

From: Adam c
Sent: Tuesday, February 01, 2022 1:06 PM
To: Planning <Planning@a2gov.org>
Subject: TC-1 zoning on South State Street (... and beyond)

Greetings, commissioners.

I wanted to send a quick note with my enthusiastic support for the city-initiated TC-1 rezoning along the south state street corridor.

You've probably heard all this from me before: our city's comprehensive planning documents and many, many rounds of community input have shown strong support for the idea of transit-corridor zoning for well over a decade. It would support our city's housing affordability and climate action goals. The South State Corridor Plan, which is nearly a decade old, specifically called for improved transit access and mixed-use infill development in this exact area. It's time to get this done!

However, I also want to once again express my urgency that we pursue similar zoning initiatives along other major corridors in town as soon as possible. Today, I took advantage of the [relatively] balmy weather to bike over to Cosa Sabrosa on West Stadium to get some tacos for lunch. In the process, I saw a fenced-off lot advertising a potential "auto dealership" location:



Time and time again, our planning documents and community input have clearly stated a desire to move away from car-dominated uses along corridors like W. Stadium; however, the existing zoning still allows, and perhaps even encourages them. We need to change this *now*, before a slew of projects get proposed that will maintain the undesirable status quo for another generation.

Thanks for all your diligent work here; I'm excited to see this move forward!

- Adam

From: BRIAN CHAMBERS

Sent: Tuesday, February 01, 2022 7:54 PM

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

Subject: Fwd: Proposed Rezoning of the South State/Eisenhower Pkwy Area to Transit Corridor District (TC1)

Planning Commission and Brett Lenart:

Below is the email I previously sent on this topic.

Please advocate for meaningful density. 3,400 to 5,600 housing units are needed across this entire area to have meaningful Transit Oriented Development.

Thank you for moving forward.

Brian

----- Original Message -----

From: BRIAN CHAMBERS

To: "planning@a2gov.org" <planning@a2gov.org>, "Disch, Lisa" <LDisch@a2gov.org>, "blenart@a2gov.org" <blenart@a2gov.org>

Date: 11/09/2021 12:09 AM

Subject: Proposed Rezoning of the South State/Eisenhower Pkwy Area to Transit Corridor District (TC1)

Planning Commission and Brett Lenart:

I am writing in support of the 'Proposed Rezoning of the South State/Eisenhower Pkwy Area to Transit Corridor District (TC1)' on tomorrow's agenda. One may anticipate some vocal community concern, as I believe these types of Transit Oriented Development projects are often misunderstood.

The 226 acres total for the site comes to .353 square miles. Best practices for transit oriented development for a 'village' scale bus-based transit system would have a housing density of 15 to 25 housing units per acre for a 1/4 mile radius around the bus-transfer stops.

See:

<https://www.c40knowledgehub.org/s/article/How-to-implement-transit-oriented-development>

<http://www.2030palette.org/residential-densities/>

This has the potential for an 'idealized' TOD-based development.

Here is a visual view of 27 Dwelling Units Per Acre (Net).



See:

<https://www.theurbanist.org/2017/05/04/visualizing-compatible-density/>

Doing the math, it would minimally have 3,400 to 5,600 units across this site for it to have enough scale to really support transit based development and the bus lines supporting it.

We'd need over twice that density at the Blake Transit Center, and then a couple of other bus transit-hubs in a ring fashion around the city. Four of these would be a good number, I think. That would provide a fairly robust transit based development system around the city.

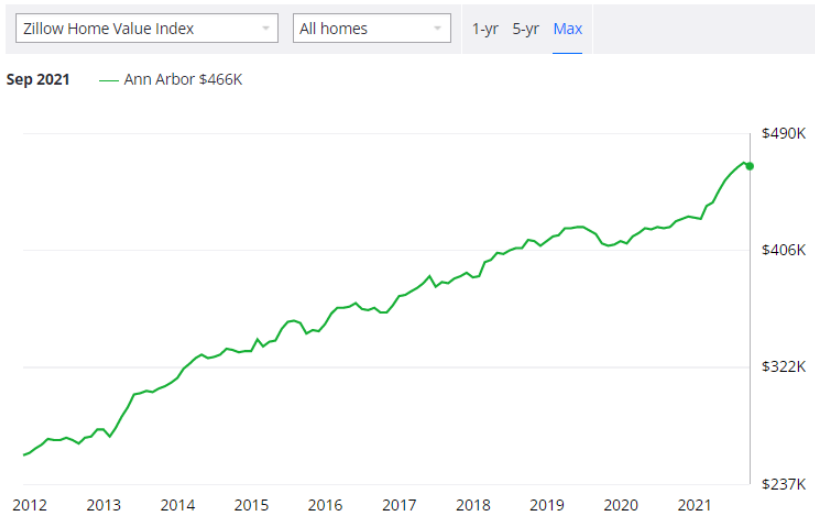
The post WWII boom remade the city with a 300% increase in Ann Arbor housing through 1980. Our housing supply has been relatively flat since then. In national assessments, the more recent rapid increases in housing prices has been driven by this supply constraint. To address this in the Ann Arbor market, housing densities on this scale are needed in order to reduce the continued growth of the price curve. See <https://www.zillow.com/ann-arbor-mi/home-values/>

Ann Arbor Market Overview

Data through Sep 30, 2021

\$435,873 ZHVI

No data 1-yr forecast



The thing is, we would not want these multiple TOD-based Districts all built out at once. So, starting in the south side of the city is a reasonable starting point, especially if there

are a set of developers ready to do the project with a reasonably robust set of investors.

Once the Comprehensive Land Use Plan Update project gets approved to go forward, I believe the R1 zoning should also be reconsidered for moderate density increases of 2-plex, 3-plex and 4-plex housing units within the same building envelopes as currently permitted in the current R1 districts. That will have to wait for another day.

For the current site under consideration, there are three bus lines supporting the area, lines 6, 24 and 62.

See:

<https://www.theride.org/maps-schedules>



Line 6 comes from the downtown areas and goes along Ellsworth, and could provide access to the housing units along there for employment in the other buildings that will be developed here, let alone bus access to the downtown for people living in this development, who might work or go to entertainment there.

Line 24 goes to the St. Joes Hospital complex, as well as downtown Ann Arbor. Speaks for itself.

Line 62 goes to the Central Campus area. Same logic.

Seems like there would be plenty of reasonable transit routes for housing and employment as a start of the first major transit hub, outside of the downtown Blake

Transit Center.

The beauty of bus-based transit is it can be reconfigured more easily and has lower investment costs than fixed-rail systems. As the density grows here and across Ann Arbor the bus transfer stops can be reconfigured.

Such a robust amount of housing density would better support bus transit and ridership.

A California study found that among those who drove to work when they lived away from transit, just over 50% switched to transit commuting on moving within a 1/2-mile walking distance of a transit station.

On balance, research to date shows that TOD yields an appreciable ridership bonus: well-designed, concentrated, mixed-use development around transit nodes can boost patronage as much as five to six times higher than comparable development away from transit.

See:

National Academies of Sciences, Engineering, and Medicine. 2004. Transit-Oriented Development in the United States: Experiences, Challenges, and Prospects. Washington, DC: The National Academies Press.

<https://doi.org/10.17226/23360>

I hope this supports your decision making on the rezoning, the challenge is to assure that developer proposals are submitted to these densities, and provide the mixed use within the site for local essential services (grocery, Rx, etc.).

Please let me know if I can be of any further assistance in support of your decision, and taking it to Council.

Best regards,

Brian Chambers, Ph.D.
Ward 3



From: Russ Derry <rderry72@yahoo.com>
Sent: Sunday, February 13, 2022 2:09 PM
To: Planning <Planning@a2gov.org>
Subject: 3874 Research Park Site Plan

2/13/22

Ann Arbor Planning Commission Members:

Please review my comment for the upcoming meeting on 2/15/22 regarding Agenda item 8-a. Plan 22-0316: "3874 Research Park Drive Site Plan for Planning Commission Approval."

I strongly urge you to table this approval until the Developer provides a specific plan for the use of geothermal energy to replace the current plan to use natural gas.

Ann Arbor has little chance of meeting its necessarily ambitious goals for carbon neutrality, it fails to follow its own plan. Specifically, I'm referring to the requirement that all new commercial construction be designed to operate without the use of natural gas (pg. 32 A2Zero plan 4.0).

We can no longer afford to delay or make exceptions on this critical action to address the climate crisis. The Federal government certainly is not doing enough in this regard. Municipal governments have the power to lead the way. Let's be the leaders we claim to be. Thank you for your consideration of this request.

Sincerely,

Russell Derry, MPH
1515 Hatcher Crescent
Ann Arbor, MI 48103

From: KEN GARBER
Sent: Thursday, February 10, 2022 5:10 PM
To: Planning <Planning@a2gov.org>
Subject: 3874 Research Park Drive (public comment)

To the Planning Commission:

I'm writing about the 3874 Research Park Drive site plan for Planning Commission approval, on your February 15 meeting agenda.

This is a desirable project that could help revitalize the Ann Arbor research park. I'd like to see it built. But not at the expense of our A2Zero climate goals. As you know, strategy 2, action 1 of the A2Zero plan includes the following assumption: "All new residential and commercial buildings are designed and built to operate without the use of natural gas." To my knowledge, the petitioner has not indicated that it will construct a geothermal heating system, even though there is plenty of room on the 16.9 acre site. If it does heat this 130,000 square foot building using natural gas, I calculate that that will result in 574 metric tons CO2 equivalent emissions annually. We are in a climate emergency, and this is unacceptable. That the petitioner will be putting in LED lighting, high performance glass, and a tight building envelope, is commendable but does not mitigate this massive negative impact. It would be a major setback for A2Zero.

Incidentally, the proposed 150kW solar array is inadequate (I calculate that it will only meet 4 percent of the building's electricity needs), but more solar can always be added later. Once this building has gas infrastructure, it will be prohibitively expensive to retrofit. We will be stuck with these emissions through the end of the century.

I suggest that you postpone your final vote on this project to give the petitioner time to study the geothermal option.

Thank you for your consideration.

Best,
Ken Garber

From: Hugh Garton

Sent: Saturday, February 12, 2022 8:01 PM

To: Planning <Planning@a2gov.org>

Subject: Require geothermal, prohibit natural gas for 3874 Research Park Drive Site Plan -Feb 15 meeting comment.

Members of the Ann Arbor City Planning Commission:

We write to comment for the upcoming February 15, 2022 planning meeting

Agenda item 8-a. Plan 22-0316

“3874 Research Park Drive Site Plan for Planning Commission Approval”

The proposal describes new construction of a 130,000 sq foot commercial space on a large, nearly 17-acre lot. Critically, the plans do not specify the use of a geothermal or other heat pump-based HVAC system for the building. If you allow the plan to move forward using natural gas, the Commission will obligate nearly 600 metric tons yearly of carbon dioxide to the Ann Arbor carbon footprint for the lifespan of the building. The Ann Arbor City A2Zero plan, strategy 2, action 1 explicitly states a goal of seeing “all new residential and commercial buildings ... designed and built to operate without the use of natural gas...”(pg 32 A2Zero Plan 4.0). The University of Michigan, in its carbon neutrality plan, is moving in the same direction, particularly with regard to its plan for geothermal heating.

The site plan indicates that new construction would have no impact on air and water quality, but this neglects to consider the adverse impacts of the obligated natural gas production, distribution and combustion on both the air we breathe and the water we drink, in comparison to an electrified HVAC system over their respective lifespans.

Given the large space available, the new construction and a site close to potential large scale solar generation on the city landfill, this would appear to be an ideal situation for geothermal or heat pump installation. The immediate cost of such a requirement would be likely modest in the scope of a project of this size.

You will be aware that several cities including both New York and San Francisco already prohibit natural gas installation in new construction. On this cold February day, our home in NE Ann Arbor is being fully and comfortably heated by a geothermal installation on our small 0.2-acre lot. There is nothing either impractical or extreme about stopping incremental additions to the natural gas footprint in the middle of a climate emergency. Avoiding the unnecessary obligation of a natural gas HVAC system that will operate for 30-40 years is about the lowest-hanging fruit that can be harvested to deal with this crisis. If not this site, with this developer, then where and when?

We urge you to table the item and request the Developer return with an explicit plan to install geothermal energy or an analysis of why it cannot be used.

Sincerely,

Hugh J.L.Garton

Mary M. Garton

3080 Cedarbrook Rd, Ann Arbor, 48105

From: jcs1943@gmail.com

Sent: Sunday, February 13, 2022 12:14 PM

To: Ken Winter

Cc: Planning <Planning@a2gov.org>; citizens-climate-lobby-ann-arbor@googlegroups.com; Sunward Talk <talk@sunward.org>

Subject: Re: [Sunward Talk] Request to city planning commission to prevent large project with natural gas

Thank you Ken.

Sent from my iPhone

On Feb 12, 2022, at 9:09 PM, Ken Winter wrote:

To the Ann Arbor Planning Commission ~

As a resident of the Ann Arbor area for over 60 years (and of our planet – which your decisions will affect for centuries to come – for almost 80 years), I am writing in support of the appeal below from Hugh and Mary Garton. You have an opportunity to prevent a significant investment in several more decades of fossil fuel consumption. If we aren't going to draw the line now – when?

~ Thank you for your consideration

~ Kenneth Winter, 424 Little Lake Drive #6, Ann Arbor 48103

February 12, 2022

Members of the Ann Arbor City Planning Commission:

We write to comment for the upcoming February 15, 2022 planning meeting

Agenda item 8-a. Plan 22-0316

“3874 Research Park Drive Site Plan for Planning Commission Approval”

The proposal describes new construction of a 130,000 sq foot commercial space on a large, nearly 17-acre lot. Critically, the plans do not specify the use of a geothermal or other heat pump-based HVAC system for the building. If you allow the plan to move forward using natural-gas, the Commission will obligate nearly 600 metric tons yearly of carbon dioxide to the Ann Arbor carbon footprint for the lifespan of the building. The Ann Arbor City A2Zero plan, strategy 2, action 1 explicitly states a goal of seeing “all new residential and commercial buildings ... designed and built to operate without the use of natural gas...”(pg 32 A2Zero Plan

4.0). The University of Michigan, in its carbon neutrality plan, is moving in the same direction, particularly with regard to its plan for geothermal heating.

The site plan indicates that new construction would have no impact on air and water quality, but this neglects to consider the adverse impacts of the obligated natural gas production, distribution and combustion on both the air we breathe and the water we drink, in comparison to an electrified HVAC system over their respective lifespans.

Given the large space available, the new construction and a site close to potential large scale solar generation on the city landfill, this would appear to be an ideal situation for geothermal or heat pump installation. The immediate cost of such a requirement would be likely modest in the scope of a project of this size.

You will be aware that several cities including both New York and San Francisco already prohibit natural gas installation in new construction. On this cold February day, our home in NE Ann Arbor is being fully and comfortably heated by a geothermal installation on our small 0.2-acre lot. There is nothing either impractical or extreme about stopping incremental additions to the natural gas footprint in the middle of a climate emergency. Avoiding the unnecessary obligation of a natural gas HVAC system that will operate for 30-40 years is about the lowest-hanging fruit that can be harvested to deal with this crisis. If not this site, with this developer, then where and when?

We urge you to table the item and request the Developer return with an explicit plan to install geothermal energy or an analysis of why it cannot be used.

Sincerely,

Hugh J.L.Garton

Mary M. Garton

3080 Cedarbrook Rd, Ann Arbor, 48105

From: David Gurk
Sent: Sunday, February 13, 2022 12:49 AM
To: Planning <Planning@a2gov.org>
Subject: New development by Sartorius Biotech

Dear Planning Commisioners:

I have recently learned of the approval of the new research plant of Sartorius Biotech. I have also learned that the heating system for the new project will be a conventional natural gas system.

I feel that would be a big mistake. I understand that natural gas has been the “go-to” source of heating for a long time and it is natural, forgive the pun, to go with natural gas in this new project. But we’ve got to understand that we live in different times now and the old ways are no longer the best ways. With climate change reaching crisis levels, we’ve got to do things differently now. Geothermal heating systems should be used for all new development. Eventually, hopefully very soon, all heating will be geothermal. Tthe best place to start would be require geothermal in new developments. It is much easier and much more economical to build geothermal heating into a new development than it is to retrofit geothermal into an existing property.

As I mentioned, I understand the tendency to stick with the tried-and-true. But we’ve got to shake loose from the old ways and move on to sustainable ways of conducting business. In order to meet the goals set out in the A2Zero plan and move in the direction of sustainable living, all new developments should incorporate geothermal heating. Starting today.

Thank you,

David Gurk
1315 S. Maple Rd., Apt. #108
Ann Arbor, MI 48103

From: Joann Hubbard
Sent: Sunday, February 13, 2022 11:23 AM
To: Planning <Planning@a2gov.org>
Subject: Planning Commission Mtg. Tuesday

Dear Planning Commission Members:

Imagine my surprise when I learned the Planning Commission might approve a major new development that does not comply with the goals of the AZZero Plan!!!

I'm referring to the 3874 Research Park Dr. Site. A site large enough to accommodate geothermal, but does not plan to do so.

Is this going to be the Ann Arbor Plan for the future or the Sartorius Plan of the past?

I'm for a desirable project AND a clean climate future.

Thank you,

Joann Hubbard
3106 Traver Rd #106
48105

Sent from my iPad

From: Barbara Lucas
Sent: Saturday, February 12, 2022 5:16 PM
To: Planning <Planning@a2gov.org>
Subject: Regarding the 3874 Research Park Drive site plan

Dear Planning Commissioners:

Although it is a commendable project in many ways, I'm concerned that the 3874 Research Park Drive site plan for Planning Commission approval does not fulfill this goal of the A2Zero plan: "All new residential and commercial buildings are designed and built to operate without the use of natural gas," even though there is plenty of room on the site for geothermal. The proposed 150kW solar array will only meet a tiny percentage of the building's electricity needs, and the developer says it can't put in more solar because it must reserve roof space for mechanicals (chillers, etc.) for future lab space.

It's not going to be easy to achieve a2Zero goals, and this is a prime opportunity to take a step in the right direction. Now is the time to be the change we seek. I urge you to postpone your final vote on this project to give Sartorius time to study the geothermal option.

Sincerely,

Barbara Lucas
1211 Wright St.
Ann Arbor

From: clark mccall

Sent: Monday, February 14, 2022 1:01 PM

To: Planning <Planning@a2gov.org>

Subject: Avoiding natural gas heating in new development; Sartorius Biotech

Hi Planning Commission,

Summary: I think new developments that you have a say about, should be prohibited from including natural gas in their plans. The Sartorius Biotech office/research building proposed for 3874 Research Park Dr. is an example.

If we are serious about meeting our A2Zero goals (which I support 100%), don't we need to require new development to eschew natural gas?

I know it's difficult in building redesigns, but much easier to implement a ground source heat pump as part of an initial design.

Disclaimer: I haven't followed this (Sartorius building) in detail and I don't know all the details.

Thank you for your public service.

Clark McCall
3355 Yellowstone Dr.
Ann Arbor, MI 48105

From: Rita <ritamitchell@gmail.com>
Sent: Monday, February 14, 2022 11:54 PM
To: Planning <Planning@a2gov.org>
Subject: 3874 Research Park Drive

You don't often get email from ritamitchell@gmail.com. [Learn why this is important](#)

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Dear Planning Commissioners,

I'm one of many who are worried about the short time frame available to us to have some influence on climate change. We must work together to support actions that will reduce and eliminate greenhouse gas emissions from fossil fuels as soon as possible. Our city-adopted A2Zero goal of carbon neutrality by 2030 is eight short years away. Every action that we take now must be calculated to support reaching that goal and going beyond it to greenhouse gas negative.

For those reasons, I ask for you to take a creative approach to each new site plan and ordinance that you address. Tonight, you will have the opportunity to take action on the proposed large development at 3874 Research Park Drive, in an industrial area. Since the proposal is new construction, it will be wise for the developer to implement stringent energy efficiency, renewable energy on-site resources from solar power, and geothermal energy to provide a constant source of thermal management.

Please work with the developer now to show the long-term benefit to the company of using the right amount of energy to produce their products. If the developer does not build for 2030 and beyond, the costs for retrofitting will be astronomical and unlikely to be implemented, with the result of ongoing waste of energy, and likely high costs of energy. The excess costs of energy for the future can be avoided by good planning now.

We cannot collectively afford ongoing avoidance of implementing the building standards and efficiencies of the future. Please place a hold on the proposal for 3874 Research Park Drive and work with the business owner to support its sustainable success far into the future because it has a plan for efficient energy use from the start.

Thank you.

Sincerely,

Rita Mitchell
621 Fifth St.
Ann Arbor, MI 48103

From: Julie Ritter

Sent: Wednesday, February 02, 2022 5:24 PM

To: DiLeo, Alexis <ADiLeo@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>; Cheng, Christopher <CCheng@a2gov.org>; Kahan, Jeffrey <JKahan@a2gov.org>; Thacher, Jill <JThacher@a2gov.org>; Barrett, Jon <JBarrett@a2gov.org>; Kowalski, Matthew <MKowalski@a2gov.org>; Stults, Missy <MStults@a2gov.org>; Disch, Lisa <LDisch@a2gov.org>; Planning <Planning@a2gov.org>

Subject: Interesting Book On New Methods of Public Engagement

Hello Everyone working on planning our fair city!

Here is a link to a book about new ways to get better, more actionable information from the community, over and above the customary methods that you and I are all familiar with.

<https://www.strongtowns.org/journal/2022/2/2/forget-what-you-know-about-public-engagement>

Thought you might enjoy some of these ideas and even might enjoy putting some of them into play!

Best wishes. Be well. Stay safe!

Respectfully,

Julie Ritter

--

That is fundamentally the only courage which is demanded of us: to be brave in the face of the strangest, most singular and most inexplicable things that can befall us. - Rilke

From: Ginny Rogers <ginny.rogers@gmail.com>
Sent: Monday, February 14, 2022 11:08 PM
To: Planning <Planning@a2gov.org>
Subject: Encouraging electric heat over natural gas

You don't often get email from ginny.rogers@gmail.com. [Learn why this is important](#)

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Dear Planning Commission,

I hope that as you consider the proposed research facility for Sartorius Biotech, you can find a way to encourage the developers to change their proposal from natural gas heat to all-electric heat. As you are well aware, to achieve our city's bold carbon neutrality goals, we must quickly transition away from fossil fuels. It would be a shame for this development, and for any new development, for that matter, to lock us into *increasing* our fossil fuel consumption.

I realize that to some degree your hands are tied: we don't yet have a ban on new natural gas developments. But I hope that for the Sartorius project under consideration on Tuesday, and for all future developments, you will do what you can to dissuade them from using any natural gas appliances or heating.

Thanks,
Ginny Rogers
1332 White St, Ann Arbor, MI 48104

--

Ginny Rogers
Group Leader, [Ann Arbor Chapter](#)
[Citizens' Climate Lobby](#)
734-657-3150

[Learn about the Energy Innovation and Carbon Dividend Act](#)

From: Lawrence Siden
Sent: Saturday, February 12, 2022 4:06 PM
To: Planning <Planning@a2gov.org>
Subject: Amendment 2 to the Unified Development Code

Hello. I'd like to voice my support for Amendment 2 to the Development Code, to be discussed in a public meeting on March 1, "Marijuana License Types and Numbers of Licenses Per Lot: Amendment to Section 5.16.3.G (Marijuana Facility use specific standards)". I, like tens of thousands of Michiganders, am benefited greatly by the availability of high quality cannabis products that are tested and meet standards. I am against any regulation that might make these products less available or more expensive. I hope the Planning Commission will vote to enact Amendment 2 that will remove unnecessary zoning restrictions on marijuana dispensaries.

Respectfully,

-Lawrence Siden
530 S. 7th St., Ann Arbor

From: Tom Stulberg

Sent: Monday, January 31, 2022 11:57 AM

To: Dohoney Jr., Milton <MDohoney@a2gov.org>; Planning <Planning@a2gov.org>; Taylor, Christopher (Mayor) <CTaylor@a2gov.org>; Hayner, Jeff <JHayner@a2gov.org>; Disch, Lisa <LDisch@a2gov.org>; Song, Linh <LSong@a2gov.org>; Griswold, Kathy <KGriswold@a2gov.org>; Grand, Julie <JGrand@a2gov.org>; Radina, Travis <TRadina@a2gov.org>; Nelson, Elizabeth <ENelson@a2gov.org>; Eyer, Jen <JEyer@a2gov.org>; Briggs, Erica <EBriggs@a2gov.org>; Ramlawi, Ali <ARamlawi@a2gov.org>; Delacourt, Derek <DDelacourt@a2gov.org>

Subject: TC1 City initiated Rezoning information request

City Administrator Dohoney, and others:

Tuesday night, February 1, 2022, the City Planning Commission will hold a Public Hearing on the city-initiated rezoning of 68 parcels to the newly created TC1 zoning category.

The city has provided the list of parcels in the planning report, and the city has previously provided the ownership of those parcels as specified on the city assessor's records. The ownership is often an entity such as an LLC. The city has been asked by citizens to do a bit more homework and provide as much information from the public record as possible, including but not limited to identifying some or all of the persons identifiable as officers or owners behind the LLCs who own those properties. The city has declined to provide that information. That is a shame.

It is my personal belief that the city should do that next step of homework, which might involve looking up the entity on the state's website and might involve looking up the deed or other documents on the county's register of deeds website. Here are those two links:

<https://cofs.lara.state.mi.us/SearchApi/Search/Search>

<https://www.washtenaw.org/298/Register-of-Deeds>

Since this is a city-initiated rezoning, it is my personal belief that it is the responsibility of the city to do the most it can do to provide the public with this information. Ideally, this information would be provided to the public prior to tomorrow night's public hearing. The city has had plenty of time to do this and has been asked by its citizens to do so months ago.

Since the act of rezoning these parcels will increase the value of these parcels, and since this is a city-initiated action, it is my personal belief that the maximum amount of transparency should be attempted by the city. The city should not rely on members of the public to do its homework for it. The information available on the public record (local, county, and state) should be compiled and provided as part of this city-initiated wealth generating action. The city should not rely on the press to do its homework for it. Ignoring this request will not result in this information staying unknown to the public. It just looks worse when the city won't do its own homework.

Appearance matters. Ethical guidelines often refer not merely to not doing the wrong thing, but to not even having the appearance of doing so. Because this is a city-initiated action and these property owners will have their wealth increased by this action, it is the city's responsibility to make sure there is no wrong-doing here and that there isn't even the appearance of wrong-doing.

At least one parcel owner has identified itself by announcing an intention to develop one of its properties. That is Oxford Companies. City Planning Commission Wonwoo Lee is Oxford Companies' director of asset management. I expect that he will be recused from participating in the discussion and voting tomorrow night. As director of asset management my guess is that Commissioner Lee could provide detailed information on which parcels Oxford Companies has an interest in. He could volunteer that information prior to tomorrow night's Public Hearing, in the interests of transparency.

It is not an insignificant detail that the CEO of Oxford Properties, Jeff Hauptman, donated the maximum amount allowed to the city council campaigns of each of the five new city council members. It is not an insignificant detail that he also donated to Mayor Taylor's campaign in the past, as well as to a well-known Political Action Committee. I make no accusations here. I point out facts that should see the light of day if we seek transparency when the city initiates actions that increase the wealth of private parties.

We all have an interest in preserving the image of Ann Arbor as a place where government operates in an ethical fashion.

Current Staff

report: <http://a2gov.legistar.com/LegislationDetail.aspx?ID=5397283&GUID=2EC24708-0186-4903-A17D-F8E67AB8C05D>

Thank you,

Tom Stulberg
1202 Traver Street
Ann Arbor, MI 48105

From: Ken Winter

Sent: Saturday, February 12, 2022 10:08 PM

To: Planning <Planning@a2gov.org>

Cc: citizens-climate-lobby-ann-arbor@googlegroups.com; Sunward Talk

Subject: Request to city planning commission to prevent large project with natural gas

To the Ann Arbor Planning Commission ~

As a resident of the Ann Arbor area for over 60 years (and of our planet – which your decisions will affect for centuries to come – for almost 80 years), I am writing in support of the appeal below from Hugh and Mary Garton. You have an opportunity to prevent a significant investment in several more decades of fossil fuel consumption. If we aren't going to draw the line now – when?

~ Thank you for your consideration

~ Kenneth Winter, 424 Little Lake Drive #6, Ann Arbor 48103