

From: [Adam Kates](#)
To: [Kelly Cha](#)
Cc: [Amber Blizinski](#); [Andrew Miner](#)
Subject: RE: Green Building Program Update
Date: Tuesday, March 26, 2019 10:54:26 AM

Hi Kelly,

Unfortunately, I have not been able to attend any of the meetings on this topic, but I do have some feedback I would like to share with staff and the City Council.

As part of the update to the Green Building Program, I would encourage the City increase the maximum building height under the R3 zoning standards from 35' to 40'.

Currently and in years past, Classic Communities has routinely used the green building incentive to increase the applicable building height limit from 35' to 40' (measured from top of public curb), which has allowed us to deliver 3-story townhome projects in diverse architectural styles with varying roof forms.

Under the current staff recommendation, I am concerned that the green measures required to achieve the green building incentive will be either too costly to implement and/or have issues with market acceptance (e.g., foregoing gas appliances).

The unintended consequence of the updated green building ordinance, as proposed, may be that developers are pushed to delivering primarily contemporary architecture with flat rooftops that can be designed and built under the existing 35' height maximum.

While I am a proponent of contemporary architecture, I believe the City is better served by architectural diversity with respect to its new home inventory, which diversity would be fostered by increasing the maximum building height to 40' in the R3 zone.

Thank you for your consideration.

Best regards,
Adam

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