



Community Benefits Project

Phase I Staff Recommendation

What is Proposed?

- This project explores what community benefits should be associated with development proposals exceeding the zone district height limit (up to 55 feet) in specific areas of the city. Phase I will be completed in 2019 and focus on affordable housing requirements for projects seeking a height bonus (i.e., 4th and/or 5th story.) The second phase will identify a full suite of community benefits, Site Review criteria amendments and design standards.
- **Additional affordable housing** would be required for projects seeking a 4th and/or 5th story within Appendix J (see the map on the next page.)
- **Residential and non-residential projects** within Appendix J would be subject to these requirements as part of the city's Site Review Process. The **sunset date** for the Appendix J map, currently set for May 2020, would be removed to allow completion of Phase II.
- **Floor area and density bonuses** would be possible in several zone districts: 0.5 Floor Area Ratio bonus in the Business Main Street, industrial zones (IMS, IS) and Mixed Use-1; and a 50% increase in residential density could be considered in the Business Regional-1 district (i.e., the 29th Street Mall area.)
- **Nursing home and assisted living projects** would be exempt from the increased impact fee.
- **Alternative community benefits** that improve public facilities or services could be proposed.

Affordable Housing Requirements for Height Bonuses

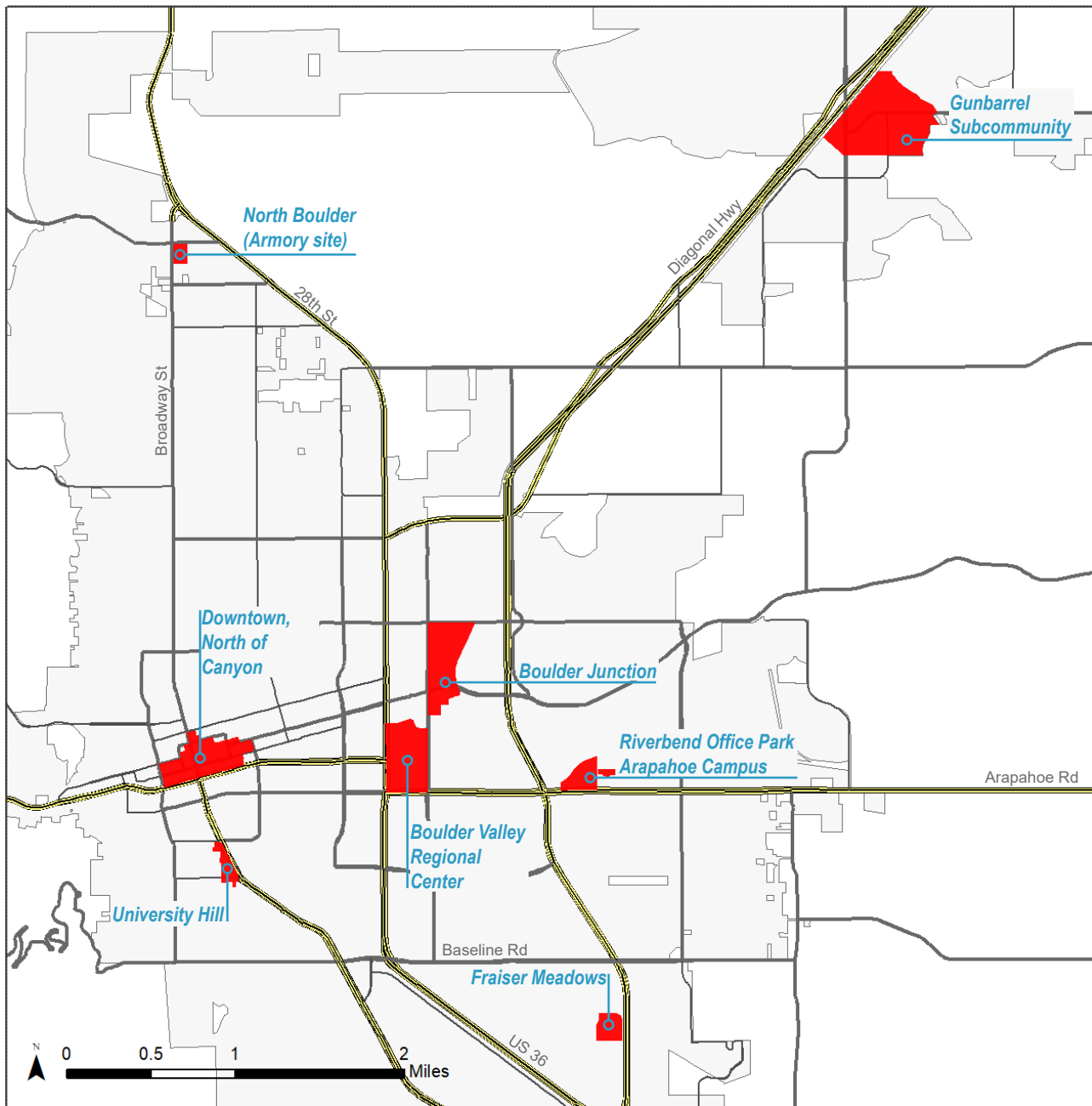
	<p>"Base Area"</p> <ul style="list-style-type: none"> • Portion of the building below the zone height limit • 1st- 3rd story 	<p>"Bonus Area"</p> <ul style="list-style-type: none"> • Portion of the building above the zoning height limit • 4th & 5th story, up to 55 feet 
Residential Projects	Existing 25% Inclusionary Housing (IH) requirement would apply (i.e., 25% of housing is permanently affordable.)	The IH requirement would increase to 36% . For-sale projects would provide 50% of all affordable housing units on site .
Non-residential Projects	Existing affordable housing impact fee would apply.	Affordable housing impact fee would increase by 43% .



Community Benefits Project

Phase I Staff Recommendation

Appendix J: Areas currently eligible to request height modifications



Other Circumstances that Permit Height Modification Requests (citywide)

Industrial General, Industrial Service, and Industrial Manufacturing districts if the building has two or fewer stories or if the height is necessary for a manufacturing, testing or other industrial process or equipment.

In all zoning districts, if the height modification is to allow up to the greater of two stories or the maximum number of stories permitted in Section 9-7-1 in a building and the height modification is necessary because of the topography of the site.

In all zoning districts if at least forty percent of the floor area of the building is used for units that meet the requirements for permanently affordable units in Chapter 9-13, "Inclusionary Housing," B.R.C. 1981.

For emergency operations antenna.

