

Putt-Putt Fun Center

Conditional Zoning Application

6 April 2021

ESAB – Summary of Criteria to be addressed at the April 13 meeting

A. Does the project promote alternative modes of transportation:

- Public transit exists within a quarter mile at the main road in Carraway Village. There are sidewalks and a multi-modal trail connecting this project to the transit area
- There are sidewalks throughout the site and connecting to the large residential Carraway Village development to the south
- Bicycle parking is located in multiple locations on site
- Project closes the sidewalk loop between Chapel Point Road and the developed portion of Carraway Village to the south.
- EV charging stations will be provided within the project.
- A trail easement is provided within the site, and the major grading along the trail will be completed as part of the Putt-Putt project.

B. Does the project demonstrate a commitment to energy management?

- The project will be designed to be 20% more energy efficient than ASHRAE standards by incorporating the following elements: LED lighting, sealed building envelope design, energy recovery HVAC systems, high efficiency domestic hot water systems, low E window strategies, use of Energy Star appliances and equipment.
- Highly reflective roof
- Vegetation will be added within the project to lower energy consumption
- Attention to reduction of the urban heat island effect with vegetation and high reflective pavement
- The go-karts will be battery powered rather than fueled with diesel.

C. Are you pursuing Green Building Certification for this project?

- No

D. Will the project manage water quantity and improve water quality?

- Stormwater will be captured from impervious surfaces to be treated in a pond for nutrient and sediment removal, and to reduce peak flow.
- There are existing wetlands on site. The proposed development does not impact existing wetlands on site.
- Low flow fixtures are proposed

E. How will the project incorporate green building materials?

- Use of durable materials within budget constraints of the project
- Life cycle cost of materials is being considered in the design of buildings and site.
- There will be an attempt to source local and sustainable products within the budget constraints of the project
- Interior finishes will incorporate recycled materials to the greatest extent feasible

F. How is the proposed project sustainable from a land development perspective?

- Land disturbance is being limited to the south half of the site.
- The design of the self-storage building will take advantage of the sloped grade by having much of the southwest lower level be underground.
- There will be some sharing of parking.
- The project includes many native plant materials. Appropriate plantings are being specified to reduce irrigation needs. Much of the specified plant material will be native.
- The project exceeds tree canopy requirements in retained tree coverage

G. How is the project working to manage and minimize waste?

- The developer will work with the construction team to maximize reuse and recycling of building materials.
- A large integrated trash and recycling facility will be located to serve both the amusement use and the self-storage use.

H. How is the environmental equity and culture being incorporated into the project?

- The project contributes to positive environmental health impacts by providing healthy outdoor recreation options.
- The entertainment facility will be available to everyone. They use coupons for school and church prizes, it's easily accessible on public transit, family friendly atmosphere, and opportunity for local residents to work part or full time.