

Ann Arbor City Council Regular Session: October 16, 2017
Email Redactions List Pursuant to Council Resolution R-09-386

	A	B	C	D	E	F	G
1	<u>Received</u>						
	<u>Sent Time</u>	<u>Time</u>	<u>TO</u>	<u>From</u>	<u>CC</u>	<u>Redactions</u>	<u>Reason for Redaction</u>
2	7:03 PM		Jen Lumm	Tom Stulberg		Email addresses	Privacy
3	7:07 PM		Julie Grand	Katie Waissi		Email address	Privacy
4	7:40 PM		Zach Ackerman	Erica Dutton		Email address	Privacy
5	8:31 PM		Kirk Westphal	Jonathan Levine		Email address, address and phone number	Privacy

Archive, Journal

From: Tom Stulberg [REDACTED]
Sent: Monday, November 20, 2017 7:03 PM
To: Lumm, Jane
Cc: [REDACTED]
Subject: Re: 1140 Broadway

Does a postponement need a super majority too!

Sent from my iPhone

On Nov 20, 2017, at 6:44 PM, Lumm, Jane <JLumm@a2gov.org> wrote:

From: Lumm, Jane
Sent: Monday, November 20, 2017 6:44 PM
To: Lenart, Brett <BLenart@a2gov.org>; Beaudry, Jacqueline <JBeaudry@a2gov.org>; CityCouncil <CityCouncil@a2gov.org>
Cc: McDonald, Kevin <KMcDonald@a2gov.org>
Subject: RE: 1140 Broadway

Thanks, Brett.

Two Q's – is the postponement for the site plan? Doesn't sound like the reason for postponement has anything to do w/the rezoning.

And 2nd Q, if postponed, can you confirm that the public hearing is postponed? Thanks! Jsane

From: Lenart, Brett
Sent: Monday, November 20, 2017 5:17 PM
To: Beaudry, Jacqueline <JBeaudry@a2gov.org>; CityCouncil <CityCouncil@a2gov.org>
Cc: McDonald, Kevin <KMcDonald@a2gov.org>
Subject: FW: 1140 Broadway

Please note email below, petitioner is requesting postponement to 12/4.

Brett Lenart, AICP - Planning Manager
City of Ann Arbor Planning & Development Services

Direct (734) 794-6000 #42606 | General (734) 794-6265

From: Ron Mucha [<mailto:rmucha@morningsideUSA.com>]
Sent: Monday, November 20, 2017 5:14 PM
To: Lenart, Brett <BLenart@a2gov.org>
Subject: 1140 Broadway

Brett –

As discussed, we request that City Council postpone action on 1140 Broadway Street until the Council meeting scheduled for December 4, 2017.

We will use this time to evaluate changes to enhance our site plan.

Regards,
Ron

 Ronald S. Mucha | Member

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Archive, Journal

From: Katie Waissi [REDACTED]
Sent: Monday, November 20, 2017 7:07 PM
To: Grand, Julie
Subject: Packard Road housing project

Mrs. Grand,

I am writing to you in regards to the housing project at 2857 Packard Road. As a resident in the adjacent neighborhood I am strongly against this project and do not trust the Builder. I strongly urge you to vote no at this evenings meeting.

Thank you for your time,

Kathryn Waissi

Archive, Journal

From: Erica Dutton [REDACTED]
Sent: Monday, November 20, 2017 7:40 PM
To: Ackerman, Zach
Subject: Packard development

I just got a notice that the developer is asking the city council to ignore the planning commissions recommendation to come back with plans to save more of the mature oak trees. Please stand strong and don't let the planning committee be ignored. We're the Tree City. How can we allow a developer to ignore the community's wishes about saving mature trees and ignore the recommendations of the planning commission. If the City Council goes along with the developer, then just save my tax dollars and do away with the Planning Commission.

Erica Dutton

Archive, Journal

From: Jonathan Levine [REDACTED]
Sent: Monday, November 20, 2017 8:31 PM
To: Westphal, Kirk
Subject: Re: In favor of Lower Town rezoning

This was a maddening failure of political will on the part of those who voted to postpone. (I know that you weren't one of them) This risk was crystal-clear. I'm worried that it will stay vacant for years to come.
Jonathan

On Mon, Nov 20, 2017 at 4:49 PM, Westphal, Kirk <KWestphal@a2gov.org> wrote:
Thank you, Jonathan. I understand the neighbors have flipped some property owners and triggered the 8-vote requirement. So I would guess the developer will want to postpone.

Kirk

Kirk Westphal (D-Ward 2)
Ann Arbor City Council
(734) 660-9955 (c)

All email contact regarding city business may be subject to Freedom of Information Act requests

From: Jonathan Levine [REDACTED]
Sent: Saturday, November 18, 2017 8:26 PM
To: CityCouncil
Subject: Re: In favor of Lower Town rezoning

To the Mayor and Council:

This letter reiterates my support for the rezoning at 1140 Broadway. My previous letter (copied below) outlined the many environmental benefits associated with the unique transportation characteristics of this location. In addition to these, the environmental remediation that is part of the project is an urgent need: with ground toxics headed to the Huron River, failure to remediate now will lead to needless environmental harm.

In my view, this is the best of the higher-density residential projects that have been proposed for Ann Arbor in recent years. When your voters--who far outnumber the voices you will hear in Council chambers--cast their ballots for you, they were voting in part based on your support for compact development to serve our town's environmental, social, and fiscal goals. They are counting on you for responsible, consistent, and principled leadership on this issue.

Sincerely,
Jonathan Levine
[REDACTED]

On Mon, Oct 30, 2017 at 11:52 AM, Jonathan Levine [REDACTED] wrote:

To the Mayor and Council:

This year has seen a shocking abdication of environmental responsibility at the federal level. The locus of environmental and climate-change action now needs to shift to states and localities, and I believe that the citizens of Ann Arbor want to shoulder that responsibility. The question is, what are the municipal actions that we can take to translate that sentiment into environmental gains? A land-use decision like the Lower Town rezoning is one prime example. These are some of the most important environmental decisions we make.

This is one of the most accessible sites in town, under half a mile—less than a ten-minute walk—from the huge employment concentration that is the Medical Campus. It is around one mile to Downtown, Central Campus, and North Campus. Transit connections to all three destinations are excellent on both the campus and municipal systems. The neighborhood will also be within half a mile of the new AMTRAK station, regardless of the final site chosen. It's a remarkable location.

Giving many people the opportunity to live in a spot as accessible as this one—one that will offer them the possibility of a much less auto-dependent lifestyle than most other places they might live if the zoning regulations excluded them—is an environmental imperative, especially in the current era. We've created an area that has among the highest levels of walking, cycling, and transit accessibility in town; getting our money's worth out of that investment involves welcoming new residents in this area, not seeking to zone them out. The new neighborhood can also help revive the commercial area on Broadway, an area that was historically a lively walkable neighborhood shopping district whose potential is currently not realized.

The designs are much better than those of new construction we've been seeing downtown. The buildings are variegated and appropriately scaled to the site. In particular, the tallest building at its core is only 62% of the height of the adjoining Kellogg Eye Center, and it steps down to 45% in its wings. In response to neighbors' concerns, the developers shifted massing away from the side of the site facing the Broadway neighborhood. The parking structure is entirely surrounded by one of the residential buildings, a design innovation that will make it invisible from the outside. The plans offer important environmental remediation of a brownfield site that has been a neighborhood eyesore, and an access easement along Traver Creek. The internal streets will help integrate the new neighborhood with the surrounding city. It will contribute to the commercial environment with new walkable retail at Broadway and Plymouth. Like many people, I encourage the developers to seek opportunities to expand on-site retail, but given continued vacancies in other sites in town designed for walkable retail, I am sympathetic to their concerns about weak demand.

This development contributes to a number of goals important to Ann Arborites. I urge its approval.

Sincerely,
Jonathan Levine

