

## RESOLUTION ON THE PROPOSED CAPITAL HILL PUD

Fairmount Neighbors Association Members

Whereas, the proposed Planned Unit Development (PUD) currently proposes to subdivide 5 existing lots into 35 building lots with 43 dwelling units, an increase from 20 lots proposed in 2013 during the annexation phase, and

Whereas, the proposed Planned Unit Development (PUD) of 20 lots, proposed in 2013, raised many neighborhood concerns at that time, and continues to raise neighborhood concerns, and

Whereas, the proposed PUD would have only one practical access route via Spring and Capital, and one impractical alternative route, via Spring, Madrona and Cresta de Ruta, over roadways that do not meet the City's current design standards and are located in high landslide risk areas, and

Whereas the PUD proposes an inherently dangerous road intersection, on the only practical route, at the existing blind curve just past 2808 Capital Drive, and

Whereas, the proposed PUD increases the risk of landslides on the steep slopes as a result of the extensive excavation required for building roads, sewers, storm drains, and building pads, and

Whereas, the PUD proposes extensive tree removal including 42% of all trees, and

Whereas the proposed PUD is inconsistent with the South Hill Study's goal of limiting development above 901 foot in elevation in order to insure maximum preservation of the natural character of the south hills, and

Whereas, the proposed PUD will increase traffic on the aforementioned streets, and on streets adjacent to the access route, which will exacerbate existing congested conditions on these streets thereby endangering public safety for motorists, bicyclists and pedestrians, and

Whereas, the proposed PUD could impede emergency response efforts due to the aforementioned traffic concern and will increase the probability of emergency events that will occur due to additional occupants, and

Whereas, the proposed PUD will increase traffic and noise, and will disrupt and degrade the quality of the natural environment and area surrounding the site.

Now therefore be it resolved that the Fairmount Neighborhood Association Members recommend the proposed PUD be **denied** unless the concerns above can be adequately addressed by the developer.