

**From:** KEN GARBER <[kengarber@prodigy.net](mailto:kengarber@prodigy.net)>  
**Sent:** Thursday, August 11, 2022 2:29 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** Platt Road Townhomes public comment

To the Planning Commission:

I'm writing about the Platt Road Townhomes site plan proposed for 8.14 acres at 3680 Platt Rd. Based on documents posted to eTrakit, here are my comments:

1. The petitioner chose to basically ignore two sustainability reviews from the Office of Sustainability and Innovations (OSI), dating back to March. OSI's nine recommendations included onsite solar installation, full building electrification (no gas), expanded EV charging infrastructure, and several others. The petitioner's only response: "The Ownership team will take these recommendations into consideration and make their best efforts to incorporate sustainability recommendations as the project moves forward and building plans are finalized." (April 7 letter from project engineer Joe Wywrot.) This "we'll think about it later" response, of course, is no response at all.
2. The site plan indicates 228,171 square feet of open space. By my calculation, this falls a bit short of the 65 percent open space requirement for R3 zoning for these 8.14 acres (354,578 square feet). In addition, looking at the site plan drawings, I have trouble visualizing that much open space (equivalent to 5.23 acres). Maybe staff can check this.
3. I do not see a record of a Citizen Participation Meeting (CPM) for this development, or any report of citizen comments, concerns, issues and problems, as specified under chapter 55, Section 5.28.4. I'm not sure that this plan requires a CPM, but I wanted to flag it just in case.

Thank you for considering these comments.

Respectfully,  
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