

September 13, 2013

Mayor James Righeimer and Members of the City Council  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92628

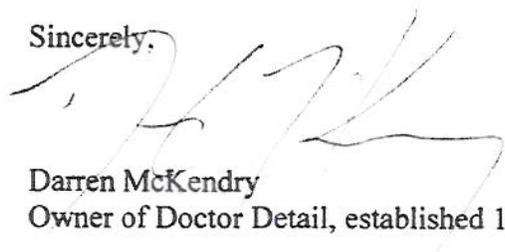
Chairman Jim Fitzpatrick and Members of the Planning Commission  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92628

**Subject: "The Brickyard" Project, 2075 Placentia Avenue**

**Mr. Mayor and Council Members:**

I am a 30 year business owner on Placentia Avenue. I own and operate Doctor Detail, located at 2011 Placentia Avenue, a few parcels south of the proposed Brickyard project. I wish to lend my strong support behind the project. I have reviewed the site plan and architecture and I am very impressed. It is my belief this project will bring significant value to existing property owners in the area, and new sophisticated residents to the Placentia Corridor. I hope you allow the project to move forward.

Sincerely,



Darren McKendry  
Owner of Doctor Detail, established 1983



a sustainability consulting firm

September 18, 2013

Mayor Righheimer and Members of the City Council  
Chairman Fitzpatrick and Members of the Planning Commission  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92628

Re: Brickyard Lofts

*Mayor, Chairman and Members of the City Council and Planning Commission:*

verde has been selected by the property owner to assist in aligning the Brickyard Lofts project, located at 2075 Placentia in Costa Mesa, California, with recognized strategies in achieving LEED® for Homes Certification or other sustainable features and strategies.

Green homes are important because according to the U.S. Department of Energy the residential sector accounts for 22% of total energy consumption and 74% of total water usage in the nation. Levels of indoor air pollutants can often be four to five times higher than outdoor levels. The residential sector also contributes to 21% of the total U.S. carbon dioxide emissions. Green homebuilding addresses these issues and promotes design and construction of homes that have much higher performance levels than homes built to the minimum building codes.

While more elements are anticipated as part of the design development and construction process, the following outlines some of the existing and anticipated sustainable features currently included in the Brickyard Lofts project:

- The location for this project is an infill property that was previously developed with an existing infrastructure of utilities and neighborhood amenities. The reuse of land minimizes alteration of previously undeveloped land, has a lower environmental impact than remote sites, and reduces dependence on cars for transportation needs. The project is within a ¼ mile of the Placentia- Victoria OCTA bus line with stops nearly every 15 minutes, which will provide opportunities for the residents and visitors to expand connectivity to and from the project.
- With a density of 15.1 units per acre and a three-story design, the project efficiently utilizes the available land area. By eliminating sprawl, compact infill developments such as the Brickyard Lofts protect undeveloped lands, which in turn protect streams, forests and wildlife, and reduce overall land-use impacts. It also encourages walking, bicycling, and mass transit use, all of which reduce vehicle miles traveled. It is more cost-effective to provide and maintain services

like water, sewer, electricity, and other utilities in compact neighborhoods than in dispersed communities.

- Individual units on this project are extremely efficient in regards to functionality in relation to size of the home. All else being equal, a larger home consumes more materials and energy than a smaller home over its life cycle, therefore efficient moderately sized homes result in a lower carbon footprint while maintaining a comfortable living and working atmosphere.
- Live/work residences provide opportunities to reduce the daily employment commute of the occupants. This reduces vehicle miles travelled and the associated negative environmental impacts such as greenhouse gas emissions.
- The design and layout of the Brickyard Lofts project incorporates a number of environmentally friendly practices. The plans integrate natural daylighting and ventilation as well as tankless water heaters, all which can help maximize the water and energy efficiency of the homes. Through site permeability the use of pervious pavers reduce impacts on the existing storm-drain system. A native plant palette throughout the landscaped areas will allow for irrigation efficiency and overall water conservation measures. The proposed plan also maximizes useable open space by grouping the homes together on the site and by providing all future homeowners with outdoor roof spaces.
- Green homebuilding strategies and techniques are most effectively implemented with integrated input from individuals with successful experience in sustainable project design and development. By engaging a LEED® for Homes professionally credentialed consultant, the first step has been taken in assuring the project maximizes green strategies.

Sincerely,



Robyn Vettrano, President

