

From: Planning
Subject: 732 Packard PUD

From: KEN GARBER
Sent: Thursday, February 29, 2024 12:37 PM
To: Planning <Planning@a2gov.org>
Subject: 732 Packard PUD

To the Planning Commission:

I am writing about the 732 Packard PUD application. The petitioner deceptively calls this building “all-electric,” but in fact the first floor restaurant will have gas HVAC and gas ovens and stoves. This violates the city’s adopted A2ZERO plan, which assumes (page 48) that “all new construction from 2022 to 2030 (and beyond) is built to zero energy standards, which includes no natural gas consumption.” This is not aspirational, it is city policy, although difficult to enforce.

The project’s climate impact would be substantial. Let’s assume the restaurant is 3,000 square feet. According to IECC estimates, a restaurant in our climate zone has an energy use intensity (EUI) of 531 kBtu/sq.ft.-year. Applying the conversion factor of 13kg CO2 equivalent emissions per therm (100 kBtu) from natural gas combustion, as specified by NASA climate scientist Peter Kalmus (taking into account upstream emissions), this restaurant will emit 207 metric tons CO2 equivalent emissions a year, just from burning gas. That’s every year, for the life of the building.

There is no reason that the restaurant (unlike the rest of the building) needs gas heat. And many prominent chefs are switching to induction stoves and electric ovens. Please insist on that for the 732 Packard PUD.

I also wonder if the rest of the first floor, including the lobby, amenity space and perhaps other retail, will also be gas heated. In any case, please enforce city policy and ensure that 732 Packard is truly all-electric.

Respectfully,
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