EXHIBIT C

Staff Analysis of Design Issues

EXHIBIT C
Design Issues

The 1999 Palos Colorados Settlement Agreement with Richland, now Richfield, contained provisions regarding the Town's authority with respect to future approvals. Two provisions specifically address the Town's authority for the review and permitting of dwelling units within the subdivision. One provision reads as follows:

> c. Examples of modifications or conditions that would not be in substantial compliance with the Revised Palos Colorados Map, the Palos Colorados Resolutions with Exhibits and this Agreement, and that exceed the discretion and authority of the Town of Moraga, include but are not limited to the following:
>
> (i) Less than 123 lots.
>
> (ii) Not allowing for house sizes ranging from approximately 2,800 square feet to 4,500 square feet plus three-car garages on flat padded lots (except where such a house size or flat pad on a particular lot is not physically feasible due to the topographic constraints of that lot).

Another provision reads:

> consistent with its reasonable discretion and authority, the Moraga Planning Commission and/or the Moraga Town Council may adopt Conditions of Approval for the Palos Colorados General Development Plan Submittals and Subsequent Palos Colorados Project Applications. Consistent with its reasonable discretion and authority, those Conditions of Approval must be in substantial compliance with the Palos Colorados Resolutions with Exhibits, as modified by the Revised Palos Colorados Map, Exhibit 2 to the Palos Colorados Settlement Agreement and the other provisions of the Settlement Agreement.

These two provisions indicate that the Town must at least allow residences between 2,800 and 4,500 square feet plus three-car garages on flat padded lots but the Town may also impose conditions that are consistent with its reasonable discretion and authority. When the Town approved the General Development Plan (GDP) in 2007, the Town added several additional conditions of approval that relate to design issues. The relevant GDP conditions are as follows:

A.VTM.2 . In order to maintain consistency with the Town of Moraga General Plan, the Applicant shall pay the Town of Moraga the sum of $14.5 million dollars in four installments as described below… However, the Applicant shall not be obligated to fund $500,000 of the Third Installment, if the Town of Moraga does not authorize the construction of primary residences in excess of 5,000 square feet on all lots in excess of 20,000 square feet for which the Applicant proposes to build such residences as part of the Precise Development Plan for the project.

A.VTM.11 Design Review approval for each custom residence shall be obtained prior to issuance of a building permit for the proposed residence. Plans for semi-custom residences may be submitted for a building permit without Design Review Board approval following a determination by the Planning Director that the proposed design is consistent with the Precise Development Plan approval for the Project. A custom residence is a residence of unique design that may be located on any lot. A semi-custom residence is a residence on a single family residential lot that is not subject to a view, scenic or conservation easement. A semi-custom

residence is one that follows architectural guidelines as approved as part of the Precise Development Plan including a range of architectural styles, elevations, floor plans, landscaping, colors, and building materials.

A.VTM.12 In accordance with the 1999 Settlement Agreement, house sizes for primary residences shall generally range from 2,800 square feet to 4,500 square feet. In addition to these primary residences, the Applicant may submit plans for secondary living units in accordance with Moraga Municipal Code Section 8.124. Secondary living units may provide a maximum by 750 square feet of living area in addition to the area of the primary residence.

A.VTM.16 To conserve natural resources, increase energy efficiency, and improve indoor air quality, the Applicant or its successor shall use reasonable efforts as determined by the Town to employ "Green Building" practices in the design and construction of the Project.

The conditions noted above relate to the size and siting of proposed residences within the subdivision as well as the design of the proposed residences. The following sections of this report will describe the Town's authority and options with respect to these issues.

Size and siting

According to the conditions of approval, the Town must allow residences in excess of 5,000 square feet on lots greater than 20,000 square feet or forego $500,000 in revenue. There are a total of 61 lots in the subdivision that are more than 20,000 square feet in area. They are identified in the tables below in **bold.** 21 of these lots are custom lots because they are either MOSO or non-MOSO open space lots or are otherwise subject to a condition of approval that requires consideration by the Design Review Board. The remaining 40 lots are recommended by staff to allow residences in excess of 5,000 square feet. In addition, 30 of these lots are also designated as appropriate for the development of a secondary living unit.

With respect to the 62 lots less than 20,000 square feet in area, 53 (or 85%) are consistent with the condition that the residences are between 2,800 and 4,500 square feet on flat padded lots with three-car garages. The remaining lots are recommended by staff to be custom residences because they exceed the relevant "size guidance" for this project. Staff has developed a concept of "size guidance" for this project that is based on the requirements of the Settlement Agreement (2,800 to 4,500 square feet), the conditions of approval (>5,000 square feet) and a modified floor area ratio (FAR) calculation. In this case, staff is recommending consideration of a modified FAR that does not include the garage in the FAR calculation because this approach is consistent with the guidance given in the Settlement Agreement where the habitable space was differentiated from the garage. Using this modified FAR approach, staff identified only 9 lots where the proposed prototypes exceed the size guidance for the project and thus recommends the siting of custom residences on these lots following site specific review by the Design Review Board.

The actual process that staff followed in making the siting recommendations is as follows:

1. Staff calculated the FAR for each lot using the table in the Town of Moraga Design Guidelines
2. Staff compared the habitable area of each proposed plan with the calculated FAR.
3. If the habitable area exceeded the calculated FAR, staff converted the X in the applicant's fit matrix to a NO. (See attachment 1)
4. Staff then transferred all of the size appropriate prototypes to the tables below.

5. In the next step, staff evaluated the size appropriate prototypes on the basis of one and two-story configurations and proposed plotting to be consistent with the Town's Design Guidelines.
6. Refinements to the plotting were made to reflect upslope and downslope conditions as well as changes in grade along the street and changes in pad elevations.
7. Further refinements were made to allow a reasonable mix of alternatives for the various lots while providing reasonable limits on the number of each prototype that could be plotted.

Further refinements to the plotting plan are possible and could be incorporated into the conditions of approval. In allowing the construction of semi-custom residences without further Design Review Board approval, the Town can be more prescriptive than proposed in the tables below but staff recommends allowing at least the alternatives proposed in Alternative Plotting Plan B in order to balance the interests of the Town, applicant and prospective residents. In approving either plotting plan A or B there is no guarantee that the semi-custom residences approved would actually be constructed as future applicants would always have the option of proposing a custom design to the Design Review Board. The proposed plotting plan, however, is required to satisfy condition A.VTM.11 above.

Design Guidelines and Green Building

Included with the submittal of the Precise Development Plan for the Palos Colorados project were design guidelines for the subdivision. These guidelines outline the Palos Colorados process for review of custom residences within the subdivision but they are not binding on the Town of Moraga. They are, however, an indication of the methods that the applicant will use to incorporate elements of the Town approval such as green building requirements into their design process.

According to the Town of Moraga design guidelines, "Residences in new subdivisions should meet Build It Green or equivalent requirements for new residences." Like the Build It Green program, Chapter 5 of the Palos Colorados design guidelines addresses green building. Condition of approval A.VTM.16 requires the Applicant or its successor to use reasonable efforts as determined by the Town to employ "Green Building" practices in the design and construction of the Project. Neither the Town's Design Guidelines nor the condition of approval requires compliance with a specific program. In fact, it would be unwise at this stage to require compliance with a particular program as programs may change between the time of this approval and the construction of the residences. However, it is reasonable to add a condition to approval of the PDP that requires a determination of compliance with condition A.VTM.16 at the issuance of the building permit and final approval of the building permit. This new condition has been added to the draft resolution.

Prototype Design Summary

This section describes the various semi-custom prototypes that have been proposed for construction on residential lots within the Palos Colorados subdivision.

Plan 1 is a single-story story three bedroom, three and a half bath residence with a separate one bedroom, one bath guest suite. The total habitable area of Plan 1 is 4,300 square feet and includes a great room, dining room, kitchen and laundry room. Also included in the plan is a 690 square foot three car garage a sizeable combination courtyard/motorcourt. The maximum height of this residence is proposed to be 19 feet and the exterior dimensions are proposed to measure 95 feet in depth by 75 feet in width.

Plan 2 is a single-story story three bedroom, three and a half bath residence with a separate one bedroom, one bath guest suite. The total habitable area of Plan 2 is 4,180 square feet and includes a great roo dining room, kitchen and laundry room. Also included in this plan are a two car garage and a separate one car garage for a total of 680 square feet. In this plan, the motorcourt is separated from the courtyard. Three exterior elevations are proposed for Plan 2. The maximum height of this residence is proposed to be 19 feet and the exterior dimensions are proposed to measure 85 feet in depth by 75 feet in width.

Plan 3 is a single-story story four bedroom, four and a half bath residence. The total habitable area of Plan 3 is 3,320 square feet and includes a great room, dining room, kitchen and laundry room. Also included in this plan are a two car garage and a separate one car garage for a total of 680 square feet. Like Plan 2, this plan also calls for a separate motorcourt and courtyard. Three exterior elevations are proposed for Plan 3. The maximum height of this residence is proposed to be 19 feet and the exterior dimensions are proposed to measure 70 feet in depth by 70 feet in width.

Plan 4 is a two-story story four bedroom, four and a half bath residence with and separate one bedroom, one bath guest suite that could also be approved as a secondary living unit. The total habitable area of Plan 4 is 4,815 square feet and includes a great room, dining room, kitchen, laundry room, den/office and bonus room. Also included in this plan are a two car garage and a separate one car garage for a total of 760 square feet. Like Plans 2 and 3, this plan also calls for a separate motorcourt and courtyard. Three exterior elevations are proposed for Plan 4. The maximum height of this residence is proposed to be 25 feet and the exterior dimensions are proposed to measure 70 feet in depth by 70 feet in width.

Plan 4NGS (no guest suite) is the same as Plan 4 without the guest suite. It therefore calls for a two-story story four bedroom, four and a half bath residence with a total habitable area of 4,200 square feet a includes a great room, dining room, kitchen, laundry room, den/office and bonus room. Also included in this plan are a two car garage and a separate one car garage for a total of 760 square feet. Like Plans 2 and 3, this plan also calls for a separate motorcourt and courtyard. Three exterior elevations are proposed for Plan 4NGS. The maximum height of this residence is proposed to be 25 feet and the exterior dimensions are proposed to measure 70 feet in depth by 70 feet in width. Plan 4NGS was developed by the applicant in response to the initial plotting analysis by staff that resulted in few options other than Plan 3 for many lots. Plan 4NGS is a good alternative to Plan 4 because the second story element is only at the rear of the residence, it does not include a potential secondary living unit and it's smaller size is compatible with the size guidance for many lots.

Plan 5 is a two-story story four bedroom, five and a half bath residence with and separate one bedroom, one bath guest suite that could also be approved as a secondary living unit. The total habitable area of Plan 5 is 5,300 square feet and includes a living room, dining room, kitchen, laundry room, library/5th bedroom and media room. Also included in this plan are a two car garage and a separate one car garage for a total of 700 square feet. Unlike Plans 2 and 3, this plan only contains a modest motorcourt with no separate courtyard. Three exterior elevations are proposed for Plan 5. The maximum height of this residence is proposed to be 25 feet and the exterior dimensions are proposed to measure 65 feet in depth by 65 feet in width.

Plan 6 is a two-story story five bedroom, five and a half bath residence with and separate one bedroom, one bath guest suite that could also be approved as a secondary living unit. The total habitable area of Plan 6 is 5,960 square feet and includes a living room, dining room, kitchen, family room, loggia, media room, and laundry room. Also included in this plan are a two car garage and a separate one car garage for a total

670 square feet. The plan also includes a sizeable combination courtyard/motorcourt. Three exterior elevations are proposed for Plan 6. The maximum height of this residence is proposed to be 26 feet and the exterior dimensions are proposed to measure 85 feet in depth by 65 feet in width.

Plan 7 is a dramatic two-story story five bedroom, five and a half bath residence with and separate one bedroom, one bath guest suite that could also be approved as a secondary living unit. The total habitable area of Plan 7 is 6,860 square feet and includes a living room, dining room, kitchen, family room, two-story foyer, media room, and laundry room. Also included in this plan are a two car garage and a separate one car garage for a total of 740 square feet. The plan also includes an interior courtyard and separate motorcourt. Three exterior elevations are proposed for Plan 7. The maximum height of this residence is proposed to be 23 feet and the exterior dimensions are proposed to measure 80 feet in depth by 70 feet in width.

Lot #	Plan plotted by Richfield	Staff recommended plotting **A**. (Custom plans require DRB approval prior to issuance of a building permit) 4NGS = Plan 4 with No Guest Suite	Alternative plotting **B**. (Custom plans require DRB approval prior to issuance of a building permit) 4NGS = Plan 4 with No Guest Suite	Staff recommendation of plan types that satisfy project specific residential size guidance as indicated in the Settlement Agreement, Vesting Tentative Subdivision Map Conditions of Approval and Town Design Guidelines (**Bold** text indicates lots where the plan types may exceed 5,000 square feet per condition A.VTM.2)						
				1	2	3	4	5	6	7
1*	**6R rotated**	**3, 4, 4NGS, 5, 6, 7**	**4, 5, 6, 7**			**x**	**x**	**x**	**x**	**x**
2	5L	3 *single story required to satisfy no more than two two-story residences in a row guideline*	3 *single story required to satisfy no more than two two-story residences in a row guideline*			x				
3*	**4L**	**3, 4, 4NGS, 5**	**4, 5**			**x**	**x**	**x**		

To comply with the Town's design guidelines 1 out of the three lots above must be a single story. Staff recommended the single story prototype for lot 2 because this lot has the fewest prototype options. Plotting alternatives B would reduce the semi-custom alternatives by maximizing the variety of prototypes (additional alternatives could also be considered). Under alternative A, all three lots could be plotted with plan 3.

Lot #	Plan plotted by Richfield	Staff recommended plotting **A**. (Custom plans require DRB approval prior to issuance of a building permit) 4NGS = Plan 4 with No Guest Suite	Alternative plotting **B**. (Custom plans require DRB approval prior to issuance of a building permit) 4NGS = Plan 4 with No Guest Suite	Staff recommendation of plan types that satisfy project specific residential size guidance as indicated in the Settlement Agreement, Vesting Tentative Subdivision Map Conditions of Approval and Town Design Guidelines (**Bold** text indicates lots where the plan types may exceed 5,000 square feet per condition A.VTM.2)						
				1	2	3	4	5	6	7
4*	**7R**	**3, 4, 4NGS, 5, 6, 7**	**4, 5, 6, 7**			x	x	x	x	x
5	5L	Custom *Single-story recommended to satisfy no more than two two-story residences in a row guideline - proposed plan exceeded residential size guidance*	Custom *Single-story recommended to satisfy no more than two two-story residences in a row guideline - proposed plan exceeded residential size guidance*							
6*	**2L**	**2, 4, 4NGS, 5, 6, 7**	**4, 5, 6, 7**		x	x	x	x	x	x
7*	**3R**	**3, 4, 4NGS, 5**	**4, 5**			x	x	x		
8	4L	3 *single story required to satisfy no more than two two-story residences in a row guideline*	3 *single story required to satisfy no more than two two-story residences in a row guideline*			x				
9*	**6L**	**3, 4, 4NGS, 5, 6**	**4, 5, 6**			x	x	x	x	
10	5L rotated	Custom *Single-story recommended to satisfy no more than two two-story residences in a row guideline - proposed plan exceeded residential size guidance*	Custom *Single-story recommended to satisfy no more than two two-story residences in a row guideline - proposed plan exceeded residential size guidance*							
11*	**5L rotated**	**5**	**5**					x		

Strictly speaking 2 of the 8 lots above (lots 6 and lot 9) must be single story to comply with the Town design guidelines. However, these two lots both exceed 20,000 square feet and thus have more prototype options than some of the other lots. Therefore, staff recommends prototype 3 for lot 8 and DRB consideration of lots 5 and 10 due to the unique site constraints on these lots including a 10 foot high berm at the back of lot 5 and the powerline setback at the front of lot 10.

Lot #	Plan plotted by Richfield	Staff recommended plotting **A**. (Custom plans require DRB approval prior to issuance of a building permit) 4NGS = Plan 4 with No Guest Suite	Alternative plotting **B**. (Custom plans require DRB approval prior to issuance of a building permit) 4NGS = Plan 4 with No Guest Suite	Staff recommendation of plan types that satisfy project specific residential size guidance as indicated in the Settlement Agreement, Vesting Tentative Subdivision Map Conditions of Approval and Town Design Guidelines (**Bold** text indicates lots where the plan types may exceed 5,000 square feet per condition A.VTM.2)						
				1	2	3	4	5	6	7
12	**3R**	**3 or custom single-story >5,000 sq. ft.** ***per GDP***	**3 or custom single-story >5,000 sq. ft.** ***per GDP***			**x**				
13	**1R**	**1, 2, 3 or custom single-story >5,000 sq. ft.** ***per GDP***	**1, 2 or custom single-story >5,000 sq. ft.** ***per GDP***	**x**	**x**	**x**				
14	2R	1, 2, 3 single-story *per GDP*	1, 2 single-story *per GDP*	x	x	x				
15	**3L**	**3 or custom single-story >5,000 sq. ft.** ***per GDP***	**3 or custom single-story >5,000 sq. ft.** ***per GDP***			**x**				
All of the above lots (12-15) are required to be single story. To increase the variety of plans within the subdivision, the Planning Commission may want to preclude the siting of Plan 3 on lots 13 and 14.										

Lot #	Plan plotted by Richfield	Staff recommended plotting **A**. (Custom plans require DRB approval prior to issuance of a building permit) 4NGS = Plan 4 with No Guest Suite	Alternative plotting **B**. (Custom plans require DRB approval prior to issuance of a building permit) 4NGS = Plan 4 with No Guest Suite	Staff recommendation of plan types that satisfy project specific residential size guidance as indicated in the Settlement Agreement, Vesting Tentative Subdivision Map Conditions of Approval and Town Design Guidelines (**Bold** text indicates lots where the plan types may exceed 5,000 square feet per condition A.VTM.2)						
				1	2	3	4	5	6	7
16	2R	**Custom (single-story) >5,000 sq. ft.** ***MOSO lot and COA***	**Custom (single-story) >5,000 sq. ft.** ***MOSO lot and COA***							
17	3R	**Custom (single-story) >5,000 sq. ft.** ***MOSO lot and COA***	**Custom (single-story) >5,000 sq. ft.** ***MOSO lot and COA***							
18	2L	**Custom (single-story) >5,000 sq. ft.** ***MOSO lot and COA***	**Custom (single-story) >5,000 sq. ft.** ***MOSO lot and COA***							
19	1L	**Custom (single-story) >5,000 sq. ft.** ***MOSO lot and COA***	**Custom (single-story) >5,000 sq. ft.** ***MOSO lot and COA***							
20	3L	**Custom (single-story) >5,000 sq. ft.** ***MOSO lot and COA***	**Custom (single-story) >5,000 sq. ft.** ***MOSO lot and COA***							
21	1L	**Custom (single-story) >5,000 sq. ft.** ***MOSO lot and COA***	**Custom (single-story) >5,000 sq. ft.** ***MOSO lot and COA***							
22	2R rotated	**Custom (single-story) >5,000 sq. ft.** ***MOSO lot and COA***	**Custom (single-story) >5,000 sq. ft.** ***MOSO lot and COA***							
23	3R	**Custom (single-story) >5,000 sq. ft.** ***MOSO lot and COA***	**Custom (single-story) >5,000 sq. ft.** ***MOSO lot and COA***							
24	3R	**Custom (single-story) >5,000 sq. ft.** ***MOSO lot and COA***	**Custom (single-story) >5,000 sq. ft.** ***MOSO lot and COA***							
25	6L rotated	**Custom (single-story) >5,000 sq. ft.** ***MOSO lot and COA***	**Custom (single-story) >5,000 sq. ft.** ***MOSO lot and COA***							

Construction on the MOSO lots identified above requires consideration by the Design Review Board prior to the issuance of a building permit, and are thus designated custom lots/residences.

Lot #	Plan plotted by Richfield	Staff recommended plotting **A**. (Custom plans require DRB approval prior to issuance of a building permit) 4NGS = Plan 4 with No Guest Suite	Alternative plotting **B**. (Custom plans require DRB approval prior to issuance of a building permit) 4NGS = Plan 4 with No Guest Suite	Staff recommendation of plan types that satisfy project specific residential size guidance as indicated in the Settlement Agreement, Vesting Tentative Subdivision Map Conditions of Approval and Town Design Guidelines (**Bold** text indicates lots where the plan types may exceed 5,000 square feet per condition A.VTM.2)						
				1	2	3	4	5	6	7
26	**6R**	**Custom >5,000 sq. ft. *MOSO lot***	**Custom >5,000 sq. ft. *MOSO lot***							
27	**3L**	**Custom >5,000 sq. ft. *MOSO lot***	**Custom >5,000 sq. ft. *MOSO lot***							
28	**2L**	**Custom >5,000 sq. ft. *MOSO lot***	**Custom >5,000 sq. ft. *MOSO lot***							
29	**7R**	**Custom >5,000 sq. ft. *MOSO lot***	**Custom >5,000 sq. ft. *MOSO lot***							
30	**4R**	**Custom >5,000 sq. ft. *MOSO lot***	**Custom >5,000 sq. ft. *MOSO lot***							
31	**5L**	**Custom >5,000 sq. ft. *MOSO lot***	**Custom >5,000 sq. ft. *MOSO lot***							
32	**7L**	**Custom >5,000 sq. ft. *MOSO lot***	**Custom >5,000 sq. ft. *MOSO lot***							
Construction on the MOSO lots identified above requires consideration by the Design Review Board prior to the issuance of a building permit, and are thus designated custom lots/residences.										

Lot #	Plan plotted by Richfield	Staff recommended plotting **A**. (Custom plans require DRB approval prior to issuance of a building permit) 4NGS = Plan 4 with No Guest Suite	Alternative plotting **B**. (Custom plans require DRB approval prior to issuance of a building permit) 4NGS = Plan 4 with No Guest Suite	Staff recommendation of plan types that satisfy project specific residential size guidance as indicated in the Settlement Agreement, Vesting Tentative Subdivision Map Conditions of Approval and Town Design Guidelines (**Bold** text indicates lots where the plan types may exceed 5,000 square feet per condition A.VTM.2)						
				1	2	3	4	5	6	7
33*	**2R**	**1, 2, 4, 4NGS, 5, 6, 7**	**1, 4, 5, 6, 7**	**x**	**x**	**x**	**x**	**x**	**x**	**x**
34*	**7R**	**1, 2, 4, 4NGS, 5, 6, 7**	**1, 4, 5, 6, 7**	**x**	**x**	**x**	**x**	**x**	**x**	**x**
35	6R	1, 2 *single story required to satisfy no more than two two-story residences in a row guideline*	1, 2 *single story required to satisfy no more than two two-story residences in a row guideline*	x	x	x				
36	4L	2, 4NGS	2, 4NGS		x	x				
37	1L	3	3			x				
38	6L	Custom *proposed plan exceeded size guidance*	Custom *proposed plan exceeded size guidance*							
39	3L	2, 4NGS	2, 4NGS		x	x				

To comply with the Town's design guidelines regarding no more than 2 two-story residences in a row, lots 35 and 37 must be single story. In addition, staff recommends Design Review Board approval for lot 38 due to the narrowness of the building pad.

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				1	2	3	4	5	6	7
40*	**7L**	**1, 2, 4, 4NGS, 5, 6, 7**	**1, 4, 5, 6, 7**	x	x	x	x	x	x	x
41*	**4R**	**1, 2, 4, 4NGS, 5, 6, 7**	**1, 4, 5, 6, 7**	x	x	x	x	x	x	x
42	**6L**	**1, 2 or custom single-story >5,000 sq. ft.** ***single story required to satisfy no more than two two-story residences in a row guideline***	**1, 2 or custom single-story >5,000 sq. ft.** ***single story required to satisfy no more than two two-story residences in a row guideline***	x	x	x	x	x	x	x
43	5R	1, 2, 4NGS	1, 2, 4NGS	x	x	x				
44	2R	2, 4NGS	2, 4NGS		x	x				
45	3R	2 *single story required to satisfy no more than two two-story residences in a row guideline*	2 *single story required to satisfy no more than two two-story residences in a row guideline*		x	x				
46	5R	3, 4NGS	3, 4NGS			x				
47	5R	3, 4NGS	4NGS			x				
48	**7R**	**1, 2 or custom single-story >5,000 sq. ft.** ***single story required to satisfy no more than two two-story residences in a row guideline***	**1, 2 or custom single-story >5,000 sq. ft.** ***single story required to satisfy no more than two two-story residences in a row guideline***	x		x	x	x	x	x

To comply with the two-story guideline, either lots 40, 43 and 46 must be single-story or lots 42, 45 and 48 must be single-story. Given, however, the changes in grade along the street, staff recommends designating lots 42, 45 and 48 for single story residences.

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				1	2	3	4	5	6	7
49	2R	1, 2, 4NGS	1, 2	x	x	x				
50	3L	1, 2, 4NGS	1, 2	x		x				
51	3L	3 *single story required to satisfy no more than two two-story residences in a row guideline*	3, 4NGS			x				
52	1L	3, 4NGS	3, 4NGS			x				
53	2R	2, 4NGS	2		x	x				
Of the 5 lots above, 1 lot (Lot51) must be a single-story to satisfy the Town's design guideline regarding two-story residences.										
54	2R	2 *single story required to satisfy no more than two two-story residences in a row guideline*	2		x	x				
55	1R	3, 4NGS	3, 4NGS			x				
56	6R	3, 4NGS	3, 4NGS			x				
57		Custom *proposed plan exceeded size guidance*	Custom *proposed plan exceeded size guidance*							
Of the 4 lots above, lot 57 must be a custom residence due to the unique site constraints of this lot. Therefore, only one of the other three lots must be a single-story. Staff recommends lots 54 for single-story designation because it has the option of accommodating Plan 2 which increases the variety of plans with the project.										

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				1	2	3	4	5	6	7
58	5R	3 or custom two-story	3 or custom two-story			x				
59	3L	3 or custom two-story	3 or custom two-story			x				
60	5L	3 *single story required to satisfy no more than two two-story residences in a row guideline*	3 *single story required to satisfy no more than two two-story residences in a row guideline*			x				
61	6L	3, 4NGS	4NGS			x				
62	5L	3, 4NGS	4NGS			x				
63	1L	2 *single story required to satisfy no more than two two-story residences in a row guideline*	2 *single story required to satisfy no more than two two-story residences in a row guideline*		x	x				
64	6R	1, 2, 4NGS	1	x	x	x				
65*	**7R**	**2, 4, 4NGS, 5, 6, 7**	**4, 5, 6, 7**		**x**	**x**	**x**	**x**	**x**	**x**

From a design guideline perspective, only two of the eight lots above (lot 60 and 63) would be required to have single-story residences. However, lots 58 and 59 do not meet the size guidelines for any of the proposed two-story prototypes so they are identified as accommodating Plan 3. If an applicant wanted to pursue approval of a two-story residence for lot 58 or 59, consideration by the Design Review Board would be required.

Lot #	Plan plotted by Richfield	Staff recommended plotting **A**. (Custom plans require DRB approval prior to issuance of a building permit) 4NGS = Plan 4 with No Guest Suite	Alternative plotting **B**. (Custom plans require DRB approval prior to issuance of a building permit) 4NGS = Plan 4 with No Guest Suite	Staff recommendation of plan types that satisfy project specific residential size guidance as indicated in the Settlement Agreement, Vesting Tentative Subdivision Map Conditions of Approval and Town Design Guidelines (**Bold** text indicates lots where the plan types may exceed 5,000 square feet per condition A.VTM.2)						
				1	2	3	4	5	6	7
66	2R	2 *single story required to satisfy no more than two two-story residences in a row guideline*	2 *single story required to satisfy no more than two two-story residences in a row guideline*		x	x				
67		Custom *proposed plan exceeded size guidance*	Custom *proposed plan exceeded size guidance*							
68	5R	1, 2, 4NGS	1, 2, 4NGS	x		x				
69	1R	1, 2 *single story required to satisfy no more than two two-story residences in a row guideline*	1 *single story required to satisfy no more than two two-story residences in a row guideline*	x	x	x				
70*	**6L**	**1, 2, 4, 4NGS, 5, 6, 7**	**1, 4, 5, 6, 7**	x	x	x	x	x	x	x
71*	**7L**	**1, 2, 4, 4NGS, 5, 6, 7**	**1, 4, 5, 6, 7**	x	x	x	x	x	x	x
72	**4L**	**1, 2 or custom single-story >5,000 sq. ft.** ***Single-story required to satisfy no more than two two-story residences in a row guideline***	**1 or custom single-story >5,000 sq. ft.** ***single story required to satisfy no more than two two-story residences in a row guideline***	x		x	x	x	x	x
73*	**6L**	**5, 6**	**5, 6**					x	x	
74*	**7L**	**5, 6, 7**	**5, 6, 7**					x	x	x
75	5L	3 *single story required to satisfy no more than two two-story residences in a row guideline*	3 *single story required to satisfy no more than two two-story residences in a row guideline*			x				
76*	**3R**	**3, 4, 4NGS, 5**	**4, 5**			x	x	x		

Lot #	Plan plotted by Richfield	Staff recommended plotting **A**. (Custom plans require DRB approval prior to issuance of a building permit) 4NGS = Plan 4 with No Guest Suite	Alternative plotting **B**. (Custom plans require DRB approval prior to issuance of a building permit) 4NGS = Plan 4 with No Guest Suite	Staff recommendation of plan types that satisfy project specific residential size guidance as indicated in the Settlement Agreement, Vesting Tentative Subdivision Map Conditions of Approval and Town Design Guidelines (**Bold** text indicates lots where the plan types may exceed 5,000 square feet per condition A.VTM.2)						
				1	2	3	4	5	6	7
77*	**5R**	**3, 4, 4NGS, 5**	**4, 5**			**x**	**x**	**x**		
78	1R	1, 2, 3 *single story required to satisfy no more than two two-story residences in a row guideline*	1 *single story required to satisfy no more than two two-story residences in a row guideline*	x	x	x				
79	4R	1, 2, 3	1, 2	x		x				
80	5R	Custom *proposed plan exceeded size guidance*	Custom *proposed plan exceeded size guidance*							
81	3R	3, 4NGS	4NGS			x				
82	5R	Custom *single story required to satisfy no more than two two-story residences in a row guideline - proposed plan exceeded size guidance*	Custom *single story required to satisfy no more than two two-story residences in a row guideline - proposed plan exceeded size guidance*							
83	3L	3, 4NGS	3, 4NGS			x				
84	5L	3, 4NGS	3, 4NGS			x				
85	4L	2, 3 *single story required to satisfy no more than two two-story residences in a row guideline*	2 *single story required to satisfy no more than two two-story residences in a row guideline*		x	x				
86	5L	Custom *proposed plan exceeded size guidance*	Custom *proposed plan exceeded size guidance*					x	x	
87	1L	3, 4NGS	4NGS			x				

Of the 22 lots above, 7 must be single-story to satisfy the Town's design guidelines. The single-story lots must be either lots 68, 71, 74, 77, 80, 83 and 86 or 67, 70, 73, 76, 79, 82 and 85. Staff recommends that lots 67, 70, 73, 76, 78 and/or 79, 82 and 85 be designated single-story because the plotting of single-story residences on these lots works well with the change in grade between lots.

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				1	2	3	4	5	6	7
88*	**6R rotated**	**4, 5, 6**	**4, 5, 6**			**x**	**x**	**x**	**x**	
89	2L	2, 4NGS	2, 4NGS		x	x				
90	3L	2 *single story required to satisfy no more than two two-story residences in a row guideline*	2 *single story required to satisfy no more than two two-story residences in a row guideline*		x	x				
91	2L	2, 3, 4NGS	3		x	x				
92	6L	2, 3, 4NGS	3		x	x				
93	1L	1, 2, 3 *single story required to satisfy no more than two two-story residences in a row guideline*	1	x	x	x				
94	3L	3, 4NGS	3, 4NGS			x				
95	6R	2, 3, 4NGS	2, 4NGS		x	x				
96	7L	2, 3 *single story required to satisfy no more than two two-story residences in a row guideline*	2 *single story required to satisfy no more than two two-story residences in a row guideline*		x	x				

The above plotting implements the Town's design guidelines and allows a variety of one and two-story plan types. Alternative B plots more single-story residences to allow more views to the east and to avoid creating a tunnel effect with the upslope across the street.

Lot #	Plan plotted by Richfield	Staff recommended plotting **A**. (Custom plans require DRB approval prior to issuance of a building permit) 4NGS = Plan 4 with No Guest Suite	Alternative plotting **B**. (Custom plans require DRB approval prior to issuance of a building permit) 4NGS = Plan 4 with No Guest Suite	Staff recommendation of plan types that satisfy project specific residential size guidance as indicated in the Settlement Agreement, Vesting Tentative Subdivision Map Conditions of Approval and Town Design Guidelines (**Bold** text indicates lots where the plan types may exceed 5,000 square feet per condition A.VTM.2)						
				1	2	3	4	5	6	7
97	5R	3, 4NGS	4NGS			x				
98	3R	3, 4NGS	4NGS			x				
99	5R	3 *single story required to satisfy no more than two two-story residences in a row guideline*	3 *single story required to satisfy no more than two two-story residences in a row guideline*			x				
100	4R	3, 4NGS	4NGS			x				
Several alternatives exist for plotting these four lots. Given the fact that these lots slope up at the back it would be reasonable to maximize the use up Plan 4NGS as these residences have two stories at the rear. Staff also recommends plotting singe-story residences across from one another such as lot 99 across from 90										
101	6R	4NGS	4NGS			x				
102	5R	3 *single story required to satisfy no more than two two-story residences in a row guideline*	3 *single story required to satisfy no more than two two-story residences in a row guideline*			x				
103*	**7R**	**1, 2, 4, 5, 6, 7**	**1, 4, 5, 6, 7**	x	x	x	x	x	x	x
104	6R rotated	Custom *plotted plan exceeded size guidance*	Custom *plotted plan exceeded size guidance*							
105	3L	3 *single story required to satisfy no more than two two-story residences in a row guideline*	3 *single story required to satisfy no more than two two-story residences in a row guideline*			x				
The lots above could comply with the Town's two story guideline if lot 103 was a single-story. However, because lot 103 has the greatest siting options, it is recommended that lots 102 and 105 be single-story.										

Lot #	Plan plotted by Richfield	Staff recommended plotting **A**. (Custom plans require DRB approval prior to issuance of a building permit) 4NGS = Plan 4 with No Guest Suite	Alternative plotting **B**. (Custom plans require DRB approval prior to issuance of a building permit) 4NGS = Plan 4 with No Guest Suite	Staff recommendation of plan types that satisfy project specific residential size guidance as indicated in the Settlement Agreement, Vesting Tentative Subdivision Map Conditions of Approval and Town Design Guidelines (**Bold** text indicates lots where the plan types may exceed 5,000 square feet per condition A.VTM.2)						
				1	2	3	4	5	6	7
106	**3L**	**Custom COA Single-story >5,000 sq. ft.**	**Custom COA Single-story >5,000 sq. ft.**			x				
107*	**5L**	**4, 5, 6**	**4, 5, 6**			x	x	x	x	
108*	**3L**	**4, 5, 6, 7**	**4, 5, 6, 7**			x	x	x	x	x
109	**5L**	**3 or custom single-story >5,000 sq. ft.** ***single story required to satisfy no more than two two-story residences in a row guideline***	**3 or custom single-story >5,000 sq. ft.** ***single story required to satisfy no more than two two-story residences in a row guideline***			x	x	x	x	x
110*	**6L**	**5, 6**	**5, 6**					x	x	
111*	**5L**	**2, 4, 5, 6, 7**	**4, 5, 6, 7**		x	x	x	x	x	x
112	**7L**	**2 or custom single-story >5,000 sq. ft.** ***single story required to satisfy no more than two two-story residences in a row guideline***	**2 or custom single-story >5,000 sq. ft.** ***single story required to satisfy no more than two two-story residences in a row guideline***		x	x	x	x	x	x
113*	**4L**	**4, 5, 6, 7**	**4, 5, 6, 7**			x	x	x	x	x
114*	**7L**	**4, 5, 6, 7**	**4, 5, 6, 7**			x	x	x	x	x
115	**6L**	**2 or custom single-story >5,000 sq. ft.** ***single story required to satisfy no more than two two-story residences in a row guideline***	**2 or custom single-story >5,000 sq. ft.** ***single story required to satisfy no more than two two-story residences in a row guideline***		x	x	x	x	x	x
116*	**5L**	**5, 6**	**5, 6**		x	x	x	x	x	x
117*	**4L**	**2, 4, 5, 6, 7**	**4, 5, 6, 7**		x	x	x	x	x	x

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				1	2	3	4	5	6	7
118	**6R**	**1, 2 or custom single-story >5,000 sq. ft.** ***single story required to satisfy no more than two two-story residences in a row guideline***	**1, 2 or custom single-story >5,000 sq. ft.** ***single story required to satisfy no more than two two-story residences in a row guideline***	x	x	x	x	x	x	x
119*	**7R**	**1, 2, 4, 5, 6, 7**	**1, 4, 5, 6, 7**	x	x	x	x	x	x	x
120*	**3R**	**2, 4, 5, 6, 7**	**4, 5, 6, 7**		x	x	x	x	x	x
The lots above are all upslope lots. In this area the minimum number of single-story residences are plotted to comply with the Town's design guidelines. Additionally, plotting was refined to place the narrowest buildings on the narrowest building pads.										
121	**1R**	**Custom >5,000 sq. ft.** ***Non-MOSO open space lot***	**Custom >5,000 sq. ft.** ***Non-MOSO open space lot***							
122	**6L**	**Custom >5,000 sq. ft.** ***Non-MOSO open space lot***	**Custom >5,000 sq. ft.** ***Non-MOSO open space lot***							
123	**4L**	**Custom >5,000 sq. ft.** ***Non-MOSO open space lot***	**Custom >5,000 sq. ft.** ***Non-MOSO open space lot***							

Summary

Total lots = 123
Custom residences = 30
Lots less than 20,000 square feet = 62
Residences ranging from 2800 to 4500 square feet on lots less than 20,000 square feet = 53 or 85% of the lots (9 residences on lots less than 20,000 square feet are recommended to be custom residences so the size of these residences is not yet known)

Plans 4, 5, 6 and 7 could contain a secondary living unit.
The total number of semi-custom lots that could contain a secondary living unit = 30
The potential semi-custom secondary living unit lot numbers are designated by an * in the table above.

A. Opportunities to plot various plans:

Plan 1	Plan 2	Plan 3	Plan 4	Plan 4NGS	Plan 5	Plan 6	Plan 7	Custom
24	46	46	25	44	30	25	19	30

B. Opportunities to plot various plans:

Plan 1	Plan 2	Plan 3	Plan 4	Plan 4NGS	Plan 5	Plan 6	Plan 7	Custom
24	26	23	25	24	30	25	19	30

With 8 prototypes and 93 recommended semi-custom lots, each prototype would only need to be plotted 12 times. Since there are three exterior elevations for each prototype, it would be possible to only have 4 identical models of each plan type plotted. With the exception of Plan 7, there are at least twice as many plotting opportunities as there needs to be for each plan type if there were to be an even distribution of plan types within the subdivision.