

## The Vistas at Beacon Hill - #Z2005-68-PP/PUD

M e m o

2 December 2005



**From :**  
Darrin Griechen  
Urban Designer  
Economic Development

**Subject :**  
Request for further information.

**To :**  
Greg Smith, Hearing Examiner

The following information is in response to your questions regarding the appropriateness of the size of the buildings and the bonus density.

Multi-family development with bonus densities has been allowed in an R1 through the PUD process with the understanding that this flexibility provides an innovative design solution to address problems such as those that you raise. Although Design Review supports its initial recommendation, if you find that conditions are necessary, the following mitigation measures are suggested:

#### Building Size:

Require that the site be configured in such a way that the smaller 2-story 4-unit buildings are located near the perimeters of the site with the larger structures (5-units +) be located in the interior of the site. This would create a transition area for the surrounding properties.

#### AND/OR

Restrict buildings of more than 6-units. A 6-unit building size, such as has been previously approved for the Adirondack Lodge PUD and the Selkirk Lodge PUD, has been successful in fitting into predominantly residential areas.

#### Bonus Density

The project does provide for two clubhouses and pools and it does provide some open space. If you find that a the provided amenities are not sufficient, then allowing a partial bonus density would immediately provide the opportunity for more open space for the residence on the eastern portion of the site.

Sincerely,

Darrin Griechen