

Michael & Patricia Sullivan
746 Greenhills Drive
Ann Arbor, MI 48105

September 9, 2021

Commissioner Sara Hammerschmidt
Ann Arbor Planning Commission

Re: Sept. 8, 2021 Public Planning Meeting
Toll Development Project: 660 Earhart Road

Commissioner Hammerschmidt,

My wife and I viewed this public Planning Commission meeting via Zoom and would like to share a few of our observations.

First, we applaud your questioning and expressed concerns regarding the suspiciously vague or conflicting information presented to the Planning Commission by the developer. We share similar frustration and concern.

We have lived in Ann Arbor for well over 35 years and 3 years now at Earhart Village. Our home faces and is on the north property line of the proposed development. We will be directly impacted by decisions made on the various issues raised and are hopeful that our and the well being of all Ann Arbor residents will be protected.

We would like to echo and support you and the other commissioners regarding the following points:

Environmental Degradation

Sound:

- RT 23 traffic is loud and obvious 24 hours a day.
- Earhart Road is also well travelled by commuters and the many schools.
- Planting 8 ft. evergreen trees will be an insignificant barrier for years to come.

Energy:

We currently experience frequent power outages during severe weather. The addition of 57 new homes with modern electrical needs, [EV, generators, etc.] will certainly put a greater demand on the system. Do current codes allow for installation of external power generators? We are experiencing more and more of these power back-up additions in the surrounding area and the noise is significant.

We would like to more innovative and efficient energy solutions required.

Water:

Pipes and holding ponds seem to be engineering solutions for problems that did not need to happen. Vegetation [trees, shrubs, weeds, flowers, etc.] provides significantly more than privacy or noise barriers. This current wooded and biodiverse property holds water, moderates temperature, absorbs CO₂, and provides habitat for many animals, birds, insects and flowers. These will all be lost and should not be seen as simply an inconvenience for a developer to easily building a luxury house.

We were not satisfied with the foresters assessment and would request that a second forest expert be consulted. A forest does not need to be of landscape beauty to be of value to a neighborhood.

We encourage you and your fellow planning commissioners to continue asking critical questions and in demanding clear answers in response.

In re-reading the A2 Zero Sustainability Plan, I wonder how these courageous commitments are supported by the current development plan submitted by Toll Brothers. How will this development contribute to or impede the Sustainability Goals of Ann Arbor?

Respectfully,

Michael & Patricia Sullivan

Cc: Lisa Disch, Ann Arbor City Commissioner