

Bonus FAR Evaluation Criteria

Bonus FAR Eligibility

- Does the proposal meet Bonus FAR requirements?
 - Yes/No (i.e. does the application address the Bonus FAR requirements, such as compliance with Bonus FAR Tier measures?)

Key Gateway Locations

- Is the project site critical to implementing key transportation improvements?
 - Yes/No (i.e., can the site/vicinity accommodate critical area improvements such as cycle tracks or bike bridges)

Priority Transportation Improvements

- If priority transportation improvements are proposed, how significant are they?
 - Very significant (i.e. larger improvements such as cycle tracks/bike bridges that could significantly impact transportation goals)
 - Significant (i.e. improvements not as large in terms of scale but still identified as a priority transportation improvement)
 - Not significant (i.e. smaller improvements in terms of scale but still identified as a priority transportation improvement)
 - None proposed (i.e. no priority transportation improvements are proposed)

Shoreline Gateway

- How likely will the proposal reduce or avoid impacts to the Shoreline Blvd gateway?
 - Highly likely (information submitted is highly credible to achieve this objective)
 - Likely with conditions (information submitted is credible to achieve this objective)
 - Questionable (uncertain as to the reduction or avoidance of impacts)
 - Not likely (information submitted is not credible to reduce or avoid Shoreline Blvd impacts)
 - Not addressed (no information submitted)

TDM Plan

- How likely will the TDM plan meet the Plan's 45% SOV mode shift goals?
 - Likely (information submitted is credible to achieve this objective)
 - Likely, with additional information (more info needed to confirm this during PCP process)
 - Not likely (information submitted is not credible to achieve this objective).

Character Area Consistency

- Does the proposal meet the purpose and intent of the character area?
 - Exceeds expectations (includes measures above and beyond the minimum required expectations for the character area)
 - Meets expectations (includes measures that meet the purpose and intent of the character area)
 - Partially complies (meets some of the expectations of the purpose and intent of the character area)
 - Does not meet expectations (lacks measures to assume expectations will be met)

Sustainability

- Does the proposal meet the Plan's sustainability vision, principles, and green building and site design standards and guidelines?
 - Exceeds expectations (includes measures above and beyond the minimum required sustainability expectations)
 - Meets expectations (includes measures that meet sustainability expectations)
 - Partially complies (meets some of the sustainability expectations)
 - Does not meet expectations (lacks measures to assume expectations will be met)

Transportation, Connectivity, and Transit

- Does the proposal meet the Plan's mobility vision, principles, mobility standards and guidelines?
 - Exceeds expectations (includes measures above and beyond the minimum transportation, connectivity, and transit expectations)
 - Meets expectations (includes measures that meet transportation, connectivity, and transit expectations)
 - Partially complies (meets some of the transportation, connectivity, and transit expectations)
 - Does not meet expectations (lacks measures to assume expectations will be met)

Habitat and Ecosystems

- Does the proposal meet the Plan's habitat vision, principles, and habitat and biological resources standards and guidelines?
 - Exceeds expectations (includes measures that go above and beyond the minimum habitat and ecosystem expectations)
 - Meets expectations (includes measures that meet minimum habitat and ecosystem expectations)
 - Partially complies (meets some of the habitat and ecosystem expectations)
 - Does not meet expectations (lacks measures to assume expectations will be met)

will be met)

Community and Public Spaces

- Does the proposal meet the Plan's community and public space vision and principles?
 - Exceeds expectations (includes measures that go above and beyond the minimum habitat and ecosystem expectations)
 - Meets expectations (includes measures that meet minimum habitat and ecosystem expectations)
 - Partially complies (meets some of the habitat and ecosystem expectations)
 - Does not meet expectations (lacks measures to assume expectations will be met)

Potential Residential Location

- Is the area identified by the City Council as a potential residential study location? Yes/No (i.e. did the City Council direct that this area be studied for residential uses at their April 14, 2015 meeting)

Community Benefits

- What is the per square footage amount of community benefits?
 - Staff adjusted the amount of community benefits based on the following: if any proposed community benefit is a frontage requirement? If so, then this is not considered a community benefit. Also if the proposed improvement is needed to successfully implement the TDM plan then the improvement was allocated a certain approximate percentage that may count towards community benefit.