM
To: Beaudry, Jacqueline
Cc: CityCouncil; Crawford, Tom; Postema, Stephen
Subject: Fwd: Legistar ID 15-0563-Woodbury Club

Dear colleagues,

Below is a chain of electronic correspondence. At the heard of it are proposed amendments to the development agreement for Woodbury Court. I'll be moving these amendments during the course of our discussion.

Thank you.

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

Sent from my iPad

Begin forwarded message:

From: "Crawford, Tom" <TCrawford@a2gov.org>
Date: March 10, 2016 at 6:56:51 PM EST
To: "Briere, Sabra" <SBriere@a2gov.org>
Subject: Fwd: Legistar ID 15-0563-Woodbury Club

Thanks,
Tom

Begin forwarded message:

From: "Beaudry, Jacqueline" <JBeaudry@a2gov.org>
Date: March 10, 2016 at 6:07:36 PM EST
To: "Crawford, Tom" <TCrawford@a2gov.org>
Subject: RE: Legistar ID 15-0563-Woodbury Club

Further below in the email, I sent the same email to the Attorney's Office. I understand Kevin is on vacation, so I'm not sure who is managing this. I followed up again because Jeff Kahan's email is confusing and I think he thinks the changes were already made. Kevin was clear that it has to be an amendment.

Jacqueline Beaudry, City Clerk

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• 48104
734.794.6140 (O) • 734.994.8296 (F) |
jbeaudry@a2gov.org | www.a2gov.org



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

From: Crawford, Tom
Sent: Thursday, March 10, 2016 5:59 PM
To: Beaudry, Jacqueline
Subject: Re: Legistar ID 15-0563-Woodbury Club

If council needs to get this, do you send?

Thanks,
Tom

On Mar 10, 2016, at 5:54 PM, Beaudry, Jacqueline <JBeaudry@a2gov.org> wrote:

Clarifying that the below changes are in the memo not the resolution. Kevin revised the memo as follows, *recommending these changes*. Just making sure all are aware that the resolution (which was previously amended by City Council) does not include these changes.

Petition Summary:

REVISED: On January 19, 2016 Council postponed action on this petition to allow the petitioner an opportunity to address the issue of open space management for the eastern parcel of the site. Prior to that meeting, the petitioner had indicated an interest in preserving the open space in a conservation easement. After the Council meeting, the petitioner decided to sell the eastern parcel to the City as parkland. The petitioner also proposed to reduce the total number of dwelling units from 282 to 277 in order for the western parcel to adhere to the maximum allowable density for the R4A zoning district after the potential sale of the eastern parcel as parkland. The density of the western parcel with 277 units would be 9.99 dwelling units per acre. The usable open space for the western parcel would be 73.7% which exceeds the minimum open space requirement of R4A which is a minimum of 65%.

RECOMMENDED AMENDMENT TO THE RESOLUTION:
Staff recommends that Council amend the resolution as follows:

The First Whereas clause:

Whereas, BRE Nixon Road Associates, LLC, has requested planned project site plan approval in order to develop ~~282~~ 277 apartment units, a club house, and 564 surface parking spaces;

The following RESOLVED clauses:

RESOLVED, That City Council approve the Development Agreement, substantially in the form of that attached, dated ~~January 14, 2016~~ March 9, 2016;

RESOLVED, That City Council approve the Woodbury Club Planned Project Site Plan, upon the condition that 1) the Development Agreement is signed by all parties; 2) all terms of the Development Agreement are satisfied; 3) 86.2% of the site remain in the form of open space; 4) the two parcels are combined or the eastern parcel is acquired by the City as parkland prior to the issuance of building permits.

The bullet points below have been revised accordingly:

- The Site Plan proposes the construction of 277 apartment units in four three-story buildings and a club house. A total of 564 surface parking spaces will be provided throughout the site.
- A Planned Project modification has been requested to allow buildings to exceed the maximum height requirement of 35 feet. The buildings are proposed to be a maximum of 39.29 feet in height. The petitioner is seeking Planned Project approval to allow the clustering of units to preserve open space. The project proposes that 86.2% of the site remain in the form of open space.
- The developer is requesting a wetland use permit to remove 2,550 square feet of wetland southeast of Building 1, which will be mitigated by 6,729 square feet of replacement wetland north of Building 3. The developer has received a wetland permit from the State of Michigan.
- The developer is currently working with City staff to sell the eastern 25.67 acre parcel to the City as parkland. If the sale takes place, the western parcel will accommodate 277 dwelling units at a density of 9.99 dwelling units per acre which is consistent with the maximum density (10 du/ac) of the R4A zoning district.
- A development agreement has been prepared to address footing drain disconnects, park dedication, and improvements to the Nixon/Dhu Varren Green intersection. The development agreement includes language (in paragraph P-17) requiring that the Nixon/Dhu Varren/Green Road intersection be substantially constructed prior to the issuance of

certificates of occupancy for this project if the Nixon Farms Developer, Toll Brothers, closes on the land and provides a contribution for the intersection. If Toll Brothers does not provide an intersection contribution, then certificates of occupancy will not issue until the intersection is completed, or January 1, 2019, whichever comes first.

Jacqueline Beaudry, City Clerk

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

From: Kahan, Jeffrey
Sent: Wednesday, March 09, 2016 4:04 PM
To: Beaudry, Jacqueline; Hammett (Keszler), Alexandria; Bowden (King), Anissa
Cc: McDonald, Kevin; Fales, Mary Joan; Delacourt, Derek; Carlisle, Ben; Kahan, Jeffrey
Subject: RE: Legistar ID 15-0563-Woodbury Club

Kevin added a section called "Revised:" near the top of the resolution that summarizes the changes that were made to the resolution since the Council meeting on January 19. Those changes include:

- A reduction in dwelling units from 282 to 277.
- A reduction in usable open space on the west parcel (if the east parcel is acquired as parkland) from 86.2% for the entire site to 73.7% for the western parcel only.
- If the park acquisition takes place, the western parcel will have a density of less than 10 dwelling units per acre, as required by the R4A zoning district.

I've forwarded this email to Derek who may be able to forward this info to Council.

From: Beaudry, Jacqueline
Sent: Wednesday, March 09, 2016 3:50 PM
To: Hammett (Keszler), Alexandria; Bowden (King), Anissa
Cc: McDonald, Kevin; Kahan, Jeffrey; Fales, Mary Joan
Subject: RE: Legistar ID 15-0563-Woodbury Club

Hi Alex:

The memo references proposed amendments to the resolution. Just making sure that someone is alerting Council to this fact.

Thanks!

Jacqueline Beaudry, City Clerk

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

From: Hammett (Keszler), Alexandria
Sent: Wednesday, March 09, 2016 12:12 PM
To: Beaudry, Jacqueline; Bowden (King), Anissa
Cc: McDonald, Kevin; Kahan, Jeffrey; Fales, Mary Joan
Subject: Legistar ID 15-0563-Woodbury Club
Importance: High

Hi Jackie & Anissa,

Attached please find the revised Woodbury Club Development Agreement to add to Legistar ID 15-0563. Council was advised that the development agreement would be revised. Please also change the date of the development agreement from March 3, 2016 to March 9, 2016 as referenced in the 'RESOLVED' clause of the text file.

Let me know if there are any questions. Thanks.

Alex L. Hammett
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301 E. Huron St.
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