

-MEMORANDUM-

TO: Alexis DiLeo  
Planning and Development Services Unit

FROM: Zach Waas Smith, Sustainability Engagement Specialist  
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DATE: March 14, 2022

SUBJECT: Platt Road Townhomes  
Location: 3680 Platt Rd, et al  
Project Number: SP22-001  
Sustainability Review #1

Summary: The Office of Sustainability & Innovations (OSI) does not support this project.

**RECOMMENDATIONS SUGGESTED**

Upon review of the proposed site plan, the Office of Sustainability & Innovations (OSI) finds many incongruencies with the carbon neutrality goals outlined in the A<sup>2</sup>ZERO Plan. A<sup>2</sup>ZERO is a plan for Ann Arbor to achieve a just transition to carbon neutrality by 2030 and was unanimously adopted by City Council in 2020. The OSI encourages full project alignment with A<sup>2</sup>ZERO and provides the following recommendations:

Recommendations	<a href="#">A<sup>2</sup>ZERO strategy</a> alignment
<p><b>Recommendation: Install on-site solar power.</b> The submitted site plans do not appear to include any on-site renewable power generation. The OSI strongly encourages the owner to incorporate rooftop or ground-mounted solar PV arrays into the proposed site plans.</p> <p><b>Recommendation: Include on-site energy storage.</b> Consider pairing on-site solar with on-site storage. To build energy resiliency, we recommend providing a dedicated location for the installation of [future, if not present] on-site energy storage as well as reserved space in the main electrical service panel and pathways for routing cable connections to support the storage system.</p>	<p>Strategy 1: Power Electrical Grid with 100% Renewable Energy;  Support Onsite Renewable Energy Generation with Battery Storage</p>
<p><b>Recommendation: Achieve full building electrification.</b> The site plans submitted propose installed gas lines throughout the development. The use of fossil fuels in any capacity go against the goals of A<sup>2</sup>ZERO. We encourage the petitioner to follow suit with several other new developments in Ann Arbor by achieving full building electrification including no on-site gas hookups.</p>	<p>Strategy 2: Switch our Appliances and Vehicles from Gasoline, Diesel, Propane, Coal, and Natural Gas to All Electric;  Promote Home Electrification</p>

<p><b>Recommendation: Expand EV charging infrastructure.</b></p> <p>To support the EV transition, reserve space in the main electrical service panel and include pathways for routing cable connections to support EV charging in each residence.</p>	<p>Strategy 2 (continued) Expand EV Charging Infrastructure</p>
<p><b>Recommendation: Energy Star rated appliances &amp; LED fixtures.</b></p> <p>The OSI encourages all LED lighting and Energy Star rated electric appliances be used throughout the project with no gas hookups on site. Consider also choosing high-efficiency electric heating sources with a coefficient of performance (COP) greater than 1, like air source heat pumps or ground source geothermal. COP &gt;1 options also exist for water heating.</p>	<p>Strategy 3: Significantly Improve the Energy Efficiency in our Homes and Buildings Transition to More Energy Efficient Homes</p>
<p><b>Recommendation: Maximize air sealing and insulation R-values.</b></p> <p>The buildings in Ann Arbor account for 67% of our city’s total greenhouse gas emissions. A vast majority of a building’s energy use is attributed to space heating. Proper air sealing and insulation can help reduce this energy demand. It does not appear that R-values were specified in the site plan. We recommend the DOE’s upper end for all Climate Zone 5a insulation uses (including, for example, the use of R-60 in the attic).</p>	<p>Strategy 3: Significantly Improve the Energy Efficiency in our Homes and Buildings; Transition to More Energy Efficient Homes and Businesses</p>
<p><b>Recommendation: Use LED lighting for all public lighting.</b></p> <p>A listed action in the A<sup>2</sup>ZERO plan specifically calls for all LED lighting for streets and traffic lights. Wherever applicable, please choose LED.</p>	<p>Strategy 3: Significantly Improve the Energy Efficiency in our Homes and Buildings; Power Street Lighting with LED</p>
<p><b>Recommendation: Expand bicycle infrastructure.</b></p> <p>This project makes no indication of bicycle lanes throughout the community. To continue the City’s work of providing infrastructure for all types of modality, please consider including bike lanes on the proposed streets to give door-to-door non-motorized connections for residents.</p>	<p>Strategy 4: Reduce the Miles we Travel in our Vehicles by at least 50%.</p>
<p><b>Recommendation: Include compost waste bin designations.</b></p> <p>It is unclear whether the Solid Waste Plan on the submitted plans account for composting services. We recommend accounting for this waste stream by providing designated compost collection locations so that residents are more readily able to divert compostables from landfills.</p>	<p>Strategy 5: Change the Way We Use, Reuse, and Dispose of Materials Expand Composting Program</p>
<p><b>Recommendation: Consider materials use throughout structure.</b></p> <p>Building materials can be responsible for many adverse environmental issues. To support a healthy built environment, we encourage the use of responsibly sourced materials with low embodied carbon and end-of-life options.</p> <p>For a list of materials to avoid, consider the Living Building Challenge’s <a href="#">Red List</a>.</p>	<p>Strategy 5: Change the Way We Use, Reuse, and Dispose of Materials Require Sustainable Materials in New and Existing Developments</p>