

## **Statement by Sustainable Saratoga**

City Council UDO Workshop #3 on August 17, 2021

Sustainable Saratoga supports the preliminary decision at last week's UDO workshop to reinstate the existing Article 3.2 building and siting design guidelines for the area of South Broadway from Crescent Avenue to the East/West Road. But to be meaningful, the City Council must make these design guidelines mandatory.

To be consistent with the city's Comprehensive Plan and the Planning Board's comments about the need to define rural character, the Council should retain the existing Article 3 design guidelines all the way down South Broadway and along Route 50. And to be meaningful, the City Council must make these design guidelines mandatory.

To be consistent with the Comp Plan and the Planning Board's comments about the need to define rural character, the Council should require in the Rural Residential zoning district, not only a conservation analysis for site plans, but also the existing building and siting design standards in Article 16.10 of the Subdivision Regulations. And to be meaningful, the City Council must make these design guidelines mandatory.

To be consistent with the Comp Plan and the Planning Board's comments about the need to define rural character, the Council should require that the Architectural Review standard in the RR district along all the entrance roads to the city (Outer Union Avenue, Outer Lake Ave, Outer Church Street, Outer Washington Street, etc.) be revised to include the rural character building and siting design standards in Article 16.10 of the Subdivision Regulations. And to be meaningful, the City Council must make these design guidelines mandatory.

The above changes would serve to address the Planning Board's advisory opinion concerns about implementing rural character in the city Greenbelt and also would comply with the policies of the 2015 Comp Plan.

We are concerned with the preliminary decision at last week's UDO workshop to expand the boundaries of the proposed CG-R district on lower South Broadway from 250 feet to 600 feet. This potentially represents an expansion of commercial uses within the City's established Greenbelt. Without more detailed analysis, this decision might benefit only one or two property owners without providing a real community benefit. The desired improvement in the quality of rural character along our gateways will be the result of good design standards, not from expanding uses.

In addition, Sustainable Saratoga fully supports the four recommendations in the Planning Board's advisory opinion relating to energy and sustainability.

Thank you for the opportunity to comment.

