

#### **D. Required Design Elements.**

- 1. A Planned Residential Development shall include one or more of the following design elements that equal or exceed a sum of 5 points. At least one design element shall be provided from each of the street design, housing design, and amenities categories. The elected design elements are at the discretion of the subdivider and shall be identified on the approved final plat.**
- 2. The Planning Director shall determine compliance with the design elements elected.**
- 3. Each subdivision plat shall include a Planned Residential Development agreement that details how each elected design element will be implemented to the satisfaction of the Planning Director. The agreement shall be recorded in conjunction with the subdivision plat.**
  - a. Street Design**
    - i. A street network that includes alleys. At least 50% of all lots within the subdivision shall have alley loaded garages or parking areas. (4 points)**
    - ii. A street network that connects at right angles to the greatest extent feasible with no cul-de-sacs or similar turn arounds. Blocks may not exceed 600 feet in length between intersections. (2 point)**
    - iii. Significant traffic calming design features selected from the Engineering Design Standards and Specifications for New Infrastructure (Table 13-10-011-02 – New Design and Retrofit of Existing Streets) as approved by the City Engineer. (2 points)**
    - iv. Subdivision includes enhanced pedestrian environments including outdoor seating areas or larger landscaping areas. (1 point for each)**
  - b. Housing**
    - i. Subdivision includes the provision of at least 10% of all residential units as Category 1 Affordable Housing. (5 points)**
    - ii. Average dwelling units no larger than 1,800 square feet not including garage. (3 points)**
    - iii. Subdivision incorporates a combination of single-family, duplex, and/or multi-family units. (2 points)**
    - iv. Subdivision exceeds the minimum density of the applicable zoning district by at least one whole unit per acre (no fractions). For example, if the minimum density is 2 units per acre the subdivision provides a minimum of at least 3 units per acre. (1 point for each whole unit over the minimum up to 3 points)**
    - v. Subdivision CC&R's and setback standards do not prohibit the development of Accessory Dwelling Units. (1 point)**
    - vi. A minimum of 15% of all single-family dwelling lots include requirements for an Accessory Dwelling Unit. (1 point for 15%, 2 points for 30%, 3 points for 50%)**
  - c. Home Design**
    - i. 100% of residential units are all-electric (appliances are all-electric and a cold climate heat pump is provided) and no natural gas plumbing is constructed to serve the subdivision. (3 points).**
    - ii. Detached garages located behind the primary structure on at least 50% of the lots within the subdivision. (2 points)**

- iii. All residential units within the subdivision include a minimum 80 square foot front entry feature associated with the front entry door having a direct pedestrian connection from the front door to the sidewalk. (1 points)
  - iv. Front setbacks less than 15 feet for livable portions of the dwelling including the front entry feature. (1 point)
  - v. Attached street facing garages less than 50% of the width of the primary structure. (1 point)
- d. Amenities
- i. The provision of recreational amenities within a park or Common Space area, including but not limited to dog parks, picnic areas, and sports courts. (2 points)
  - ii. At least 50% of the required resources per Division 10-50.90 are maintained within Common Space areas outside of individual lots. (2 points)