

Subject: Letter for 8.19.25 Planning Commission meeting
Attachments: CCL letter to PC regarding Broadway Park West 8-19-25.pdf

From: Rich Fein
Sent: Tuesday, August 19, 2025 11:05 AM
To: Planning <Planning@a2gov.org>
Cc: 'Ginny Rogers'
Subject: Letter for 8/19/25 Planning Commission meeting

Hello Planning Commission –

A letter to be presented to the commission for tonight’s meeting is attached. The letter relates to agenda item 10.-2 – “841 Broadway Street Site Plan for Planning Commission Approval.”

Please provide confirmation that the letter has been received and will be provided to Planning Commission members.

Thank you.

Rich Fein

“If you want to go fast, go alone. If you want to go far, go together.”
- African Proverb

To: Ann Arbor Planning Commission

Date: August 19, 2025

From: Rich Fein

Ann Arbor Citizens' Climate Lobby

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RE: Electrification of HVAC and water heating for Broadway Park West

Citizens' Climate Lobby commends Roxbury Group for their plans and work so far on the Broadway Park West development. This project clearly will provide vibrant and engaging recreational, retail and living spaces for our community. Additionally, we commend Roxbury for taking on the task and incurring the risks associated with brownfield remediation of the site.

We ask that Roxbury go further, by doing all that is possible to build Broadway Park in a manner that conforms with our A2Zero Carbon Neutrality Plan. Additionally, we ask the Planning Commission and City Council to encourage Roxbury to do so. This includes full electrification of the entire development.

But in case design and equipment acquisition are too far along for portions of the development that are already approved, at a minimum the affordable housing units and hotel should use high-efficiency all-electric systems for both space and water heating.

For their affordable housing units, Roxbury would be joining the 17 most recently proposed and/or approved mid and high-rise residential developments, all of which are heating and cooling the living units with high-efficiency electricity, 16 of those (all but 1 of the 17) are also heating the common areas with high-efficiency electric systems. It would indeed be unfortunate if the affordable housing component of this truly community-oriented development was not conforming to the climate goals of our community.

For the hotel, Roxbury can go beyond adhering to the standard that has already been set by these 16 other developments. They have the opportunity to serve as a climate leader. If they choose to use heat pump technology for guest rooms, common areas, and domestic hot water, they'll be Ann Arbor's first hotel to use high-efficiency all-electric systems throughout. They have an extensive array of options from which to choose to achieve this, including heat pump PTAC and VTAC units, heat-pump rooftop units for common areas and, ideally quiet, super-efficient Variable Refrigerant Flow (VRF) systems throughout.

Ann Arbor's residents are clearly committed to lowering carbon emissions, with over 70% voting for a property tax increase to fund emissions reduction programs. As Roxbury joins the Ann Arbor community through the Broadway Park West development, we ask that they demonstrate a commitment towards meeting our climate goals by investing in electrification, ideally for the entire development and at a minimum for the affordable housing units and the hotel.