

Exhibit L

Excerpts from Chapter 3 of MPD Permit Application

LAND USE

The Main Property provides residential neighborhoods of varying densities linked by the spine road and an extensive open space and trail system. Neighborhoods are clustered and surrounded by large areas of open space. To reduce the visual impact of a hillside development, lower density neighborhoods and significant open space areas are located in visually prominent hillside areas. Medium and higher density residential neighborhoods are proposed adjacent to existing development of similar density along Lawson Street and on the southwest and southeast portions of the site where they will be screened by a dip in the topography. The overall density is spread throughout the site rather than concentrated in one area to create variation in the development pattern similar to the existing pattern within the City.

The North Triangle is proposed to provide approximately 35 acres designated for commercial/office development sufficient to ensure that the MPD has a positive fiscal impact on the City and create jobs. A forested buffer is proposed to visually screen the proposed commercial/office areas from SR-169.

RESIDENTIAL

Each residential land use category intentionally allows a mix of housing types. This intentional mix is an important component of the organic urbanism concept. It will prevent the cookie-cutter appearance common in many suburban subdivisions. Common design elements and guidelines will be the thread linking the neighborhoods within the MPD, while the mix of housing types will allow each neighborhood to develop its own individual character.

Low Density (MPD-L). The low density residential category provides for predominantly single family detached housing types. Attached housing in the form of duplexes, triplexes and quadplexes are allowed within the category provided they are designed to fit into the predominantly single family character of the neighborhood. The density range for this category is 1-8 dwellings per acre.

Medium Density (MPD-M). The medium density residential category provides for single family detached dwellings on small lots, townhouses, cottages, and duplexes. The density range for this category is 7-12 dwelling units per acre.

High Density (MPD-H). The high density residential category provides a mix of housing types including cottages, attached townhouses and stacked flats. The density range for this category is 13-30 dwelling units per acre. Densities in the range from 18-30 dwelling units per acre will be allowed subject to the criteria for such densities contained in the City's Master Planned Development Ordinance.

UNIT COUNTS BY LAND USE CATEGORY

Table 3.2 provides a general estimate of the number of units by designation. Since there are many development parcels within each category and the density may vary on each, this table is not intended to replace the total cap of 1,250 dwelling units proposed. It is intended to show that the typical densities of most development will result in the approximate number of total dwelling units proposed.

**Table 3.2
Density Ranges**

Land Use Designation	Density Range (du/acre) Min-Max	Target Density (du/acre)	Approximate Acres	Projected Units
MPD-L	1-8	5	79	395
MPD-M	7-12	9	63	567
MPD-H	13-30	13	23	299

¹ Note: Total area may shift with final planning and implementation approvals.

COMMERCIAL/OFFICE/RETAIL

Commercial/office/retail uses will be provided in the proposed MPD on the North Triangle Property. These uses will contribute positively to the City’s ability to achieve a net fiscal benefit for the community, as required by the City’s MPD standards (BDMC 18.98.120). A wide variety of retail, commercial, office, and civic uses are allowed within this category.

This category includes uses providing services or sale of goods or merchandise to the public. Uses include, but are not limited to: banks, travel agencies, hotel/motels, eating and drinking establishments, clothing stores, drug stores, gift shops, video rental, bookstore, grocery stores, variety stores, paint stores, craft stores, specialty stores, theaters, wholesale clubs, and gas stations.

Office uses include general office, research and development, technology, biotechnology and medical equipment, light manufacturing, wholesaling, mini-storage, distillery, brewery, winery, religious and educational uses, civic, continuing care, institutional uses including but not limited to and business support services.

SCHOOL

The Schools category is an overlay intended for a school site and other accessory uses and facilities. Parcel L5 is proposed as Elementary School Site. In the event that the parcel is not needed for a school, it shall revert to the MPD-M category.

PARKS, OPEN SPACE AND TRAILS

The open space category is intended for protection of certain critical areas, passive and active recreation, and utilities. Lawson Hills MPD includes a coordinated network of open space, parks and trail corridors. It also provides relief from the built environment by providing physical and visual buffers. The open space provides connectivity to existing and planned open space, trail corridors and wildlife corridors on and adjacent to the site. A coordinated trail system is proposed to provide links between parks and all uses within the proposed MPD.

Per the MPD standards (BDMC 18.98.120 (G), 18.98.140(F) and 18.98.140 (G)) The Lawson Hills MPD must provide the open space required by prior agreements. Portions, but not all of the property, are subject to the BDUUGA open space agreement which includes open space requirements. Additionally, to cluster development or increase densities, the MPD must provide either the open space required per previous agreements or 50% open space where there are no prior open space agreements. The 50-acre East Annexation Area (located on the Main Property) and a 54-acre portion of the West Annexation area (the North Triangle Property) are subject to prior open space agreements. The open space requirement for the MPD under these agreements is the dedication of the 50 acre In-City Forest land to the City (East Annexation Area) and preservation of 55 acres for a view and trail corridor on the North Triangle and other property east of BR-169. In order to utilize clustering or to increase densities, the Lawson Hills MPD must provide 134 acres of open space in addition to the open space required under prior agreements (371 acre site area - 104 acres in PAA onsite = 267 acres; 50 percent of 267 acres = 134 acres of required open space). Currently 138 acres are provided on-site including the view corridor. Additional open space will be provided in school playfields, trails and neighborhood parks.

Table 3.3
Open Space

	Gross Acres	BUDGAA/ Open Space requirement	MPD Open Space Provision (if applicable)	Proposed open space	Net difference over/ (under)
Main Property not including PAA	267	0	134	119.2	(14.8)
PAA- North Triangle	54	55 acres for view and trail corridor*	0	55 acres for view and trail corridor*	0
PAA- East Annexation Area	50	50 acre In-City Forest	0	50 acre In-City Forest	0
Total In City UGA MPD open space	371	105*	134	224.2*	(14.8)**

*Only a view corridor needs to be provided on-site. The remaining acreage is provided off-site to the north and east in the form of a view corridor and trail corridor.

** Additional open space will be provided in the form of school playfields, trails and neighborhood parks that are not shown on Figure 3-1.

Land Use - (07-08-2010) Approx AC

Low Density Residential	79
Medium Density Residential	63
High Density Residential	17
Commercial/Office/Retail	35
Schools	10
Streets	23
Parks, Trails and Open Space	99
Buffers	29
Sensitive Areas	16

Total 371 AC

 Potential Locations for High Density Residential Over 18 du/ac Approx. 4 AC
 L#: Development Parcel Number

 Potential Locations for Light Industrial Overlay



