

Ann Arbor City Council Regular Session: April 1, 2024
Email Redactions List Pursuant to Council Resolution R-09-386

Sent Time	TO	From	CC	Redactions	Reason for Redaction
9:56 PM	City Council All	Brain Chambers		Personal Contact Information	Privacy

From: [Gerhart, Stephen](#)
To: [City Council](#)
Subject: FW: I will be amending C1-711 Church
Date: Monday, April 1, 2024 8:10:52 PM

Steve Gerhart, Chief Deputy City Clerk (he/him/his)
2022 Michigan Deputy Clerk of the Year
Ann Arbor City Clerk's Office | Guy C. Larcom City Hall | 301 E. Huron, 2nd Floor · Ann Arbor · MI · 48104
Direct dial (734) 794-6140 Ext. 41406
sgerhart@a2gov.org | www.a2gov.org
Sign up for the City of Ann Arbor Automatic Absent Voter List [Here](#)

From: Disch, Lisa <LDisch@a2gov.org>
Sent: Monday, April 1, 2024 6:50 PM
To: Gerhart, Stephen <SGerhart@a2gov.org>
Cc: City Council <CityCouncil@a2gov.org>
Subject: I will be amending C1-711 Church

Mr. Gerhart,

Here is the language of the FIVE Amendments:

Amendment 1: Replace Section 4 PUD Regulations, E - Sustainability, 1) LEED with:

1. LEED Gold. Buildings shall achieve the Gold level of the U.S. Green Building Council Leadership in Energy and Environmental Development (LEED) Certification for new construction, version 4.0 or newer. Proof of registration is required at the time of building permit issuance and documentation of certification shall be provided within two years of issuance of the final certificate of occupancy. If the project fails to provide written certification of compliance within two years of issuance of the final certificate of occupancy, penalty and/or enforcement provisions specified in the Development Agreement shall apply.

Amendment 2: Strike Section 4 – PUD Regulations, G – Architectural Design and Materials, 2 – Materials from the Ordinance.

Amendment 3: Modify Section 4 – PUD Regulations, B – Area, Height, Placement, 2 – Height to strike “. . 17 stories and . . .” to reflect only an overall building height limit of 230 feet.

The minimum building height shall be 12 stories. The maximum permitted building height shall be ~~17 stories and~~ 230 feet, inclusive of a double height first floor areas

incorporating mezzanine type spaces and exclusive of mechanical penthouses and similar spaces.

Amendment 4: Add to Section 4 – PUD Regulations, E. Sustainability, a new geo-thermal requirement as follows:

Geothermal Technologies: The Project will integrate ground source heat exchange technology into the building’s HVAC system, to facilitate 8% (or 642 MBH) of the building’s total MBH load. Additionally, the pumps for this heat exchange system will be connected to the back-up generators to offer these areas of the building as emergency tenant warming spaces during power outages.

Amendment 5: change 4.ii from 1/2% to \$75k [or 50k depending on what I hear from the developer]

4) The Planning Manager’s approval will be considered against the following criteria:

- i. The accessibility of the art project to the general public so that it may be experienced by both visitors to the development and those traveling on public rights-of-way adjacent to the development.
- ii. The value of the art project being at least \$50k ~~of the total development cost in the district as established in the building permit issued for the site.~~

Lisa Disch | Ward One City Council Representative

City of Ann Arbor

301 E. Huron Street

Ann Arbor, MI 48107-8647

ldisch@a2gov.org | Watch City Council Live At:
<https://www.a2gov.org/departments/communications/ctn/Pages/watch.aspx>

From: [Akmon, Dharma](#)
To: [Gerhart, Stephen](#)
Subject: amendment for dc3
Date: Monday, April 1, 2024 9:30:20 PM

“City Council directs the City Administrator to pursue the following changes to city processes in an effort to encourage sustainable developments that align with our community’s climate action goals”

--

Dharma Akmon

Councilmember, Ward 4

View and sign up for my newsletter at <https://www.dharmafora2.com/news>

From: [Gerhart, Stephen](#)
To: [City Council](#)
Subject: FW: amendment for dc3
Date: Monday, April 1, 2024 9:30:46 PM

Steve Gerhart, Chief Deputy City Clerk (he/him/his)

2022 Michigan Deputy Clerk of the Year
Ann Arbor City Clerk's Office | Guy C. Larcom City Hall | 301 E. Huron, 2nd Floor · Ann Arbor · MI · 48104
Direct dial (734) 794-6140 Ext. 41406
sgerhart@a2gov.org | www.a2gov.org

Sign up for the City of Ann Arbor Automatic Absent Voter List [Here](#)

From: Akmon, Dharma <DAkmon@a2gov.org>
Sent: Monday, April 1, 2024 9:30 PM
To: Gerhart, Stephen <SGerhart@a2gov.org>
Subject: amendment for dc3

"City Council directs the City Administrator to pursue the following changes to city processes in an effort to encourage sustainable developments that align with our community's climate action goals"

--

Dharma Akmon

Councilmember, Ward 4

View and sign up for my newsletter at <https://www.dharmafora2.com/news>

From: [BRIAN CHAMBERS](#)
To: [City Council](#); [Dohoney Jr., Milton](#); [Fournier, John](#); [Lenart, Brett](#); [Delacourt, Derek](#); [Hall, Jennifer \(Housing Commission\)](#)
Subject: Re: Resolutions - Economic Development Office, Housing Affordability, Sustainability and Placemaking
Date: Monday, April 1, 2024 9:56:47 PM

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Thank you for everyone's thoughtful work, developing and evaluating these resolutions.
Happy to speak to it.

I went home to be sure to talk to my 98 year old father before he ended his day.

Listened to your great dialogue and deliberation, throughout.

Everything in this package is what personally motivates me to volunteer my time on the needs of our city.

Thank you, again !

Brian

On 03/31/2024 5:05 PM EDT BRIAN CHAMBERS [REDACTED]

wrote:

Mayor and Council:

I am writing to provide my full support for the Economic Development Office and priorities for housing affordability, sustainability and placemaking. No surprise, I am sure.

In addition to housing and sustainability, is the one for placemaking. I find all of these very compelling and critical for our City's vibrant future.

In spite of the resolutions' attention to the elements that contribute to the well being of residents and future generations (affordability, sustainability and placemaking), I still anticipate the political gad-flies in town coming out to decry development that they believe is being promoted for pecuniary interests of developers and the wealthy.

I really don't understand these arguments. Without dramatically increasing the supply of housing, we can only assume that the ongoing price escalation (10% YoY for 2023) will result in the median price of existing homes at \$1M or above.

Also, there is the option for using a community land-trust and / or retaining City ownership on properties developed for housing, such that lower and middle-income families can afford condo purchases or rents similar to what Ypsilanti is doing with the Dorsey Estates project using deed restrictions. The Related proposal for the Y-Lot (350 S Fifth) with both low and middle income units being proposed, also reflects the priority for housing affordability at multiple income levels.

The proposed economic development office strategy for acquiring land and packaging it for housing development, including lower and middle-income units, as well as market rate, certainly addresses a clear need for the City's future.

Some may believe that economic development should happen on its own, with a laissez-faire approach. Well, between 2000 and 2022, U-M employment grew by 21,629, while Washtenaw County employment grew by only 20,200. The U-M employment growth accounted for more than the County growth. Outside of U-M, Ann Arbor area employment declined, overall, by almost as much as the U-M's employment grew. That is the result of a hands-off approach to economic development.

The U-M is considering placing 1,000s of units of employee housing on North Campus, especially by the Research Complex. However, unless they use the land trust model, the

City may still not see taxes from those developments. If the U-M continues to grow at even half its prior rate, we can expect an additional 32,000 U-M employees and students by 2050, even more if they grow at a higher rate.

With ongoing housing demand, if more housing isn't built in the City of Ann Arbor, then that housing will go outside of the City with increased sprawl and congestion, and the property taxes going elsewhere, too.

Thank you, again, for bringing these resolutions forward !

Yours for equity-based sustainable development,

Brian Chambers

Ward 3

Ann Arbor, MI

c: [REDACTED]