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Sent: Tuesday, August 16, 2022 1:07 PM

To: Planning <Planning@a2gov.org>; Grand, Julie <JGrand@a2gov.org>; Radina, Travis <TRadina@a2gov.org>

Subject: Comment on proposed new development on Platt Rd.

Hi,

My schedule prevents me from attending the City Council meeting that will discuss the proposed new development on Platt north of Ellsworth. I'm making my views known through email.

I do not support this plan for a number of reasons. Some I've outlined below:

1. Under the A2Zero planning process it was made clear that increased precipitation, in a wide variety of forms including unfamiliar extreme events, will be our future. Previous floodplain maps may greatly understate the amount of flooding in any given area as a result of these extreme events. In this instance, the area planned for development, as anyone who lives in the area knows, includes a wetlands and is prone to flooding. The flooding risk will only get worse in our near-term future. Now is the time to prepare for such extreme events while we have the social, political, and financial capital needed. The construction being proposed seems to be a step in the wrong direction.
2. It is fiscally irresponsible to remove such a natural storm water management site, imperfect as it may be, when our urgent need to build such sites is already costing the City a vast amount of tax-payer money. Two of many costly projects completed, underway or planned that build and/or improve wetlands include:
 - a. Mary Beth Doyle Park - A considerable amount of money was spend developing a southeast Ann Arbor wetlands project at Mary Beth Doyle Park for flood mitigation in 2010 when the Washtenaw County Water Resources Commission expanded the storm water pond.
 - b. Churchill Downs Park - Currently, flooding problems in southwest Ann Arbor has the City spending \$3.2 million on a project to address the situation which includes building a large storm water pond at Churchill Downs Park (www.mlive.com/news/ann-arbor/2022/02/the-big-dig-ann-arbor-digging-large-pond-to-address-neighborhood-flooding.html).
3. Near the wetlands is a dense and mature forest that currently masks the sounds from I-94 just to the south for the entire neighborhood north of the highway. These trees provide some air cleansing for the entire neighborhood. They also take up, and through transpiration, greatly reduce the runoff during both common and extreme weather events.
4. The loss of trees will also cause an increase in heating in the area. The A2Zero plan calls for an INCREASE in the canopy cover, and other heat mitigating actions. REMOVING trees in an existing forested and wetlands area is clearly counter-productive to the goals that the City has already strongly endorsed in that plan.

a. As you know, there is a project under the A2Zero plan to plant 10,000 trees in the City; removing trees reduces the effectiveness of that 10K tree project. Thus, to proceed with this new building plan would work to nullify progress made in other City projects.

b. The City Council needs to consider the aggregate effect of its decisions; allowing the cutting down of trees in one area invalidates its taking any credit for planting them in other areas of the City (i.e., 10K Trees). And under the A2Zero plan, it's the aggregate effect that will matter.

5. The area under consideration is of considerable size and is contiguous with the Mary Beth Doyle Park/Mill Creek Park/Buhr Park/County Farm Park/Lillie Park. These areas and parks have been kept natural for many decades now. They are undoubtedly more bio-diverse than they were when originally developed into parks and reserves. A new biodiversity profile is called for as might be an environmental impact statement for any new development.

6. The neighborhood in question already welcomes a considerable amount of dense and lower-income/affordable housing. Adding more such housing in the City may be in keeping with City plans. But the decision to add more in this particular geographic area should be placed on hold until the Council answers a key question: Should housing for lower-income individuals, who are already the more vulnerable among us, further burden such individuals with housing that is adjacent to busy highway and situated in a floodplain/wetlands that will experience increasing extreme events?

For these and other reasons, I do not support this planned development.

Raymond De Young

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