

Subject: 611 Church St Development Do Not Support

From: Vince Caruso
Sent: Tuesday, May 14, 2024 12:04 PM
To: Planning <Planning@a2gov.org>
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611 Church St Development:

**Vince Caruso; 556 Glendale Circle
40 year resident of Ann Arbor
Founding and Executive Committee Member CARD
Founding and Coordinating Member ACWG.ORG
Former Executive Committee Member Sierra Club Huron Valley Group**

The ACWG does not support this proposed development at 611 Church St., like we did for 711 Church.

Low-Rise Paris has well over twice the density of NYC without huge carbon emitting High-Rise buildings.

Low-Rise Paris, The French capital, has **56,000 people per square mile** while NYC, the most densely settled U.S. metropolis, has **only 27,000** people per square mile.

Low-Rise Buildings will house well over twice the number of residents than high rises, cost less, and don't produce enormous amounts of Climate Changing Carbon Emissions, don't isolate residents, don't have huge Heat Island and are not incredibly inefficient!

Much More residential housing for Ann Arbor with Low Rise buildings, as most Ann Arbor wants.

Well made **Low-rise buildings** can be made out of **Michigan Lumber** and **sequester carbon** for centuries, not emit more climate changing carbon and be much more energy efficient. Great, we have a few low rise, almost all wood buildings, in Ann Arbor now.

Residents and students can live in low rise wood buildings, with much better quality of life, as well as the city.

Just this 19 story concrete and steel building's enormous Carbon Footprint is about **19 million pounds of carbon** into the atmosphere just for the concrete and steel alone, **not including** all the actual construction-related carbon emissions, which is also considerable!

“Cement emits as much CO2 as all of India (the whole country)”

Ann Arbor is pushing taller concrete buildings as a "Mantra" to Developers, Real-Estate Interests, U of M and political campaigns with a **disregard for Climate Change.**

The cement industry is responsible for 8 percent of global carbon emissions -- triple the emissions of the aviation industry.

Not only does the carbon dioxide from the **concrete chemical reaction spill into the atmosphere**, but cement producers also use **huge amounts of coal or natural gas to heat the kiln and that also emit carbon.**

Not Much of a Very Meaningful Ann Arbor Carbon Reduction Plan, with 10 or so people in the City Sustainability Office:

The City of Ann Arbor generates about **1/2 M tons of carbon a year**, so one **20-story** concrete and steel building is equivalent to **40 years of city emissions**. So for the next 40 years you will **double our carbon emissions** just for this one building. We have already built many new high rises in Ann Arbor and emitted huge amounts of carbon in the process.

Even the City planning staff and Planning Commission both recommended voting down the 711 Church St. 19 story building, you should also vote down this proposal.

It seems clear this high rise building frenzy is all about Out of Town and out of Country real estate investors and developers making a lot of money, political campaigns getting lots of money, and totally ignoring Climate Change and our quality of life!

More details in our ACWG.org previous Feb. 2024 entry.

City of Ann Arbor Pretends to Care About Climate Change and Carbon Emissions, Yet Is Pushing Hard To Support More High-rise Buildings That Each Emit Millions Of Pounds Of Carbon to Build and are Very Inefficient Which is Affecting Climate Change.

Do not support this proposed building or more Huge Carbon Emitting High Rise Buildings!

Thank You.