Planned Unit Development (PUD) Policy

Planned Unit Development Districts (PUD) allow for greater flexibility for the development of residential and non-residential areas than would normally be possible under conventional zoning districts. Zoning a property to PUD is a legislative decision and the City Council has discretion to determine if the designation is appropriate for the proposed development in accordance with the City's Comprehensive Plan. PUDs, at their core, are intended to provide public benefits in exchange for flexibility. In the City's Zoning Ordinance, PUDs are intended to:

- Allow for the mixing of land uses within a development.
- Provide variation in the application of land use regulations to improve site design and operation.
- Promote more creative and efficient approaches to land use while protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the city.
- Preserve and enhance natural features and open spaces.
- Maintain and improve the efficiency of public streets and utilities.
- Ensure the establishment of appropriate transitions between differing land uses.

How To Use This Policy

Developers may choose from numerous different options to incorporate into their development to receive the necessary points. Some items are easier, and thus worth less points. Harder, or more expensive items, receive a higher point value. Developers may choose what fits their project and expertise. Each item shall be maintained for at least 10 years, unless otherwise stated.

In order to be considered for approval of a PUD by the City Council, an applicant must demonstrate:

- At least 15 points from the following amenity matrix.
    - Points must be from at least 2 different amenity categories (Housing, Sustainable Development, Environment, Mobility and Community).
- Conformance with City Code Section 21655.
- A neighborhood engagement meeting, conducted by the developer, prior to the Planning Commission meeting to get feedback from residents on the proposal.

Projects will not be required to apply for a PUD. Projects can still be processed under standard zoning.

Policy Goals

The goals of this policy are:

1. To define public benefit and measure success.
2. To be able to articulate City Council goals to potential developers.
3. Address City Council goals and priorities where we have the greatest flexibility.
4. To provide a scoring matrix for approving PUDs.
5. Receive additional public benefits with the outcome of high-quality projects.

Amenity – Housing

Amenity	Points	Standards
Affordable Housing	10	Provide affordable housing at 30-60% area median income (AMI).
2% Gross Rents Agreement	10	Provide 2% of project's gross annual rents (once 90%+ rented) into the city's affordable housing fund for 10 years. Annual certification required.
Aging in Place	10	Provide housing units that will serve a senior population (55+) at either: 80% AMI or lower, or in a cooperative model. The project must be within ¼ mile walk distance of 4 of the following or ½ mile walk distance of 7 of the following: - Community Center - Full service grocery store - Public park - Transit stop - Hardware store - Laundromat or dry cleaner - Place of worship - Farmer's market - Post Office - Restaurant or cafe - Pharmacy - Medical clinic - Gym or health club - Clothing store - Bank - Social services center
Mixed-Use Development	5	Provide housing units with non-residential uses on the ground level, mixing residential uses with neighborhood commercial amenities.
Missing Middle Housing	4	Provide 50% of housing units (equally distributed among unit types) for those between 60 – 80% AMI.
Item Not Listed – Housing Related	4	The applicant may petition the City Council for an additional item that is not listed on this policy for up to 4 additional points.

Amenity Options – Sustainable Development

Amenity	Points	Standards
Net Zero	10	Zero net energy building (ZNEB) including required documentation.
Renewable Energy	8	Use of a photovoltaic, wind, solar thermal and/or a geothermal heating and cooling system for at least 50% of the annual energy demand in new or existing buildings. Applicant must demonstrate that the quantity of energy generated by the renewable energy system meets the required percentage through a whole building energy simulation. Renewable energy sources shall be in accordance with the underlying zoning district and any other applicable requirements of the City Code.
LEED Certification	7	Project receives LEED Gold certification approved by a LEED accredited professional (LEED-AP) by a date determined in the development agreement. The developer must submit a LEED checklist/documentation that shows the project will comply with LEED Gold requirements. Alternatives that are comparable to LEED will be considered and must be approved by Planning Commission.
Green Roof	5	Installation of an extensive, intensive or semi-intensive, modular or integrated green roof system that covers a minimum of 50% of the total roof area proposed for the development.
Item Not Listed – Sustainable Development	4	The applicant may petition the City Council for an additional item that is not listed on this policy for up to 4 additional points.
Water Reuse	5	Provide an onsite greywater or rainwater reuse system.
EV Chargers	2	Provide onsite EV chargers for 5% of required parking.
Solar Ready/EV Ready	1	Provide space and adequate construction for future solar across all unprogrammed rooftop space or provide electrical hookups to provide for future EV for at least 5% of parking demand.

Amenity Options – Environment

Amenity	Points	Standards
Dedicated or Intentional Green Space	6	Contiguous ground level outdoor open space that is related to and proportional with the bulk of the building and landscaped with trees and shrubs. Incorporation of stormwater features, where appropriate, are encouraged. Walkways and pathways shall be surfaced with pervious pavers, pervious concrete, decorative pavers, stamped concrete, colored concrete, brick, or other decorative and durable materials. At least 30% percent of the site not occupied by buildings shall be landscaped outdoor open space. At least of 50% of the provided open space shall be contiguous. The open space must be immediately accessible from the principal structure. Areas should be designed for winter use and relate to the built form with consideration given to elements such as providing shelter from wind, utilizing seasonally appropriate materials, maximizing access to sunlight and providing for snow and ice removal.
Community Garden	5	Permanent and viable growing space and/or facilities such as a greenhouse or a garden, which provides fencing, watering systems, soil, secured storage spaces for tools, solar access, and pedestrian access as applicable. The facility shall be designed to be architecturally compatible with the development to minimize the visibility of mechanical equipment. Soils shall be tested and shown safe for garden space.
Item Not Listed – Environment Related	4	The applicant may petition the City Council for an additional item that is not listed on this policy for up to 4 additional points.
Enhanced Landscaping	3	A landscaping plan prepared by a licensed landscape architect that provides exceptional design with a variety of pollinators and native trees, shrubs, and plant types that provide seasonal interest and that exceed minimum city standards.
Natural Preserve	3	Provide a natural preserve under permanent easement benefitting the city that protects significant existing tree canopy beyond what is required by code, at least 10% of site area.
Pollinator Garden	2	Provide an onsite pollinator garden of at least 1000 square feet.

Amenity Options – Mobility

Amenity	Points	Standards
Bicycle and Pedestrian Facilities (External)	8	Eligible facilities may include a combination of the following: heated transit shelter, bicycle repair tools, rest area, wayfinding signs, sheltered walkway, woonerf, and other amenities that increase the convenience and encourage the use of public walkways and bikeways beyond what is otherwise required in the underlying zoning district.
Shared Vehicles	5	Accommodation for shared vehicles on site, which is provided to residents onsite and approved by city staff. A minimum of 2 shared vehicles must be provided. No additional rent may be required.
Bicycle Facilities (Internal)	5	Accommodation for shared vehicles or shared bicycles on site. The shared service provider must be committed in writing to the use of the space. Alternatively, a bike storage station accessible to residents, employees, and/or the public.
Transit	5	Site within ¼ mile of a transit stop and provides a transit screen(s) inside the building noting bus schedules.
Safe Routes to Schools	4	Provide an approved safe routes to school (SRTS) plan and complete any necessary off-site improvements at developer cost.
Item Not Listed – Mobility Related	4	The applicant may petition the City Council for an additional item that is not listed on this policy for up to 4 additional points.
Bike Storage	3	Provide secure, indoor bike storage for 50% of residential units or 30% of employees on a typical shift.

Amenity Options – Community

Amenity	Points	Standards
Public Gathering Space	7	Contiguous ground-level outdoor open space that is provided beyond the amount of open space required in the underlying zoning district requirements. The space shall preserve the natural landscape while providing the opportunity for members of the public to interact with the natural habitat using walkways, benches, or other mechanisms.
Proximity to Services	5	The project is sited so that it is within ¼ mile walk distance of 4 of the following or ½ mile walk distance of 7 of the amenities listed under "Aging in Place"
Outdoor Space (Commercial)	5	Develop a unique outdoor dining or event space, either an outdoor patio with dining or event space, or a rooftop deck.
Public Art Feature	5	Provision of art that shall strive to promote quality design, enhance a sense of place, contribute to a sense of vitality, show value for artist and artistic processes, and use resources wisely. The art shall be maintained in good order for the life of the principal structure. The art shall be located where it is highly visible to the public. If located indoors, such space shall be clearly visible and easily accessible from adjacent sidewalks or streets. The art shall be valued at not less than one-fourth (.25) of one (1) percent of the capital cost of the principal structure.
Community Connectivity	5	The project is thoughtful to its location and ties in with local pathways, includes a buffer to any adjacent, lower density projects, and includes a 'step down' on height for any building over 4 stories next to RSF-1 or RSF-2.
Item Not Listed – Community Related	4	The applicant may petition the City Council for an additional item that is not listed on this policy for up to 4 additional points.
Culturally-Sensitive Design Elements	3	Including culturally-sensitive design elements, as approved by the Planning Commission. Design must be informed by engagement with members of the community the design is intended to benefit or provide for. Items may include, but are not limited to: prayer rooms and wash stations, community kitchens in multifamily buildings with cultural amenities, or other item as approved by Planning Commission.
Architecture and Aesthetics	3	Design approved by Planning Commission with high quality architecture, including stone or brick, 4-sided architecture, and limited number of materials. No pre-cast concrete, EIFS, or metal as primary material.
Public Water Feature	3	A water feature, including, but not limited to, a reflecting pond, a children's play feature, or a fountain shall be located where it is highly visible and useable by the public.
Rooftop Space (Residential)	1	An outdoor, rooftop amenity space for residents on residential properties with at least three of the following: grill space, recreation area, dog park, pool, or herb garden.