

Hernandez, Amanda

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From: Douglas Otte <DouglasOtte@SEEFRIEDPROPERTIES.com>  
Sent: Tuesday, December 22, 2020 7:16 PM  
To: Bert Lumbreras  
Cc: Pantalion, Joe; Mattingly, Shannon; Hernandez, Amanda; Jonathan Stites  
Subject: [EXTERNAL] SAT6 San Marcos

Thank you again for your comments and efforts to get our project correctly defined prior to the City Council meeting on January 4<sup>th</sup>. We understand the confusion that was created in an effort to get this project approved that night, and apologize to the extent we contributed to that. We also appreciate the Council's willingness to re-consider the amendment that was made and passed during the last Council meeting. We couldn't agree with you more that our goal with this client was to create a project that is a benefit to San Marcos in terms of employment opportunities, increased tax basis and state of the art facilities while avoiding any City provided financial support or incentives.

As we discussed, we certainly understand the need to take advantage of current building technology to provide a facility that is not a drain on existing natural resources. In that spirit, I would like to point out the features of this building that address those concerns:

- Over Detention of Site Runoff- we have used a very conservative design approach to ensure our post development runoff does not exceed the pre-development run off, which will allow further settling of any solids in the stormwater before discharge, resulting in a cleaner flow.
- Grass-lined channels providing water quality- we are committed to fully grassing the site, including the ponds, under our landscape scope in order to eliminate the usual erosion of topsoil into the stormwater channels as vegetation is established on site.
- Hydrogen fuel system- this facility will be the third distribution facility in the Amazon program to use hydrogen fuel cell technology in their fork lift trucks as opposed to electric battery chargers. This allows us to reduce the electrical load on the building by eliminating a 4000A service, which is equivalent to the service size for approximately 20 to 25 homes.
- Additional roof insulation- the insulation on the roof could meet code by using an insulation value of R-25, or about 4" of roof insulation. The plans will call for R-30 insulation, or about 5", to reduce the heat load and cooling requirements.
- High efficiency roof top HVAC units- the warehouse will be air conditioned using roof top units that have both a 2 stage heating element, and a 5 stage condensing operation. In effect, this allows a 25T capacity cooling unit to run at 6T, 10T, 15T or 19T as well the full capacity of 25T depending on the actual demand for cooling. For example, most homes have 3T to 5T units, and they are either full on or off depending on the first demand for cooling. In effect, these are a variable load pieces of equipment that cycle from 0% through 5 stages to 100% demand, including using outside air for cooling when the conditions are right without running any condensing units.
- Designated ride share location- the site plan allows a direct link from the front door to the ride share drop off area, as well as bike racks are provided for those that choose to use them.
- Plumbing fixtures- all fixtures are provided with operational sensors as well as low flow devices to reduce the amount of physical contact required during the use of the rest rooms and reduce the water demand.
- LED lighting systems throughout- while these are becoming more common place due to the efficiency, the lighting design provides for a motion sensor override to turn off lights that are not being utilized after a preset amount of time, such as 5 or 10 minutes.
- 10 electric semi-truck charging stations- there will be 10 electric truck charging areas provided in the truck court area. While this is new to the large distribution facilities, Amazon is committed to converting to 100% electric vehicles in their AMZL (Amazon Last Mile) facilities by 2025. They have placed an order for 100,000 electric delivery vehicles for their use.

- 10 employee electric vehicle charging stations- in response to the initial request by City Council to provide sustainable features, we offered and have confirmed with Amazon that 10 auto vehicle charging stations will be installed. The Site Permit plans that will be re-submitted this week will show the location of the vehicle charging station.
- 100% rooftop solar panels- this offering will be clarified in the proposed amendment, but the design of the facility will include an additional roof load to support solar panels at any location on the roof top area that is not obstructed by roof top air conditioning or heating units, plumbing vents, gas piping, or roof access hatches, thus providing a flexibility to their location if and when Amazon elects to provide solar panels as a sustainable option. I did confirm with Jordan Skala, the MEP Engineer of Record, that it may never be possible to replace all incoming power to the building with solar power just because of the efficiency of the panels and the total design load of the building.

I hope this provides a picture of what this facility is doing to lessen its impact on the environment while providing a work environment that will enhance the employee working conditions.

Doug Otte  
Vice President Development

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