

From: David Gurk <dgurk@hotmail.com>
Sent: Tuesday, September 19, 2023 1:43 AM
To: Planning <Planning@a2gov.org>
Subject: The Village of Ann Arbor

Dear Commissioners,

I understand that Phase 2 of The Village of Ann Arbor is up for approval at the present time. I also understand that Phase 1 was approved with gas furnaces for heating in the main building, though many of us objected to it.

I sent a number of letters myself last year. One of my main arguments was that it is far easier to have electric heat pumps in a new building because they would be designed into the plan. It is far more difficult to retrofit an older building to accommodate heat pumps because they would not be designed to do so. When I made that argument last year, it was a hypothetical argument. Now I make that same point again and it is no longer hypothetical. It is empirical reality. I live in an older condominium complex where all the HVAC equipment is housed in outdoor utility closets. My 25-year-old furnace died last December. I wanted to get a heat pump to replace it, but to make a long story short, I could not get a heat pump which would function properly from inside my utility closet. I had to have a new gas furnace installed. It broke my heart, but I had no choice.

I hope the point of this story is clear. If you approve this building with gas furnaces, not only will it start off burning gas for heat, it may be stuck with gas heating for its lifetime. Transitioning off gas in the future may be impossible. Think of the impact of that.

Please try to find a way to compel the developers to use electric heat pumps for the entirety of the Phase 2 project. The planet is burning, and we must work at all levels to eliminate the continued burning of fossil fuels. We can't put the transition off until sometime in the future, especially when, as my story illustrated, retrofitting an old building may be a pipe dream.

Thank you,
David Gurk
Ann Arbor, MI