

RESIDENTIAL PROJECTS

Base Project

- Up to 1.0 FAR
- ZA Review

Density Bonus

- Comply with City/State Density Bonus

Bonus FAR

- Council Review
- Green Building
- Community Benefit
- School Agreement
- Min. 15% on-site affordable housing

Affordable Housing Strategy

Goal: 1,000 units of affordable housing (20%)

- 700 provided through 15% of 4,700 units in market rate projects
- 300 provided through land dedication or other facilitation by office projects

Floor Area Transfer Program

Formal process for office/residential partnerships

- Demolished office/R&D to office project, instead of Dev't Reserve
- Options to have office or residential approved first
- Residential starts construction before office, or penalties
- Housing Impact Fee incentive

OFFICE PROJECTS

Bonus FAR

- Council Review
- Jobs-Housing Linkage
- Green Building
- Community Benefit
- School Agreement
- Total capped by Plan: 1.6m or 2.2m sf (Development Reserve)
- Development Reserve Set-Aside to facilitate 300 units of addtl affordable housing

Base Project

- Up to 0.4 FAR
- ZA Review

J-H Linkage

Facilitate 2.5 units in East Whisman per 1,000 square feet of bonus floor area, through any of:

- Housing construction
- Dedication/sale of land to housing developer
- Support for affordable housing development
- Floor Area Transfer Program
- Other partnerships