

MEMORANDUM

To: Brett Lenart, Planning Manager

From: Jill Thacher, City Planner

Re: The Garnet PUD Public Benefits

Date: March 11, 2020

At the February 4, 2020 City Planning Commission meeting, there was much discussion of the public benefits provided by the proposed Garnet PUD zoning and whether they were adequate to meet the Standards for PUD Zoning District Review. The petitioner, Brad Moore, has responded with a supplemental list of benefits provided by the project.

Garnet PUD Benefits:

Removal of contaminated soils from the site and installation of a vapor/moisture barrier that will reduce or eliminate movement of contaminants off-site.

Aesthetics – building is designed using materials and forms common to and compatible with the neighborhood rather than a modern “stand-out” pallet of materials such as brightly colored corrugated metal siding.

The project puts new city residents close to the jobs, shopping, public transit, and other venues & amenities the city has to offer thus taking cars off the road thus reducing traffic congestion and CO2 emissions. Bike parking provided on-site well in excess of what is required also helping reduce the carbon footprint of the residents.

Each car parking space provided in the project is prepped for an electric vehicle charging station (individual owners will choose their own preferred type of charging station) which will also allow for a carbon footprint reduction of the occupants.

The green roof (not required or necessary) on the project in addition to reducing the heat island effect for the city as a whole and providing a more pollinator friendly environment will reduce the cooling & heating load on the building and therefore the carbon footprint of the occupants.

Density of the proposal is a public benefit since more housing is being proposed than the FAR limit of the underlying zoning would permit and as commissioner Abrons pointed out “the city has a housing shortage and we need more housing”.