

From: Rich Fein

Sent: Tuesday, February 15, 2022 2:49 PM

To: Planning <Planning@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>

Subject: RE: 3874 Research Park Drive Site Plan - 2/15/21 Agenda item 8-a. Plan 22-0316

Attention Ann Arbor Planning Commission,

The acceptance by your commission for Sartorius Biotech to build a brand new, 130,000sf building that heats with natural gas presents the clear image of hypocrisy towards any intent to meet the goals of the A2Zero climate plan.

Even though the Planning Commission has not yet established a timeline for meeting A2Zero goals, it's **obvious** that permitting this building's construction under current plans will be a hinderance towards meeting those goals. Modifying this building to meet emissions reduction requirements after construction will cost Sartorius far more than originally including geothermal now. Plus the sunk costs under the current plan to use natural gas will never be recovered. By allowing this building to proceed as currently specified, without a serious and sincere push towards alternatives, will be a disservice to both Sartorius and our community that will be working hard to meet our obligations.

Allowing construction to proceed without a shift to more efficient heating alternatives, such as geothermal, will not only make it more difficult to achieve A2Zero goals, it will:

- reduce confidence that A2Zero is a climate action plan that should be taken seriously, and
- establish a precedence for other construction plans to follow – that it's okay for new construction to heat with fossil fuels.

Certainly, there must be some way under the Commission's authority to make it clear to Sartorius and it's developer that the community expects its business leaders to take all reasonable steps to fight climate change in general and meet the goals of A2Zero specifically, **especially when there are feasible options available to do so.**

Regards,

Rich Fein

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"I arise in the morning torn between a desire to improve (or save) the world and a desire to enjoy (or savor) the world. This makes it hard to plan the day."

- E.B. White

From: J. Bruce Fields
Sent: Tuesday, February 15, 2022 10:21 AM
To: Planning <Planning@a2gov.org>
Subject: R2A updates

I'm happy to see the public hearing on R2A district minimum sizes tonight. Ann Arbor needs more housing supply, so anything that loosens residential requirements is a plus.

I was curious about a few things:

- Why aren't the new minimums lower? (Why not zero, for that matter? I look at that kind of rule, and all I see is "you're not welcome here unless you're wealthy enough to afford X amount of space".)
- Will there also be corresponding revisions for R2B and R4C?
- My main interest being overall housing supply, is there any way to quantify the potential increase due to a change like this? (E.g. do we know there are lots that could fit more units with the lower minimums and, if so, how many such are there?)

–Bruce Fields
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