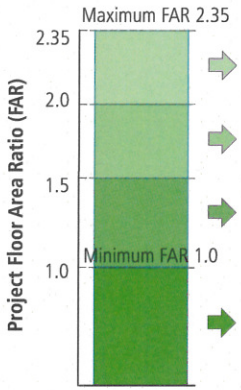
Bonus FAR Combinations - Gateway Character Area



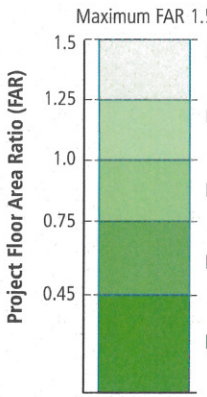
Earn one of the following FAR bonuses (up to 0.35 FAR):
- Higher-performing green building
- Zero net green building
- Public benefit or district-improvement project

Earn one additional FAR bonus (up to 0.5 FAR):
- Higher-performing green building
- Zero net green building
- Public benefit or district-improvement project

Earn the public benefit or district-improvement project FAR bonus, focusing on transportation (up to 0.5 FAR).

All projects shall:
- Meet the applicable standards in the Land Use and Design Chapter;
- Meet the green building standards described in the Green Building and Site Design Chapter;
- Earn the LEED Platinum or alternative green building standard FAR bonus;
- Earn the public benefit or district-improvement project FAR Bonus, focusing on transportation;
- Create a Master Plan for the area; and
- Provide transportation-related dedications, easements, and improvements through the Gateway Area.

Bonus FAR Combinations - Core Character Area



Transfer of development (up to 0.25 FAR).

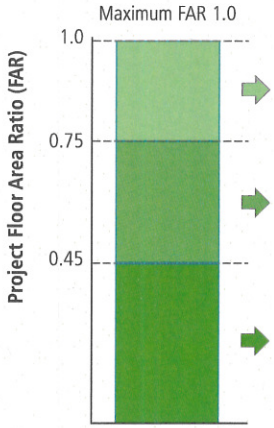
Earn one additional FAR bonus (up to 0.25 FAR):
- Higher-performing green building
- Zero net green building
- Transfer of development
- Public benefit or district-improvement project

Earn one of the following FAR bonuses (up to 0.25 FAR):
- Higher-performing green building
- Zero net green building
- Public benefit or district-improvement project

Earn both of the following FAR bonuses (up to 0.3 FAR):
- LEED Platinum or alternative green building standard; and
- Public benefit or district-improvement project, focusing on transportation.

All projects shall:
- Meet the applicable standards in the Land Use and Design Chapter; and
- Meet the green building standards described in the Green Building and Site Design Chapter.

Bonus FAR Combinations - General Character Area

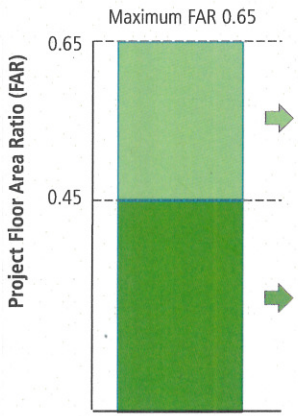


Earn one of the following FAR bonuses (up to 0.25 FAR):
- Higher-performing green building
- Zero net green building
- Public benefit or district-improvement project

Earn both of the following FAR bonuses (up to 0.3 FAR):
- LEED Platinum or alternative green building standard; and
- Public benefit or district-improvement project, focusing on transportation.

All projects shall:
- Meet the applicable standards in the Land Use and Design Chapter; and
- Meet the green building standards described in the Green Building and Site Design Chapter.

Bonus FAR Combinations in the Edge Character Area



Earn one of the following FAR bonuses (up to 0.20 FAR):
- LEED Platinum or alternative green building standard
- Public benefit or district improvement project

All projects shall:
- Meet the applicable standards in the Land Use and Design Chapter; and
- Meet the green building standards described in the Green Building and Site Design Chapter.