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**Sent:** Thursday, July 14, 2022 9:27 AM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** Village of Ann Arbor rezoning & site plan (public comment)

To the Planning Commission:

I am writing about the Village of Ann Arbor Site Plan and Rezoning to R4A (1680 Dhu Varren Rd). The petitioner seeks rezoning for this very large project but is not offering anything special, at least not in terms of sustainability elements. My specific comments:

1. **Climate.** In order to align this project with the A2Zero plan (strategy 2, action 1), the petitioner should commit to full electrification of all appliances, for space and water heating, and for cooking. No gas. The Village, if it does employ natural gas infrastructure, will have a huge climate impact, at least at the city scale. Using industry figures for Michigan average household gas use, with a conversion factor that takes into account upstream methane emissions, these 484 homes will produce about 6400 metric tons CO2 equivalent emissions annually. That will raise our city-wide residential emissions from burning gas by three percent--just this one project. That's 6400 metric tons every year for the next half century.

There will be an partially offsetting emissions benefit from converting commuters to residents, but the benefit will be relatively small. Assume that one person a day, for each of these 484 units, is currently commuting an average round trip distance of 20 miles. That's 9680 miles a day, or 2.42 million miles a year prevented. Assuming mileage of 30 miles per gallon, The Village will save 80,000 gallons of gasoline each year. At 11.3 kg CO2 per gallon, that translates to just over 900 metric tons CO2 in emissions. So your commuter savings are just one-seventh of the 6,400 tons you emit from burning gas in furnaces. Not a good trade-off. This project will still be a net climate disaster.

2. **Parking.** The latest site plan indicates 1490 vehicle parking spaces for 484 dwelling units, or 3.08 parking spaces per unit. This is a vehicle-centric development, to an extreme. A comparable project, Midtown Ann Arbor condominiums on South Maple on the far west side of the city, has 444 parking spaces for 253 units, or 1.76 spaces per unit. The Village needs to drastically reduce the number of its parking spaces. Right now it's enabling three or even four (for the townhomes) vehicles per household! Please consider the attendant traffic and greenhouse gas emissions, and the excessive impermeable pavement at the expense of open space. Two parking spaces per unit should be more than enough.

3. **OSI review.** There is no sustainability review from the Office of Sustainability and Innovations (OSI) posted on eTrakit. Has one been done? The Planning Department is supposed to refer all discretionary petitions to OSI for review (although not "by right" site plans proposed under the UDC). This is a rezoning, so it's discretionary. The Commission should not make a decision on this petition without prior OSI review.

4. **Conclusion.** In the absence of appropriate changes along the above lines, Commission should reject this rezoning petition and maintain current zoning (a combination of A-1 and R-2) until such time as the petitioner submits a plan that aligns with the city's policies.

Respectfully,  
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