

Garden District PUD

Consistency With the Purpose of PUD (SMC17G.070.10)

The purposes of PUD development are set out by ordinance in SMC17G.070.10. Below is a discussion of how the proposed Garden District PUD complies with each of the purposes and goals of a PUD as established by the ordinance.

1. **Flexibility.**

Provide a means for creating planned environments through the application of flexible standards, such as modifications to permitted uses and site development standards that facilitates development that is of a type, scale, orientation and design that maintains or improves the character, economic development and aesthetic quality and livability of the neighborhood.

The Garden District is envisioned as a small urban neighborhood with a mix of land uses on a fine scale. The use of the PUD provisions allows the flexible allocation of land uses through the CC1 and RSF zone classifications on the site and enhances the ability to create a walkable urban neighborhood.

2. **Efficiency.**

Design that facilitates the efficient use of land, urban infill, transportation alternatives that promotes pedestrian, bicyclist and public transit and encourages energy conservation.

As a small urban neighborhood the proposed development is infilling a unique 25 acre land parcel that is adjacent to the Lincoln Heights Shopping District with a mix of supporting commercial, retail and residential uses. The project has a very strong pedestrian focus and makes important pedestrian and bicycle connections to Crestline, Southeast Boulevard and, 29th Avenue. The development provides walkable access to both transit routes on 29th Avenue and the

STA Park and Ride facility on Southeast Boulevard. The development includes a large solar installation capable of powering all of the street pedestrian lighting within the project

3. Affordable Housing.

Flexible design standards that encourage affordable housing in all types of neighborhoods that is in an environment that is safe, clean and healthy. This is accomplished through the provision of flexibility in utility design standards, road design standards, site development standards, zoning density and permitted uses.

The Garden District has a goal of providing a socially and economically diverse range of housing. The development will include a wide range of housing from small studio apartments to custom single family homes in the context of an urban neighborhood close to services. The community is facing a strong need for a range of efficient and affordable homes that will be met by this development.

4. Diverse Housing.

Promote urban infill and a wide range of housing types and housing diversity to meet the social, economic and functional needs of our community in all areas of the City.

See response No. 3 above.

5. Open Space.

To acquire, operate, enhance and protect a diverse system of parks, trails, view sheds, corridors, parkways, urban forests, recreational, cultural, historic and open space areas for the enjoyment and enrichment of all.

The use of the PUD allows the clustering of residential buildings in a pattern that allows the preservation of significant open space within the development. Over 30% of the development site is dedicated as open space that will be used for recreation, parks and trails. The clustering of residential units also allows for the preservation of existing

urban forest (primarily Ponderosa pine) as well as mature deciduous trees planted by the previous property owner.

6. Economic Feasibility.

Increase economic feasibility and encourage revitalization and investment by fostering the efficient arrangement of land use allowing flexible site circulation and road standards; and allowing flexibility in utility design.

The PUD provision that allows uses to be distributed throughout the site enables the clustering of residential units that not only enables but the protection of open space (as noted above in response No. 5) but allows a more efficient roadway and utility system design supporting more effective and affordable housing.

7. Resource Preservation.

Preserve critical areas and agriculture through the use of a planning procedure that can tailor the type and design of a development to a particular site.

The PUD process, by enabling the clustering of housing, allows the protection of the hillside urban forest located within the development site as well as the wetlands located on adjacent properties. The preservation of these open space and urban forest resources will allow the continued use of many of the informal recreational and dog walking trails on the site.