

DRAFT DEVELOPMENT BONUS PROGRAM FOR URBAN CODE DISTRICT AND URBAN CORE MASTER PLAN

Memorandum

To: Department Directors, City of Tempe
From: BAE through Ambika P. Adhikari, Principal Planner, Community Development
Date: January 28, 2020
Re: Draft Development Bonus Program Update

This Memorandum (memo) provides an overview of the City of Tempe Voluntary Development Bonus Program (DBP) for Urban Code District (UCD), and Urban Core Master Plan (UCMP). Several municipalities in Arizona use voluntary DBPs to encourage the incorporation of community benefits such as sustainable development, affordable/workforce housing, and park space in developments. Under a DBP, cities provide developers the opportunity to earn additional project value in exchange for developer contributions that result in community benefits. If the value of the developer contributions is less than the additional value created by the bonus for the development, the developer is incentivized to voluntarily participate in the program.

The City of Tempe has engaged BAE Urban Economics (BAE) to evaluate and assist in the development of a voluntary DBP that incentivizes developers to provide onsite, and off-site public amenities or in-lieu funds towards community benefits.

This memo provides a draft of the structure of the DBP, requirements for participating in the program, the participation process, and the substance of an associated Transfer of Development Rights (TDR) program applicable only for Historic Preservation bonus. This program is being prepared concurrently with the adoption process of the Urban Code District (UCD) and Urban Core Master Plan (UCMP) efforts to encourage developer participation when UCD and UCMP are implemented.

1. Structure of the DBP Program

Tempe's DBP is a voluntary program available within the UCD that would allow developers to achieve additional building heights and/or densities in exchange for a defined set of community benefits (Bonus Elements), including affordable and workforce housing, sustainability elements, historic preservation assurance (when applicable), and/or connected outdoor public gathering space.

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The program requires developers to provide at least one category of community benefits or connectivity onsite. Developers can then use an Affordable Housing In-Lieu Fee or Sustainability elements to make up any gap required to achieve the designated points required to obtain a development bonus.

The DBP also provides reference for calculating and negotiating recommended building heights and densities when developers apply for UCMP heights through a Planned Area Development (PAD) or Development Agreement process.

Program Approach

Success of the DBP will depend on voluntary developer participation. To incentivize developers to participate, the program is structured to seek bonus element contributions equal only to approximately half the additional project value (profits) that a developer would earn from building to higher maximum heights and/or densities (Incremental Project Value)¹.

Developers are often willing to share parts of additional project value with investments in the development towards community benefits. However, they need incentives in the form of additional profits to undertake any processes or requirements outside the normal courses of business. Developers are unlikely to make ongoing commitments to affordable housing, historic preservation – or to a lesser extent, public gathering space and sustainability improvements – without realizing greater financial gains than developing under the base zoning entitlements.

In its experience negotiating developer community benefits agreements and creating special assessment districts across the United States, BAE notes that developers are most likely to participate in programs where the developers can retain at least fifty percent of the Incremental Project Value after they provide public benefits. Thus, as a general guideline, the DBP uses the following calculation to determine the value of Bonus Elements that a developer would be willing to contribute in exchange for additional development rights:

$$\begin{aligned} \text{Maximum cost of developer contribution} &= 0.5 \times (\text{Bonus Project Value minus Base Project} \\ &\quad \text{Value}), \text{ or} \\ \text{Maximum cost of developer contribution} &= 0.5 \times (\text{Incremental Project Value}) \end{aligned}$$

Although the City is not extracting 100 percent of the developer's Incremental Project Value, it is achieving total public benefits that outweigh the costs to provide the bonus elements. For example, sustainability elements in a development contribute to a healthier urban environment and better air quality; outdoor gathering spaces increase mobility and vibrancy and contribute to placemaking efforts; historic preservation provides for the ongoing

¹ Incremental Project Value equals the value of a project under bonus development less the value of the project under a base development scenario.

conservation of local neighborhood and/or cultural character; and affordable housing provides residential opportunities to lower income residents, increases educational outcomes, and enhances economic development potential for the City. The City will enjoy a total high value because of the tangible and intangible benefits to the community and the City as a whole. All the public benefits included in the DBP are among the priorities of the City as envisioned in the City’s Strategic Priorities.

DBP Bonus

Bonus development is achieved through the accumulation of Bonus Element Points (points). A developer may obtain a Bonus through the accumulation of 100 points, except that in UC-5 and UC-6, 10 bonus points will suffice. Table 1 shows base and bonus heights and densities in each UC Zone. Base and bonus development heights and densities are structured to minimize changes in construction types, which can have an adverse impact on profitability for developers.

Developers wishing to apply for the UCMP heights shown in Table 1 would first be required to comply with Bonus eligibility requirements as a prerequisite. Additional heights are contingent upon providing commensurate amount of public benefits provided by the developer and meeting all applicable UCMP design guidelines. The amount of public benefits in proportion of the heights and densities sought will be negotiated between the City and developer.

The UCMP heights are negotiated on a case-by-case basis.

Table 1: DBP Base and Bonus Development

| Urban Code District | UCD Base | UCD Bonus (a) | UCMP |
|---------------------|---------------------------|---------------------------|----------------------------|
| UC-1 | 125 ft 65+ du/acre | 160 ft 65+ du/acre | 250+ ft 65+ du/acre |
| UC-2 | 90 ft 65+ du/acre | 130 ft 65+ du/acre | 130 ft 65+ du/acre |
| UC-3 | 90 ft Up to 65 du/acre | 130 ft 65+ du/acre | 160-250+ ft 65+ du/acre |
| UC-4 | 70 ft Up to 45 du/acre | 90 ft Up to 65 du/acre | 130-250+ ft 65+ du/acre |
| UC-5 | 55 ft Up to 25 du/acre | 60 ft 25 to 45 du/acre | 90 ft Up to 65 du/acre |
| UC-6 | 40 ft Up to 20 du/acre | 45 ft Up to 20 du/acre | 45 ft Up to 25 du/acre |
| UCMP Only | | | Varies. See UCMP map |

Note:

(a) 100 points required to achieve UCD bonus in UCs 1 through 4; ten points needed in UCs 5 and 6.

Entitlement Review Benefits

The DBP provides more than just additional development potential. Developments in UC Zones 3-6 can participate in the DBP through an Administrative Review. All other participation requires Council Review. The administrative review is for the calculations of heights and densities available according to the bonus points earned. All projects are required to go through a normal Development Plan Review (DPR) process to get approval for the building design and site plan.

Even for the developments requiring Council Review, staff will calculate the bonus heights and densities and only the design and site plan will require public reviews. This process is designed to provide certainty and predictability of development rights to the development community, and in most cases, reduce the need for Council project approvals and associated staff time.

2. Bonus Elements Menu and Points

The Bonus Elements menu provides transparency and flexibility to the development community when they participate in the DBP. A developer can participate in the DBP by including one or more onsite Bonus Elements that can be combined, if necessary, with an In-Lieu Fee payment. Points are assigned to each Bonus Element and the developer can choose the most suitable combination to earn Bonus Points for the development.

In UCs 1-4, a developer must achieve 100 Bonus Points to participate in the Development Bonus Program. However, the DBP only requires 10 points for UCs 5 and 6 because the incremental height allowed is only five feet. Table 2 shows the points earned per different levels of public benefits.

Table 2: Bonus Elements and Points by Zone

| Bonus Elements | Bonus Elements and Points by Zone | | | | | | | | | |
|--|-----------------------------------|-----|----------------|-----|----------------|-----|----------------|-----|----------------|-----|
| | UC-1 | | UC-2 | | UC-3 | | UC-4 | | UC-5 and UC-6 | |
| | Public Benefit | Pts | Public Benefit | Pts | Public Benefit | Pts | Public Benefit | Pts | Public Benefit | Pts |
| Affordable Housing, On-Site | | | | | | | | | | |
| Up to 50% AMI | 3% | 100 | 3% | 100 | 3% | 100 | 3% | 100 | n/a | |
| 51% to 80% AMI | 5% | 100 | 5% | 100 | 5% | 100 | 5% | 100 | n/a | |
| 81% to 100% AMI | 10% | 100 | 10% | 100 | 10% | 100 | 10% | 100 | n/a | |
| 101% to 120% AMI | n/a (a) | | n/a | | n/a | | n/a | | n/a | |
| Housing In-Lieu Fee Fee per Point (b) | \$6,500 | 1 | \$6,500 | 1 | \$15,000 | 1 | 15,000 | 1 | \$15,000 | 1 |
| Minimum Multiple | | 1 | | 1 | | 1 | | 1 | | 1 |
| Maximum Multiple | | 70 | | 70 | | 70 | | 70 | | 10 |
| Public Outdoor Gathering Space | | | | | | | | | | |
| Minimum Multiple (c) based on percentage of site set-aside | 5% | 15 | 5% | 15 | 5% | 10 | 5% | 10 | 5% | 5 |
| | 10% | 30 | 10% | 30 | 10% | 20 | 10% | 20 | 10% | 10 |
| | 15% | 45 | 15% | 45 | 15% | 30 | 15% | 30 | 15% | 10 |
| Maximum Multiple (c) | 20% | 60 | 20% | 60 | 20% | 40 | 20% | 40 | 20% | 10 |
| Sustainability Elements | | | | | | | | | | |
| Points per \$250,000 in Qualified Expenditures | | | | | | | | | | |
| Minimum Multiple (d) | | 30 | | 30 | | 15 | | 15 | | 10 |
| Maximum Multiple | | 90 | | 90 | | 75 | | 75 | | 10 |

Notes:

(a) "n/a" indicates that Bonus Points are not available in this category.

(b) In-Lieu Fee per point based on prototypical parcel size within each UCD. For parcel sizes larger than 0.7 acres in UCs 1 and 2; and larger than 3.0 acres in UCs 3 and 4; Fee per Point may be scaled upward for larger sites as approved by the Community Development Director or designee.

(c) Public Outdoor Gathering Space required as part of UCD **can** be counted towards Bonus Points, provided that the lot coverage exceeds 90 percent of the net site area.

(d) For parcel sizes larger than 0.7 acres in UCs 1 and 2; and 3.0 acres in UCs 3 and 4, Bonus Points for Sustainability Elements for each \$2,500 may be scaled downward for larger sites as approved by the Community Development Director or designee.

To calculate the Bonus Points available within each category and UC, a series of development prototypes were created within each UCD subzone that are reflective of local projects built recently or currently under construction.²

On-Site Affordable Housing

Developers can automatically earn 100 Bonus Points by providing covenanted affordable housing units within their residential development projects.

To comply with this option, a developer would choose one of the percentages of housing units corresponding affordability levels shown in Table 2. For example, a residential developer in UC-3 would provide **either**:

- 3 percent of Total Project Units to households earning 50 percent of Area Median Income (AMI)³, *or*
- 5 percent of Total Project Units to households earning 80 percent of AMI, *or*
- 10 percent of Total Project Units to households earning 100 percent of AMI

Onsite Affordable Units must be incorporated in a similar size, mix, and configuration as the overall project. In other words, the units provided as affordable units will have the same number of average bedrooms as the average number of bedrooms in the development.

Although the City's Housing Services Division will provide ongoing monitoring for affordable housing units, the inclusion of rent or deed-restricted units can be generally outside of a developer's normal course of operations. The City recognizes that providing affordable and workforce housing on site should provide 100 Bonus Points to the developer without the need for the inclusion of other Bonus Elements.

Bonus Points have been calibrated to be roughly equivalent to the developer's foregone revenue amounts in each affordability category, with requirements for a larger percentage of units to be provided at higher affordability levels to obtain the same amount of Bonus Points.

The Onsite Affordable Housing option is not available to commercial uses or office development, as these uses are not appropriate for affordable units. Commercial-only projects can provide other onsite benefits to earn points, including making up gaps in points through Affordable Housing In-Lieu Fee payments.

² City and local developers indicated that new developments would likely reflect compact development on small parcels. The parcels modeled were 0.7 acres in UCs 1 and 2; and 3.0 acres in UCs 3 and 4. To the extent that the current point schedule promotes the assembly of development parcels, the DBP allows the City to scale in-lieu fees upward or downward as approved by the Community Development Director or designee.

³ The AMI for the Phoenix-Mesa-Scottsdale MSA in 2019 was \$72,900 (for a family of 4) (<https://www.huduser.gov/portal/datasets/il/il2019/2019summary.odn>).

On-Site Public Outdoor Gathering Space

Under the DBP, all district parcels are eligible to earn Bonus Points for Public Outdoor Gathering space.

- A minimum of five percent of net lot coverage dedicated to Public Outdoor Gathering Space is required to earn Bonus Points all districts.
- A maximum of 20 percent of net lot coverage dedicated to Public Outdoor Gathering Space can be applied to Bonus Points in all districts.
- Minimum lot coverage requirements to opt in to the UCD are treated separately, and can count towards Bonus Point accumulation only in cases where the lot coverage exceeds 90 percent of net site area.

Points can be earned in multiples of the base rate. For example, a project in UC-3 can earn 20 points by dedicating 10 percent of its net site area for Public Outdoor Gathering Space, or 30 points by dedicating 15 percent of its site area as shown in Table 2. A project would not, however, earn more than 30 Bonus Points by dedicating 18 percent of its net site area to Public Outdoor Gathering Space.

Eligible Public Outdoor Gathering Spaces are based on definitions and development standards listed in the UCD. Selected standards for outdoor gathering spaces are provided below:

1. Incorporates a minimum of five of the following pedestrian scale features:
 - Lighted bollards
 - Movable tables and chairs
 - Benches or swings
 - Seat walls and / or raised landscape planters
 - Shade trees
 - Pots or hanging baskets filled with seasons plant material
 - Informal kiosks
 - Stage, amphitheater, or other performance space,
 - Sculptures, or other public art features
 - Water features
 - On site parking for bikes and micro-mobility equipment
2. Integrates landscaping and/or structures to provide shading for the outdoor gathering spaces.
3. Provides direct access to sidewalks and pedestrian walkways.

On-Site Sustainability Elements

Under the DBP, a developer may earn Bonus Points for every \$250,000 in spending on qualified Sustainability Expenditures described below.

- Bonus Points for Sustainability Elements can be obtained in multiples of the minimum points awarded per UC for each \$250,000 in qualified expenditures, but cannot be gradually scaled.
- Bonus Points for Sustainability Elements are capped at 90 points in UCs 1 and 2, and capped at 75 points in UCs 3 and 4.

In no circumstance may a project earn 100 Bonus Points in qualified Sustainability Expenditures alone, but will need to earn bonus points for other elements. For example, a project in UC 3 could earn up to 75 points by providing \$1.25 million in Sustainability Elements, but would need to make up the additional 25 points by dedicating 10 percent net lot coverage to Public Outdoor Gathering Space (20 points); and pay in In-Lieu Fee of \$75,000 (5 points).

The following Sustainability Elements qualify for Bonus Points:

A. Resilience to Extreme Heat

1. Provide shade coverage on at least 30% of the east and west above-grade walls and retaining walls from grade level to a height of 20 ft or the wall height. Shade coverage shall be calculated at 10 am for the east walls, and 3 pm for the west walls on summer solstice. Any vegetation providing shading shall consist of biodiverse plantings of native plants and adapted plants.
2. At least 50% of the site hardscape that is not covered by solar energy systems shall be shaded by biodiverse planting of native and adapted plants. The shade coverage on hardscape shall be the arithmetic mean of the shade coverage at 10 am, noon, and 3 pm on summer solstice.
3. A minimum of 75% of the roof shall be covered with any of the following products.
 - a. Roof coverage materials with a three-year aged SRI value of 35.
 - b. Vegetative terrace or roofing system that consist of plants that are suitable for the microclimate, and which provide foliage to at least 50% of the designated area for vegetation.

Note: Photovoltaic solar installation shall be excluded from the required roof area calculations.

4. Site development incorporates minimum 3 ft. deep window overhang(s) or similar architectural features to shade 75% of all west facing windows and 50% of all proposed glazed windows. The shade coverage shall be the arithmetic mean of the shade coverage at 10 am, noon, and 3 pm on summer solstice.
5. Provide on at least 50% of the site hardscaped area, permeable paving, structured soil/grass, open grid paving or similar material which allows for water to permeate the surface to promote natural drainage and filtration.
6. Site development incorporates functional rainwater harvesting that irrigates at least 75 percent of the total landscape area.

B. Greenhouse Gas Emissions Reduction

1. Ensure 80% of all parking spaces are EV charger ready (wiring) and with 10% of spaces with EV chargers installed.
2. Site development at grade and roof incorporates solar panels which cover 20 percent of the net site area, with a minimum size of 250 watts for each panel.
3. Allocate space and pathways for future installation of on-site renewable energy systems including solar panels and battery deployment.
4. Any other sustainability feature (s) from the International Green Construction Code (IgCC) 2018 or updated IgCC codes adopted by City of Tempe to enhance the sustainability of the development, to be reviewed and accepted by the Community Development Director or designee.
5. Achieve energy conservation levels that are at least 50% of the baseline energy consumption in the project, and get it certified by a third party.
6. Provide for on-site microgrid (local energy grid with control capability powered by distributed generators, batteries or renewable resources) investment for critical uses (30% of expected summer electrical load).

Affordable Housing In-Lieu Fee Payment

To achieve additional bonus points even after providing onsite community benefits, a developer may pay an affordable housing in-lieu fee to make up the difference to reach the 100 points needed for a bonus. Since the City wants to prioritize on-site benefits, developers can only earn a maximum of 70 points from in-lieu fees towards achieving the Bonus. In-lieu fee amounts per point vary by UC zone. The amounts are paid on a per bonus point basis. For example, if a developer needs thirty points to achieve the required total of 100 bonus points,

that developer would pay 30 times the amount of the in-lieu fee per point for its associated UC zone. Table 2 shows the in-lieu fee amount for each bonus point by UC zone.

Historic Preservation

The DBP can also be accessed through historic preservation on properties that are Historic Eligible, Historic Registered, and National Registered properties. Because many of the parcels containing historic preservation properties do not have enough site space to accommodate additional development, the DBP provides developers an opportunity to earn development bonus points through a Transfer of Development Rights (TDR) program. To receive the TDR, the owner of historic property would need to provide the City with a perpetual historic and façade conservation easement, sign a Development Agreement with the City, and commit to historic preservation treatments acceptable to the Historic Preservation Commission (HPC).

Like the on-site affordable housing, historic preservation alone automatically can result in 100 points towards achieving the bonus and does not require the provision of additional on- or off-site community benefits.

The next section provides a description of Transfer of Development Rights process for historic preservation.

Transfer of Development Rights (TDR) Program

Tempe enjoys a rich multi-cultural heritage evident through its historic buildings, neighborhoods and structures. Less visible, but equally important, are the archaeological resources of Tempe's past. Protection and enhancement of Tempe's heritage is critical to preserving the unique identity of our community. The blending of the past with the present enriches our city and all of its citizens. However, the tools available for historic preservation are limited and the development of a regulatory structure that favors preservation is critical to protecting Tempe past, both historic or prehistoric. The goal of the Transferable Development Rights (TDR) regulations is to allow for the preservation/protection of significant historic properties and archaeological sites while allowing for additional growth in the appropriate locations.

As part of the DBP, the City of Tempe is also creating a TDR program to promote voluntary historic preservation. TDR allows owners of historic eligible, local historic register, and national historic register properties to obtain Incremental Project Value in exchange for voluntarily committing to the preservation of Tempe's historic properties. The City can protect historic resources and establish a process and procedure by which a landowner can transfer the development rights of a certain property with historic structures or historic significance and apply the rights to another property that is eligible to receive additional development rights. Projects eligible to participate and that voluntarily participate in the DBP via Historic Preservation will receive bonus development rights in the form of TDR. TDR transfers with the sending property until sold to a receiving property, where the rights will reside once purchased.

Sending Properties

Properties that participate in the UCD and meet DBP Historic Preservation eligibility requirements (i.e., have structures that are listed on the National Register of Historic Places (NR), Tempe Historic Property Register (THPR), Tempe Historic Eligible (HE), and structures which are fifty (50) years or older and upon review are deemed eligible for the National Register of Historic Places) can become sending properties. In addition to opting into the UCD, the sending property owner must also undertake the following:

- Provide a permanent historic conservation easement on the property to the City
- Preserve the historic property to Historic Preservation Commission (HPC) approved standards
- Sign a Development Agreement with the City

Once the TDR is approved, the development rights of the sending properties will be severed from the property.

Receiving Properties

Any property within UCs 1-5 that is eligible to receive a Bonus under the DBP — and has opted-in to the UCD and met the baseline requirements - is eligible to purchase and receive TDR, including the sending property site if it is large enough to accommodate both the historic building and new development. A Receiving Property does not need to acquire Bonus Points to build to the development potential obtained through TDR. However, under no circumstances can a receiving property exceed its specific UCMP heights and densities. A receiving property must use the processes specified under the Development Bonus Program pursuant to its Zone to obtain additional bonus entitlements.

Procedure for Transfer

The procedure for the implementation of the TDR shall be in accordance with the TDR ordinance which will describe how a sending and receiving properties will be required to document the transfer. In addition, the sending and receiving properties will be rezoned with an overlay showing the changes in development rights. Once the TDR is approved, the development rights of the sending property will be permanently severed. The receiving property will be rezoned to reflect the new development rights.

TDR Calculation

The TDR on a property will be calculated as follows:

1. Determine the existing height (at building roof eave, not apex), and floorplate of the existing building in the sending property to calculate existing volume (in cubic feet) of development.
2. Determine the development potential (cubic feet) in the sending property under the corresponding Tier 2 Bonus using the bonus height times the square footage of the sending site's maximum developable floorplate (i.e., site size less any required setbacks, open space, etc.).
3. Subtract the development potential cubic feet from the existing building cubic feet. This is the amount of TDR available to be sent to a receiving property.

The calculation established above can be summarized in through the following formula:

| | | | | |
|---|---|--|---|--|
| Cubic Feet of Bonus Development Potential (sending site max floorplate Sq. Ft. x Tier 2 bonus height) | - | Existing Building Cubic Feet (existing floorplate Sq. Ft. x existing building height at roof eave) | = | Total permitted development transfer in cubic feet |
|---|---|--|---|--|

An ordinance will be developed for TDR, that will include the elements discussed above.

3. Examples of Achieving Bonus Points

This section provides some examples of how a developer could voluntarily participate in the DBP.

UC-3 Multifamily

Assume a Development Bonus Potential on a Site: A maximum of 130 ft and 65+ du/acre (100 points required)

Example parcel: 3 acres

- Base Development: 187,104 Square Feet, or 195 units
- Bonus Development: 223,283 Square Feet
- Bonus Increment: 36,179 Square Feet, or 60 units
- Potential Value Capture: \$1.53 million

Path to bonus points (example)

- Provide 10% of net lot area as outdoor public gathering space (20 points)
- Provide \$1.25 million in qualified sustainability expenditures (75 points)
- Total onsite element points: 95
- Total Bonus Points Required: 100
- Gap: 5 points obtained through in-lieu fee payment of \$15,000 per bonus point.

Table 3: UC-3 Multifamily

| | UC-3 Multifamily | | Points |
|--|------------------|--------------------|------------|
| | Base | Bonus | |
| Parcel Size (acres) | 3.00 | 3.00 | |
| Parcel Size (sf) | 130,680 | 130,680 | |
| Profits | \$1,653,623 | \$4,721,403 | |
| Additional Project Value Available for Value Capture | | \$3,067,780 | |
| Potential Value Capture | | 50% | |
| | | \$1,533,890 | |
| Sustainability Element Expenditures | | \$1,250,000 | 75 |
| Public Outdoor Gathering Space (10%) | | <u>\$196,020</u> | <u>20</u> |
| <i>Subtotal</i> | | <i>\$1,446,020</i> | <i>95</i> |
| <u>Gap Required through In-Lieu Fee</u> | | <u>\$75,000</u> | <u>5</u> |
| Total | | \$1,521,020 | 100 |

Source: BAE; 2019.

Tier 2: UC-2 Historic Preservation through TDR

Development Bonus Potential: 140 ft

Existing Building

- Height: 30 Feet
- Floorplate: 4,500 Square Feet
- Total Existing Volume: 135,000 Cubic Feet (cft)

Bonus Development Potential

- Height: 130 Feet
- Floorplate: 4,500 Square Feet
- Total Bonus Volume: 585,000 Cubic Feet (cft)

TDR

- Height: 100 Feet (130'-30'), if the floor plate at the sending and receiving properties are the same
- Volume: 450,000 Cubic Feet (585,000 cft – 135,000 cft)
 - 30,000 Square Feet at an average 15 ft ceiling height
 - 37,500 Square Feet at an average 12 ft ceiling height

Table on the next page shows Pathways to Achieve Bonus Heights and Densities.

Pathways to Achieve Bonus Heights and Densities

| Bonus Achieved/Bonus Elements | UCD Base Height and Density | UCD Base Height and Density + Bonus Height and Density | UCMP Heights and Densities | Remarks |
|--------------------------------------|---|---|---|---|
| Affordable/Workforce Housing | By opting in and meeting base UCD requirements | Onsite Affordable Housing achieves Tier 2 Bonus | Opt-in to the available UCD, provide bonus, and meet all applicable design guidelines. Apply for UCMP heights through a PAD or Development Agreement process. | |
| Sustainability | By opting in and meeting base UCD requirements for sustainability | Meet IgCC-related base requirements, spend at least \$250K on qualified expenditures (or multiples of \$250K), and provide some other combination of bonus elements as needed to achieve 100 points | Opt-in to the available UCD, provide bonus, and meet all applicable design guidelines. Apply for UCMP heights through a PAD or Development Agreement process. | |
| Public Gathering Space | By opting in and meeting base UCD requirements for public space | Provide minimum amount of onsite public space beyond base requirements and provide some other combination of bonus elements to achieve 100 points | Opt-in to the available UCD, provide bonus, and meet all applicable design guidelines. Apply for UCMP heights through a PAD or Development Agreement process. | |
| Historic Preservation | By opting in and meeting base UCD requirements for HP | Opt into UCD, go through Historic Preservation Review and Development Agreement, provide historic/façade easement. Obtain TDR equal to Tier 2 bonus height times floorplate (sq. ft.) less | Receiving properties can use TDR to achieve UCMP heights if it also opts-in to the available UCD and meets all applicable design guidelines. | Purchasers/Users of TDR cannot exceed maximum heights or densities within each UCD. |