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To: Planning <Planning@a2gov.org>

Subject: Comments on Proposed TC1 Plymouth Road and TC1 Zoning in General: ACWG does not support.

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"Cement emits as much CO2 as India". Washington Post June 27, 2023

Ann Arbor is pushing taller concrete buildings as a "**Mantra**" to Developers, RealEstate Interests and U of M. with disregard for Climate Change.

From the [Washington Post](#) Article:

"The cement industry is responsible for 8 percent of global carbon emissions -- triple the emissions of the aviation industry. And making all that concrete also emits an **enormous amount of carbon dioxide**.

Not only does the carbon dioxide from the **reaction spill into the atmosphere**, but cement producers also use huge amounts of **coal or natural gas to heat the kiln.**" (bold by us)

Just the **20 story concrete and steel** building's enormous Carbon Footprint is about **20 million pounds of carbon** into the atmosphere for just the concrete and steel alone, not including all the actual construction-related carbon emissions, which is also considerable!

Proof Low Rise is More Dense and Low Carbon:

Paris, for example, with its **mostly five- and six-story buildings**, produces fewer overall emissions than both sprawling exurbs and skyscraper cities given the land required to build tall buildings and the carbon-intense building materials like aluminum and steel it takes to construct them, a neighborhood of skyscrapers would result in about 140% more total emissions than a Paris-like lower-rise area with the same population. **Paris is more dense** than highrise cities and **better for the residents** in many ways.

Ann Arbor tall buildings are not being built to accepted standards according to reliable sources in and out of city hall. **Poor installation of insulation** and sealing are just some examples. Ann Arbor needs to Walk the Walk.

Ann Arbor generates about **1/2 M tons of carbon a year** so one **20 story** concrete building is equivalent to **40 years of city emissions**. **Not much of a very meaningful Carbon Reduction Plan.**

More carbon emissions mean more rainfall and powerful storms and, disastrous flooding and death.

7 Reasons Why High-Rises Kill Livability ([Smart Cities Dive site](#)):

1. **High-rises separate people from the street:** Anything and anyone above the fifth floor is definitely out of touch with ground-level events.
2. **High-rise scale is not the human scale:** High-rises are simply so tall that they make no visual sense to a pedestrian at eye level. You can't even see the whole building unless you're in another high-rise. You become lost and engulfed in glass and steel canyons which can be isolating and dehumanizing.
3. **High-rises radically reduce chance encounters and propinquity:** you are greatly isolated from others.
4. **High-rises are vertical sprawl:** With high-rises, they take up too much vertical space for something (in this case dense housing) that could be achieved with much less height.
5. **High-rises=gentrification and inequality; Low/Mid- rises=resiliency and affordability:** Tall buildings offer increased profits for developers. However, the higher a building rises, the more expensive the construction.
6. **Are High Rises Even Green?** High-rise buildings are built largely of steel and concrete and are less sustainable than low-rise and mid-rise buildings built largely of wood;
7. **High Rises are not good for your health:** Psychologist Daniel Cappon writes in the Canadian Journal of Public Health that high-rises keep children and the elderly from getting the exercise the extra effort it takes to get outside encourages them to stay at home and flip on the TV.

A report in [Fast Company](#) On High-rises:

"According to a new study, a **neighborhood of skyscrapers results in about 140% more total emissions** than a lower-rise area with the same population, like most Parisian neighborhoods. And he believes that the level of alienation and isolation, things that have been proven to negatively impact health and even shorten people's lives, increase with the height of the building.

But taller and denser isn't necessarily better for the environment, according to a new study published in the **journal npj Urban Sustainability**. By **studying the full lifecycle greenhouse gas emissions** of urban development—from the production and transportation of the building materials to the energy required to use and live in buildings over time—an international team of researchers has found that high-rise cities are actually producing more total emissions than shorter, but still dense, urban areas.

Paris, for example, with its mostly four- and five-story buildings, produces fewer overall emissions than both sprawling exurbs and skyscraper cities given the land required to build tall buildings and the carbon-intense building materials like aluminum and steel it takes to construct them, a neighborhood of skyscrapers would result in about **140% more total emissions than a Paris-like lower-rise area** with the same population.

Low-rise buildings can mostly be built with **carbon-capturing** wood as high-rises do not currently have this option. This has never been addressed by the city.

Isolate residents especially children and elderly, disabled..." (bold by us)

Children not outside as parents can't see:

A 5-year-old in our neighborhood unlocked his front door and walked away from home. I saw him and took him home before he was able to cross a nearby very busy street. **Eyes on the neighborhood** can really make a difference.

Tall buildings are not the answer to housing shortages, but are a blight on our community, producing much **more** pollution and Global Warming **Carbon Emissions**, that will be with us for decades. This when **we are being asked to sacrifice** to reduce carbon emissions.

Mayor Taylor and his supporters on council **proposed unlimited building heights** in the city of Ann Arbor. Developers were ecstatic, not so much city residents.

Limited Ann Arbor Drinking Water Supply:

As we discussed previously on our web site - more tall buildings in a city with a **very limited drinking water supply** from the Huron River is ill-advised and dangerous. Mayor Talyor and some on council wanted **GLWA - Detroit water to support more high-rises** but it showed that he did not know what he was asking for, not just more water, it was **worse** water in a major way, **hugely expensive, super high energy usage** and **roundly rejected by the city**. With the Gelman/Danaher groundwater contamination, Scio and Ann Arbor Twp are looking to Ann Arbor for more safe drinking water for years to come.

Parking for TC1 will be minimal or not at all. Cars will not go away and they will be **parking up neighborhoods near the highrises at no cost to developers**, one reason why this is happening.

More at ACWG.ORG.

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