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TO: Mayor and Council

FROM: Milton Dohoney Jr., City Administrator

CC: John Fournier, Deputy City Administrator  
Derek Delacourt, Community Services Area Administrator  
Brett Lenart, Planning Manager  
Missy Stults, Sustainability & Innovations Director

SUBJECT: June 20, 2023 Council Agenda Response Memo

DATE: June 15, 2023

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**DB-1 – Resolution to Approve 721 South Forest PUD Site Plan and Development Agreement, 721 South Forest (CPC Recommendation: Approval - 6 Years and 2 Nays)**

**Question:** Despite committing to full electrification, LEED Silver, Thermal Bridge Exterior, and Solar integration, OSI staff has recommended denial of this PUD. Instead, staff has recommended "*Passive House certification (preferred), Living Building Challenge certification, or LEED Zero*". Can staff provide more detail about why the elements offered by the developer fail to meet our climate goals? Additionally, can more detail be provided about when in the development process this standard of development was provided? Was it when the developer first approached the City about this project? Finally, do we have any details regarding the costs DTE is charging to upgrade the grid to enable full electrification? (Councilmember Briggs)

**Response:** The City's A2ZERO goals calls for all electric new buildings, as well as deep energy efficiency, onsite renewables, and strategic opportunities for multi-modal land use, among other things. The petitioner's application for all-electric is appreciated, but OSI wants to move the market to standards that are much further along on the sustainability spectrum than LEED Silver; standards that require the construction of smarter, more efficient, and truly sustainable buildings. That is why the specific recommendations was made. This standard was provided in writing during the first review of the application.

Regarding the cost to upgrade, the petitioner provides the following:

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“DTE has provided a preliminary plan and budget for on-site upgrade costs, but we have been pushing them for a while to provide our cost for system upgrades without response. We were originally told that DTE would not require a system upgrade for this location, but that has changed. We have vetted All-electric at the project level and consider it feasible for this project, provided that the off-site fee from DTE is reasonable.”