

Exhibit I

Driveway Disturbance Credit

The current code has different standards for driveways that serve new homes and driveways that serve remodeled homes. Decorative driveways that serve new homes receive a partial credit toward their disturbed area calculation. However, decorative driveways that serve remodeled homes do not count as disturbed area. **There is concern that the current code encourages and allows for excessively large driveways and auto courts on remodeled homes since the decorative drives do not count as disturbed area.** For instance, when an applicant remodels a house, there is no limit on the amount of decorative driveway and auto court that can be constructed (other than a maximum driveway slope of 30% and minimum driveway width of 12'). **There was also concern that the partial driveway credit for new homes also encouraged larger driveways, which may in more scaring to the hillside.**

The draft code language changes the amount of credit given for new driveways and addresses the concern in which the current code may encourage excessively large driveways and auto courts. For new homes, decorative driveways will receive partial disturbance credit provided the driveway is located within 18" from natural grade. For remodeled homes, existing driveways that are surfaced or reconstructed with decorative materials receive 100% disturbance credit. Any new portions of the driveway that extend beyond the existing driveway layout will receive a partial disturbance credit (provided the new portion of driveway is located within 18" from natural grade).

The table and examples below summary and compare the current and proposed driveway disturbance requirements. Table 1 compares the current driveway credit requirement with the proposed driveway credit requirements. Also, three projects were used as case studies/examples to compare the differences between the current and proposed code. The goal of the proposed code language is to help mitigate excessively large driveways and auto courts.

Table 1

	Current Code	Proposed Code
Decorative Driveways for Remodeled Homes	▪ 100% Disturbance Credit (No Limit on Amount of Driveway or Amount of Auto Court)	▪ 100% Disturbance Credit for Existing Driveway Area ▪ New Driveway Beyond the Existing Layout/Driveway Area Receives Partial Credit: ○ 50% credit within 6” of Natural Grade ○ 25% credit over 6” and under 18” of Natural Grade ▪ 0% credit if 18” or greater from Natural Grade
Decorative Driveways for New Homes	▪ 50% Disturbance Credit if within 6” from Natural Grade ▪ 25% Disturbance Credit if beyond 6” from Natural Grade	▪ 50% credit within 6” of Natural Grade ▪ 25% credit over 6” and under 18” of Natural Grade ▪ 0% credit if 18” or greater from Natural Grade
Asphalt Driveways	Counts as 150% Disturbance	Prohibited
Pros	▪ Encourages the use of decorative driveways and discourages asphalt driveways.	▪ Prohibits asphalt driveways that do not blend in with the hillside. ▪ Prevents excessively large driveways and auto courts on remodels by including new portions of the driveway/auto court into the disturbance calculation. Less driveway/auto court should result in less disturbance to the hillside. ▪ Prevents excessively large driveways and auto courts for new homes by reducing the disturbance credit for the driveway/auto court. Less driveway/auto court should result in less disturbance to the hillside.
Cons	▪ The driveway credit may encourage larger driveway and larger auto courts which create more disturbance to the hillside.	▪ Driveways and auto courts are site specific and design specific. Reducing the driveway credit may result in steeper driveway slopes, taller driveway cuts, and/or bring the house closer to the front yard setback in order to accommodate a smaller driveway.

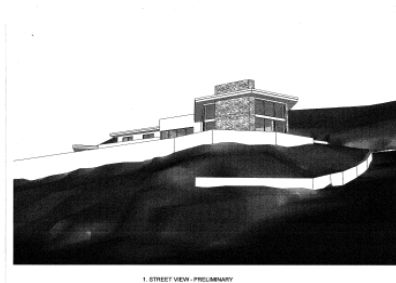
Case Study I - 6824 N. Highland Drive. The property was an undeveloped lot. A new single-family residence is currently under construction. Since the driveway is 5' below natural grade, the decorative driveway would not receive any credit under the proposed code. As designed, the lack of driveway credit would result with this project exceeding the allowable disturbance (by 645 square feet). As a result, the applicant would be required to redesign the driveway/auto court area or house to make the design meet the allowable disturbance.

	Driveway Area	Driveway Credit	Allowable Disturbance	Proposed Disturbance
Current Code	3,608 Sq. Ft.	25% or 771 Sq. Ft.	5,072 Sq. Ft.	4,946 Sq. Ft.
Proposed Code	3,608 Sq. Ft.	0%	5,072 Sq. Ft.	4,946 + 771 = 5,717 Sq. Ft

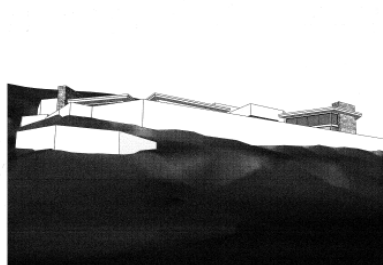


Case Study II - 7026 N. 40th Street. The applicant is demolishing an existing home in order to build a new Single-Family Residence. The property was developed in the 1970s, which created the original pad. The applicant is planning to use the same driveway and resurface it with pavers. Due to the previous development of the site, the existing amount of disturbance exceeds the allowable amount of disturbance. This excess disturbance is considered existing non-conforming and the applicant is encouraged to make an attempt to reduce the existing disturbance below what currently exists. As designed, the lack of driveway credit would not push the applicant over the existing amount of disturbance. Therefore, no change in the applicant's design would be required.

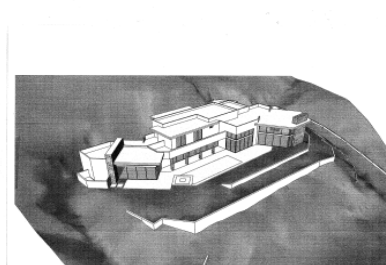
	Driveway Area	Driveway Credit	Allowable Disturbance	Existing Disturbance	Proposed Disturbance
Current Code	3,030 Sq. Ft.	25% or 758 Sq. Ft.	4,319 Sq. Ft.	20,852 Sq. Ft.	19,745 Sq. Ft.
Proposed Code	3,030 Sq. Ft.	0%	4,319 Sq. Ft.	20,852 Sq. Ft	19,745 + 758 = 20,512 Sq. Ft



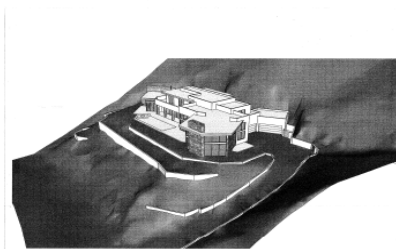
1. STREET VIEW - PRELIMINARY



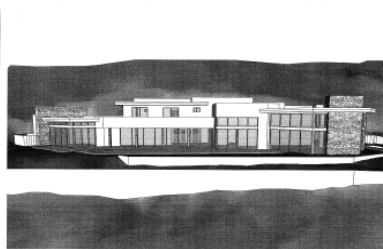
2. STREET VIEW - PRELIMINARY



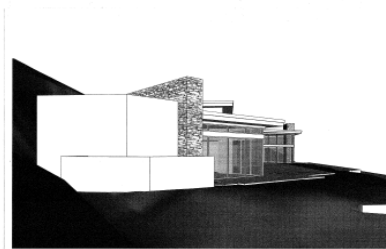
3. AERIAL VIEW - PRELIMINARY



4. AERIAL VIEW - PRELIMINARY



5. FRONT ELEVATION - PRELIMINARY



6. SIDE ELEVATION - PRELIMINARY

Case Study III – 4796 E. Charles Drive. The property was an undeveloped lot. A new single-family residence was constructed on this site. Since the driveway is 8’ below natural grade, the decorative driveway would not receive any credit under the proposed code. The additional disturbance amount of 536 is still within the allowable disturbance for the property and a re-design of the project would not be required.

	Driveway Area	Driveway Credit	Allowable Disturbance	Proposed Disturbance
Current Code	2,144 Sq. Ft.	25% or 536 Sq. Ft.	14,685 Sq. Ft.	13,917 Sq. Ft.
Proposed Code	2,144 Sq. Ft.	0%	14,685 Sq. Ft.	13,917+536 = 14,453 Sq. Ft

