

Urban Land Institute Northwest Technical Assistance Panel
Downtown Bellevue Incentive Zoning Update

BRIEFING BOOK



January 2017

BRIEFING BOOK

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MEMORANDUM

DATE: January 13, 2017

TO: Urban Land Institute (ULI) Technical Assistance Panel

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SUBJECT: Downtown Bellevue Amenity Incentive System Update – ULI Panel Charge and Packet Overview

Thank you for participating on this Technical Assistance Panel convened by ULI Northwest at the City's request. The City is currently updating the Downtown Bellevue Amenity Incentive System as part of a larger body of amendments to the Downtown Land Use Code (originally adopted in 1981). The City greatly values your time and expertise and looks forward to the discussion to occur over the coming days.

The ULI Panel will be briefed by City staff and BERK Consulting at 9:00 a.m. on Wednesday, January 18 at Bellevue City Hall (room 1E-108). Stakeholder interviews based on RSVPs will follow between 10:15-11:15 a.m. The ULI Panel is scheduled to present its findings and recommendations at 2:00 p.m. on Wednesday, January 25 in the Council Chamber at Bellevue City Hall.

This memo details the charge to the ULI Panel and provides an overview of the packet materials.

PANEL CHARGE:

The ULI Panel is charged with third-party review of the analysis and economic modeling that is supporting the Downtown Bellevue Amenity Incentive System Update. The specific elements the panel is being asked to review and comment on include:

- Is the overall approach to update the incentive system consistent with stated Council principles and best practices?
- Are the recommended new base (as-of-right) floor area ratios (FARs) adequately adjusted upward to maintain existing property values; i.e. will not be perceived as a downzone?
- Will the additional FAR and/or height available under the proposed bonus system really act as an incentive; i.e. really will add value when compared to the new base?
- Does the approach to valuing the new "exchange rates" – dollar value of FAR or height earned – to go from the new base zoning to the new maximums seem reasonable? These exchange rates will later be converted into bonus ratios for desired amenities.
- Will removing structured parking as a bonused amenity likely impact the amount of above vs. below grade parking and the amount of parking provided for an individual project?
- Will removing residential space as a bonused amenity likely impact the overall amount of residential developed downtown?

PACKET MATERIALS:

The packet is arranged with the most recent materials up front, and goes on to include pertinent documentation relating to the incentive system update that's been developed as part of the Downtown Livability Initiative.

Attachment 1: Economic Analysis of Incentive Zoning and Summary Table of Proposed New Base FARs and Heights (January 2017). Attached is the consultant report from BERK on updating the Downtown Bellevue amenity incentive system. The update to the incentive system was one of the recommendations advanced by the Downtown Livability Citizen Advisory Committee. The approach to the update was guided by the Council Principles stemming from the joint Planning Commission/City Council workshop, and the staff-proposed structure reviewed by the Commission and Council in June 2016. BERK's technical analysis is based on a residual land value approach, which models the value that a developer would be willing to pay for land, based on the value of the finished product and the expected development costs and profit necessary to deliver a project. Through modeling of development proformas, this approach can examine a wide array of potential development options, and draw comparisons between today's system and options for updating the system. Note: The portion of the analysis regarding the value of additional building height is currently being finalized; it is planned to be distributed on Tuesday, January 17.

Attachment 2: Draft List of Bonusable Amenities (November 17, 2016). The City recently provided an advance release of the Draft Downtown Land Use Code Amendment to the public. Included was a draft list of bonusable amenities based on Planning Commission, City Council, and CAC direction to date., provided more work is still to be done prior to public hearing Basic (as-of-right) FARs and the bonus FAR values in the incentive system are not included at this time. Following the ULI Panel process and additional City review, bonus FAR values will be used to calibrate the incentive system, with appropriate differentiation between zoning district. The full draft of the Land Use Code Amendment may be found at <http://www.bellevuewa.gov/downtown-livability.htm>.

Attachment 3: Staff's Proposed Structure for Downtown Incentive Zoning System (June 2016). Staff presented a proposed structure and approach for updating the incentive system to the City's Planning Commission and City Council in June 2016. Staff was provided direction to proceed with the technical work with comments from the two bodies noted in the attachment. The overall approach attempted to update, streamline, and focus the incentives on those most important to promoting Downtown livability. It differentiated incentives from basic Code requirements, and sought to ensure that the resulting system acted as a real market incentive. Each part of the elements of the proposed structure was associated with the relevant Council Principles for the incentive system update.

Attachment 4: Council Guidance for Updating Downtown Incentive Zoning (Adopted January 19, 2016). Early this year, the Bellevue City Council adopted a set of principles to guide the update of the Amenity Incentive System. The subsequent work by Staff and the City's economic consultant (BERK) on the proposed structure and approach to update incentive and to develop specific numerical recommendations relate directly to these principles.

Attachment 5: Citizen Advisory Committee Recommendations for Amenity Incentive System (October 2014). A Council-appointed CAC developed a set of recommendations for a set of Downtown Land Use Code topics. One of those topics was the Amenity Incentive System. As noted in the Downtown Livability CAC's Final Report, the incentive system has been a key

tool for achieving the Downtown vision (full Downtown Livability CAC report available at <http://www.bellevuewa.gov/downtown-livability.htm>). The system allows for buildings to earn “bonus” intensity (FAR) and height in return for providing public amenities that mitigate building in a dense urban environment. However, over time the system no longer is grounded in current market economics and has not been modified to fit Downtown’s evolving state. The CAC concluded that the system should be updated to focus on factors that will make Downtown more livable, and that the update should ensure that the system is feasible and acts as a real incentive.

Attachment 6: Land Use Code Audit – Amenity Incentive System (June 2013). A precursor to the CAC process was an audit of the individual elements of the Downtown Land Use Code (design guidelines, height and form, parking, incentive system, etc.). The audit of the Amenity Incentive System focused on how the system could be updated to meet evolving market conditions and integrate newer thinking about desired Downtown amenities. It described implementation of the system over the past 30 years, examined policy direction for incentives in City’s Comprehensive Plan, and included a review of what was working well, and where there was room for room for improvement or new opportunities.



MEMORANDUM

DATE: January 13, 2017

TO: Interested Parties
Downtown Livability/Land Use Code Update

FROM: Dan Stroh, Interim PCD Director/Planning Director, 425-452-5255,
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SUBJECT: Transmittal of Consultant's Report on Downtown Incentive Zoning

Attached is the consultant's report on updating the Downtown Bellevue amenity incentive system. The update was one of the recommendations advanced by the Downtown Livability Citizen Advisory Committee in their final report. The approach to the update was guided by the Council Principles stemming from the joint Planning Commission/City Council workshop, and the staff-proposed structure reviewed by the Commission and Council in June 2016.

Based on Council direction, staff has asked ULI Northwest to convene a Technical Assistance Panel to provide third-party review of the analysis and economic modeling. The ULI Panel will be briefed by City staff and BERK Consulting at 9:00 a.m. on Wednesday, January 18 at Bellevue City Hall (room 1E-108). Stakeholder interviews based on RSVPs will follow between 10:15-11:15 a.m. The ULI Panel is scheduled to present its findings and recommendations at 2:00 p.m. on Wednesday, January 25 in the Council Chamber at Bellevue City Hall.

This is the first major update of the incentive zoning system since its inception 35 years ago, and wound up being a very complex technical task. The intent is both to focus the system on amenities important to Downtown in the 21st century, and to update the economics to today's market realities, all without negatively impacting land values embedded with today's outdated system. This is much more complex than establishing an entirely new incentive zoning system, as was done with the BelRed Plan.

The technical analysis is based on a residual land value approach, which models the value that a developer would be willing to pay for land, based on the value of the finished product and the expected development costs and profit necessary to deliver a project. Through modeling of development proformas, this approach can examine a wide array of potential development options, and draw comparisons between today's system and options for updating the system. In simplest terms, the analysis seeks to find the point where:

- 1) The new base "as of right" zoning maintains existing property values; i.e. will not be perceived as a downzone; and
- 2) The additional FAR and/or height available under the bonus system really will be an incentive; i.e. really will add value when compared to the new base.
- 3) A new "exchange rate" – dollar value of FAR or height earned – is generated by the value-add of going from the new base zoning to the new maximums. This exchange rate can then be converted into desired amenities.

Within Downtown Bellevue there is tremendous variability in development options, and thus major variations to model. The effort was fastidious in modeling a wide variety of scenarios in order to avoid “cherry-picking” only certain options that were most favorable to a given outcome. Hundreds of scenarios were modeled, varying by zoning district, major use type (predominantly residential or nonresidential), parcel size, and configuration. The modeling was sophisticated enough to be able to distinguish, for example, when an extra increment of density (FAR) was not really usable—as when it would cause an entire building to graduate to a higher cost construction type, spreading added costs across the entire development but generating inadequate incremental revenue to support this.

Of course, it is not possible to model each and every variation available for a given parcel size in a given zone. The possibilities are virtually limitless, so in the end a reasonable number of variations were modeled and conclusions drawn from these. Not every variation works, as is the case in the real world. A developer will select a plan for a given site by optimizing a wide array of possible options and choosing what works best given his/her objectives.

In addition to capturing development variability, the task is made more complex by having to work from the foundation of the existing system in place today. It is difficult in some cases to understand the logic of this legacy system. For example, in the O-1 district, there is wide variation between existing residential and nonresidential FAR and height limits, but in the O-2 district the existing Code limits are identical. In a few cases, certain development types are not feasible under existing zoning and they will not be feasible under the proposal; for example even the maximum FARs for nonresidential development in Old Bellevue (unchanged per the CAC and Planning Commission recommendations) cannot support the land values tied to the higher FARs for residential uses. This is a deliberate policy outcome; zoning for Old Bellevue does not encourage high-density office development but rather a mixed use residential/retail character. Vestiges of the existing system remain in place in the proposed update.

At a glance, the proposed system would:

- Maintain a system of Base and Maximum FARs, with limits set by residential and nonresidential use type, as is the case today
- Raise the “as of right” Base FAR to approximately 85% of the *existing Maximum FARs* for each district, to account for new requirements and the deletion of amenities that the market would otherwise be doing without an incentive
- Raise the “as of right” Base Height to the existing height maximum, to ensure that the new Base FAR can actually be utilized
- Exceptions occur in a handful of cases, where the New Base FARs must be raised slightly higher for the system to perform as expected. This is generally due to legacy issues in the existing zoning:
 - DT-MU nonresidential: the 85% rule for the New Base needs some upward adjustment to ensure that nonresidential projects are competitive
 - DT-Perimeter A including Old Bellevue, for residential uses: a slight adjustment above the 85% rule is proposed in the New Base
 - DT-Perimeter A and B, which encompasses all of Old Bellevue, for nonresidential uses: under existing land values which are driven by the far higher maximum FARs for residential uses, nonresidential uses even at maximum allowed FAR are not feasible, as noted above. The new nonresidential base is set to the maximum FAR (which is unchanged), and therefore nonresidential uses would not be expected to participate in the incentive system.
- Set the new Maximum FARs and heights based on the Planning Commission recommendations

- Set a new “exchange rate” of \$25/sf of bonus FAR, which can be converted into desired amenities
- Set an additional new “exchange rate” for height built above the current district maximums; this would apply only where newly added bonus height is recommended – i.e., this would apply only to added height which a developer chooses to utilize in excess of the new Base Heights (which per above are recommended as equal to the existing height maximums). Note: This piece of the analysis is currently being finalized; it is planned to be distributed on Tuesday, January 17.

The proposed new base and maximum FARs and heights are summarized in Attachment A.

One item of note, affordable housing, is not included in this report. As interested parties may recall, staff has proposed a new incentive for affordable housing as an exemption of up to 1.0 FAR from calculated limits, similar to the way the Code currently addresses ground-floor retail. The consultant is exploring this item as part of the modeling exercise, but this is tied to the city-wide Affordable Housing Strategy underway as a companion effort, and is set to come forward in that broader context rather than for the Downtown alone.

Staff’s intent and hope is that the proposal herein is fair and reasonable, and in the end will continue to advance the partnership between the city and private sector developers to make Downtown Bellevue increasingly livable.

Attachments

- A. Summary Table of Proposed New Base and Maximum FARs and Heights
- B. BERK Consultants Report: Economic Analysis of Incentive Zoning for Downtown Bellevue



DATE: January 17, 2017

TO: Interested Parties
Downtown Livability/Land Use Code Update

FROM: Dan Stroh, Interim PCD Director/Planning Director, 425-452-5255,
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Emil King AICP, Strategic Planning Manager, 425-452-7223,
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SUBJECT: Addendum to Consultant's Report on Downtown Incentive Zoning

Attached is an addendum to the staff transmittal on updating the Downtown Bellevue amenity incentive system. This addendum is the last missing component of the incentive zoning analysis. It examines the incentive value of additional height, in cases where the existing Maximum Heights were recommended for significant increases. Staff intends to incorporate this in the proposal for review by the ULI Panel, together with the other facets of the proposed incentive zoning system.

Staff's earlier transmittal, dated January 6, 2017, noted that this final piece of the analysis had not yet been finalized at that time, and would be forthcoming as soon as it is available. This remaining element focuses on setting an "exchange rate" for height above the current zoning maximums, to apply where newly added height is recommended. It would apply only in cases where a developer chooses to use additional height in excess of the new Base Heights.

The Downtown Livability CAC underscored that added building height, where proposed, was intended to serve multiple objectives, including Improving urban design outcomes and helping deliver additional amenities that enhance the livability and character of Downtown.

The proposed Land Use Code includes a number of factors to achieve the urban design objective stated above. City consultant BERK has completed additional technical analysis on the second objective, capturing the value of added height to contribute to the Amenity Incentive System. That final piece of the report is attached. It demonstrates that there is economic value in added height. In some cases the added height alone provides value. In many cases the added height helps maximize the value of FAR, so the two are working together.

The BERK report concludes with several options for treating the added building height within an incentive zoning structure:

1. **Treat Maximum Height as it is currently treated in the Code.** Any project exceeding the New Base FAR by participating in the FAR Amenity Incentive System would be able to build to the new Maximum Height limits. Projects building at or below the New Base FAR would not be eligible to exceed the Code's height trigger.

2. **Manage height outside the incentive zoning system.** Under this approach, a somewhat higher exchange rate would be set for any portion of a building that exceeds the height trigger, as an additional offset for height. This could take the form of a tiered system that charged the standard incentive zoning rate for bonus FAR at elevations up to the height trigger, and a higher rate for FAR built above the height trigger. For example, the earlier proposed exchange rate of \$25 per bonus square feet might apply to bonus FAR up to the height trigger, and a rate of \$30 applied to bonus square feet above the height trigger.
3. **Incorporate height into the incentive zoning system.** Exceeding the height trigger, just as exceeding Base FAR, would mean that a project is participating in the Amenity Incentive System. A “height-only” exchange rate would be developed, and would apply to a project that only exceeds the height limit but not the Base FAR. For a project that exceeds both the Base FAR and the height trigger, the system would apply the greater of the conventional FAR amenity requirement or height-based amenity requirement.

Further details on these three approaches and analysis are found in the consultant addendum. Staff has not yet developed a recommendation on which, if any, of these three options best realizes the CAC’s intent for ensuring that added height is properly incorporated in the Amenity Incentive System. We would appreciate the ULI Panel’s perspective on this matter.

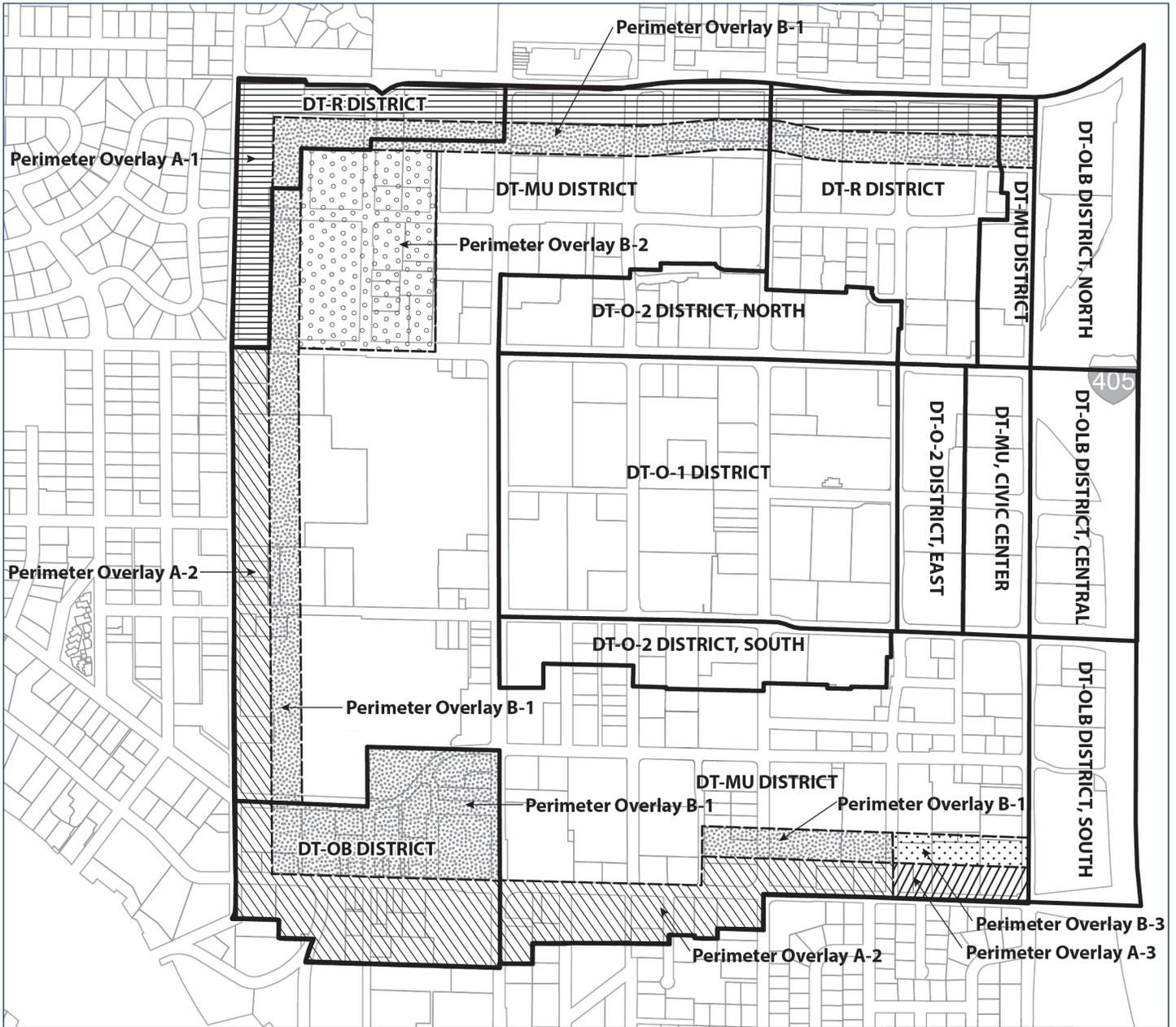
Attachment

- New Section **(beginning on Page 55)** of BERK Consultants Report, added January 17, 2017: Implications of Additional Allowed Building Height

DRAFT: Proposed New Base FARs and Heights Based on BERK Preliminary Analysis

13-Jan-17

			Floor Area Ratio				Building Height				
A	B	C	D	E	F	G	H	I	J	K	L
BERK Proforma	Downtown Land Use District	Building Type	Current Basic FAR	Current Max FAR	New Basic FAR	New Max FAR (PC Proposed)	Current Basic Height	Current Max Height & Max Height with "15/15% rule" as applicable	New Max Height Including "15/15% rule" as applicable (PC Proposed)	New Basic Height	Building Height Trigger for Additional Code Requirements
✓	DT-O-1	Nonresidential	5.0	8.0	6.75	8.0	200'	345'/450'	600'	345'	345'
		Residential	5.0	Unlimited; effectively ~10.0	8.5	10.0	200'	450'	600'	450'	450'
✓	DT-O-2 North of NE 8th Street	Nonresidential	4.0	6.0	5.0	6.0	150'	250'/288'	460'	288'	288'
		Residential	4.0	6.0	5.0	6.0	150'	250'/288'	460'	288'	288'
Interpolation from BERK analysis	DT-O-2 East of 110th Ave NE	Nonresidential	4.0	6.0	5.0	6.0	150'	250'/288'	403'	288'	288'
		Residential	4.0	6.0	5.0	6.0	150'	250'/288'	403'	288'	288'
Interpolation from BERK analysis	DT-O-2 South of NE 4th Street	Nonresidential	4.0	6.0	5.0	6.0	150'	250'/288'	345'	288'	288'
		Residential	4.0	6.0	5.0	6.0	150'	250'/288'	345'	288'	288'
✓	DT-MU	Nonresidential	0.5	3.0	3.25	5.0	60'	100'/115'	230'	115'	115'
		Residential	2.0	5.0	4.25	5.0	150'	200'/230'	288'	230'	230'
Interpolation from BERK analysis	DT-MU Civic Center	Nonresidential	0.5	3.0	3.25	6.0	60'	200'/230'	403'	230'	230'
		Residential	2.0	5.0	4.25	6.0	150'	250'/288'	403'	288'	288'
Interpolation from BERK analysis	DT-OLB North (between NE 8th and NE 12th)	Nonresidential	0.5	3.0	2.5	3.0	75'	75'/90'	90'	90'	N/A
		Residential	2.0	3.0	2.5	3.0	75'	90'/105'	105'	105'	N/A
✓	DT-OLB Central (between NE 4th and NE 8th)	Nonresidential	0.5	3.0	2.5	6.0	75'	75'/90'	403'	90'	90'
		Residential	2.0	3.0	2.5	6.0	75'	90'/105'	403'	105'	105'
✓	DT-OLB South (between Main St and NE 4th)	Nonresidential	0.5	3.0	2.5	5.0	75'	75'/90'	230'	90'	90'
		Residential	2.0	3.0	2.5	5.0	75'	90'/105'	230'	105'	105'
✓	DT-OB - Please see Perimeter Overlay A-2 and B-1 for Old Bellevue FAR & Height parameters. Perimeter Overlays cover all of the Old Bellevue underlying zoning.										
Interpolation from BERK analysis	DT-R	Nonresidential	0.5	0.5	0.5	0.5	60'	65'/75'	75'	75'	N/A
		Residential	2.0	5.0	4.25	5.0	150'	200'/230'	230'	230'	N/A
✓	Perimeter Overlay A-1 (includes DT-MU and DT-R underlying zoning)	Nonresidential	0.5	1.0 in MU; 0.5 in R	1.0 in MU; 0.5 in R	1.0 in MU; 0.5 in R	30'	40'	40'	40'	N/A
		Residential	2.0	3.5	3.0	3.5	30'	55'	55'	55'	N/A
✓	Perimeter Overlay A-2 (includes DT-OB and DT-MU underlying zoning)	Nonresidential	0.5	1.0	1.0	1.0	30'	40'	40'	40'	N/A
		Residential	2.0	3.5	3.25	3.5	30'	55'	70'	55'	55'
Interpolation from BERK analysis	Perimeter Overlay A-3 (DT-MU underlying zoning)	Nonresidential	0.5	1.0	1.0	1.0	30'	40'	70'	40'	40'
		Residential	2.0	3.5	3.25	5.0	30'	55'	70'	55'	55'
✓	Perimeter Overlay B-1 (includes DT-MU, DT-OB and DT-R underlying zoning)	Nonresidential	0.5	1.5 in MU; 1.0 in OB; 0.5 in R	1.5 in MU; 1.0 in OB; 0.5 in R	1.5 in MU; 1.0 in OB; 0.5 in R	30'	65'/72'	72'	72'	N/A
		Residential	2.0	5.0	4.25	5.0	45'	90'/99'	99'	99'	N/A
Interpolation from BERK analysis	Perimeter Overlay B-2 (DT-MU underlying zoning)	Nonresidential	0.5	1.5	1.5	1.5	30'	65'/72'	72'	72'	N/A
		Residential	2.0	5.0	4.25	5.0	45'	90'/99'	176'-264'	99'	99'
Interpolation from BERK analysis	Perimeter Overlay B-3 (DT-MU underlying zoning)	Nonresidential	0.5	1.5	1.5	1.5	30'	65'/72'	72'	72'	N/A
		Residential	2.0	5.0	4.25	5.0	45'	90'/99'	220'	99'	99'



DOWNTOWN PERIMETER OVERLAY AND LAND USE DISTRICTS

LEGEND

-  Land Use District
-  Perimeter Overlay A-1
-  Perimeter Overlay B-1
-  Perimeter Overlay A-2
-  Perimeter Overlay B-2
-  Perimeter Overlay A-3
-  Perimeter Overlay B-3
-  Parcels
-  Downtown Boundary

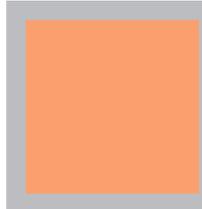


City of Bellevue Downtown Livability Initiative



Economic Analysis of Incentive Zoning

Revised Draft Report | January 2017



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Introduction

The City of Bellevue is engaged in a targeted review of regulations that guide downtown development and land use activity, including examination of opportunities to revise and modernize the current Amenity Incentive System (also referred to as “Incentive Zoning”) found in LUC 20.25A.030. Referred to as the Downtown Livability Initiative, this update to the Downtown Land Use Code involves a number of inter-related elements in addition to the incentive system, including updated development standards, design guidelines, and process provisions.

The stated objectives of the Downtown Livability Initiative are to:

- Better achieve the vision for downtown as a vibrant, mixed-use center;
- Enhance the pedestrian environment;
- Improve the area as a residential setting;
- Enhance the identity and character of downtown neighborhoods; and
- Incorporate elements from the Downtown Transportation Plan Update and East Link design.

The original Amenity Incentive System was conceived in 1981 when the overall area was upzoned and a new land use code for downtown Bellevue was adopted. This system provided a mechanism to tie higher allowable building heights and floor area ratios (FARs) to the provision of public amenities. The original incentive system included 16 amenities to choose from, which were “calibrated” with development bonuses in an effort to directly relate the expected economic benefit of more building area with the estimated cost of constructing the amenity.

In earlier years, the incentive system was a key land use regulation that had a major impact on development in the downtown area. Currently, each of the downtown zoning districts and overlays has base and maximum heights and FARs that typically vary for residential and nonresidential development based on City policy objectives for parts of downtown. The current incentive system

lists 23 amenities (up from the original 16), each with specific design criteria and bonus rates based on the underlying zoning which are used to calculate the amount of additional floor area earned.

Since the incentive system has only been marginally refined over the years, its design reflects the policy objectives and economic conditions present when the system was adopted 35 years ago. As a result, the system places significant emphasis and priority on residential development, structured or underground parking, public open spaces, and other amenities in exchange for additional height and building area. As the Bellevue economy has evolved, so too have development norms and land use patterns. Today, market forces dictate that new development include many of the amenities listed in the Amenity Incentive System.

As noted in the Downtown Livability Citizen Advisory Committee's (CAC) Final Report, the Amenity Incentive System no longer is grounded in current market economics and has not been modified to fit downtown's evolving state. The CAC concluded that the system should be updated to focus on factors that will make downtown more livable, and that the update should ensure the system is feasible and acts as a real incentive.

Economic and market conditions in downtown Bellevue have changed significantly since the incentive system was originally adopted. The City faces the challenge of restructuring the system so that it both meets the City's development and livability goals while minimizing potential negative impacts on the development economics in downtown Bellevue.

Accomplishing this will require rebalancing the bonus system such that the net impact of the new regulatory model does not substantially change the underlying value of land. Adding and taking away bonusable amenity options or changing the value of existing amenities must be done carefully and through a deliberate value-for-value exchange.

The purpose of this report is to describe the general approach and key assumptions used in the Economic Analysis to support the proposed restructuring and modernization of the City's Incentive Zoning program.

Report Organization

The balance of this report is organized into the following main sections:

- Background and context
- Approach to the Economic Analysis
- Analysis of the Restructure Elements
- Analysis of Incentive Capacity

Background and Context

What is Incentive Zoning?

Incentive zoning is a simple concept for valuation of land based on the intensity of uses permitted. In general, the higher the intensity allowed, the higher the value of the land itself, and, assuming development to the maximum, the greater the value of any building developed on it. Incentive zoning is a voluntary program that offers property owners the option of obtaining increased density and often increased height over existing limits through the provision of amenities.

This intensity bonus is the "incentive." To obtain the bonus, developers must provide stipulated types of improvements or other public benefits as defined by a jurisdiction's program. Incentive zoning is an inducement (rather than a mandate). For incentive zoning to work, there must be real benefits to the developer to go beyond the base zoning (also referred to "as-of-right") to the higher density and height limits allowed through the incentive system.

In well-designed incentive systems, there is an expectation that demand exceeds the base zoning, since using the incentive system is a choice. The value of the incentive should seek to induce, rather than discourage, participation. In addition, local jurisdictions generally target and structure the amenities and public benefits to be delivered through incentive zoning based on the broader policy goals that are being served.

While most incentive zoning programs allow additional floor area and height beyond the base development capacity by providing public benefits, programs may also allow other departures from the base zoning in addition to, or instead of, additional floor area and height. The value of the incentive has to outweigh the cost of providing the public benefits. The broad range of incentives used by other cities is described below.

Increased Density or Floor Area Ratio (FAR). As discussed, most programs allow additional floor area beyond the base density up to a maximum by providing public benefits according to specified

conditions. Most incentives are typically enacted through a “floor area ratio”, such as additional bonus floor area per square foot of public open space provided on site.

Increased Height. Increased height has been used by some jurisdictions both in tandem and independent of density/FAR. When used in tandem with FAR, it is necessary for height to be able to accommodate the maximum FAR so that height does not become a limiting factor. When height is offered independent of FAR, the key issue is how different types of development value the additional height, particularly as buildings move up code/construction type and/or cost breakpoints (i.e. wood to concrete/steel construction).

Fee Reductions and Exemptions. Development application, permit, and impact fees can add substantially to the cost of development. Waiver, reduction or deferral of fees in exchange for a public benefit or amenity can provide a significant cost reduction to the project. While outright exemption of fees will provide the greatest benefit to a developer, the fee income is usually needed to pay for the particular service, function, or infrastructure for which they are levied.

Modification of Zoning and Development Standards. Incentive zoning could offer developers many other concessions and incentives through the zoning code. These typically include reductions of parking standards or modifications in architectural design requirements that exceed minimum building standards. These items can contribute greatly to the reduction in development costs.

Financial Incentives. The local jurisdiction could provide for some form of financial incentive. In Washington, the most applicable form of direct financial assistance would be the multifamily property tax exemption. This incentive would only apply to projects with housing, and the amount of assistance would help offset the cost of providing affordable units.

This report focuses exclusively on the density and height provisions that are the fundamental incentives in Bellevue’s existing Amenity Incentive Program.

Development Under the Current System

The table to the right presents a summary of 31 downtown Bellevue projects. While not a complete inventory, it highlights how the current incentive system has been used over this period.

- These projects represented 11.6 million square feet (SF) of development located on 2.7 million SF of land (62.9 acres) at an average built FAR of 4.2 across all downtown zones. Of this development:
 - 7.8 million SF (68%) was permitted under base zoning, at an average FAR of 2.9
 - 3.7 million SF (32%) was earned by projects using the incentive system, which contributed an average FAR increase of 1.4
 - All 31 projects made use of the incentive system
- While the incentive system generated 3.7 million SF of built space, projects actually earned 21.5 million SF of capacity.
 - 17.6 million SF (83%) of this earned capacity did not materialize in built projects.

These excess amenity points represent the difference between the total earned incentive credits and the maximum that could be used on the project. This is perhaps the best illustration of how downtown Bellevue’s market and economic conditions have surpassed the basic functionality of the current incentive system.

SUMMARY OF HISTORIC DOWNTOWN BELLEVUE DEVELOPMENT

	Project Limit	SF Earned	Pct of Total	FAR Earned
GRAND TOTAL - Built Capacity	2,739,294	11,556,542	100%	4.2
Incentive Capacity -- used	2,739,294	3,708,483	32%	1.4
Basic Zoning	2,739,294	7,848,059	68%	2.9

Amenity	Project Limit	SF Earned	Pct of Total	FAR Earned
Ped-Oriented Frontage	2,091,665	1,629,258	8%	0.8
Arcade	952,084	194,552	1%	0.2
Landscape Feature	1,162,754	80,744	0%	0.1
Marquee	1,642,761	75,414	0%	0.0
Sculpture	300,869	17,142	0%	0.1
Water Feature	243,415	15,914	0%	0.1
Awning	306,571	3,076	0%	0.0
Subtotal - Basic	2,739,294	2,016,100	9%	0.7
Residential Use	1,287,484	10,940,776	51%	8.5
Underground Parking	2,091,134	6,063,640	28%	2.9
Above-Ground Structured Parking (Residential)	754,502	891,572	4%	1.2
Enclosed Plaza	504,112	76,474	0%	0.2
Landscape Area	1,044,490	85,479	0%	0.1
Residential Entry Courtyard	535,383	12,000	0%	0.0
Pedestrian Corridor/MPOS	604,688	1,281,421	6%	2.1
Active Recreation Area	247,917	91,817	0%	0.4
Public Meeting Room	114,971	6,630	0%	0.1
Subtotal - Bonus	2,091,665	19,449,809	91%	9.3
Amenity Points -- Earned	2,739,294	21,465,909	100%	7.8
Excess Amenity Points - Earned	2,484,857	17,757,426	83%	7.1
Amenity Points -- Used	2,739,294	3,708,483	17%	1.4

When almost all downtown projects make use of the incentive system and almost 80% of the earned incentive space is unusable, the system has turned into an administrative exercise which requires applicants to catalogue qualifying project features, and no longer meaningfully directs investments toward currently relevant public amenities.

Since the first comprehensive plan for downtown Bellevue was adopted in 1979, the area has been envisioned as a dense, mixed-use center with a range of complementary land uses. As mentioned earlier, when the current incentive system was introduced in 1981 there was a significant imbalance in demand for residential and nonresidential uses. To address this market issue, residential uses were given a number of advantages in both base development provisions and the incentive system. Over time, comparable shares of residential and nonresidential development have emerged. Of the 11.6 million SF of development:

- 5.5 million SF (47%) was principally nonresidential in use;
- 4.5 million SF (39%) was principally residential in use; and
- 1.6 million SF (14%) was in projects with a significant mix of residential and nonresidential uses.

Costs and land values have changed significantly since the original incentive zoning economic analysis, completed in 1980. The original estimates of incentive capacity value were based on unit costs for all of the reviewed amenity options and the relative market value of land across the downtown land use zones.

The table below summarizes key cost and value metrics for 1980 and 2016. The cost of construction has increased between 3.0% to 4.9% per year, with the lower end of the range representing the overall rate of change in consumer prices. On the land value side, the increases are much higher, ranging from 8.5% to 9.8% per year depending on the zoning district.

The much higher rate of growth in land values suggests two things, beyond the overall trend nationwide of increased demand for urban development:

- (1) Rents downtown have grown faster than construction costs; and
- (2) Since the exchange rate used in the original incentive system was not adjusted for inflation, the system’s relative “purchasing power” for development rights grew significantly and is contributing to today’s higher land values.

SUMMARY OF HISTORIC DOWNTOWN BELLEVUE DEVELOPMENT

Changes in Costs & Values	1980	2016	Overall Pct Chg	Annual Pct Chg
Cost of Construction				
Cost indices:				
RS Means National Construction Cost Index	30.4	100.0	229%	3.4%
Seattle Metropolitan Area CPI	82.4	238.0	189%	3.0%
Assumed per SF costs used in IZ analysis:				
Underground parking (\$/sf)	\$38	\$162	322%	4.1%
Shell bldg space (\$/sf, based on mid-rise)	\$54	\$300	456%	4.9%
Land Values in Downtown Bellevue				
Assumed per SF values used in IZ analysis:				
DT-O-1	\$17	\$480	2809%	9.8%
DT-O-2	\$16	\$433	2690%	9.7%
DT-MU	\$15	\$390	2590%	9.6%
DT-OB	\$14	\$375	2678%	9.7%
DT-OLB	\$10	\$188	1775%	8.5%

Economic Considerations of Height and Bulk Restrictions

Height and bulk restrictions influence the size and form of a building, which in turn influence the economic value of a project. Building height, lot coverage, floor plate size, and FAR are all inter-related. Limitations or changes to any one of these elements have the potential to change the overall value of the project.

To maintain overall project value, if one element is restricted, another needs to compensate. For example, if floor plate size is limited, a developer may want to build higher to recover the rentable area that was lost due to smaller floor plate size. However, there may be a cost differential of adding square feet by building taller versus building larger floor plates. As a result, a developer has to assess the tradeoffs of increased potential revenue (such as more rentable area and/or potential for higher rents due to better views) with the additional costs (of building higher) to determine if a project is still economically feasible. In particular:

- Additional height allows for additional floors increasing the amount of rentable area, thus increasing a project's revenue potential.
- Additional height may also allow for taller floor-to-ceiling heights with the same number of stories. Taller ceiling heights are attractive for many tenants, which may result in higher rents or lower vacancy, thus increasing marginal revenues of the project.
- Due to construction type and building code requirements, certain height thresholds result in higher costs per square foot:
 - Changing from wood frame to concrete or steel frame construction significantly increases the cost per square foot of a building.
 - Building and fire code requirements for high-rise buildings versus mid-rise buildings also result in higher costs per square foot.

The desirability of floor plate sizes varies by the target market. Ultimately, there are no hard and fast rules.

Conceptual Model for a New Incentive System

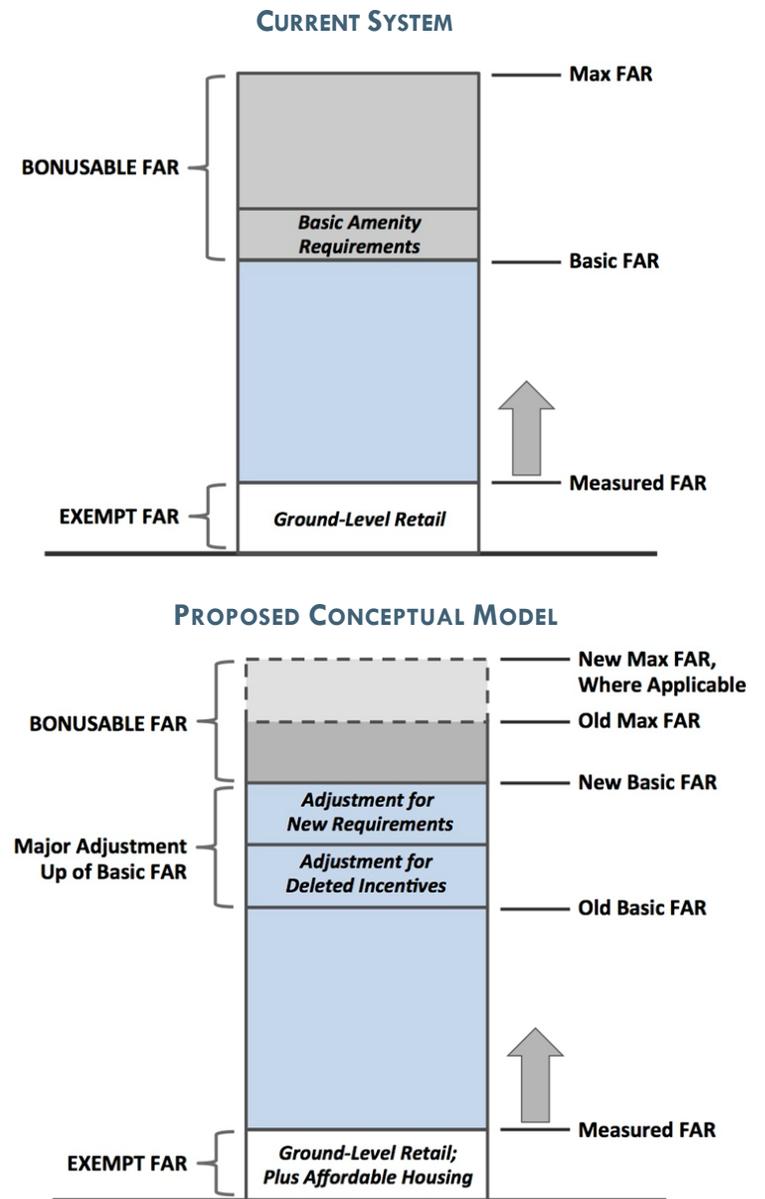
As noted in the Downtown Livability CAC’s Final Report, the Amenity Incentive System has been a key tool for achieving the downtown vision. The system allows for buildings to earn “bonus” intensity (FAR) and height in return for providing public amenities.

However, the system is no longer grounded in current market economics and has not been modified for downtown’s evolving state. The CAC concluded that the system should be updated to focus on factors that will make downtown more livable, and that the update should ensure the system is feasible and acts as a real incentive.

The conceptual model reviewed by the Bellevue Planning Commission and City Council in June 2016 is presented in the stacked bar charts to the right. It includes two major elements that would restructure the system to align with current market conditions and policy objectives:

1. The new system would include certain new requirements under base zoning. Under the existing system, "basic" amenities are both required and produce bonusable FAR. Under the proposed change, they would no longer be eligible for bonus FAR.
2. The other major change to the system would remove some of the current options on the amenity list. Providing these project features would no longer qualify for incentive zoning. Of particular interest, structured above-grade and below-grade parking and building residential uses (both of which are now market-driven in downtown Bellevue) would no longer count toward incentive zoning.

Both of these changes will need to be mitigated by making appropriate changes to the Base FAR.



Summary of Proposed Zoning Changes with Likely Economic Implications

The Bellevue Planning Commission has developed a set of recommended Downtown Land Use Code changes, including changes to maximum FAR and/or maximum building height. The Commission's FAR and height recommendations are shown below for a range of downtown land use districts.

This study of the incentive zoning system includes proforma analysis for nonresidential and residential development types for 7 different land use districts and applicable perimeter overlay combinations. As shown in the table below, the proformas were selected to cover the majority of downtown, from the dense core area to the edges where perimeter overlays apply. The focus of the proforma analysis is on determining new basic FARs, as well as associated exchange rates for the incentive system discussed later in this report. The findings from this analysis will also be used to determine recommended new basic FARs for the small portion of land use districts/perimeter overlays not covered specifically in the proformas.

Proformas Developments – Current Planning Commission Proposals for Height and Form

Proforma Developments		Floor Area Ratio							Building Height			
Downtown Land Use District	Building Type	Current Basic FAR	Current Max FAR	Bonusable FAR (Max-Basic)	Basic Amenity Req. (In FAR)	New Basic FAR	New Max FAR (Proposed)	New Bonusable FAR (Max-Basic)	Current Basic Height	Current Max Height & Max Height with "15/15% rule" as applicable	New Max Height Including "15/15% rule" as applicable (Proposed)	Building Height Trigger for Additional Code Requirements
DT-O-1	Nonresidential	5.0	8.0	3.0	1.0	TBD	8.0	TBD	200'	345'/450'	600'	345'
	Residential	5.0	Unlimited; effectively -10.0	-5.0	1.0	TBD	10.0	TBD	200'	450'	600'	450'
DT-O-2 North of NE 8th Street	Nonresidential	4.0	6.0	2.0	0.8	TBD	6.0	TBD	150'	250'/288'	460'	288'
	Residential	4.0	6.0	2.0	0.8	TBD	6.0	TBD	150'	250'/288'	460'	288'
DT-MU	Nonresidential	0.5	3.0	2.5	0.1	TBD	5.0	TBD	60'	100'/115'	230'	115'
	Residential	2.0	5.0	3.0	0.1	TBD	5.0	TBD	150'	200'/230'	288"	230'
DT-MU with Perimeter Overlay A-1	Nonresidential	0.5	1.0	0.5	0.1	TBD	1.0	TBD	30'	40'	40'	N/A
	Residential	2.0	3.5	1.5	0.1	TBD	3.5	TBD	30'	55'	55'	N/A
DT-OB with Perimeter Overlay B-1	Nonresidential	0.5	1.0	0.5	0.1	TBD	1.0	TBD	30'	65'/72'	72'	N/A
	Residential	2.0	5.0	3.0	0.1	TBD	5.0	TBD	45'	90'/99'	99'	N/A
DT-OB with Perimeter Overlay A-2	Nonresidential	0.5	1.0	0.5	0.1	TBD	1.0	TBD	30'	40'	40'	N/A
	Residential	2.0	3.5	1.5	0.1	TBD	3.5	TBD	30'	55'	70'	55'
DT-OLB Central (between NE 4th and NE 8th)	Nonresidential	0.5	3.0	2.5	0.1	TBD	6.0	TBD	75'	75'/90'	403'	90'
	Residential	2.0	3.0	1.0	0.1	TBD	6.0	TBD	75'	90'/105'	403'	105'
DT-OLB South (between Main St and NE 4th)	Nonresidential	0.5	3.0	2.5	0.1	TBD	5.0	TBD	75'	75'/90'	230'	90'
	Residential	2.0	3.0	1.0	0.1	TBD	5.0	TBD	75'	90'/105'	230'	105'

Approach to the Economic Analysis

While the premise of incentive zoning is clear, the underlying economics are subject to a range of dynamic factors. To date, there has not been a great deal of directly applicable empirical research on the impacts of incentive programs. However, it is worth pausing to consider the development economics that are at the heart of the program's technical structure.

Bonuses for density, and sometimes building height, are the incentives (or cost offsets) used to induce development with incentive zoning. The bonus (or incentive) lowers the average unit development cost of the project by allowing developers to spread a static land cost over a larger project and, in the right circumstances, might allow the developer to earn additional profit on the larger project. However, it is also necessary to consider the marginal cost/revenue proposition of going bigger/taller in a project – especially if that larger project necessitates a change in the type of construction (i.e. wood frame to concrete/steel).

Theoretically, the greater the additional (incentive) capacity allowed under the program, the greater the offsetting profit for the developer. **The challenge that all incentive programs face is to determine where the offsetting profit of additional project size generated by the program is less than, equal to, or greater than a situation where there is no density bonus under the base zoning.** In other words, the incentive for additional density must actually be an incentive.

When the extra profits are less under the incentive zoning than under the base zoning, the program works as a tax on the additional density. The expected outcome of such a situation in a voluntary system would be a decline in the participation rate among eligible projects – particularly the marginal development project (e.g. the project that could use the additional density, but the cost imposition reduces profits so the project is smaller than it might have been).

Beyond these general challenges, the City is seeking to update an incentive system that has not been meaningfully updated in more than 30 years. All aspects of the update must be carefully considered because the system helps guide investment decisions in a dynamic and active real estate

market that has been at the center of Bellevue’s economic success and is key to its long-term fiscal and livability goals.

Analytic Framework

The primary objective of this analysis is to evaluate the economic implications of the Incentive Zoning System restructure and provide a sound technical basis from which the City can make informed policy choices about how to implement an updated system.

The current system includes a number of incentives that were designed to influence how property in the downtown area would be developed. This is most clearly visible in the different treatment of nonresidential and residential uses: there are layered incentives designed to promote residential development in zones where they are directly competing with nonresidential development for sites. When the original system was adopted, it was far from certain that a market would emerge for dense urban housing in downtown in time to create a dynamic neighborhood that would integrate a major employment center, full-time residents, regional retail, and entertainment activities.

Another example of a significant incentive from 1981 is structured above-grade and below-grade parking as an amenity. At that time, it was thought that a bonus was appropriate to incentivize developers to move away from surface parking lots. Today’s land values have become far too high for it to make sense to use land for surface parking.

Now that downtown Bellevue has fulfilled many of the original policy goals that informed the structure and pricing of incentives in the original downtown land use code, the challenge is to modernize the development regulations in a way that reflects this reality and continues to support the market forces that have been responsible for this success.

Toward this end, the economic analysis focuses on answering two key questions: (1) how might the base zoning be adjusted to mitigate for the shift in project requirements and changes to the amenity list; and, (2) once a “New Base” zoning standard is determined, what is the potential value of the remaining incentive capacity in the system?

Council Objectives

In January 2016, the Bellevue City Council provided a set of principles to help guide the incentive zoning system update. This followed a joint meeting of Council and the City's Planning Commission that covered foundations for incentive zoning, best practices, legal framework, and the CAC recommendations. The Council principles are an important framework for the update.

Given the significant interest in minimizing any impacts on current downtown development economics, a residual land value (RLV) model is used to evaluate the impact of the proposed zoning changes. In short, the residual land value model estimates the value that a developer would be willing to pay for land based on the estimated value of the finished product, the likely development costs (excluding land and including permitting and construction financing costs), and the risk premium (profit) necessary to successfully deliver the project. The benefit of this approach is that it makes the key market and policy metric (land values) the output of the analysis. In this way, it is possible to isolate the impact of a range of market, development, and policy inputs as the principal measures of success for the restructuring process.

A single residual land value proforma cannot possibly capture the range of economic opportunity for a prospective development site. There will likely be a wide range of potential development options even within a particular zoning district which could allow a mix of uses, density, and building design characteristics for any given piece of property. Also, individual property owners and developers will have specific financial feasibility and risk considerations which would affect what they would be willing to pay for a piece of property.

As a result, it was determined that the best approach would be to apply the RLV analysis to a wide range of plausible development opportunities to consider how potential zoning code changes might influence development choices in each of the major downtown zoning districts. In all, the objective is to test many potential project configurations to see how development generally might be affected and the degree to which the proposed land use code provisions might alter the competitive environment.

Residual Land Value Analysis

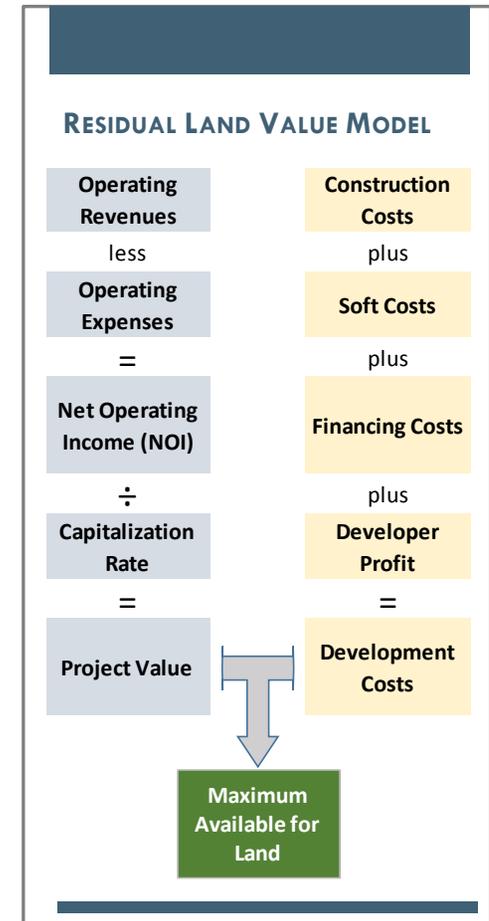
The principal tool used in this analysis is a residual land value model. The basic structure of the model, presented in the flow diagram to the right, involves estimating the likely development costs and potential value of any particular project.

Project value. The value equation is driven by estimated net operating income (NOI), which is the difference between the revenue potential of the finished product and the cost of vacancies and annual operations. The NOI is then used to generate an estimated project value by dividing by the current market capitalization, or cap rate. The cap rate is a simple ratio expressing the current relationship between what the market is willing to pay for a stabilized project and the income produced by the project (NOI).

Development costs. The cost side of the equation builds upon the project characteristics, of which the primary cost drivers include parcel size, building square footage and height, predominant use, construction type, and parking. In addition, total costs need to account for soft costs, such as design, permitting, construction management, financing costs, and developer profit.

Residual land value. Assuming the estimated project value is greater than the development costs, the difference is the maximum amount that a developer would be willing to spend to purchase the property. For a project to be feasible, this amount would need to be equal to or greater than current land values plus the transactional costs of acquiring the site.

Zoning regulations present a set of opportunities and constraints that will shape the real estate development options for a given piece of property. The objective is deliver a product that the market is willing to pay for at a cost that will support construction costs, financing, land acquisition, and a profit margin in line with the risk involved. Doing this involves optimizing the characteristics of a project to appeal to a target market and to minimize costs, particularly where costs will have marginal impact on NOI, all within the development framework defined by the zoning code.



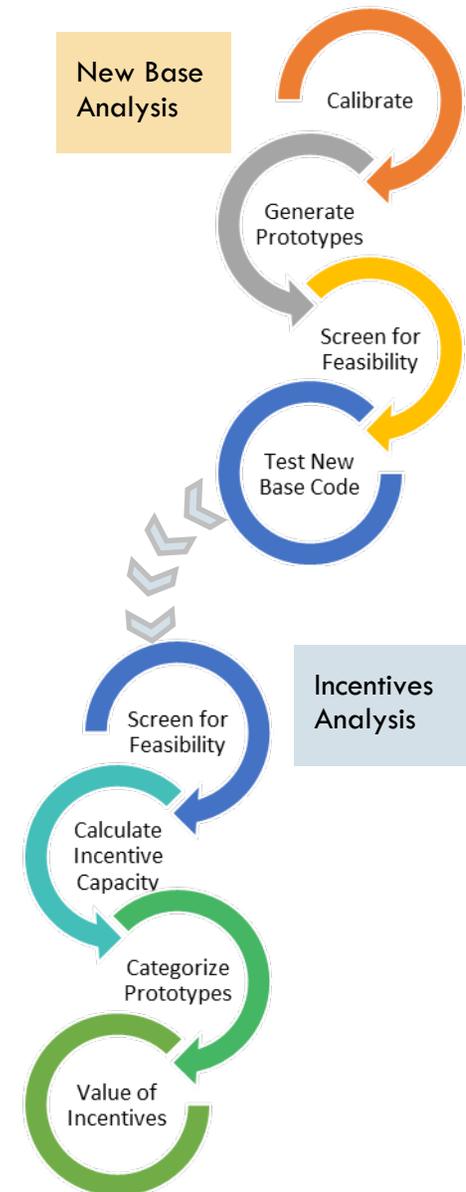
Overview of Key Steps in the Analysis

The following are the key steps in the New Base Zoning Analysis:

1. **Calibrate the RLV assumptions.** For each land use zone, identify income and cost assumptions that will support market value of land for a base set of project prototypes.
2. **Generate project prototypes.** Develop a range of project prototypes under alternative zoning and development assumptions. The objective is to test many prototypes with similar but varying development characteristics to better understand how the new code may influence development choices.
3. **Screen the prototypes for feasibility.** Project prototypes that do not result in feasible development scenarios as determined by the RLV analysis are screened out at this step.
4. **Test New Base FAR.** Analyze the implications on downtown development economics and how the market might respond to these changed conditions. Where appropriate, consider options for narrowing the range, or identifying a preferred option.

The results of the New Base Analysis are used as the basis for the Incentives Analysis, which follows these key steps:

1. **Screen feasible prototypes for incentives analysis.** The pool of project prototypes used in the New Base Analysis are screened again using the results of the new base analysis.
2. **Calculate incentive capacity.** For each prototype configuration, compare residual land values for the potential new base zoning and the proposed max zoning.
3. **Explore relationship between base and max zoning.** Explore prototype combinations to identify patterns that may inform how markets might respond to the potential changes in the incentive system.
4. **Value the new incentive capacity.** Identify prototype combinations that offer increased value by exceeding base zoning and estimate the potential value that could be available to support investments in downtown public amenities.



Feasibility Threshold for Prototype Projects

The principal feasibility threshold used to assess market feasibility of project prototypes under the different zoning configurations is whether the project could support current land values. Given the RLV approach to the analysis, feasibility is based on whether the residual land value estimate is greater than a minimum land value threshold, which will vary by land use zone.

When thinking about the land values it is important to recognize that the value of property is primarily a function of how the property can be used. In the case of commercial property, land value is driven by the income potential, either in its current use or based on how it could be developed.

As such, many factors will influence land values, some that may be unique to each piece of property (i.e. views, accessibility, visibility, proximity to complimentary uses), others related to broader influences of market conditions (vacancy rates, rental rates, construction costs, scarcity of suitable development sites), and the regulatory framework that will dictate scale, type, and use of what can be built. However, in the end, the value will be what a buyer is willing to pay based on whatever factors they determine to be compelling.

For the purposes of this analysis, the most important factors for planning-level estimates of current market values are alignment with market conditions and proportionality of values among the various downtown zones to development capacity under current zoning. Toward this end, land value data was collected from the following sources:

- (1) Land sales data supplied by the City for approximately 20 downtown area transactions in the past 3 years;
- (2) Input from key stakeholders through the Bellevue Downtown Association (BDA) outreach process; and,
- (3) The 2016 Area Assessment conducted by the King County Assessor's Office, which is required by state law to base its valuations on current market value of property.

LAND VALUE DATA SOURCES

Each of the sources of land value data offers insight into the challenge of establishing a reasonable threshold for development feasibility.

Recent sales data. Objectively describes the range of actual prices paid for land in the area, though sample size is a concern.

BDA input. This perspective is valuable because it offers a real market participant perspective on value.

Assessor. Objectively determines valuation, with a particular focus on how values vary across all properties to ensure that the burden of taxation is equitably distributed.

While considering these various and sometimes conflicting sources of land value information, it was clear that each offered useful perspectives and insights for establishing threshold land values. To leverage the relative strengths of these perspectives, the following process was used to generate a range of land values for each major downtown zone that would be suitable for this analysis:

- Convert all land value estimates into a land value per FAR, based on the maximum FAR allowed for the predominant use in each zone.
- Establish land values in the DT-O-1 zone as the “anchor” around which the values for the other zones will be aligned.
- Set the DT-O-1 average land value at \$60/SF per FAR, based on recent sales data and the BDA stakeholder group survey results and the nonresidential maximum FAR of 8.0.
- Using all of the data sources, but with an emphasis on the King County Assessor data, set ratios for the other zones to generate an average land value per FAR (predominant use) by scaling off of the DT-O-1 estimate.
- Convert the values per FAR to average values per square foot in each zone and then create a range around the average based on the ranges available from both the BDA stakeholder survey and the 2016 Area Assessment from King County Assessor’s Office.

The table below presents a summary of some of the source data and the resulting range of values used to evaluate the options for restructuring the City’s incentive zoning system.

SUMMARY OF LAND VALUES, BY ZONE (\$/SF OF LAND)

Downtown Zone	BDA Survey		Land Sales Analysis (2013-2016)				2016 Assessor Report		Target Range for IZ	
	Low	High	Sales	Avg	Low	High	Low	High	Low	High
DT-O-1	\$385	\$490	8	\$438	\$312	\$618	\$300	\$350	\$370	\$590
DT-O-2	\$480	\$630	3	\$422	\$362	\$808	\$300	\$350	\$335	\$530
DT-MU	\$250	\$500	8	\$319	\$238	\$436	\$135	\$300	\$280	\$440
DT-OB-A	\$300	\$450	1	\$473	\$473	\$473	\$175	\$225	\$245	\$385
DT-OB-B	\$300	\$450	1	\$473	\$473	\$473	\$175	\$225	\$265	\$425
DT-OLB			1	\$201	\$201	\$201	\$65	\$120	\$150	\$245

Project Prototypes

Since the goal of this effort is to test the implications of significant changes in zoning, it was beneficial to have a relatively high number of prototypes. This focuses the analysis on how changes might affect a wide range of plausible development options and allows us see to what degree there is convergence toward a particular outcome or where clear tradeoffs may emerge.

To do this efficiently, the prototypes were produced using a development model that generates project characteristics based on key zoning parameters, such as allowed height, FAR, site coverage, building and tower setbacks, tower spacing, and maximum floor plate sizes. These zoning conditions are used to generate a conceptual building envelope and provide the key development inputs for the residual land value model including, the building height, square feet, construction type, uses, and parking requirements.

There are a number of variables that could be used to generate a wide range of development options for each downtown zone, including site factors, reasonable development goals based on what the market seems to value in product type, and zoning limitations. The prototype model offers a simple way to generate potential projects by applying a consistent set of assumptions about each of these factors. Some of the key variables used include:

- Site sizes that range from 10,000 square feet to 120,000 square feet.
- Zoning parameters, including setback requirement, floor plate limitations based on specific height thresholds, tower spacing, parking requirements, and FAR and height limitations.
- Market and building configuration considerations, such as preferred floor plate sizes for different uses, amount of ancillary uses such as ground floor retail, and other building configuration options such as maximizing height or mixing underground and above-ground parking.
- Development intensity. A significant variable that is used to generate a range of prototypes is varied development intensity based on a set of market and code assumptions. This allows for testing the implications of code changes on a range of development characteristics.

PROTOTYPE VARIABLES

To illustrate how the prototype model can be used to generate a range of projects, the table below shows an example.

For a particular land use zone, combining 6 site sizes, 2 options about desired floor plate sizes, 2 predominant uses, and 3-4 development intensity factors would produce a total of 84 project prototypes that would fit the zoning parameters in that land use zone.

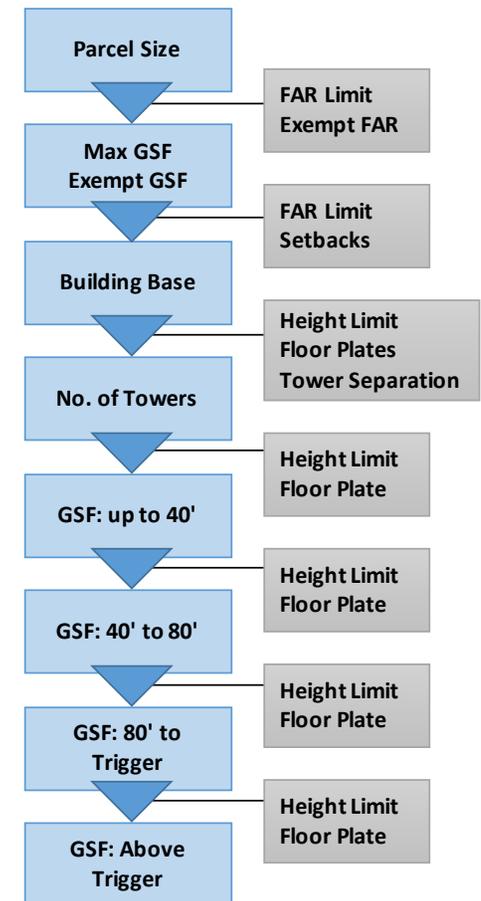
Prototypes	No.
Prototype Scenario Elements	
Site size	6
Floor plate size	2
Development intensity	3-4
Uses	2
Total combinations	84

Prototype Generator

The prototype generator follows a rules-based logic that starts with the proposed use (nonresidential or residential) and the assumed parcel size and takes a step-wise process that “builds-up” a set of project characteristics using key zoning code provisions at each step:

1. Maximum gross square feet (GSF): based on parcel size, FAR-limit and exempt uses
2. Building footprint: based on parcel size and code limits
3. Number of towers: based on footprint, height, floor plate and tower separation
 - If the parcel size is large enough for multiple towers based on tower separation, a maximum number of towers is estimated.
 - Estimate maximum number of floors based on the maximum GSF.
 - If maximum floors exceed height limit and parcel can fit multiple towers:
 - If maximum number of floors exceeds 115% of floors allowed by maximum height, add tower if allowed by parcel size.
 - Otherwise, cap the number of towers to the higher of one or the parcel size based estimate minus one.
4. Building base (up to 40’): number of floors, building and parking SF (if assumed).
5. Beyond the base, at each code height step: determine number of floors and GSF by:
 - Start with total square feet still to be accommodated.
 - Determine GSF and floors based on floor plate and height limit.
 - Cap the project if either total GSF or height limit is reached.
 - If there is still unassigned GSF, move to next height band.

PROTOTYPE GENERATOR FLOW CHART



Construction types. As building heights increase, so too do construction costs per square foot, as high rise buildings require more expensive construction techniques and more sophisticated systems. As building code requirements are triggered at specific height thresholds, they create gaps or break points at which construction does not make economic sense. For example, while the building code may allow eight story buildings, the additional revenues generated by the eighth floor may not offset the additional costs associated with moving from low-rise wood frame construction to a light-gauge steel building.

- These break points at which construction is market infeasible, may occur at the transition from one construction type to the next as required by the building code:
 - Type III: Mid-rise wood frame, fire-resistant walls, applied to residential only up to 5 wood-frame floors over 1-2 levels of concrete/steel.
 - Type II: Mid-rise, light-gauge steel, applied to nonresidential to 8 stories.
 - Type I: High rise fireproof, applied to all uses above 8 stories.

Because of the cost bumps between construction types, the prototype generator does a construction type check at the end of the process to see if the result lands within 2-stories of a breakpoint. If it does, it reduces the project to the lower height to take advantage of the cost benefits.

Prototype development assumptions. For both the New Base and the Incentive Analyses, there were 84 project prototypes generated for each downtown zone. The prototypes are based on the following applying the following development assumptions:

- 6 different parcel sizes for each zone, ranging from 10,000 SF to 120,000 SF.
- Nonresidential and residential uses.
- 7 different development intensity levels based on floor plate size and a percent of the FAR-determined gross square feet allowed:
 - 4 options based on floor plates determined by code maximums and limiting the FAR-based square feet to 100%, 95%, 90% and 85% of FAR code limit.
 - 3 options based on floor plates determined by assuming a “market floor plate size” which is based on the upper bound of the range of desirable floor plate sizes from the BDA stakeholder survey and limiting the FAR-based square feet to 100%, 95%, 90% and 85% of FAR code limit.
 - Where the “market” floor plate exceeds the code limit, which can happen as the project moves into the higher height bands, the code limit is used.

Residual Land Value Analysis

All of the project prototypes are evaluated using the residual land value (RLV) model to estimate how much value could be available to support current land prices. While the general concept of the RLV model was presented earlier, there are several important concepts to touch on prior to delving into the actual analysis in the next section: (1) the specific way in which the RLV model will be used to test alternative zoning configurations; (2) the key financial assumptions that are used in the RLV analysis, (3) cost and revenue implications of taller buildings, and (4) costs of providing amenities under the existing system.

1) Use of the RLV model.

As discussed earlier, there are very nuanced economic issues that need to be evaluated in relation to the proposed restructuring of the incentive zoning system. In addition, the degree to which the current system no longer reflects current market conditions and the nature of the proposed changes, with few areas where new FAR capacity would be added, make this a particularly challenging policy analysis.

The essential question of the economic analysis is whether the proposed structure can fundamentally reorganize around the current maximum zoning (“Current Max”) without disrupting the basic real estate market economic equilibrium downtown. Toward this end, the analysis of the restructured elements is designed around the concept of establishing a balanced baseline set of conditions and then testing the implications of alternative zoning configurations while holding all of the financial and market assumptions constant.

In this approach, the relative relationships of economic, market, and regulatory variables are much more important than any particular site-specific assumptions about rents, land values, construction costs, or capitalization rates. The other benefit of this approach is that, by holding many of the financial and market assumptions constant, the policy analysis of zoning changes is not tied to any particular set of market expectations for a particular development.

To develop a balanced baseline, several project prototypes are generated based on the existing maximum zoning framework and are used in conjunction with the land value analysis discussed earlier and the financial assumptions used in the residual land value proformas to generate the base financial assumptions that are then used in the restructure analysis.

2) Key financial assumptions.

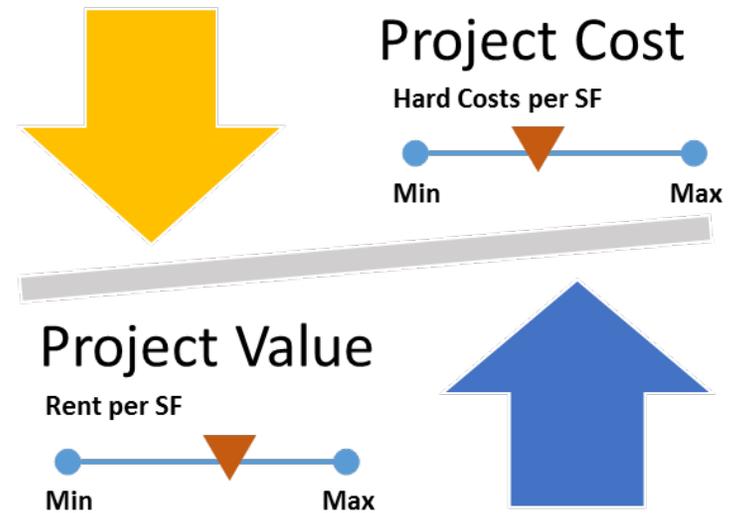
The objective in developing the financial assumptions for the RLV analysis was to generate reasonable ranges for the key income, expense, and development costs factors which could be used to calibrate the development economics in each downtown zone.

The key assumptions used in the analysis are presented in the table on the right. They were developed with the input of market participants in downtown Bellevue (through the participation of the Bellevue Downtown Association), a review of current market data and similar recent work in the region.

Calibrating the baseline conditions involves selecting cost and revenue assumptions that would be expected to result in development options that could support estimated land values. This is accomplished by adjusting the major cost and revenue factors between the low and high bounds.

Key Financial Assumptions			
Operations	Low	High	Units
Income			
Office (NNN)	\$34 to	\$50	per NSF
Retail space, in mixed use	\$32 to	\$50	per NSF
Residential, rental	\$30 to	\$40	per NSF
Parking, office	\$1,200 to	\$3,000	per stall
Parking, residential	\$600 to	\$1,800	per stall
Expenses			
Vacancy/credit loss		5%	of GOI
Ops & maintenance, office		\$17.50	per NSF
Ops & maintenance, residential		32.5%	of GOI
Market Capitalization Rate			
Office/mixed use	5.5%	NOI as a pct of value	
Residential, rental	4.5%	NOI as a pct of value	
Development Costs	Low	High	Units
Construction costs			
Shell and Core - high rise	\$200 to	\$300	per GSF
Shell and Core - midrise	\$170 to	\$275	per GSF
Shell and Core - wood frame	\$145 to	\$200	per GSF
TI Allowance	\$75 to	\$125	per GSF
Parking, structure above ground	\$25,000 to	\$35,000	per stall
Parking, structure underground	\$40,000 to	\$50,000	per stall
Contingency	5% to	10%	of above
Other costs			
Soft costs (services, fees, taxes)	26.0% of construction costs		
Financing	4.9% of construction + soft costs		
Developer profit (risk premium)	15.0% of total development costs		
Transaction costs, land	6.0% of purchase price		

This is shown graphically below. The hard costs of construction and the rental rates are adjusted until there is a point of balance where project value and costs are able to support the threshold land value at Current Max zoning.



3) Value and Cost Considerations for Tall Buildings

Given the zoning issues under consideration, an important issue to address is how costs and rents might change as buildings get taller, even beyond the construction type discussion earlier. Building costs, rental revenues, and sale prices are often considered in terms of two dimensions and communicated in units of square feet. While there has been relatively little independent research undertaken to empirically explore this relationship, some recent research has separately looked at each side of the ledger, particularly for high-rise construction, and found evidence to support the intuitive assumption that both costs and revenues do increase with height. On the cost side, a number of factors contribute to greater costs at greater heights, including:

- Structural costs associated with wind and earthquake resiliency.
- Elevator capacities and speed.
- Capacity and complexity of heating and cooling systems, as well as systems for handling water, wastewater, and garbage.
- Construction expertise necessary to move materials and labor to the job site and to mitigate the risks associated with tall high-rise construction.

The study “*High Rise Costs. Real Estate & Housing*”, estimated that construction costs generally increased increase by between 7% to 8% per 10 floors.

On the income side, higher floors generally lead to better views and more natural light, resulting in increases in building revenues as well. Condo prices and apartment rents increase for higher units. A study of Manhattan residential real estate showed that the average price per square foot on the 25th floor is about double the price per square foot on the second floor. The analysis saw some of the largest floor-to-floor increases for floors up to 12-stories. Beyond 12-stories, the rate of change per floor slowed down, but still averaged between 3% and 1%. While less empirical evidence exists in the commercial market, regression analysis of Manhattan office space shows a 0.5% to 1.5% increase in prices with every floor.

Rent and Cost Assumptions for Tall Buildings

The base financial assumptions in the RLV proforma analysis are adjusted to try to account for changes in rent and construction costs for tall buildings. Above 20-stories, both average rents and construction costs are increased at a rate of 1% per floor.

The rental rate for a tall building is then based on the total number of floors. Average cost of construction assumptions change at specific levels, partially based on changes in vertical circulation requirements.

Assumed High Rise Cost Breakpoints

Elevator Groups	No. of Floors
1	20-35
2	35-45
3	45-60
4	60 plus

4) Costs of Providing Incentive System Amenities Under Existing System

An important element of this analysis is to make adjustments to the cost of developing projects that reflect the proposed changes in zoning. As discussed earlier, there are two main cost elements that will be shifted out of the incentive system: (1) cost of structured parking; and, (2) the cost of providing “basic” amenities under the existing system. As a result, when testing the New Base FAR scenarios, these costs must be included in project costs to estimate residual land value.

The project prototypes that are used in the analysis are those generated under Current Max zoning conditions. These are used to calibrate the RLV model and to conduct an initial screening of all prototypes that are used in the New Base FAR analysis. As a result, it is important to also include an estimate of providing incentive amenities beyond structured parking and the “basic” amenities.

Since parking costs are already accounted for as part of the standard project cost elements discussed earlier, that leaves the other costs associated with the incentive amenities to be addressed. The challenge is that projects could select from a range of amenity options to satisfy the incentive zoning requirements. Further, each amenity has an exchange rate that determines how much must be provided.

Given these challenges, an estimate was prepared based on the 31 actual projects that were discussed earlier to illustrate how the current incentive system has been used. An estimate of the cost to provide the amenity items for each of these projects was developed by using the exchange rate to estimate the quantity of amenity provided, and a unit cost factor to estimate costs. The unit cost factor was based on the original incentive analysis inflated to 2016 dollars. These costs were then organized into two categories: (1) “basic” amenities; and, (2) non-parking and non-pedestrian corridor amenities. Finally, an average cost per parcel size was estimated by land use zone, using the relevant project limit values for each amenity and project.

Based on this analysis, summarized the accompanying table, the RLV cost estimates are based on a “basic” amenity cost of \$10/sf and the non-parking, a non-pedestrian corridor amenity cost of \$4/sf and applied to the parcel size. These numbers are incorporated as existing project costs that must be assumed in the prototype calibration.

ESTIMATE OF AMENITY COSTS

Amenity Costs	Est. Costs (\$'000)	Project Limit (SF)	Cost per Parcel SF
"Basic" Amenities			
DT-O-1	\$22,300	3,229,873	\$6.90
DT-MU	\$33,887	3,985,309	\$8.50
Other zones	\$3,855	367,828	\$10.48
Overall	\$60,042	7,583,010	\$7.92
Non-parking, Non-Pedestrian Corridor Amenities			
DT-O-1	\$5,043	1,112,465	\$4.53
DT-MU	\$9,384	2,284,576	\$4.11
Other zones	\$643	282,503	\$2.28
Overall	\$15,071	7,583,010	\$1.99

RLV Calibration

For the calibration process in each zone, six different parcel sizes were tested under both residential and nonresidential uses. For each size and use combination, two relatively standard development project prototypes were tested. Each prototype is based on building floor plates to the limits of the current code under maximum zoning, with one trying to achieve 100% of the allowable FAR and the other 95%. The result is a total of 24 prototypes for each downtown zone.

As discussed in the approach section, these “standard” prototypes are used to make adjustments to the major income and the development cost assumptions in the RLV proforma until the prototypes are generating residual land values that largely fall within the target range of current land values, where the low end effectively becomes the threshold for determining feasibility. Given that market and zoning conditions can vary widely between nonresidential and residential uses, assumptions are calibrated separately for each use.

Generally, the calibration starts by setting both income and cost factors to 50%, which sets the assumptions at the mid-point of range. As the percentage value increases the actual assumption in the proforma moves higher in the range. A value of 100% would be set to the maximum and 0% to the minimum. The income and cost factors are adjusted until an initial set of prototypes exceed the minimum land value threshold and then the next set are tested using these values as a starting point. Since there is a relatively wide range of parcel sizes, it is not unusual to see variations in residual land value as some sizes may more optimally align with the zoning than others.

There is a third variable available – assigning some portion of a building’s lower floors to above ground structured parking. This has the effect of reducing the average cost of parking, since these stalls are 65-70% of the cost of underground space.

While reducing development costs in this way can increase residual land value, it can also move in the other direction. Using some of the allowable building height for parking can result in lower overall income potential, particularly if the project is a zone with limited building heights as with

some of the perimeter overlay areas. If the building can't get taller in response to the parking change, then the overall scale of a project may be smaller than ideal. Because of these sorts of tradeoffs, above ground parking can be used across the board, targeted to either smaller or larger parcel sizes only, or left out entirely.

The table to the right summarizes where each of the key calibration variables landed for each use type and for each zone. Since all of the proformas use the same overall range for the assumptions, the differences show how the underlying assumptions would compare to a certain degree. The other big factors that influence the calibration are zoning which can limit building heights and may offer the option of less costly construction types, and the target range of land values.

The assumptions derived from the calibration process generated the estimated land values presented in the accompanying chart. For each zone, the estimated residual land value produced by each standard prototype is plotted against the target range of land values.

Also, the use is called out in the chart, which is helpful when there are significant variations or apparent outliers. For example, in the DT-OB zones, and to a lesser extent in the DT-MU, the existing zoning heavily favors residential uses. In these cases, where one use is clearly driving the underlying value of land, then the predominant use is the primary consideration during calibration.

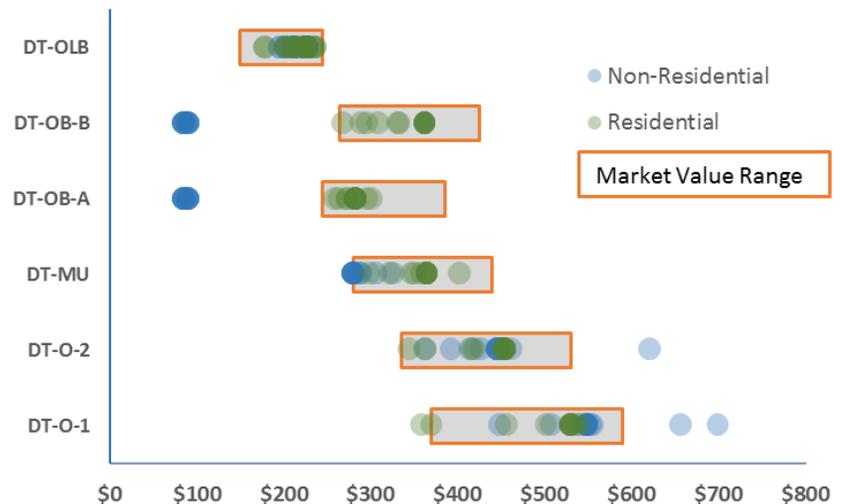
For the non-competitive uses in these zones, the calibration assumptions are based on similar but more competitive areas. This can be seen in the nonresidential assumptions in the DT-OB zones, which are set to the levels derived for DT-MU.

CALIBRATION RESULTS, BY ZONE

Zone	Non-Residential			Residential		
	Rent	Cost	Parking	Rent	Cost	Parking
DT-O-1	50%	25%	None	75%	22%	All parcels
DT-O-2	55%	30%	Larger only	82%	16%	All parcels
DT-MU	55%	28%	All parcels	75%	15%	All parcels
DT-OB-B	55%	28%	None	50%	35%	All parcels
DT-OB-A	55%	28%	None	50%	30%	All parcels
DT-OLB	45%	25%	None	40%	25%	All parcels

Note: Percentages for rent and cost show where these factors landed within the market range. 0% = minimum and 100% = maximum of market range.

TEST OF MARKET CALIBRATION, RESIDUAL LAND VALUE RANGES



Analysis of Incentive Zoning Restructure Elements

The primary challenge of restructuring the incentive system is to meet the City's development and livability goals while minimizing the potential impact on the development economics in downtown Bellevue. Accomplishing this will require rebalancing the bonus system such that the net impact of the new incentive model does not substantially change the underlying value of land.

The current availability of additional development capacity through the amenity zoning system creates a financial incentive for developers to provide desirable project amenities or features. Changing the relationships among the eligible amenities, the structure for earning amenities and/or the "price" of these amenities will change the financial calculus that drives project design and feasibility. Depending on how these changes are implemented, they could alter the basic economics of development in downtown Bellevue.

For example, a package of changes that shifts the cost/value relationship of a development opportunity in a negative way, would reduce the underlying land value. In other words, changing the basic cost/value proposition in the zoning system, changes the cost that a developer would be willing to pay for a piece of property, affecting current land owners. Similarly, if a developer has recently acquired property under the current rules, but has not yet secured their development rights, then the new system could significantly reduce the financial return on that land purchase.

The mechanism to address these economic considerations will be through the review and likely modification of the base "as-of-right" zoning capacity to reasonably reflect the financial implications of changes in the amenity structure. By evaluating how potential structure changes may influence the cost/value relationship of development, it is possible to explore options for changes in the base zoning to restore the current balance.

From the perspective of resetting the base, it is important to recognize that many of the amenities and features that are provided under the current incentive system are not generating incremental

value to the project, as evidenced by the significant level of excess and unusable development rights that have been earned. As a result, some of the incentive elements could potentially be changed in a way that simply results in dramatic reduction in excess development rights, while having minimal impacts on the basic cost/value proposition in the current zoning structure.

Restructure Elements: What is Changing?

With a calibrated set of baseline assumptions, the potential impacts of the restructured elements could be evaluated. The most significant structural changes proposed are to remove structured parking and residential uses from the list of amenities that qualify for incentive development capacity and to transition the current “basic” amenity requirements to development requirements under base zoning.

Removing structured parking and the residential use incentive from the list of amenities reflects the current reality of the real estate market in downtown Bellevue. Today land values are high enough to encourage the kind of intensity of development that makes structured parking an economic necessity. Similarly, the very generous exchange rates offered for providing residential uses downtown would seem to have served their original market-making purpose, given dramatic growth in downtown urban living options across a wide range of product types. In fact, these two amenity items are likely responsible for a significant share of the excess and unusable development rights that have been earned under the current system.

In the case of the “basic” amenity requirements, these have operated as the initial requirements once a project is planning to build beyond what base zoning would allow. In effect, it offered the City an opportunity to ensure that some of the amenities that would have an impact on downtown livability would get done, even as projects were generating far more amenity credits than they could use. These “basic” amenity requirements varied by zone and were determined by applying 20% to the base nonresidential FAR in the zone. As a result, the requirements range from a high of 1.0 FAR in DT-O-1 and 0.8 FAR in DT-O-2 to 0.1 FAR in all of the other downtown zones.

RESIDENTIAL USE AMENITY

Eliminating residential use from the amenity list will effectively put residential and nonresidential builders on a more equal footing in terms of competing for development opportunities downtown.

However, even with this change, residential uses will continue to benefit from many other zoning preferences that are expected to remain intact, even with the proposed code changes.

In fact, in many downtown zones, current land values are almost exclusively driven by demand for residential projects, since nonresidential uses are simply uneconomic under current and proposed zoning.

As a result, this change is perhaps best viewed as an incremental step toward greater parity among competing uses, but one that is unlikely to dramatically alter the current situation.

While there are some circumstances where these basic amenity requirements are effectively mandates under the current system, such as for properties that are along the major pedestrian corridor, the fact that almost no projects are built within current base zoning indicate the economics of this aspect of the restructure are largely unchanged.

With the exception of the residential use amenity, each of these items will shift some of the costs of development away from the incentive system and into the base zoning. As a result, without some adjustment there would no longer be the potential to offset some of the costs associated with structured parking and the “basic” amenity requirements through greater development capacity.

To compensate for these changes, the Base FAR would need to be increased to shift some of the development capacity into the as-of-right zoning. To test the implications of changing the Base FAR, a consistent, policy-based rule was developed to test a range whereby a potential new Base FAR level would be set to 85% of the Current Maximum FAR in each of the zones being evaluated, and a range established where a New Base Low would simply be set at 0.25 FAR less and a New Base High at 0.25 FAR more. In cases where there is insufficient available capacity to test the full range, the New Base High would be set to the 85% level and the range would be reduced from 0.5 FAR to 0.25 FAR.

Why 85% as the Starting Point for Analysis?

The New Base FAR needs to reasonably mitigate the cost of removing certain incentives, particularly parking, and shifting “basic” amenities into “uncompensated” requirements for projects under either Base or Max zoning in the future. Of the two, parking will be by far the more significant element to accommodate under base zoning.

While it is absolutely the case that current land values may be sufficient to incent structured parking, the reality is that if base zoning is not raised enough to allow for feasible development options under base zoning, then the new requirement could reduce what people are willing to pay for land, which could drag prices down as the market adjusts.

At the same time, it is also the case that structured parking is a significant factor that led to projects generating excess development rights, so it is unlikely that new base zoning would need to use all of the capacity under max zoning.

As a result, based on the overall magnitude of parking costs as a share of total development costs, 85% seemed to be sufficiently high to recognize this fact while also leaving some capacity to support the incentive zoning system. However, this was a starting point for analysis. The results will ultimately suggest whether this is appropriate or if there might be sufficient evidence to support a New Base FAR outside this range, either above or below.

Height Limits for the New Base FAR Analysis

With the Base FAR increasing in all zones, in some cases significantly, it is important to make a corresponding adjustment to the base height limits in order to get a reasonable assessment of the economic implications of these FAR changes. Absent a height increase, it is conceivable that in some zone the current base height could effectively offset a significant portion of the development potential and be counterproductive to the objective of using the additional capacity to mitigate the costs of the new requirements. As a result, it was determined that for the purposes of this analysis, the current max height in each zone would be used as the New Base Height.

The zoning assumptions for the New Base FAR Analysis are summarized in the accompanying table which highlights how the application of the 85% policy approach translates to specific FAR levels in each land use zone and by use. The other highlighted column shows the height limit assumptions that are used in the analysis.

KEY ASSUMPTIONS FOR BASE ZONING ANALYSIS

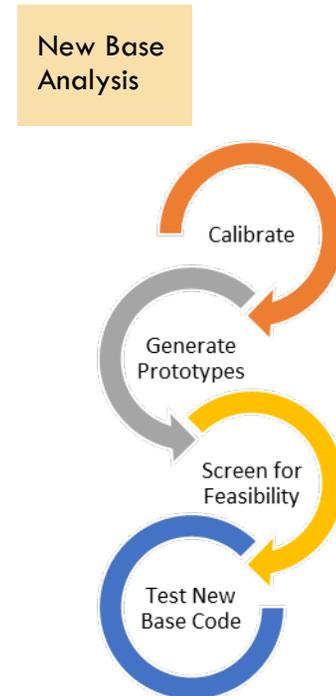
Proforma Developments		Floor Area Ratio					Building Height				
Downtown Land Use District	Building Type	Current Basic FAR	Current Max FAR	New Basic FAR (Low)	New Basic FAR (High)	New Max FAR (Proposed)	Current Basic Height	Current Max Height & Max Height with "15'/15% rule" as applicable	New Max Height Including "15'/15% rule" as applicable (Proposed)	New Basic Height	Building Height Trigger for Additional Code Requirements
DT-O-1	Nonresidential	5.0	8.0	6.5	7.0	8.0	200'	345'/450'	600'	345'	345'
	Residential	5.0	Unlimited; effectively ~10.0	8.25	8.75	10.0	200'	450'	600'	450'	450'
DT-O-2 North of NE 8th Street	Nonresidential	4.0	6.0	4.75	5.25	6.0	150'	250'/288'	460'	288'	288'
	Residential	4.0	6.0	4.75	5.25	6.0	150'	250'/288'	460'	288'	288'
DT-MU	Nonresidential	0.5	3.0	2.25	2.75	5.0	60'	100'/115'	230'	115'	115'
	Residential	2.0	5.0	4.0	4.5	5.0	150'	200'/230'	288"	230'	230'
DT-MU with Perimeter Overlay A-1	Nonresidential	0.5	1.0	0.5	0.75	1.0	30'	40'	40'	40'	N/A
	Residential	2.0	3.5	2.75	3.25	3.5	30'	55'	55'	55'	N/A
DT-OB with Perimeter Overlay B-1	Nonresidential	0.5	1.0	0.5	0.75	1.0	30'	65'/72'	72'	72'	N/A
	Residential	2.0	5.0	4.0	4.5	5.0	45'	90'/99'	99'	99'	N/A
DT-OB with Perimeter Overlay A-2	Nonresidential	0.5	1.0	0.5	0.75	1.0	30'	40'	40'	40'	N/A
	Residential	2.0	3.5	2.75	3.25	3.5	30'	55'	70'	55'	55'
DT-OLB Central (between NE 4th and NE 8th)	Nonresidential	0.5	3.0	2.25	2.75	6.0	75'	75'/90'	403'	90'	90'
	Residential	2.0	3.0	2.25	2.75	6.0	75'	90'/105'	403'	105'	105'
DT-OLB South (between Main St and NE 4th)	Nonresidential	0.5	3.0	2.25	2.75	5.0	75'	75'/90'	230'	90'	90'
	Residential	2.0	3.0	2.25	2.75	5.0	75'	90'/105'	230'	105'	105'

Analysis of New Base Zoning Options

To analyze the impact of the New Base Zoning options, each of the 84 project prototypes (42 nonresidential and 42 residential) are tested using the calibrated residual land value model to determine whether the project characteristics produced by the zoning are estimated to generate a residual land value that is greater than the minimum land value for the zone.

To isolate the implications of the New Base Zoning options, the prototypes are initially screened using the Current Max zoning conditions used to calibrate the residual land value model. In this way, for any prototype that meets current land value under Current Max zoning, but fails the land value test under one of the New Base Zoning options, the New Base would be considered infeasible.

The other important point to keep in mind is that the cost assumptions vary between the initial screening of prototypes based on Current Max and the New Base analysis, since the key issue is the degree to which the New Base Zoning can be expected to mitigate the increased costs of shifting the “basic” amenities and structured parking from the incentive system to base requirements. As a result, costs for Current Max incorporate estimates of all costs, including parking, “basic” amenities and non-parking incentive amenities, while the New Base prototypes only include the estimate of “basic” amenities.

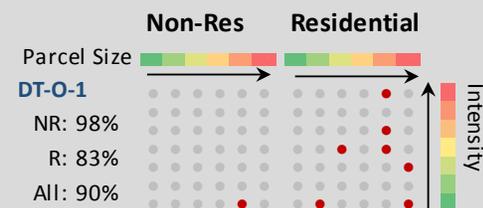


Presentation of Prototype Feasibility

To illustrate the implications on land values of zoning changes, the RLV result for each prototype is displayed based on whether the estimated value exceeded the minimum land value threshold for its zoning district. Prototypes that fail this feasibility test are represented as a red dot in the summary matrix. For each zone, the results are presented by use where prototypes are organized according to parcel size (increasing in size left to right) and development intensity (decreasing intensity, top to bottom). The overall results are summarized to show the percent of prototypes that passed the value screen.

In the example on the right, there are 84 dots representing each project prototype, with the dot in the upper right representing the prototype on the largest parcel and built to max allowed FAR within the height limit for the scenario. The dot on the bottom left would be the prototype on the smallest parcel built to 85% of the allowed FAR within the height limit.

EX: FEASIBILITY SCREENING



Initial Prototype Screening

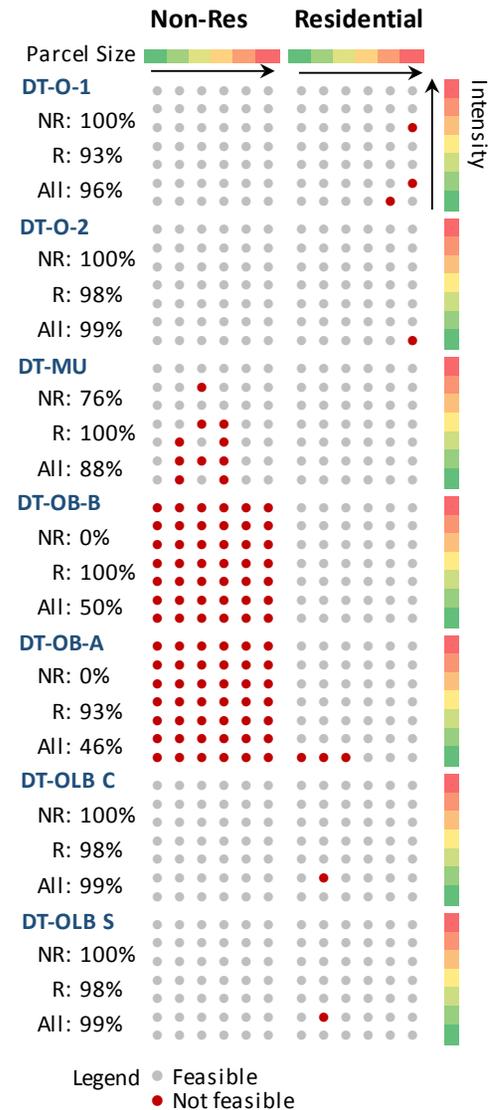
The first step in the analysis of New Base FAR is to test all project prototypes for feasibility based on the Current Max zoning by using RLV model to see if they are likely to support the threshold land value in each downtown zone. As discussed earlier, the RLV model was calibrated using a subset of “standard” prototypes. By testing all prototypes, it will be possible to compare the New Base FAR results against a baseline set of results. Since these prototypes are based on Current Max zoning, the cost estimates include the cost to provide both “basic” amenities and non-structured parking/non-pedestrian corridor amenities. These are in addition to the standard project elements, including parking costs.

A total of 588 prototypes are tested in all – 84 for each zone – with the results presented to the right. This analysis demonstrates that the vast majority of project prototypes are estimated to generate a residual land value that exceeds the minimum threshold for the zone.

However, there are some prototypes that did not pass this feasibility test. It is worth discussing why these failed and the potential implications for the New Base FAR analysis.

- The largest collection of failed prototypes are nonresidential projects in the DT-OB-A and DT-OB-B zones. These are zones where nonresidential development is essentially not competitive with residential projects based on the current zoning code. As a result, it is not surprising that nonresidential prototypes in these zones were unable to support current land values, as land values are being determined by demand for residential projects.

INITIAL FEASIBILITY SCREENING RESULTS



- The next largest cluster is for nonresidential projects in the DT-MU zone, where residential uses also enjoy a pronounced advantage. The result is that 76% of the nonresidential prototypes passed, while some combinations of factors led the others to fall below the feasibility threshold. This suggests that nonresidential projects in the DT-MU zone may present challenges in setting a New Base FAR. The much higher residential FARs under the existing code make these sites non-competitive for nonresidential uses (and indeed, only a few office projects have been built in the DT-MU district in the last 3 decades).
- Of the remaining nine prototypes that failed the initial screening, there is no particular pattern that emerges, though most are based on lower intensity development assumptions and/or fall into an odd parcel size/development intensity combination.

Overall, the initial screening suggests that the assumptions used to generate the project prototypes produced a range of feasible development options that could work in all zones and at a range of development intensities where the current code allows sufficient competition between uses.

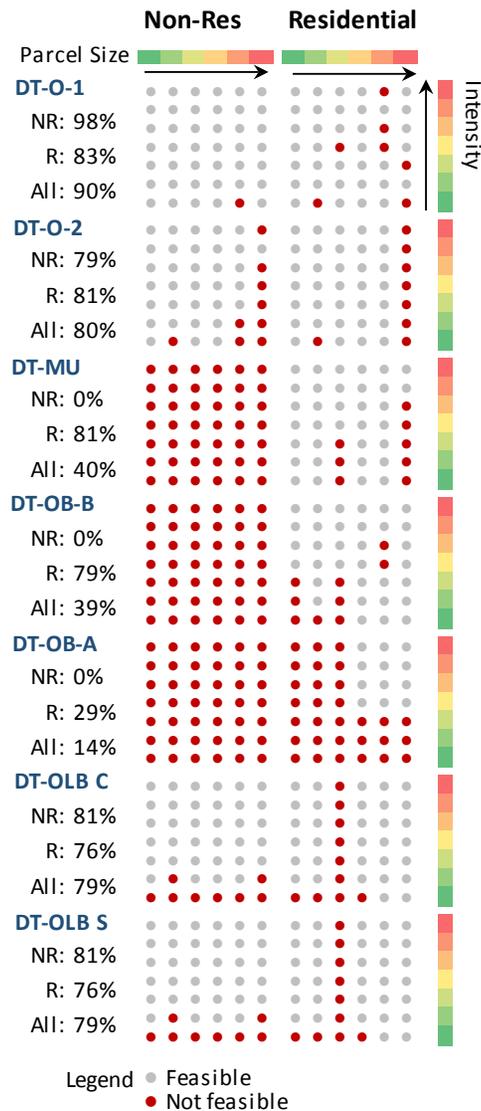
Testing the Policy-Level Range for New Base

The next step in the process is to test two sets of project prototypes using the policy-level range for New Base FAR and height assumptions to see how many are likely to support the threshold land value in each zone. The cost estimates include the cost for providing “basic” amenities, in addition to the standard cost elements, including parking.

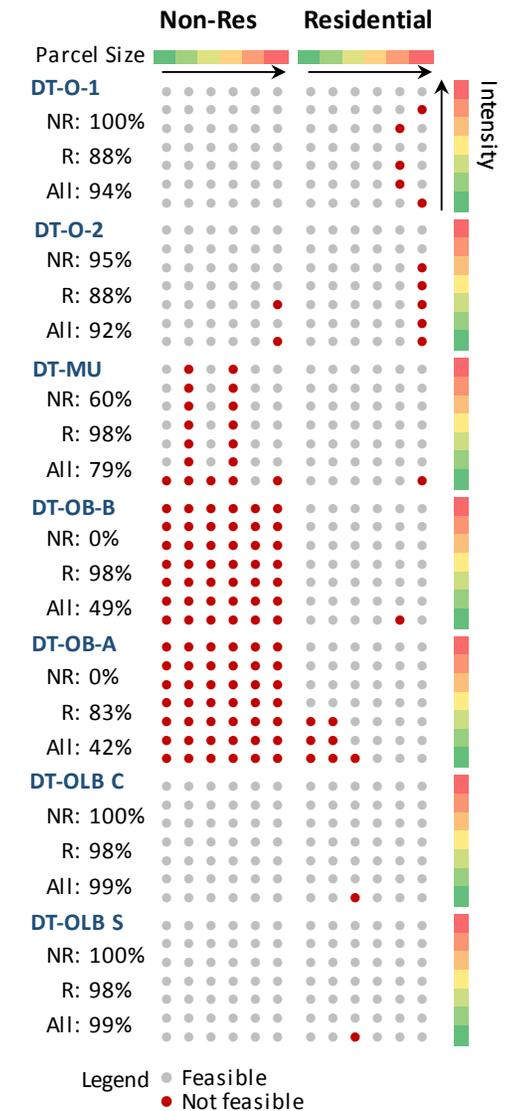
Overall Results. In this case, 1,176 project prototypes are evaluated, with the results shown in the exhibit to the right. By looking at the results in this way, it is possible to see the effect of the range of FAR levels being considered.

It’s important to note the performance of nonresidential uses in the DT-OB-A and DT-OB-B zones, where feasibility is a function of the current zoning provisions where residential development is allowed significantly higher FAR and height than nonresidential. The predominance of the red dots (indicating infeasible projects) means nonresidential development in the DT-OB-A and DT-OB-B zones would not be able to participate in the incentive system. Key findings include:

RESULTS: NEW BASE LOW



RESULTS: NEW BASE HIGH



- In the DT-MU zone, the New Base Low assumption results in none of the nonresidential prototypes passing the feasibility test. The New Base High scenario suggests a 60% pass rate, which is only somewhat below the initial screening result of 76%. Further, the prototypes that failed at the higher FAR are concentrated in a few of parcel sizes and among the low intensity options.
- The other area with significant clustering of failed prototypes is residential uses in DT-OB-A. Under New Base Low, only 29% passed, concentrated on the largest parcels and with the greatest intensity. In the New Base High, the pass rate jumps to 83%, with the least intense projects on the smallest sites failing.
- All other zones have at least one failed prototype. These are thinly spread based on the use. Where there are several in a zone, they tend to be arranged around a particular parcel size and/or lower intensity development.

Overall, these results suggest that the policy range selected as the starting point does reasonably well in creating a New Base zoning framework that should provide for a large number of potentially feasible development options over a wide range of parcel sizes in each zone.

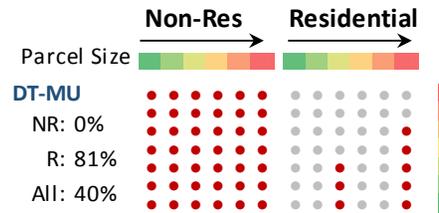
Further Analysis of the DT-MU District as a Special Case

Upon further discussion with City staff, it was decided that the policy-level range might not fully capture the City’s policy intentions for the DT-MU zone. In particular, these results suggest that nonresidential uses would likely continue to be less attractive relative to residential options, maintaining the competitive status quo. Therefore, an alternative range for nonresidential was created to see what FAR level might be necessary to have a more balanced outcome between the uses. As shown in the graphics to the right, the alternative set the low nonresidential FAR to 3.0 and the high nonresidential FAR to 3.5 and a new set of prototypes was generated. (Note: the low and high residential FARs remain consistent with the earlier analysis.)

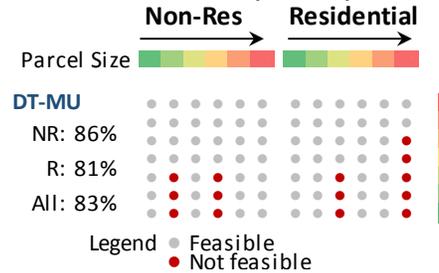
The results suggest that a FAR of between 3.0 and 3.5 would likely put nonresidential and residential uses on a more balanced competitive footing within the land use code.

RESULTS: NEW BASE LOW

Original Non-Res (FAR 2.25)

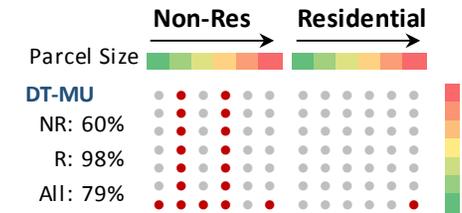


Alternative Non-Res (FAR 3.0)

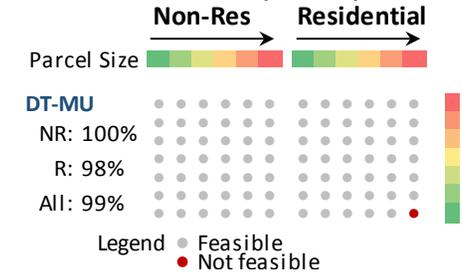


RESULTS: NEW BASE HIGH

Original Non-Res (FAR 2.75)



Alternative Non-Res (FAR 3.5)



Further Refinement. Based on the previous results, another scenario was developed to test how a potential base zoning code might look at a single proposed FAR level. This scenario was based on the following assumptions:

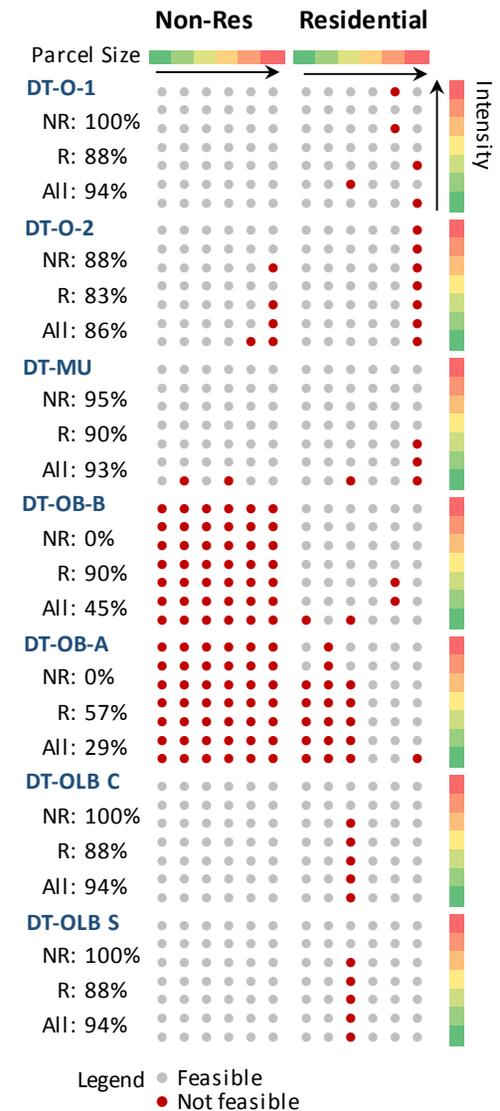
- For most land use zones, the New Base FAR was set using the mid-point of the policy range. This had originally been set to 85% of the Current Max FAR.
- For nonresidential uses in DT-MU, the midpoint from the alternative analysis (FAR 3.25) was used to more fully equalize the zoning code with residential uses in this zone.
- For nonresidential uses in the DT-OB-A and DT-OB-B zones, the New Base FAR was set equal to 100% of the Current Max FAR (i.e. nonresidential uses would not need to participate in the incentive zoning system to reach Max FAR). The feasibility of nonresidential projects in these zones is a function of the significant difference in zoning capacity for nonresidential and residential uses, which is a matter of policy. Since the proposed zoning maintains the status quo for nonresidential uses, there is no real justification for an FAR differential.

Project prototypes based on these FAR assumptions were generated and tested, with the results presented in the exhibit at right. The picture that emerges is not dissimilar to the results from the initial screening based on Current Max zoning. If we ignore the nonresidential results in DT-OB-A and DT-OB-B, 89% of prototypes pass the feasibility test in this scenario as compared to 96% in the initial screening. Most of the prototypes that failed the feasibility test are scattered among zones and development assumptions, with a few noteworthy exceptions:

- Residential results in DT-OB-A have a 57% pass rate, with most of the failed prototypes clustered among the smaller parcel sizes.
- DT-O-2, DT-OLB C and DT-OLB S all show a set of residential prototypes that fail across most or all of the development assumptions for a single parcel size.

Examination of the results in the DT-O-2, DT-OLB zones showed that most failed prototypes were within 10% of the threshold land value and that the parcel size in combination with the

RESULTS: PRELIMINARY NEW BASE



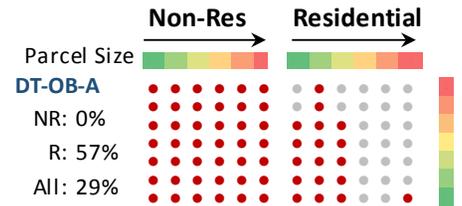
code assumptions resulted in less efficient development in terms of how much of the available FAR was captured. In other words, it seems likely that an actual project design effort, as opposed to the simple rules-based prototype generator, would be able to produce a feasible residential option for these parcel sizes.

The issue with the residential uses in DT-OB-A (shown at right) was more concerning, as this is a zone where current code largely eliminates nonresidential uses and so having a Base FAR scenario which only generates a 57% pass rate would be problematic. In discussing these concerns with City staff, it was decided to change the preliminary Base FAR to 3.25 (New Base High).

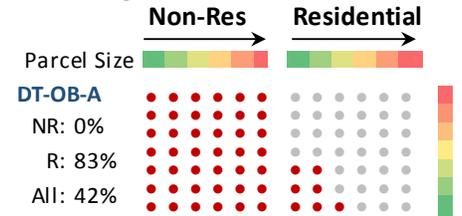
As a result of these policy adjustments, the Preliminary Base zoning assumptions shown in the table at right will be used in the Incentive Analysis.

DT-OB-A MIDPOINT VS HIGH

New Base Midpoint (Residential 3.0 FAR)



New Base High (Residential 3.25 FAR)



Legend ● Feasible
 ● Not feasible

BASE ZONING ASSUMPTIONS FOR INCENTIVE ANALYSIS

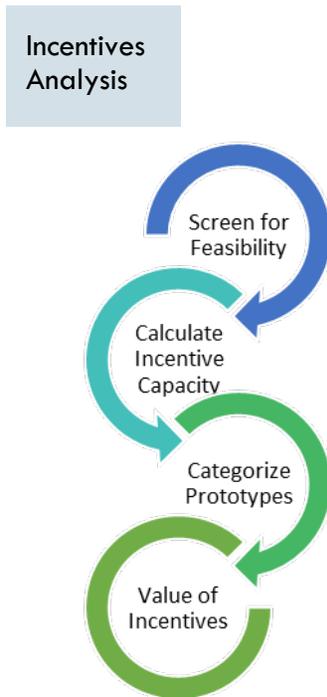
Proforma Developments		Floor Area Ratio				Building Height				
Downtown Land Use District	Building Type	Current Basic FAR	Current Max FAR	New Base FAR	New Max FAR (Proposed)	Current Basic Height	Current Max Height & Max Height with "15/15% rule" as applicable	New Max Height Including "15/15% rule" as applicable (Proposed)	New Basic Height	Building Height Trigger for Additional Code Requirements
DT-O-1	Nonresidential	5.0	8.0	6.75	8.0	200'	345'/450'	600'	345'	345'
	Residential	5.0	Unlimited; effectively ~10.0	8.5	10.0	200'	450'	600'	450'	450'
DT-O-2 North of NE 8th Street	Nonresidential	4.0	6.0	5.0	6.0	150'	250'/288'	460'	288'	288'
	Residential	4.0	6.0	5.0	6.0	150'	250'/288'	460'	288'	288'
DT-MU	Nonresidential	0.5	3.0	3.25	5.0	60'	100'/115'	230'	115'	115'
	Residential	2.0	5.0	4.25	5.0	150'	200'/230'	288"	230'	230'
DT-MU with Perimeter Overlay A-1	Nonresidential	0.5	1.0	1.0	1.0	30'	40'	40'	40'	N/A
	Residential	2.0	3.5	3.0	3.5	30'	55'	55'	55'	N/A
DT-OB with Perimeter Overlay B-1	Nonresidential	0.5	1.0	1.0	1.0	30'	65'/72'	72'	72'	N/A
	Residential	2.0	5.0	4.25	5.0	45'	90'/99'	99'	99'	N/A
DT-OB with Perimeter Overlay A-2	Nonresidential	0.5	1.0	1.0	1.0	30'	40'	40'	40'	N/A
	Residential	2.0	3.5	3.25	3.5	30'	55'	70'	55'	55'
DT-OLB Central (between NE 4th and NE 8th)	Nonresidential	0.5	3.0	2.5	6.0	75'	75'/90'	403'	90'	90'
	Residential	2.0	3.0	2.5	6.0	75'	90'/105'	403'	105'	105'
DT-OLB South (between Main St and NE 4th)	Nonresidential	0.5	3.0	2.5	5.0	75'	75'/90'	230'	90'	90'
	Residential	2.0	3.0	2.5	5.0	75'	90'/105'	230'	105'	105'

Analysis of Incentive Capacity

With a preliminary base zoning framework in place, it is possible to explore the implications for the incentive zoning component of the proposed zoning changes. Toward this end, the analysis considers two key issues: (1) with the capacity available under the New Max zoning proposal, how much additional development might be possible, given the New Base zoning; and, (2) what is the potential value of the additional building capacity?

The approach to analyzing the potential available capacity builds on the New Base analysis by creating a set of project prototypes for the New Max zoning that can then be compared with the Preliminary New Base zoning scenario. The two sets of project prototypes, having been generated by applying the same development assumptions, can be used as a matched pair to evaluate the impact of the additional zoning capacity on the scale of the project, the residual land value and the potential incentive value of the additional space. The process follows these steps:

1. Screen out any of the prototype pairs, where either the New Base or New Max scenario does not support the minimum threshold land value. Unless both zoning configurations are feasible, there is no real choice to be made between them.
2. Estimate potential incentive capacity for each of the paired prototypes and screen out any matched pairs where the New Max zoning scenario does not offer both more building square feet and a higher residual land value. If the New Max does not provide for increased space and increased value, then there is no potential incentive.
3. Estimate the full potential value of the new space, by dividing the change in total land value by the change in building space.
4. Screen out any significant outliers, where the value of new space is above \$150/SF, that might skew the broader analysis of incentive value.



5. Explore the incentive potential of the New Max zoning by looking at alternatives for how the potential value of new space is divided between the community, in the form of provided amenities and the developer.
6. This final step is critical if the incentive system is to actually operate as an incentive. **The challenge that all incentive programs face is to determine where the offsetting profit of additional project size is less than, equal to, or greater than in an incentive zoning program compared to a situation where there is no density bonus under the base zoning.** In other words, unless there is a real return to the developer, there will be no incentive to participate.

Available Incentive Capacity

The table on the next page presents the zoning parameters for the new incentive system. There is a mix of proposed new maximum zoning changes, depending on the downtown zone. There are only three instances where the New Max FAR is greater than the Current Max FAR – nonresidential in DT-MU, and all uses in DT-OLB Central and DT-OLB South.

In all zones, except nonresidential in DT-OB perimeter and residential DT-OB-B, there is a proposed increase in the height limit under the New Max zoning, and the introduction of a Trigger Height. A project that exceeds a Trigger Height would be subject to additional requirements, regardless if it does so under base or incentive zoning. The trigger is set at the Current Max Height.

As a result of the higher base zoning FAR and the limited proposed changes in New Max FAR, some zones will be left with a small Bonus FAR. Also, there are some zones that see a raised height limit under Max Zoning, but no increase in Max FAR, and three that would see a sizeable increase in both Max FAR and Max Height – nonresidential in DT-MU, and all uses in DT-OLB Central and DT-OLB South.

INCENTIVE ZONING CAPACITY

Proforma Developments		Floor Area Ratio					Building Height				
Downtown Land Use District	Building Type	Current Basic FAR	Current Max FAR	New Base FAR	New Max FAR (Proposed)	Bonus FAR	Current Basic Height	Current Max Height & Max Height with "15%/15% rule" as applicable	New Max Height Including "15%/15% rule" as applicable (Proposed)	New Basic Height	Building Height Trigger for Additional Code Requirements
DT-O-1	Nonresidential	5.0	8.0	6.75	8.0	1.25	200'	345'/450'	600'	345'	345'
	Residential	5.0	Unlimited; effectively ~10.0	8.5	10.0	1.5	200'	450'	600'	450'	450'
DT-O-2 North of NE 8th Street	Nonresidential	4.0	6.0	5.0	6.0	1.0	150'	250'/288'	460'	288'	288'
	Residential	4.0	6.0	5.0	6.0	1.0	150'	250'/288'	460'	288'	288'
DT-MU	Nonresidential	0.5	3.0	3.25	5.0	1.75	60'	100'/115'	230'	115'	115'
	Residential	2.0	5.0	4.25	5.0	0.75	150'	200'/230'	288"	230'	230'
DT-MU with Perimeter Overlay A-1	Nonresidential	0.5	1.0	1.0	1.0	0.0	30'	40'	40'	40'	N/A
	Residential	2.0	3.5	3.00	3.5	0.5	30'	55'	55'	55'	N/A
DT-OB with Perimeter Overlay B-1	Nonresidential	0.5	1.0	1.0	1.0	0.0	30'	65'/72'	72'	72'	N/A
	Residential	2.0	5.0	4.25	5.0	0.75	45'	90'/99'	99'	99'	N/A
DT-OB with Perimeter Overlay A-2	Nonresidential	0.5	1.0	1.0	1.0	0.0	30'	40'	40'	40'	N/A
	Residential	2.0	3.5	3.25	3.5	0.25	30'	55'	70'	55'	55'
DT-OLB Central (between NE 4th and NE 8th)	Nonresidential	0.5	3.0	2.5	6.0	3.5	75'	75'/90'	403'	90'	90'
	Residential	2.0	3.0	2.5	6.0	3.5	75'	90'/105'	403'	105'	105'
DT-OLB South (between Main St and NE 4th)	Nonresidential	0.5	3.0	2.5	5.0	2.5	75'	75'/90'	230'	90'	90'
	Residential	2.0	3.0	2.5	5.0	2.5	75'	90'/105'	230'	105'	105'

As a result of these disparate changes among the downtown zones, there is likely to be some significant variation in potential incentive capacity under the New Max zoning configuration. The table below presents a comparison of the matched pair (proposed New Base to New Max) project prototypes that survived the screening process described earlier. Some noteworthy observations:

- Nonresidential in DT-OB-A and DT-OB-B are essentially no longer in the incentive system, since there is no difference between New Base and New Max FAR and heights
- Of the remaining zones, 91% of the nonresidential pairs satisfied all of the screening tests, while only 50% of the residential pairs made it through
- The biggest factor in the residential outcome is the fact that almost all of the residential prototypes in DT-OLB zones failed one or more of the screens.
- The other zones with fewer than 80% of paired prototypes to survive include residential in DT-MU, DT-O-2, DT-OB-B and nonresidential in DT-O-2. In each case, there is no proposed increase in Max FAR and the Base FAR increased significantly.
- Of the prototype pairs that survived, there is a considerable amount of new building square footage added under the New Max prototypes, and a corresponding bump in the overall built FAR. Built FAR includes gross square feet associated with exempt retail uses.

ESTIMATED CHANGE IN CAPACITY, SCREENED PROTOTYPE PAIRS

	Incentive Capacity (FAR)	Project Prototypes			Building	Building	Building	Building
		Total	Potential Incentive No.	Pct	GSF (Base)	GSF (Max)	Built FAR (Base)	Built FAR (Max)
NON-RESIDENTIAL								
DT-O-1	1.25	42	35	83%	14,140	16,670	6.64	7.83
DT-O-2	1.00	42	33	79%	9,510	11,530	4.88	5.91
DT-MU	1.75	42	40	95%	6,310	9,430	3.08	4.60
DT-OB-A	0.00	--	--	--	--	--	--	--
DT-OB-B	0.00	--	--	--	--	--	--	--
DT-OLB C	3.50	42	42	100%	7,410	16,270	2.65	5.81
DT-OLB S	2.50	42	42	100%	7,410	13,590	2.65	4.85
All Non-Residential		210	192	91%	44,780	67,490	3.82	5.75
RESIDENTIAL								
DT-O-1	1.50	42	29	69%	13,070	15,800	8.02	9.69
DT-O-2	1.00	42	31	74%	8,870	10,930	4.82	5.94
DT-MU	0.75	42	24	57%	6,740	7,910	4.27	5.01
DT-OB-A	0.25	42	35	83%	6,480	7,100	3.26	3.57
DT-OB-B	0.75	42	27	64%	4,590	5,140	4.14	4.63
DT-OLB C	3.50	42	0	0%	0	0	--	--
DT-OLB S	2.50	42	2	5%	120	200	2.40	4.00
All Residential		294	148	50%	39,870	47,080	4.87	5.76

In reviewing the results of the incentive analyses, it is important to note that these increases represent the change between the New Base and New Max prototypes and don't reflect what could actually fit within developable land in each zone. The approach is designed to explore how the incentives in the proposed incentive system might work. By looking at many project prototype combinations, the goal is to see how the new zoning might affect a wide range of potential development opportunities.

DT-OLB Special Considerations. The only significant concern that emerged from the screening process, was the situation with residential uses in the DT-OLB zones. Given the very significant increase in FAR and heights allowed in the zone, the results seemed counterintuitive.

After digging into the individual prototype analyses, it became clear that the New Max zoning prototypes were appropriately building out to use the new capacity, but the revenues generated were not sufficient to support the higher scale development. In particular, there was not only a big increase in building square footage, but construction shifted from lower density wood frame to high-rise development.

Further, the income and construction costs were calibrated based on Current Max zoning and current threshold land values, which are the lowest of all downtown zones, while the Max Zoning configuration is more consistent with higher value downtown zones. As a result, under the combined effect of the calibration process and the significant upzone that is proposed, the New Max zoning RLV estimates do not adequately capture the impact of the proposed changes in the DT-OLB zones.

Given that this is the only place where there is such a dramatic upzone, it was decided to modify the income and construction cost factors for the residential uses only in the DT-OLB zones. To make a modification that still fit within the overall analytic structure, the rent and construction cost assumptions were aligned with the other downtown zone that was closest in terms of New Max zoning. As a result, the DT-O-2 income and construction cost assumptions are used for the New Max zoning assumptions for DT-OLB Central and DT-MU is used for DT-OLB South. In both cases, the RLV analysis of the New Max zoning are the only ones where this change is made.

Estimated Value of Incentive Capacity

After making the adjustment to the income and construction cost factors in the DT-OLB zones and re-estimating the residual land value, the total number of matched pairs increased significantly for residential uses. The exhibit to the right presents the estimated value of the incremental capacity added through the incentive system. Some important points:

- Each zone and use resulted in a good sample size for use in estimating potential value of the incentive capacity.
- The estimated value represents the **total value** of the additional space and is determined by taking the increase in land value under New Max divided by the added square feet.
- The estimates are based on the total incremental change in land values and square feet by zone and use, and so account for the variations in building scale among the prototype pairs.
- Overall average values per building square foot of the new capacity range from a \$43.50 to a high of \$86.50 depending on the zone and use.
- These represent the value of using the Max Zoning capacity, both FAR and Height, as compared to what was possible under base zoning, considering that both were trying to build as much as possible given the development assumptions – floor plate sizes and intensity of development – that generated each prototype pair.

ESTIMATED VALUE OF INCENTIVE CAPACITY, SCREENED PROTOTYPE PAIRS

	Incentive Capacity (FAR)	Project Prototypes			Change in RLV ('000)	Change in Built SF ('000)	Added Value (\$/GSF)
		Total	Potential Incentive No.	Pct			
NON-RESIDENTIAL							
DT-O-1	1.25	42	35	83%	\$216,400	2,530	\$85.50
DT-O-2	1.00	42	33	79%	\$171,300	2,020	\$85.00
DT-MU	1.75	42	40	95%	\$189,100	3,120	\$60.50
DT-OB-A	0.00	--	--	--	--	--	--
DT-OB-B	0.00	--	--	--	--	--	--
DT-OLB C	3.50	42	42	100%	\$487,600	8,860	\$55.00
DT-OLB S	2.50	42	42	100%	\$355,600	6,180	\$57.50
All Non-Residential		210	192	91%	\$1,420,000	22,710	\$62.50
RESIDENTIAL							
DT-O-1	1.50	42	29	69%	\$237,100	2,740	\$86.50
DT-O-2	1.00	42	31	74%	\$149,000	2,070	\$72.00
DT-MU	0.75	42	24	57%	\$66,300	1,170	\$56.50
DT-OB-A	0.25	42	35	83%	\$44,000	610	\$72.00
DT-OB-B	0.75	42	27	64%	\$36,000	550	\$65.50
DT-OLB C	3.50	42	37	88%	\$572,700	8,000	\$71.50
DT-OLB S	2.50	42	37	88%	\$270,800	6,200	\$43.50
All Residential		294	220	75%	\$1,375,900	21,340	\$64.50
OVERALL							
DT-O-1		84	64	76%	\$453,500	5,270	\$86.00
DT-O-2		84	64	76%	\$320,300	4,090	\$78.50
DT-MU		84	64	76%	\$255,400	4,290	\$59.50
DT-OB-A		42	35	83%	\$44,000	610	\$72.00
DT-OB-B		42	27	64%	\$36,000	550	\$65.50
DT-OLB C		84	79	94%	\$1,060,300	16,860	\$63.00
DT-OLB S		84	79	94%	\$626,400	12,380	\$50.50
All Zones		504	412	82%	\$2,795,900	44,050	\$63.50

The other important factor to consider is how the estimated incremental value of the incentive space is distributed among the screened pair prototypes by zone and use. The exhibit below shows the additional value per added square foot and clearly shows that these values can range widely by use and according to the specific development parameters of the various prototypes. Some additional observations:

In most zones there is a wide range of estimates for the total value of the new space:

- In some zones the range skews higher for residential prototype pairs and others with nonresidential pairs.
- The overall average value by zone presented in the prior exhibit is shown as a yellow dot, which helps to show the variation within the zone around the average.
- Finally, the prototypes developed assuming the project was trying to achieve 100% of available FAR are shown with the highlighted outline. In some zones, these prototype pairs are distributed in a similar way as the others, while a few show a bit more of a distinctive spread.

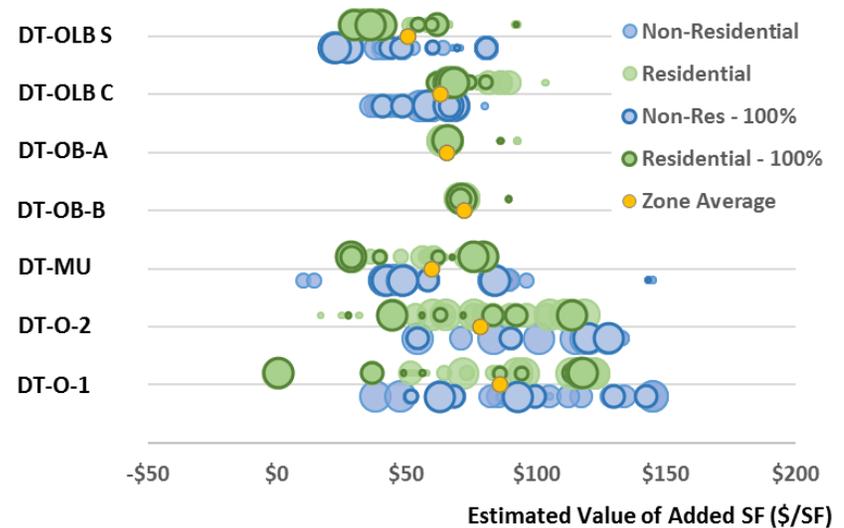
A key take-away from this view of the estimated value of the potential incentive capacity is that at whatever value the City chooses to set the exchange rate, there will likely be some projects in every zone where the exchange rate will be too high to justify using the incentive capacity and some projects will likely be developed under the new much higher base.

Implications for Utilization of Incentive Capacity

The final step is to explore the issue of how the incentive system might actually be used, based on a range of “exchange values” that might be set by code. Toward this end, potential utilization of

DISTRIBUTION OF VALUE ADDED BY USE AND ZONE

Bubble size is based on square feet added by zone (quartiles)



the available incentive capacity under the new zoning configurations is evaluated by considering how many of the various prototype pairs might be developed at the higher density offered in the incentive system at different levels of amenity costs.

In the accompanying exhibit a selection of hypothetical amenity costs (exchange value) are held constant across the zones and uses. Assuming that developers require a minimum margin of 50%, the analysis determines how many of the prototype pairs would be developed using the incentive zoning.

The 50% margin suggests that splitting the incremental value from the incentive system equally would represent a financially viable standard for the average builder. The analysis suggests that:

- At an exchange value of \$25/SF, a reasonably high number of projects could be expected to choose to participate in the incentive system, with some variation among zones and uses.

IMPLICATIONS FOR INCENTIVE ZONING UTILIZATION AT DIFFERENT EXCHANGE RATES

Incentive Capacity (FAR)	Project Prototypes			Added Value (\$/GSF)	Potential Use of Incentive Capacity Assuming Minimum 50% Return								
	Total	Potential Incentive No.	Pct		\$20/sf		\$25/sf		\$30/sf		\$35/sf		
NON-RESIDENTIAL													
DT-O-1	1.25	42	35	83%	\$85.50	34	81%	33	79%	18	43%	16	38%
DT-O-2	1.00	42	33	79%	\$85.00	33	79%	33	79%	14	33%	14	33%
DT-MU	1.75	42	40	95%	\$60.50	38	90%	27	64%	20	48%	20	48%
DT-OB-A	0.00	--	--	--	--	--	--	--	--	--	--	--	--
DT-OB-B	0.00	--	--	--	--	--	--	--	--	--	--	--	--
DT-OLB C	3.50	42	42	100%	\$55.00	38	90%	26	62%	15	36%	7	17%
DT-OLB S	2.50	42	42	100%	\$57.50	35	83%	27	64%	25	60%	19	45%
All Non-Residential		210	192	91%	\$62.50	178	85%	146	70%	92	44%	76	36%
RESIDENTIAL													
DT-O-1	1.50	42	29	69%	\$86.50	26	62%	24	57%	18	43%	17	40%
DT-O-2	1.00	42	31	74%	\$72.00	27	64%	24	57%	22	52%	16	38%
DT-MU	0.75	42	24	57%	\$56.50	18	43%	17	40%	15	36%	8	19%
DT-OB-A	0.25	42	35	83%	\$72.00	35	83%	35	83%	35	83%	35	83%
DT-OB-B	0.75	42	27	64%	\$65.50	27	64%	27	64%	27	64%	6	14%
DT-OLB C	3.50	42	37	88%	\$71.50	37	88%	37	88%	37	88%	20	48%
DT-OLB S	2.50	42	37	88%	\$43.50	21	50%	21	50%	14	33%	4	10%
All Residential		294	220	75%	\$64.50	191	65%	185	63%	168	57%	106	36%
OVERALL													
DT-O-1		84	64	76%	\$86.00	60	71%	57	68%	36	43%	33	39%
DT-O-2		84	64	76%	\$78.50	60	71%	57	68%	36	43%	30	36%
DT-MU		84	64	76%	\$59.50	56	67%	44	52%	35	42%	28	33%
DT-OB-A		42	35	83%	\$72.00	35	83%	35	83%	35	83%	35	83%
DT-OB-B		42	27	64%	\$65.50	27	64%	27	64%	27	64%	6	14%
DT-OLB C		84	79	94%	\$63.00	75	89%	63	75%	52	62%	27	32%
DT-OLB S		84	79	94%	\$50.50	56	67%	48	57%	39	46%	23	27%
All Zones		504	412	82%	\$63.50	369	73%	331	66%	260	52%	182	36%

Note: For comparison purposes, the current fee-in-lieu amount for providing amenities in Bel-Red is between \$15-\$18 per SF and the affordable housing fee in South Lake Union is \$25 per SF

- As the exchange value increases, the number of potential participating prototypes drops off, with more projects choosing to build under base zoning.
- At a \$30/SF exchange rate there would still be about 50% of the prototype pairs that might participate, though the rate in some zones has dropped well below 50%.

Implications of Additional Allowed Building Height

Reserved – materials to be distributed on Tuesday January 17th.

NEW SECTION ADDED January 17, 2017 Implications of Additional Allowed Building Height

As discussed previously, in some zones the proposed code changes would increase both FAR and height, while in others the zoning change allows increased height only. The principal objective of the incentive system is to offer additional building capacity in exchange for the provision of some public benefit. While increased maximum height does not necessarily translate to additional development capacity, it likely would in some cases where current height limits make it difficult to achieve the FAR allowed. This may be a more common occurrence as available development sites get smaller as well.

A new feature of the draft Downtown Land Use Code is the concept of a trigger height that would be set to the current maximum building height in zones where additional height is proposed. If a project were to exceed the trigger height, there would be special open space requirements, and floor plates above the trigger height would need to be reduced, consistent with the CAC recommendations that increased height results in better urban design outcomes.

Beyond allowing for projects to use more of the allowed FAR, there is also the question of whether there might be value in building taller, even when there is not a material difference in total building square footage. As discussed earlier, there is evidence that rents and costs both increase with the height of buildings, and there is anecdotal evidence of prestige properties, both residential and office, commanding substantial premiums for space at or near the top of high rise towers. For example, in San Francisco the top floors of the most prestigious office buildings are renting in the low \$100s/SF; a 33% premium above the average asking rents of \$75/SF.

The following analysis seeks to further explore the increment of value that could be attributable to height in the way that FAR is valued in the incentive system, particularly considering whether it might be possible to exceed the trigger height in some zones with the increased base FARs. In such cases, a project would be exceeding current maximum building heights but not participating in the incentive system.

To test the potential implications of the proposed new building height limits, two comparisons were developed, where the FAR is held constant and the building height is varied between the Current Max (also the trigger building height in most zones) and the proposed New Max height. As illustrated in the exhibit to the right, one scenario compares how the proposed New Height might be used assuming the New Base FAR, and the other assumes the New Max FAR. In the first comparison, a project would potentially make use of the proposed height above the current maximum height, but not use any of the FAR capacity allowed through the incentive system.

Since some zones and uses are unaffected by the proposed new building height, the height analysis is limited to the following subset of affected zones:

- **Zoning increases Max height without an increase in Max FAR.** All uses in DT-O-1 and DT-O-2, and residential only in DT-MU and DT-OB-A.
- **Zoning increases Max height and Max FAR.** All uses in DT-OLB Central and DT-OLB South, and nonresidential only in DT-MU.

By focusing on this subset of zones and isolating the change in height, it is possible to gain some insights into the relative value of increased height in relation to the value estimated for the incentive system overall.

Utilization of Proposed Additional Height

The table on the right shows how the New Base and New Max zoning configurations may be influenced by the availability of the proposed new height limits.

Testing New Height Implications (New Base FAR)

Proposed New Max Height

	Current Max Height	New Base FAR
Trigger Height	New Base FAR	New Base FAR

Does Not Use Incentive Capacity

Testing New Height (Max FAR)

Proposed New Max Height

	Current Max Height	Bonus FAR
Trigger Height	New Base FAR	New Base FAR

Uses Incentive Capacity

Development Using Base FAR. Not surprisingly, when projects are limited to the development capacity allowed in the New Base FAR, there are relatively few prototypes that might benefit from the additional height. However, 27% of the prototypes tested did adjust to the availability of the additional height, with the majority showing increases in both built height and built FAR (within the New Base zoning). This suggests that at least in some combinations of parcel size and development assumptions (floor plate sizes and development intensity), additional height will help maximize the value of the new Base FAR.

Within this group of prototypes, a much smaller number of prototypes adapted to capture additional height without increasing square footage. These prototypes essentially stacked the building area taller, in most cases by switching from a two tower configuration to a single tall building. Again, these prototypes showed a value in increased performance from the Max Height, even at new Base FAR levels.

New Max FAR. Shifting to the results for the comparisons using the New Max FAR, shows a similar pattern, but with many more prototypes making use of the additional height. Interestingly, the number using height alone remains small, while those using both height and FAR represent the majority of prototypes evaluated.

Approximately 61% of the New Max zoning prototypes in the affected zones (281 of 462) were benefitting in some way due to the change in the maximum height limit. In other words, most of the prototypes generated using the proposed New Max zoning in this subset of zones are using both the incentive system and the additional available height. As such, these projects would be investing in public amenities while pursuing additional height and bonus FAR.

IMPLICATIONS FOR UTILIZATION OF NEW MAX HEIGHT LIMITS

	Total Prototypes	No Change	Using Height Only	Using Height & FAR	Pct Using Height
BASE FAR COMPARISONS (Vary Height, Constant New Base FAR)					
ZONES WHERE HEIGHT INCREASE, BUT NO INCREASE TO MAX FAR					
DT-O-1 (all uses)	84	64	10	10	24%
DT-O-2 (all uses)	84	60	5	19	29%
DT-MU (Res)	42	30	5	7	29%
DT-OB-A (Res)	42	36	0	6	14%
ZONES WHERE BOTH MAX HEIGHT AND FAR INCREASE					
DT-MU (Non-res)	42	29	0	13	31%
DT-OLB C (all uses)	84	55	7	22	35%
DT-OLB S (all uses)	84	65	0	19	23%
Sub-total	462	339	27	96	27%
MAX FAR COMPARISONS (Vary Height, Constant Max FAR)					
ZONES WHERE HEIGHT INCREASE, BUT NO INCREASE TO MAX FAR					
DT-O-1 (all uses)	84	60	11	13	29%
DT-O-2 (all uses)	84	46	11	27	45%
DT-MU (Res)	42	31	5	6	26%
DT-OB-A (Res)	42	35	0	7	17%
ZONES WHERE BOTH MAX HEIGHT AND FAR INCREASE					
DT-MU (Non-res)	42	7	0	35	83%
DT-OLB C (all uses)	84	0	0	84	100%
DT-OLB S (all uses)	84	2	4	78	98%
Sub-total	462	181	31	250	61%
GRAND TOTAL	924	520	58	346	44%

The other 39% (181 of 462) resulted in identical project characteristics under both height limit scenarios, suggesting that the current maximum height was not a limiting factor in trying to maximize FAR based on the development assumptions for the prototype. Almost all of these occurred in zones where the Max Height is proposed to increase, but there would be no change in Max FAR.

Also, it is worth noting that in approximately 90% of these cases, the prototypes still show an increase in RLV relative to the New Base FAR. Thus, most of the prototypes that do not take advantage of the increased Max Height in the affected zones could still participate in the incentive system.

All of the height affected zones had New Max FAR zoning prototypes that were able to use the height to add capacity to make use of available FAR. However, there is a substantial difference between zones where only the Max Height is increasing compared to those where both height and FAR go up. In zones where both Max FAR and Max Height are increasing, almost all of the prototypes made use of both. This result suggests that the extra height is a key factor for DT-OLB and DT-MU nonresidential in supporting the increased FAR, and consequently the incentive system, in these zones.

In zones where only the Max Height is increasing and there is no addition to the Max FAR almost half did realize added value from the additional height, with the balance split between those using both height and FAR and those using height only.

The remaining 31 prototypes (11% of those making use of the additional height) did so without increasing building gross square feet (GSF). Of these, 4 prototypes (all in DT-OLB South) did marginally worse in terms of residual land value when compared to the capped height scenario, leaving 27 prototypes that saw an increase in residual land value by exceeding the trigger height without adding GSF. While these represent a small share of all prototypes evaluated, they do support the proposition that greater height could add value, even when there is no corresponding increase in building square feet.

The common characteristic among these prototypes is that the additional height allowed for the option to build one tall building as opposed to splitting into a two tower configuration to use the

available FAR. In many of these cases, there is a marginal reduction in GSF in the single tower configuration, with the incremental value coming partly from how the marginally higher revenues and costs for buildings above 20 stories. These occurrences are limited to the DT-O-1, DT-02, and residential uses in DT-MU, where height is increasing but not FAR. In all of these cases, the extra height alone could add significant value to the project.

Potential Value of Additional Height

Based on the how the proposed increases in Max Height might be used, there appears to be some meaningful contribution to value that might be attributable to the height component. This seems to be the case regardless of whether the development capacity is limited by the base zoning FAR or the proposed maximum FAR under the incentive zoning system.

Estimates of the potential incremental value of exceeding the threshold building height were developed for the base FAR and maximum FAR scenarios. In all cases, the prototypes are screened to ensure that they generate a residual land value of at least the threshold market value for the zone. The estimated value that is attributable to height is estimated as follows:

- **Change in RLV divided by GSF in floors above trigger building height, where:**
 - Change in RLV is equal to the residual land value of the prototype that exceeds trigger building height less RLV of prototype limited to current maximum height, with all other assumptions held constant; and,
 - The GSF is equal to the number of floors above the trigger building height multiplied by the floor plate size for these floors (90% of the prototype floor plate assumption for zone and use up to the trigger building height).

For each of the development capacity scenarios, project prototypes were further organized into three distinct categories: (1) prototype projects that exceed the trigger building height, but there is no increase in gross square feet; (2) projects in a zone with no proposed increase in Max FAR, that exceed the trigger building height and use more of the allowed FAR; and (3) projects in a zone with a proposed increase in Max FAR, that exceed the trigger building height and use more of the

allowed FAR. By organizing the results in this way, it may be possible to parse some of the nuances of how value might relate to height and FAR, particularly where there are such significant variations among many of the downtown zones.

To provide context, the estimated value that could be attributed to changes in height are compared to the FAR-based estimates by land use zone from the earlier incentive analysis. It is important to keep in mind that, while both the height-based and FAR-based estimates are presented as a \$/GSF value, they are measuring different things. The height-based value is the incremental value of land divided by the gross square feet in floors above the trigger building height. The FAR-based estimate is the incremental value of land divided by the gross square feet beyond what is allowed under the base FAR, which may or may not include some GSF above the trigger building height.

In effect the two value measures are capturing different concepts of potential incremental value associated with an expansion of development rights. While both height and FAR limits will influence the value of a prospective project (and consequently the value of land), these zoning limitations are inter-related. Depending on the site characteristics, height, FAR or some combination of the two could a limiting factor in maximizing the value of a potential development opportunity.

For example, a project on a small site may benefit significantly by gaining access to additional height because it cannot use even the base FAR allowed under current maximum heights. Conversely, a large site, that is not particularly constrained by the maximum height limit, would benefit primarily by gaining access to additional FAR.

Also, the average values by zone are based on a different collection of prototypes. The FAR-based estimates used all prototypes where the residual land value for both base and maximum zoning was greater than the feasibility threshold value and the maximum zoning scenario resulted in a larger project and a higher residual land value than the base zoning. In the height analysis, there is a similar comparison, but only for prototypes that can use the extra height in either the base or maximum zoning configurations. As a result, the comparison of height-based versus FAR-based incremental value estimates are used to highlight these alternative ways of considering the possible source of incremental land values resulting from a change in height and/or FAR.

The results of this analysis are presented in the table below. In almost all of the scenarios evaluated, the estimated value that might be attributable to height is lower than the values previously estimated in the FAR-based analysis. This is not surprising, since FAR-based analysis would have included prototypes that used both additional height and FAR under the maximum zoning scenarios. What this suggests is that height is likely a valuable contributor in the cases studied, but that development capacity (FAR) is likely the more significant factor affecting the underlying value of land.

ASSESSMENT OF POTENTIAL VALUE ATTRIBUTABLE TO NEW MAX HEIGHTS

	HEIGHT IMPACT (New BASE FAR)			FAR-based Incentive		HEIGHT IMPACT (New MAX FAR)			FAR-based Incentive	
	Change	GSF ('000)	Value	Value	Height	Change	GSF ('000)	Value	Value	Height
	RLV ('000)	abv Trigger	(\$/GSF)	(\$/GSF)	to FAR	RLV ('000)	abv Trigger	(\$/GSF)	(\$/GSF)	to FAR
VALUE CHANGED ONLY WITH HEIGHT (All Zones)										
DT-O-1 (all uses)	\$160,000	3,200	\$50.00	\$86.00	0.581	\$207,500	3,640	\$57.00	\$86.00	0.663
DT-O-2 (all uses)	\$45,800	1,110	\$41.50	\$78.50	0.529	\$106,800	2,650	\$40.50	\$78.50	0.516
DT-MU (Res)	\$13,000	740	\$17.50	\$75.33	0.232	\$12,800	740	\$17.50	\$75.33	0.232
DT-OLB C (Res)	\$4,900	4,900	\$1.00	\$71.50	0.014	--	--	--	--	--
Sub-total	\$218,800	5,050	\$43.50	\$80.00	0.544	\$327,100	7,030	\$46.50	\$80.00	0.581
VALUE CHANGED WITH HEIGHT & GSF (Zones with No Proposed Increase in Max FAR)										
DT-O-1 (all uses)	\$64,000	970	\$66.00	\$86.00	0.767	\$164,000	2,700	\$60.50	\$86.00	0.703
DT-O-2 (all uses)	\$106,800	2,780	\$38.50	\$78.50	0.490	\$221,000	5,120	\$43.00	\$78.50	0.548
DT-MU (Res)	\$13,800	320	\$43.00	\$56.50	0.761	\$15,100	330	\$46.00	\$56.50	0.814
DT-OB-A (Res)	\$11,300	70	\$161.50	\$60.50	2.669	\$19,000	90	\$211.00	\$60.50	3.488
Sub-total	\$195,900	4,140	\$47.50	\$79.50	0.597	\$419,100	8,240	\$51.00	\$79.50	0.642
VALUE CHANGED WITH HEIGHT & GSF (Zones with Proposed Increase in Max FAR)										
DT-MU (Non-res)	\$11,300	1,480	\$7.50	\$72.00	0.104	\$144,600	3,130	\$46.00	\$72.00	0.639
DT-OLB C (Res)	\$64,300	1,990	\$32.50	\$71.50	0.455	\$449,800	10,280	\$44.00	\$71.50	0.615
DT-OLB C (Non-res)	\$2,900	250	\$11.50	\$43.50	0.264	\$238,900	9,760	\$24.50	\$43.50	0.563
DT-OLB S (Res)	\$36,300	1,740	\$21.00	\$55.00	0.382	\$120,400	4,590	\$26.00	\$55.00	0.473
DT-OLB S (Non-res)	\$2,900	250	\$11.50	\$57.50	0.200	\$116,200	3,040	\$38.00	\$57.50	0.661
Sub-total	\$117,700	5,710	\$20.50	\$58.00	0.353	\$1,069,900	30,800	\$34.50	\$58.00	0.595
GRAND TOTAL	\$532,400	14,900	\$35.50	\$63.50	0.559	\$1,816,100	46,070	\$39.50	\$63.50	0.622

Overall, the ratio of the height-based value estimates is approximately 56% of the FAR-based estimates in the prior incentive analysis (\$35.50/GSF vs \$63.50/GSF) for the new base FAR scenarios and approximately 62% of the FAR-based estimates (\$39.50/GSF vs \$63.50/GSF) for the new maximum FAR scenarios. This pattern where the base FAR scenarios seem to benefit less from the new height than the maximum FAR scenarios generally holds in most of the cases studied.

Generally, the height-based values are a higher share of the overall FAR-based values for the zones and/or uses that are not proposed to get access to increased maximum FAR. For example, residential uses in DT-MU, where maximum FAR is not proposed to change, benefit to a greater degree from access to additional height compared to non-residential uses in the same zone, where the maximum FAR is proposed to increase from 3.0 to 5.0.

The relative value of allowing additional height generally falls between 10% and 60%, when considering zones and/or principal uses where additional height seemed to impact the largest number of prototypes. Some additional observations:

- Even in scenarios where only the height was changing, average value for GSF in floors above the trigger generally ranges from 50% to 60% of the FAR-based value.
- In scenarios where both height and FAR are increasing, the average values show a wider spread than the height only scenarios, but still generally fall in a range from 50% to 70%.
- For most zones, the estimated value attributable to exceeding the trigger building height is greater under the maximum FAR scenarios than under base FAR scenarios, even for prototypes where only the height changes. This may suggest that the relative value of height alone, is less than the overall value of additional development capacity. The best example of this may be in DT-O-1.
 - In DT-O-1, there were several prototypes in both FAR scenarios that took advantage of new height, but did not add GSF in doing so. In the base FAR scenario, the height-based value is estimated at \$50/GSF (or 58% of the FAR-based value) and the maximum FAR scenario is estimated at \$57/GSF (or 66% of the FAR-based value).

- There were fewer, but still significant number of prototypes that added both height and FAR. Of these, the height-based value is estimated at \$66/GSF (or 77% of the FAR-based value) and the maximum FAR scenario is estimated at \$60.50/GSF (or 70% of the FAR-based value)
- There are some clear outliers that emerged in this analysis, including:
 - DT-OLB Central had 7 prototypes under the Base FAR that only used height. The combination of a small sample size and the relative mismatch between the Base FAR and the Max Height result in a minimal value.
 - Residential uses in DT-MU and DT-OB-A show very high values, which are almost certainly due to small sample sizes and the relatively small amount of bonusable FAR available.

The overall results suggest that if the City wanted to consider options to use the value of height as part of its incentive zoning framework, it may be reasonable to consider a pricing strategy that sets the exchange rate for GSF above the threshold trigger as a percent of the FAR-based exchange rate.

Implementation Considerations

The other substantive policy issue that emerges is based on the potential value creation of height alone and the fact that it may not be necessary to tap the incentive capacity to use the additional height that is proposed: Should the City consider options for capturing a portion of this new value?

Options for treating added building height include:

1. **Treat height as it is currently treated in the code.** In this option, base zoning would limit building height to current max and the incentive system would allow projects that exceed the base FAR to go up to the new max heights.
 - This would be the simplest approach as it would effectively carry forward the current structure in which each part of the zoning code has a separate height and FAR limit.

- Projects exceeding the trigger height would be need to meet the floor plate reduction and open space requirements, which would also count toward the overall amenity requirements called out by the incentive zoning system.
- The downside is that it would be a disincentive for any builder who wanted to work within the base zoning code but build taller, skinnier towers.

2. Manage height outside of the incentive zoning system. As mentioned previously, there is already an emerging framework that has specific requirements of any building that exceeds the trigger height limit. Continuing on this path would raise the question of whether the open space and floor plate reduction requirements are sufficient offsets to allowing a project to go beyond the current maximum heights.

- Based on the valuation assessment, it may be possible to set an exchange rate that would apply when exceeding the trigger height. Total amenity requirements would then be based on the building gross square feet in floors above the threshold height.
- Once the amenity requirement was determined, the open space provided could be credited against the requirement and, should the credit be less than the requirement, the applicant would need to suggest other amenities to make up the difference.
- The challenge with this approach is that a project that is exceeding both the trigger height and the base FAR would then be operating in two separately administered incentive programs. It would be necessary to align the programs to ensure that there was an appropriate allocation of value between the programs. It is important that there is no double counting of incremental value and there are no perverse incentives that might inadvertently shift project designs in an unfavorable way.

3. Incorporate height into the incentive system. While not as simple as the first option integrating the trigger height concept into the incentive zoning system could in many ways make it easier to align the programs.

- Exceeding the trigger height would have the same effect as exceeding the base FAR, namely it would indicate that a project was now participating in the incentive system

- For a project that only exceeds the height trigger but not the base FAR, the amenity requirements would be determined by applying a “height-only” exchange rate for the GSF in the floors above the trigger. As with the other scenarios, the open space requirement for exceeding the trigger height would be credited against the overall amenity requirement.
- For a project that exceeds both the base height and FAR, it would be possible to calculate the amenity requirements both ways to see the relative balance between the use of FAR beyond the base FAR and height beyond the trigger.
 - The FAR-based amenity requirement would be determined by applying the exchange rate to the gross square feet above what is allowed above the base FAR.
 - The Height-based amenity requirement would be determined by applying the exchange rate to the gross square feet for the floors above the trigger height.
 - Since the affected gross square footage and the exchange rates are different, the characteristics of the project will determine which approach would result in a higher amenity requirement, which could then be the requirement for the project.
- Using the greater of the FAR and Height-based amenity requirements, the incentives should align well with the project characteristics and values. For example:
 - A project that exceeds the trigger height by 15 stories, but only needs a small amount of additional square feet beyond the base FAR, would have an amenity requirement in line with the Height-based approach.
 - Conversely, a project that was to achieve close to the maximum FAR, but only needed to go beyond the trigger height by 2 or 3 floors to do it, would have an amenity requirement in line with the FAR-based approach.

Regardless of how the City might choose to approach the issue of regulating projects that wish to go beyond the trigger height, this analysis does support the concept that height and FAR may have separate but, often inter-related, impacts on land value. Also, in a relatively small, but still significant number of cases, additional height alone could add meaningful value to a project.

Appendix A: RLV Summaries

RLV Summaries

Non-Res DT-O-1

Res DT-O-1

Non-Res DT-O-2

SITE CHARACTERISTICS

Site size	75,000	90,000	105,000	75,000	90,000	105,000	75,000	90,000	105,000
Podium footprint	71,800	85,200	100,200	71,800	85,200	100,200	71,800	85,200	100,200
Podium GSF	115,200	115,200	115,200	101,800	115,200	130,200	65,900	72,600	80,100
Abv-grnd parking GSF	0	0	0	71,800	85,200	100,200	35,900	42,600	50,100

CURRENT MAX

Gross SF	585,600	705,600	823,000	726,000	880,000	1,022,500	433,200	510,000	558,000
Exempt SF	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Built FAR	7.8	7.8	7.8	9.7	9.8	9.7	5.8	5.7	5.3
Building height (stories)	24	29	17	24	30	35	19	12	13
Percent of MAX SF	93%	95%	95%	93%	95%	95%	91%	90%	85%
Gross income	34,022,667	41,596,259	47,222,620	23,934,585	29,629,795	35,111,528	25,341,492	29,805,185	32,594,993
Vacancy loss	(1,701,133)	(2,079,813)	(2,361,131)	(1,196,729)	(1,481,490)	(1,755,576)	(1,267,075)	(1,490,259)	(1,629,750)
Operating expenses	(9,757,475)	(11,752,475)	(13,704,250)	(7,389,803)	(9,148,199)	(10,840,684)	(7,223,825)	(8,500,625)	(9,298,625)
NOI	22,564,059	27,763,971	31,157,239	15,348,052	19,000,106	22,515,267	16,850,593	19,814,301	21,666,618
NOI as pct of Gross Income	66.3%	66.7%	66.0%	64.1%	64.1%	64.1%	66.5%	66.5%	66.5%

Project Value	410,256	504,799	566,495	341,068	422,225	500,339	306,374	360,260	393,939
Project Costs	318,263	384,408	449,033	270,890	329,184	400,256	237,640	280,592	307,351
Developer return	47,739	57,661	67,355	40,634	49,378	60,038	35,646	42,089	46,103
Available for land	44,254	62,730	50,107	29,544	43,663	40,045	33,088	37,579	40,485
Return as pct of value	11.6%	11.4%	11.9%	11.9%	11.7%	12.0%	11.6%	11.7%	11.7%
Value to Cost Ratio	1.289	1.313	1.262	1.259	1.283	1.250	1.289	1.284	1.282
Project Value per GSF	\$701	\$715	\$688	\$470	\$480	\$489	\$707	\$706	\$706
Development costs per GSF	\$543	\$545	\$546	\$373	\$374	\$391	\$549	\$550	\$551
Margin for Land per GSF	\$157	\$171	\$143	\$97	\$106	\$98	\$159	\$156	\$155
Residual Value (RVL)/SF Land	\$555	\$655	\$449	\$370	\$456	\$358	\$415	\$392	\$362
Market Feasible	TRUE	TRUE	TRUE	TRUE	TRUE	FALSE	TRUE	TRUE	TRUE

FUTURE BASE (HIGH)

Gross SF	513,600	623,500	723,250	607,500	773,125	888,000	390,000	454,800	510,000
Exempt SF	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Built FAR	6.8	6.9	6.9	8.1	8.6	8.5	5.2	5.1	4.9
Building height (stories)	21	26	30	41	26	30	17	20	12
Percent of MAX SF	93%	95%	95%	89%	95%	94%	93%	91%	88%
Gross income	29,606,769	36,430,935	42,769,108	21,554,446	25,659,774	29,895,395	22,830,665	26,596,906	29,805,185
Vacancy loss	(1,480,338)	(1,821,547)	(2,138,455)	(1,077,722)	(1,282,989)	(1,494,770)	(1,141,533)	(1,329,845)	(1,490,259)
Operating expenses	(8,560,475)	(10,387,563)	(12,045,906)	(6,654,935)	(7,922,455)	(9,230,203)	(6,505,625)	(7,582,925)	(8,500,625)
NOI	19,565,956	24,221,826	28,584,746	13,821,789	16,454,330	19,170,422	15,183,507	17,684,136	19,814,301

Project Value	355,745	440,397	519,723	307,151	365,652	426,009	276,064	321,530	360,260
Project Costs	278,341	338,854	393,806	235,248	287,940	331,131	213,028	249,175	279,883
Developer return	41,751	50,828	59,071	35,287	43,191	49,670	31,954	37,376	41,982
Available for land	35,653	50,714	66,846	36,615	34,520	45,209	31,082	34,978	38,394
Return as pct of value	11.7%	11.5%	11.4%	11.5%	11.8%	11.7%	11.6%	11.6%	11.7%
Value to Cost Ratio	1.278	1.300	1.320	1.306	1.270	1.287	1.296	1.290	1.287
Project Value per GSF	\$693	\$706	\$719	\$506	\$473	\$480	\$708	\$707	\$706
Development costs per GSF	\$542	\$543	\$544	\$387	\$372	\$373	\$546	\$548	\$549
Margin for Land per GSF	\$151	\$163	\$174	\$118	\$101	\$107	\$162	\$159	\$158
Residual Value (RVL)/SF Land	\$447	\$530	\$598	\$459	\$361	\$405	\$390	\$365	\$344
Market Feasible	TRUE	TRUE	TRUE	TRUE	FALSE	TRUE	TRUE	TRUE	TRUE

RLV Summaries

	Res DT-O-2			Res DT-MU			Non-Res DT-MU-EQ		
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SITE CHARACTERISTICS									
Site size	75,000	90,000	105,000	60,000	75,000	90,000	60,000	75,000	90,000
Podium footprint	71,800	85,200	100,200	57,600	71,800	85,200	57,600	71,800	85,200
Podium GSF	116,160	132,240	150,240	85,520	105,410	124,340	69,725	121,606	143,488
Abv-grnd parking GSF	86,160	102,240	120,240	69,120	86,160	102,240	57,600	107,700	127,800
CURRENT MAX									
Gross SF	400,950	537,000	618,000	309,300	378,000	452,500	162,000	202,000	242,000
Exempt SF	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Built FAR	5.3	6.0	5.9	5.2	5.0	5.0	2.7	2.7	2.7
Building height (stories)	26	17	20	20	12	15	5	6	7
Percent of MAX SF	84%	95%	94%	95%	94%	95%	76%	79%	80%
Gross income	13,816,059	17,947,330	20,576,654	10,341,255	12,528,509	14,900,422	9,579,077	11,903,917	14,228,757
Vacancy loss	(690,803)	(897,366)	(1,028,833)	(517,063)	(626,425)	(745,021)	(478,954)	(595,196)	(711,438)
Operating expenses	(4,265,708)	(5,541,238)	(6,353,042)	(3,192,863)	(3,868,177)	(4,600,505)	(2,715,125)	(3,380,125)	(4,045,125)
NOI	8,859,548	11,508,725	13,194,780	6,631,330	8,033,907	9,554,896	6,384,998	7,928,596	9,472,194
NOI as pct of Gross Income	64.1%	64.1%	64.1%	64.1%	64.1%	64.1%	66.7%	66.6%	66.6%
Project Value	196,879	255,749	293,217	147,363	178,531	212,331	116,091	144,156	172,222
Project Costs	142,320	192,170	221,508	108,190	132,852	159,710	85,188	105,367	125,610
Developer return	21,348	28,826	33,226	16,228	19,928	23,957	12,778	15,805	18,841
Available for land	33,211	34,753	38,483	22,945	25,752	28,664	18,125	22,984	27,770
Return as pct of value	10.8%	11.3%	11.3%	11.0%	11.2%	11.3%	11.0%	11.0%	10.9%
Value to Cost Ratio	1.383	1.331	1.324	1.362	1.344	1.329	1.363	1.368	1.371
Project Value per GSF	\$491	\$476	\$474	\$476	\$472	\$469	\$717	\$714	\$712
Development costs per GSF	\$355	\$358	\$358	\$350	\$351	\$353	\$526	\$522	\$519
Margin for Land per GSF	\$136	\$118	\$116	\$127	\$121	\$116	\$191	\$192	\$193
Residual Value (RVL)/SF Land	\$416	\$363	\$345	\$359	\$323	\$299	\$284	\$288	\$290
Market Feasible	TRUE								
FUTURE BASE (HIGH)									
Gross SF	399,063	473,875	537,000	281,500	321,450	405,000	202,000	242,000	242,000
Exempt SF	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Built FAR	5.3	5.3	5.1	4.7	4.3	4.5	3.4	3.2	2.7
Building height (stories)	26	15	17	18	21	13	6	7	7
Percent of MAX SF	95%	95%	93%	95%	88%	94%	84%	83%	69%
Gross income	13,753,229	15,898,242	17,947,330	9,456,165	10,762,081	13,388,129	11,903,917	14,228,757	14,228,757
Vacancy loss	(687,661)	(794,912)	(897,366)	(472,808)	(538,104)	(669,406)	(595,196)	(711,438)	(711,438)
Operating expenses	(4,246,309)	(4,908,582)	(5,541,238)	(2,919,591)	(3,322,793)	(4,133,585)	(3,380,125)	(4,045,125)	(4,045,125)
NOI	8,819,258	10,194,747	11,508,725	6,063,766	6,901,185	8,585,138	7,928,596	9,472,194	9,472,194
Project Value	195,984	226,550	255,749	134,750	153,360	190,781	144,156	172,222	172,222
Project Costs	141,206	168,276	190,906	97,627	111,627	141,732	105,513	125,610	125,110
Developer return	21,181	25,241	28,636	14,644	16,744	21,260	15,827	18,841	18,766
Available for land	33,597	33,032	36,207	22,479	24,988	27,789	22,816	27,770	28,346
Return as pct of value	10.8%	11.1%	11.2%	10.9%	10.9%	11.1%	11.0%	10.9%	10.9%
Value to Cost Ratio	1.388	1.346	1.340	1.380	1.374	1.346	1.366	1.371	1.377
Project Value per GSF	\$491	\$478	\$476	\$479	\$477	\$471	\$714	\$712	\$712
Development costs per GSF	\$354	\$355	\$356	\$347	\$347	\$350	\$522	\$519	\$517
Margin for Land per GSF	\$137	\$123	\$121	\$132	\$130	\$121	\$191	\$193	\$195
Residual Value (RVL)/SF Land	\$421	\$345	\$324	\$352	\$313	\$290	\$357	\$348	\$296
Market Feasible	TRUE	TRUE	FALSE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE

RLV Summaries

	Non-Res DT-OB-B			Res DT-OB-B			Non-Res DT-OB-A		
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SITE CHARACTERISTICS									
Site size	60,000	75,000	90,000	60,000	75,000	90,000	60,000	75,000	90,000
Podium footprint	57,600	71,800	85,200	57,600	71,800	85,200	57,600	71,800	85,200
Podium GSF	35,625	44,531	53,438	108,560	134,130	158,420	35,625	44,531	53,438
Abv-grnd parking GSF	0	0	0	92,160	114,880	136,320	0	0	0
CURRENT MAX									
Gross SF	71,250	89,063	106,875	260,000	280,000	377,500	71,250	89,063	106,875
Exempt SF	14,250	17,813	21,375	25,000	25,000	25,000	14,250	17,813	21,375
Built FAR	1.2	1.2	1.2	4.3	3.7	4.2	1.2	1.2	1.2
Building height (stories)	3	4	5	7	7	7	3	3	3
Percent of MAX SF	95%	95%	95%	78%	68%	78%	95%	95%	95%
Gross income	4,234,302	5,292,878	6,351,453	8,049,458	8,637,314	11,503,112	4,234,302	5,292,878	6,351,453
Vacancy loss	(211,715)	(264,644)	(317,573)	(402,473)	(431,866)	(575,156)	(211,715)	(264,644)	(317,573)
Operating expenses	(1,197,000)	(1,496,250)	(1,795,500)	(2,485,270)	(2,666,771)	(3,551,586)	(1,197,000)	(1,496,250)	(1,795,500)
NOI	2,825,587	3,531,984	4,238,380	5,161,715	5,538,678	7,376,371	2,825,587	3,531,984	4,238,380
NOI as pct of Gross Income	66.7%	66.7%	66.7%	64.1%	64.1%	64.1%	66.7%	66.7%	66.7%
Project Value	51,374	64,218	77,061	114,705	123,082	163,919	51,374	64,218	77,061
Project Costs	39,925	49,906	59,887	82,595	88,365	117,854	39,925	49,906	59,887
Developer return	5,989	7,486	8,983	12,389	13,255	17,678	5,989	7,486	8,983
Available for land	5,461	6,826	8,191	19,721	21,462	28,388	5,461	6,826	8,191
Return as pct of value	11.7%	11.7%	11.7%	10.8%	10.8%	10.8%	11.7%	11.7%	11.7%
Value to Cost Ratio	1.287	1.287	1.287	1.389	1.393	1.391	1.287	1.287	1.287
Project Value per GSF	\$721	\$721	\$721	\$441	\$440	\$434	\$721	\$721	\$721
Development costs per GSF	\$560	\$560	\$560	\$318	\$316	\$312	\$560	\$560	\$560
Margin for Land per GSF	\$161	\$161	\$161	\$124	\$124	\$122	\$161	\$161	\$161
Residual Value (RVL)/SF Land	\$86	\$86	\$86	\$309	\$269	\$296	\$86	\$86	\$86
Market Feasible	FALSE	FALSE	FALSE	TRUE	TRUE	TRUE	FALSE	FALSE	FALSE
FUTURE BASE (HIGH)									
Gross SF	53,438	66,797	80,000	280,000	280,000	405,000	53,438	66,797	80,156
Exempt SF	10,688	13,359	16,031	25,000	25,000	25,000	10,688	13,359	16,031
Built FAR	0.9	0.9	0.9	4.7	3.7	4.5	0.9	0.9	0.9
Building height (stories)	2	3	3	7	7	7	3	3	3
Percent of MAX SF	95%	95%	95%	94%	76%	94%	95%	95%	95%
Gross income	3,175,727	3,969,658	4,754,508	8,637,314	8,637,314	12,311,414	3,175,727	3,969,658	4,763,590
Vacancy loss	(158,786)	(198,483)	(237,725)	(431,866)	(431,866)	(615,571)	(158,786)	(198,483)	(238,179)
Operating expenses	(897,750)	(1,122,188)	(1,344,027)	(2,666,771)	(2,666,771)	(3,801,149)	(897,750)	(1,122,188)	(1,346,625)
NOI	2,119,190	2,648,988	3,172,756	5,538,678	5,538,678	7,894,694	2,119,190	2,648,988	3,178,785
Project Value	38,531	48,163	57,686	123,082	123,082	175,438	38,531	48,163	57,796
Project Costs	29,902	37,377	44,772	88,365	87,947	125,746	29,902	37,377	44,853
Developer return	4,485	5,607	6,716	13,255	13,192	18,862	4,485	5,607	6,728
Available for land	4,144	5,180	6,199	21,462	21,943	30,830	4,144	5,180	6,216
Return as pct of value	11.6%	11.6%	11.6%	10.8%	10.7%	10.8%	11.6%	11.6%	11.6%
Value to Cost Ratio	1.289	1.289	1.288	1.393	1.400	1.395	1.289	1.289	1.289
Project Value per GSF	\$721	\$721	\$721	\$440	\$440	\$433	\$721	\$721	\$721
Development costs per GSF	\$560	\$560	\$560	\$316	\$314	\$310	\$560	\$560	\$560
Margin for Land per GSF	\$161	\$161	\$161	\$124	\$125	\$123	\$161	\$161	\$161
Residual Value (RVL)/SF Land	\$65	\$65	\$65	\$336	\$275	\$322	\$65	\$65	\$65
Market Feasible	FALSE	FALSE	FALSE	TRUE	TRUE	TRUE	FALSE	FALSE	FALSE

RLV Summaries

	Res DT-OB-A			Non-Res DT-OLB C			Res DT-OLB C		
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SITE CHARACTERISTICS

Site size	60,000	75,000	90,000	75,000	90,000	105,000	75,000	90,000	105,000
Podium footprint	57,600	71,800	85,200	71,800	85,200	100,200	71,800	85,200	100,200
Podium GSF	102,800	126,950	149,900	44,531	53,438	62,344	91,050	107,300	125,150
Abv-grnd parking GSF	86,400	107,700	127,800	0	0	0	71,800	85,200	100,200

CURRENT MAX

Gross SF	219,450	229,938	324,250	238,750	281,500	324,250	226,375	230,000	324,250
Exempt SF	19,950	24,938	25,000	25,000	25,000	25,000	21,375	25,000	25,000
Built FAR	3.7	3.1	3.6	3.2	3.1	3.1	3.0	2.6	3.1
Building height (stories)	6	6	6	4	4	5	7	7	7
Percent of MAX SF	95%	78%	95%	95%	95%	95%	91%	76%	95%
Gross income	6,786,990	7,177,338	9,954,920	13,597,301	16,005,558	18,413,814	6,782,821	6,940,953	9,630,705
Vacancy loss	(339,350)	(358,867)	(497,746)	(679,865)	(800,278)	(920,691)	(339,141)	(347,048)	(481,535)
Operating expenses	(2,095,483)	(2,216,003)	(3,073,582)	(3,991,094)	(4,701,813)	(5,412,531)	(2,094,196)	(2,143,019)	(2,973,480)
NOI	4,352,157	4,602,468	6,383,592	8,926,343	10,503,467	12,080,592	4,349,484	4,450,886	6,175,690
NOI as pct of Gross Income	64.1%	64.1%	64.1%	65.6%	65.6%	65.6%	64.1%	64.1%	64.1%

Project Value	96,715	102,277	141,858	162,297	190,972	219,647	96,655	98,909	137,238
Project Costs	67,358	70,909	98,745	126,275	148,306	170,337	67,815	69,101	96,245
Developer return	10,104	10,636	14,812	18,941	22,246	25,551	10,172	10,365	14,437
Available for land	19,253	20,731	28,301	17,081	20,420	23,760	18,668	19,443	26,556
Return as pct of value	10.4%	10.4%	10.4%	11.7%	11.6%	11.6%	10.5%	10.5%	10.5%
Value to Cost Ratio	1.436	1.442	1.437	1.285	1.288	1.289	1.425	1.431	1.426
Project Value per GSF	\$441	\$445	\$437	\$680	\$678	\$677	\$427	\$430	\$423
Development costs per GSF	\$307	\$308	\$305	\$529	\$527	\$525	\$300	\$300	\$297
Margin for Land per GSF	\$134	\$136	\$133	\$151	\$152	\$152	\$127	\$130	\$126
Residual Value (RVL)/SF Land	\$302	\$260	\$296	\$214	\$213	\$213	\$234	\$203	\$238
Market Feasible	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE

FUTURE BASE (HIGH)

Gross SF	203,775	228,156	302,875	203,600	260,125	299,313	215,531	218,638	230,000
Exempt SF	18,525	23,156	25,000	25,000	25,000	25,000	19,594	23,513	25,000
Built FAR	3.4	3.0	3.4	2.7	2.9	2.9	2.9	2.4	2.2
Building height (stories)	6	6	6	3	4	4	7	7	7
Percent of MAX SF	95%	84%	95%	87%	95%	95%	95%	79%	71%
Gross income	6,302,205	7,095,756	9,325,640	11,617,180	14,801,429	17,008,998	6,446,489	6,594,247	6,940,953
Vacancy loss	(315,110)	(354,788)	(466,282)	(580,859)	(740,071)	(850,450)	(322,324)	(329,712)	(347,048)
Operating expenses	(1,945,806)	(2,190,815)	(2,879,291)	(3,406,725)	(4,346,453)	(4,997,945)	(1,990,353)	(2,035,974)	(2,143,019)
NOI	4,041,289	4,550,154	5,980,067	7,629,596	9,714,905	11,160,603	4,133,811	4,228,561	4,450,886

Project Value	89,806	101,115	132,890	138,720	176,635	202,920	91,862	93,968	98,909
Project Costs	62,076	69,641	91,843	107,983	136,936	157,073	63,902	65,004	67,998
Developer return	9,311	10,446	13,776	16,198	20,540	23,561	9,585	9,751	10,200
Available for land	18,419	21,028	27,271	14,539	19,158	22,286	18,375	19,213	20,711
Return as pct of value	10.4%	10.3%	10.4%	11.7%	11.6%	11.6%	10.4%	10.4%	10.3%
Value to Cost Ratio	1.447	1.452	1.447	1.285	1.290	1.292	1.438	1.446	1.455
Project Value per GSF	\$441	\$443	\$439	\$681	\$679	\$678	\$426	\$430	\$430
Development costs per GSF	\$305	\$305	\$303	\$530	\$526	\$525	\$296	\$297	\$296
Margin for Land per GSF	\$136	\$138	\$136	\$151	\$153	\$153	\$130	\$132	\$134
Residual Value (RVL)/SF Land	\$289	\$264	\$285	\$182	\$200	\$200	\$230	\$201	\$185
Market Feasible	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE

RLV Summaries

Non-Res DT-OLB S	Res DT-OLB S
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SITE CHARACTERISTICS						
Site size	75,000	90,000	105,000	75,000	90,000	105,000
Podium footprint	71,800	85,200	100,200	71,800	85,200	100,200
Podium GSF	44,531	53,438	62,344	91,050	107,300	125,150
Abv-grnd parking GSF	0	0	0	71,800	85,200	100,200
CURRENT MAX						
Gross SF	238,750	281,500	324,250	226,375	230,000	324,250
Exempt SF	25,000	25,000	25,000	21,375	25,000	25,000
Built FAR	3.2	3.1	3.1	3.0	2.6	3.1
Building height (stories)	4	4	5	7	7	7
Percent of MAX SF	95%	95%	95%	91%	76%	95%
Gross income	13,597,301	16,005,558	18,413,814	6,782,821	6,940,953	9,630,705
Vacancy loss	(679,865)	(800,278)	(920,691)	(339,141)	(347,048)	(481,535)
Operating expenses	(3,991,094)	(4,701,813)	(5,412,531)	(2,094,196)	(2,143,019)	(2,973,480)
NOI	8,926,343	10,503,467	12,080,592	4,349,484	4,450,886	6,175,690
NOI as pct of Gross Income	65.6%	65.6%	65.6%	64.1%	64.1%	64.1%
Project Value	162,297	190,972	219,647	96,655	98,909	137,238
Project Costs	126,275	148,306	170,337	67,815	69,101	96,245
Developer return	18,941	22,246	25,551	10,172	10,365	14,437
Available for land	17,081	20,420	23,760	18,668	19,443	26,556
Return as pct of value	11.7%	11.6%	11.6%	10.5%	10.5%	10.5%
Value to Cost Ratio	1.285	1.288	1.289	1.425	1.431	1.426
Project Value per GSF	\$680	\$678	\$677	\$427	\$430	\$423
Development costs per GSF	\$529	\$527	\$525	\$300	\$300	\$297
Margin for Land per GSF	\$151	\$152	\$152	\$127	\$130	\$126
Residual Value (RVL)/SF Land	\$214	\$213	\$213	\$234	\$203	\$238
Market Feasible	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE
FUTURE BASE (HIGH)						
Gross SF	203,600	260,125	299,313	215,531	218,638	230,000
Exempt SF	25,000	25,000	25,000	19,594	23,513	25,000
Built FAR	2.7	2.9	2.9	2.9	2.4	2.2
Building height (stories)	3	4	4	7	7	7
Percent of MAX SF	87%	95%	95%	95%	79%	71%
Gross income	11,617,180	14,801,429	17,008,998	6,446,489	6,594,247	6,940,953
Vacancy loss	(580,859)	(740,071)	(850,450)	(322,324)	(329,712)	(347,048)
Operating expenses	(3,406,725)	(4,346,453)	(4,997,945)	(1,990,353)	(2,035,974)	(2,143,019)
NOI	7,629,596	9,714,905	11,160,603	4,133,811	4,228,561	4,450,886
Project Value	138,720	176,635	202,920	91,862	93,968	98,909
Project Costs	107,983	136,936	157,073	63,902	65,004	67,998
Developer return	16,198	20,540	23,561	9,585	9,751	10,200
Available for land	14,539	19,158	22,286	18,375	19,213	20,711
Return as pct of value	11.7%	11.6%	11.6%	10.4%	10.4%	10.3%
Value to Cost Ratio	1.285	1.290	1.292	1.438	1.446	1.455
Project Value per GSF	\$681	\$679	\$678	\$426	\$430	\$430
Development costs per GSF	\$530	\$526	\$525	\$296	\$297	\$296
Margin for Land per GSF	\$151	\$153	\$153	\$130	\$132	\$134
Residual Value (RVL)/SF Land	\$182	\$200	\$200	\$230	\$201	\$185
Market Feasible	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE

RLV Summaries

	Non-Res DT-O-1			Res DT-O-1			Non-Res DT-O-2		
SITE CHARACTERISTICS									
Site size	75,000	90,000	105,000	75,000	90,000	105,000	75,000	90,000	105,000
Podium footprint	71,800	85,200	100,200	71,800	85,200	100,200	71,800	85,200	100,200
Podium GSF	115,200	115,200	115,200	101,800	115,200	130,200	65,900	72,600	80,100
Abv-grnd parking GSF	0	0	0	71,800	85,200	100,200	35,900	42,600	50,100
PROPOSED BASE									
Gross SF	505,938	602,125	698,313	607,500	751,750	861,000	366,000	433,200	462,000
Exempt SF	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Built FAR	6.7	6.7	6.7	8.1	8.4	8.2	4.9	4.8	4.4
Building height (stories)	21	25	29	41	25	29	16	19	11
Percent of MAX SF	95%	95%	95%	91%	95%	94%	91%	91%	83%
Gross income	29,167,246	35,081,543	41,167,371	21,554,446	24,864,077	28,878,235	21,435,761	25,341,492	27,015,377
Vacancy loss	(1,458,362)	(1,754,077)	(2,058,369)	(1,077,722)	(1,243,204)	(1,443,912)	(1,071,788)	(1,267,075)	(1,350,769)
Operating expenses	(8,433,086)	(10,032,203)	(11,631,320)	(6,654,935)	(7,676,784)	(8,916,155)	(6,106,625)	(7,223,825)	(7,702,625)
NOI	19,275,798	23,295,263	27,477,682	13,821,789	15,944,089	18,518,168	14,257,348	16,850,593	17,961,983
Project Value	350,469	423,550	499,594	307,151	354,313	411,515	259,225	306,374	326,582
Project Costs	274,138	327,124	380,119	235,248	279,791	320,836	199,586	237,077	252,999
Developer return	41,121	49,069	57,018	35,287	41,969	48,125	29,938	35,562	37,950
Available for land	35,210	47,358	62,457	36,615	32,553	42,553	29,701	33,736	35,633
Return as pct of value	11.7%	11.6%	11.4%	11.5%	11.8%	11.7%	11.5%	11.6%	11.6%
Value to Cost Ratio	1.278	1.295	1.314	1.306	1.266	1.283	1.299	1.292	1.291
Project Value per GSF	\$693	\$703	\$715	\$506	\$471	\$478	\$708	\$707	\$707
Development costs per GSF	\$542	\$543	\$544	\$387	\$372	\$373	\$545	\$547	\$548
Margin for Land per GSF	\$151	\$160	\$171	\$118	\$99	\$105	\$163	\$160	\$159
Residual Value (RVL)/SF Land	\$441	\$495	\$559	\$459	\$340	\$381	\$372	\$352	\$319
Market Feasible	TRUE	TRUE	TRUE	TRUE	FALSE	TRUE	TRUE	TRUE	FALSE
NEW MAX									
Gross SF	585,600	705,600	820,800	737,500	789,750	1,022,500	433,200	519,600	584,400
Exempt SF	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Built FAR	8	8	8	10	9	10	6	6	6
Building height (stories)	24	29	34	52	56	35	19	23	26
Percent of MAX SF	93%	95%	95%	95%	85%	95%	91%	92%	89%
Gross income	34,022,667	41,596,259	49,162,281	27,425,297	29,904,727	35,111,528	25,341,492	30,612,925	34,715,858
Vacancy loss	(1,701,133)	(2,079,813)	(2,458,114)	(1,371,265)	(1,495,236)	(1,755,576)	(1,267,075)	(1,530,646)	(1,735,793)
Operating expenses	(9,757,475)	(11,752,475)	(13,667,675)	(8,467,561)	(9,233,084)	(10,840,684)	(7,223,825)	(8,660,225)	(9,737,525)
NOI	22,564,059	27,763,971	33,036,492	17,586,472	19,176,406	22,515,267	16,850,593	20,422,053	23,242,540
Project Value	410,256	504,799	600,663	390,810	426,142	500,339	306,374	371,310	422,592
Project Costs	317,846	383,909	447,352	296,535	317,634	399,674	237,223	285,482	321,584
Developer return	47,677	57,586	67,103	44,480	47,645	59,951	35,583	42,822	48,238
Available for land	44,732	63,305	86,209	49,796	60,863	40,714	33,568	43,006	52,770
Return as pct of value	11.6%	11.4%	11.2%	11.4%	11.2%	12.0%	11.6%	11.5%	11.4%
Value to Cost Ratio	1.291	1.315	1.343	1.318	1.342	1.252	1.292	1.301	1.314
Project Value per GSF	\$701	\$715	\$732	\$530	\$540	\$489	\$707	\$715	\$723
Development costs per GSF	\$543	\$544	\$545	\$402	\$402	\$391	\$548	\$549	\$550
Margin for Land per GSF	\$158	\$171	\$187	\$128	\$137	\$98	\$160	\$165	\$173
Residual Value (RVL)/SF Land	\$561	\$661	\$772	\$624	\$636	\$364	\$421	\$449	\$472
Market Feasible	TRUE	TRUE	TRUE	TRUE	TRUE	FALSE	TRUE	TRUE	TRUE

RLV Summaries

	Res DT-O-2			Res DT-MU			Non-Res DT-MU-EQ		
SITE CHARACTERISTICS									
Site size	75,000	90,000	105,000	60,000	75,000	90,000	60,000	75,000	90,000
Podium footprint	71,800	85,200	100,200	57,600	71,800	85,200	57,600	71,800	85,200
Podium GSF	116,160	132,240	150,240	85,520	105,410	124,340	69,725	121,606	143,488
Abv-grnd parking GSF	86,160	102,240	120,240	69,120	86,160	102,240	57,600	107,700	127,800
PROPOSED BASE									
Gross SF	376,650	400,950	523,750	266,475	321,450	378,000	202,000	242,000	242,000
Exempt SF	25,000	25,000	25,000	24,225	25,000	25,000	25,000	25,000	25,000
Built FAR	5.0	4.5	5.0	4.4	4.3	4.2	3.4	3.2	2.7
Building height (stories)	24	26	17	17	21	12	6	7	7
Percent of MAX SF	94%	84%	95%	95%	93%	92%	91%	89%	74%
Gross income	12,915,377	13,816,059	17,517,224	8,962,494	10,762,081	12,528,509	11,903,917	14,228,757	14,228,757
Vacancy loss	(645,769)	(690,803)	(875,861)	(448,125)	(538,104)	(626,425)	(595,196)	(711,438)	(711,438)
Operating expenses	(3,987,623)	(4,265,708)	(5,408,443)	(2,767,170)	(3,322,793)	(3,868,177)	(3,380,125)	(4,045,125)	(4,045,125)
NOI	8,281,985	8,859,548	11,232,920	5,747,199	6,901,185	8,033,907	7,928,596	9,472,194	9,472,194
Project Value	184,044	196,879	249,620	127,716	153,360	178,531	144,156	172,222	172,222
Project Costs	132,893	141,263	185,995	92,194	111,627	131,795	105,513	125,610	125,110
Developer return	19,934	21,189	27,899	13,829	16,744	19,769	15,827	18,841	18,766
Available for land	31,217	34,427	35,726	21,692	24,988	26,966	22,816	27,770	28,346
Return as pct of value	10.8%	10.8%	11.2%	10.8%	10.9%	11.1%	11.0%	10.9%	10.9%
Value to Cost Ratio	1.385	1.394	1.342	1.385	1.374	1.355	1.366	1.371	1.377
Project Value per GSF	\$489	\$491	\$477	\$479	\$477	\$472	\$714	\$712	\$712
Development costs per GSF	\$353	\$352	\$355	\$346	\$347	\$349	\$522	\$519	\$517
Margin for Land per GSF	\$136	\$139	\$121	\$133	\$130	\$124	\$191	\$193	\$195
Residual Value (RVL)/SF Land	\$391	\$360	\$320	\$340	\$313	\$282	\$357	\$348	\$296
Market Feasible	TRUE	TRUE	FALSE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE
NEW MAX									
Gross SF	449,550	534,600	595,350	309,300	381,250	452,500	280,000	350,000	422,000
Exempt SF	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Built FAR	6	6	6	5	5	5	5	5	5
Building height (stories)	30	37	42	20	26	15	15	10	12
Percent of MAX SF	94%	94%	91%	95%	95%	95%	85%	87%	88%
Gross income	15,669,553	19,087,318	21,671,402	10,341,255	12,896,071	14,900,422	16,437,355	20,505,825	24,690,537
Vacancy loss	(783,478)	(954,366)	(1,083,570)	(517,063)	(644,804)	(745,021)	(821,868)	(1,025,291)	(1,234,527)
Operating expenses	(4,837,974)	(5,893,209)	(6,691,045)	(3,192,863)	(3,981,662)	(4,600,505)	(4,676,875)	(5,840,625)	(7,037,625)
NOI	10,048,101	12,239,743	13,896,786	6,631,330	8,269,606	9,554,896	10,938,612	13,639,909	16,418,385
Project Value	223,291	271,994	308,817	147,363	183,769	212,331	198,884	247,998	298,516
Project Costs	159,933	199,136	221,970	107,858	133,647	159,213	149,006	187,379	226,927
Developer return	23,990	29,870	33,295	16,179	20,047	23,882	22,351	28,107	34,039
Available for land	39,369	42,988	53,552	23,326	30,074	29,236	27,527	32,512	37,550
Return as pct of value	10.7%	11.0%	10.8%	11.0%	10.9%	11.2%	11.2%	11.3%	11.4%
Value to Cost Ratio	1.396	1.366	1.391	1.366	1.375	1.334	1.335	1.324	1.315
Project Value per GSF	\$497	\$509	\$519	\$476	\$482	\$469	\$710	\$709	\$707
Development costs per GSF	\$356	\$372	\$373	\$349	\$351	\$352	\$532	\$535	\$538
Margin for Land per GSF	\$141	\$136	\$146	\$128	\$131	\$117	\$178	\$173	\$170
Residual Value (RVL)/SF Land	\$493	\$449	\$479	\$365	\$377	\$305	\$431	\$407	\$392
Market Feasible	TRUE	TRUE	TRUE						

RLV Summaries

	Non-Res DT-OB-B			Res DT-OB-B			Non-Res DT-OB-A		
SITE CHARACTERISTICS									
Site size	60,000	75,000	90,000	60,000	75,000	90,000	60,000	75,000	90,000
Podium footprint	57,600	71,800	85,200	57,600	71,800	85,200	57,600	71,800	85,200
Podium GSF	35,625	44,531	53,438	108,560	134,130	158,420	35,625	44,531	53,438
Abv-grnd parking GSF	0	0	0	92,160	114,880	136,320	0	0	0
PROPOSED BASE									
Gross SF	71,250	89,063	106,875	266,475	277,813	388,375	71,250	89,063	106,875
Exempt SF	14,250	17,813	21,375	24,225	25,000	25,000	14,250	17,813	21,375
Built FAR	1.2	1.2	1.2	4.4	3.7	4.3	1.2	1.2	1.2
Building height (stories)	3	4	5	7	7	7	3	3	3
Percent of MAX SF	95%	95%	95%	95%	79%	95%	95%	95%	95%
Gross income	4,234,302	5,292,878	6,351,453	8,227,149	8,573,017	11,822,759	4,234,302	5,292,878	6,351,453
Vacancy loss	(211,715)	(264,644)	(317,573)	(411,357)	(428,651)	(591,138)	(211,715)	(264,644)	(317,573)
Operating expenses	(1,197,000)	(1,496,250)	(1,795,500)	(2,540,132)	(2,646,919)	(3,650,277)	(1,197,000)	(1,496,250)	(1,795,500)
NOI	2,825,587	3,531,984	4,238,380	5,275,659	5,497,447	7,581,344	2,825,587	3,531,984	4,238,380
Project Value	51,374	64,218	77,061	117,237	122,165	168,474	51,374	64,218	77,061
Project Costs	39,591	49,489	59,387	84,096	87,279	120,671	39,591	49,489	59,387
Developer return	5,939	7,423	8,908	12,614	13,092	18,101	5,939	7,423	8,908
Available for land	5,845	7,306	8,767	20,526	21,795	29,703	5,845	7,306	8,767
Return as pct of value	11.6%	11.6%	11.6%	10.8%	10.7%	10.7%	11.6%	11.6%	11.6%
Value to Cost Ratio	1.298	1.298	1.298	1.394	1.400	1.396	1.298	1.298	1.298
Project Value per GSF	\$721	\$721	\$721	\$440	\$440	\$434	\$721	\$721	\$721
Development costs per GSF	\$556	\$556	\$556	\$316	\$314	\$311	\$556	\$556	\$556
Margin for Land per GSF	\$165	\$165	\$165	\$124	\$126	\$123	\$165	\$165	\$165
Residual Value (RVL)/SF Land	\$92	\$92	\$92	\$322	\$273	\$310	\$92	\$92	\$92
Market Feasible	FALSE	FALSE	FALSE	TRUE	TRUE	TRUE	FALSE	FALSE	FALSE
NEW MAX									
Gross SF	71,250	89,063	106,875	260,000	280,000	377,500	71,250	89,063	106,875
Exempt SF	14,250	17,813	21,375	25,000	25,000	25,000	14,250	17,813	21,375
Built FAR	1	1	1	4	4	4	1	1	1
Building height (stories)	3	4	5	7	7	7	3	3	3
Percent of MAX SF	95%	95%	95%	78%	68%	78%	95%	95%	95%
Gross income	4,234,302	5,292,878	6,351,453	8,049,458	8,637,314	11,503,112	4,234,302	5,292,878	6,351,453
Vacancy loss	(211,715)	(264,644)	(317,573)	(402,473)	(431,866)	(575,156)	(211,715)	(264,644)	(317,573)
Operating expenses	(1,197,000)	(1,496,250)	(1,795,500)	(2,485,270)	(2,666,771)	(3,551,586)	(1,197,000)	(1,496,250)	(1,795,500)
NOI	2,825,587	3,531,984	4,238,380	5,161,715	5,538,678	7,376,371	2,825,587	3,531,984	4,238,380
Project Value	51,374	64,218	77,061	114,705	123,082	163,919	51,374	64,218	77,061
Project Costs	39,591	49,489	59,387	82,260	87,947	117,352	39,591	49,489	59,387
Developer return	5,939	7,423	8,908	12,339	13,192	17,603	5,939	7,423	8,908
Available for land	5,845	7,306	8,767	20,106	21,943	28,965	5,845	7,306	8,767
Return as pct of value	11.6%	11.6%	11.6%	10.8%	10.7%	10.7%	11.6%	11.6%	11.6%
Value to Cost Ratio	1.298	1.298	1.298	1.394	1.400	1.397	1.298	1.298	1.298
Project Value per GSF	\$721	\$721	\$721	\$441	\$440	\$434	\$721	\$721	\$721
Development costs per GSF	\$556	\$556	\$556	\$316	\$314	\$311	\$556	\$556	\$556
Margin for Land per GSF	\$165	\$165	\$165	\$125	\$125	\$123	\$165	\$165	\$165
Residual Value (RVL)/SF Land	\$92	\$92	\$92	\$315	\$275	\$303	\$92	\$92	\$92
Market Feasible	FALSE	FALSE	FALSE	TRUE	TRUE	TRUE	FALSE	FALSE	FALSE

RLV Summaries

	Res DT-OB-A			Non-Res DT-OLB C			Res DT-OLB C		
SITE CHARACTERISTICS									
Site size	60,000	75,000	90,000	75,000	90,000	105,000	75,000	90,000	105,000
Podium footprint	57,600	71,800	85,200	71,800	85,200	100,200	71,800	85,200	100,200
Podium GSF	102,800	126,950	149,900	44,531	53,438	62,344	91,050	107,300	125,150
Abv-grnd parking GSF	86,400	107,700	127,800	0	0	0	71,800	85,200	100,200
PROPOSED BASE									
Gross SF	203,775	228,156	302,875	203,125	230,400	274,375	195,938	226,375	229,938
Exempt SF	18,525	23,156	25,000	25,000	25,000	25,000	17,813	21,375	24,938
Built FAR	3.4	3.0	3.4	2.7	2.6	2.6	2.6	2.5	2.2
Building height (stories)	6	6	6	3	3	4	7	7	7
Percent of MAX SF	95%	84%	95%	95%	91%	95%	95%	91%	78%
Gross income	6,302,205	7,095,756	9,325,640	11,590,421	13,126,917	15,604,182	5,860,444	6,782,821	6,938,227
Vacancy loss	(315,110)	(354,788)	(466,282)	(579,521)	(656,346)	(780,209)	(293,022)	(339,141)	(346,911)
Operating expenses	(1,945,806)	(2,190,815)	(2,879,291)	(3,398,828)	(3,852,275)	(4,583,359)	(1,809,412)	(2,094,196)	(2,142,178)
NOI	4,041,289	4,550,154	5,980,067	7,612,072	8,618,296	10,240,613	3,758,010	4,349,484	4,449,138
Project Value	89,806	101,115	132,890	138,401	156,696	186,193	83,511	96,655	98,870
Project Costs	62,076	69,641	91,843	107,742	121,820	144,391	57,838	66,899	67,968
Developer return	9,311	10,446	13,776	16,161	18,273	21,659	8,676	10,035	10,195
Available for land	18,419	21,028	27,271	14,498	16,603	20,143	16,998	19,721	20,706
Return as pct of value	10.4%	10.3%	10.4%	11.7%	11.7%	11.6%	10.4%	10.4%	10.3%
Value to Cost Ratio	1.447	1.452	1.447	1.285	1.286	1.290	1.444	1.445	1.455
Project Value per GSF	\$441	\$443	\$439	\$681	\$680	\$679	\$426	\$427	\$430
Development costs per GSF	\$305	\$305	\$303	\$530	\$529	\$526	\$295	\$296	\$296
Margin for Land per GSF	\$136	\$138	\$136	\$151	\$151	\$152	\$131	\$131	\$134
Residual Value (RVL)/SF Land	\$289	\$264	\$285	\$182	\$173	\$180	\$213	\$206	\$185
Market Feasible	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE
NEW MAX									
Gross SF	219,450	274,313	324,250	450,000	538,000	594,000	452,500	502,350	502,350
Exempt SF	19,950	24,938	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Built FAR	4	4	4	6	6	6	6	6	5
Building height (stories)	6	7	6	20	25	28	33	37	37
Percent of MAX SF	95%	95%	95%	94%	95%	90%	95%	88%	76%
Gross income	6,786,990	8,483,738	9,954,920	25,497,749	30,881,126	34,391,125	15,955,618	17,958,347	17,958,347
Vacancy loss	(339,350)	(424,187)	(497,746)	(1,274,887)	(1,544,056)	(1,719,556)	(797,781)	(897,917)	(897,917)
Operating expenses	(2,095,483)	(2,619,354)	(3,073,582)	(7,503,125)	(8,966,125)	(9,897,125)	(4,926,297)	(5,544,640)	(5,544,640)
NOI	4,352,157	5,440,197	6,383,592	16,719,737	20,370,945	22,774,444	10,231,540	11,515,790	11,515,790
Project Value	96,715	120,893	141,858	303,995	370,381	414,081	227,368	255,906	255,906
Project Costs	67,024	83,780	98,244	243,433	291,925	322,864	162,446	188,277	187,673
Developer return	10,054	12,567	14,737	36,515	43,789	48,430	24,367	28,242	28,151
Available for land	19,637	24,546	28,877	24,047	34,667	42,787	40,555	39,388	40,082
Return as pct of value	10.4%	10.4%	10.4%	12.0%	11.8%	11.7%	10.7%	11.0%	11.0%
Value to Cost Ratio	1.443	1.443	1.444	1.249	1.269	1.283	1.400	1.359	1.364
Project Value per GSF	\$441	\$441	\$437	\$676	\$688	\$697	\$502	\$509	\$509
Development costs per GSF	\$305	\$305	\$303	\$541	\$543	\$544	\$359	\$375	\$374
Margin for Land per GSF	\$135	\$135	\$135	\$135	\$146	\$154	\$143	\$135	\$136
Residual Value (RVL)/SF Land	\$308	\$308	\$302	\$301	\$362	\$383	\$508	\$411	\$359
Market Feasible	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE

RLV Summaries

	Non-Res DT-OLB S			Res DT-OLB S		
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SITE CHARACTERISTICS						
Site size	75,000	90,000	105,000	75,000	90,000	105,000
Podium footprint	71,800	85,200	100,200	71,800	85,200	100,200
Podium GSF	44,531	53,438	62,344	91,050	107,300	125,150
Abv-grnd parking GSF	0	0	0	71,800	85,200	100,200
PROPOSED BASE						
Gross SF	203,125	230,400	274,375	195,938	226,375	229,938
Exempt SF	25,000	25,000	25,000	17,813	21,375	24,938
Built FAR	2.7	2.6	2.6	2.6	2.5	2.2
Building height (stories)	3	3	4	7	7	7
Percent of MAX SF	95%	91%	95%	95%	91%	78%
Gross income	11,590,421	13,126,917	15,604,182	5,860,444	6,782,821	6,938,227
Vacancy loss	(579,521)	(656,346)	(780,209)	(293,022)	(339,141)	(346,911)
Operating expenses	(3,398,828)	(3,852,275)	(4,583,359)	(1,809,412)	(2,094,196)	(2,142,178)
NOI	7,612,072	8,618,296	10,240,613	3,758,010	4,349,484	4,449,138
Project Value	138,401	156,696	186,193	83,511	96,655	98,870
Project Costs	107,742	121,820	144,391	57,838	66,899	67,968
Developer return	16,161	18,273	21,659	8,676	10,035	10,195
Available for land	14,498	16,603	20,143	16,998	19,721	20,706
Return as pct of value	11.7%	11.7%	11.6%	10.4%	10.4%	10.3%
Value to Cost Ratio	1.285	1.286	1.290	1.444	1.445	1.455
Project Value per GSF	\$681	\$680	\$679	\$426	\$427	\$430
Development costs per GSF	\$530	\$529	\$526	\$295	\$296	\$296
Margin for Land per GSF	\$151	\$151	\$152	\$131	\$131	\$134
Residual Value (RVL)/SF Land	\$182	\$173	\$180	\$213	\$206	\$185
Market Feasible	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE
NEW MAX						
Gross SF	381,250	416,500	523,750	307,950	452,500	513,000
Exempt SF	25,000	25,000	25,000	25,000	25,000	25,000
Built FAR	5	5	5	4	5	5
Building height (stories)	7	7	10	21	16	18
Percent of MAX SF	95%	87%	95%	75%	95%	93%
Gross income	21,624,822	23,610,577	29,652,343	10,330,541	14,900,422	16,826,607
Vacancy loss	(1,081,241)	(1,180,529)	(1,482,617)	(516,527)	(745,021)	(841,330)
Operating expenses	(6,360,156)	(6,946,188)	(8,729,219)	(3,189,554)	(4,600,505)	(5,195,215)
NOI	14,183,425	15,483,861	19,440,507	6,624,459	9,554,896	10,790,062
Project Value	257,880	281,525	353,464	147,210	212,331	239,779
Project Costs	198,324	216,458	284,296	107,927	160,874	182,640
Developer return	29,749	32,469	42,644	16,189	24,131	27,396
Available for land	29,807	32,598	26,523	23,094	27,326	29,743
Return as pct of value	11.5%	11.5%	12.1%	11.0%	11.4%	11.4%
Value to Cost Ratio	1.300	1.301	1.243	1.364	1.320	1.313
Project Value per GSF	\$676	\$676	\$675	\$478	\$469	\$467
Development costs per GSF	\$520	\$520	\$543	\$350	\$356	\$356
Margin for Land per GSF	\$156	\$156	\$132	\$128	\$114	\$111
Residual Value (RVL)/SF Land	\$374	\$340	\$237	\$289	\$285	\$266
Market Feasible	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE

Appendix B: Prototype Summaries

SUMMARY OF PROJECT PROTOTYPES					CURRENT MAX ZONING						NEW BASE (LOW)					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-MU	Non-Res	CODE	100%	10,000	37,500	7,500	107	7	3.75	87	27,185	5,625	82	5	2.72	63
DT-MU	Non-Res	CODE	95%	10,000	34,205	7,125	94	6	3.42	80	26,719	5,344	82	5	2.67	62
DT-MU	Non-Res	CODE	90%	10,000	33,750	6,750	94	6	3.38	78	25,313	5,063	82	5	2.53	59
DT-MU	Non-Res	CODE	85%	10,000	31,875	6,375	94	6	3.19	74	23,906	4,781	82	5	2.39	55
DT-MU	Non-Res	MKT	100%	10,000	37,500	7,500	107	7	3.75	87	27,185	5,625	82	5	2.72	63
DT-MU	Non-Res	MKT	95%	10,000	34,205	7,125	94	6	3.42	80	26,719	5,344	82	5	2.67	62
DT-MU	Non-Res	MKT	90%	10,000	33,750	6,750	94	6	3.38	78	25,313	5,063	82	5	2.53	59
DT-MU	Non-Res	CODE	100%	25,000	93,750	18,750	94	6	3.75	218	70,313	14,063	82	5	2.81	163
DT-MU	Non-Res	CODE	95%	25,000	89,063	17,813	94	6	3.56	207	53,399	13,359	64	4	2.14	130
DT-MU	Non-Res	CODE	90%	25,000	74,435	16,875	82	5	2.98	177	52,696	12,656	64	4	2.11	127
DT-MU	Non-Res	CODE	85%	25,000	73,498	15,938	82	5	2.94	173	51,993	11,953	64	4	2.08	124
DT-MU	Non-Res	MKT	100%	25,000	93,750	18,750	94	6	3.75	218	70,313	14,063	82	5	2.81	163
DT-MU	Non-Res	MKT	95%	25,000	89,063	17,813	94	6	3.56	207	53,399	13,359	64	4	2.14	130
DT-MU	Non-Res	MKT	90%	25,000	74,435	16,875	82	5	2.98	177	52,696	12,656	64	4	2.11	127
DT-MU	Non-Res	CODE	100%	45,000	136,000	25,000	107	7	3.02	311	126,250	25,000	107	7	2.81	292
DT-MU	Non-Res	CODE	95%	45,000	136,000	25,000	107	7	3.02	311	115,047	24,047	94	6	2.56	269
DT-MU	Non-Res	CODE	90%	45,000	136,000	25,000	107	7	3.02	311	113,781	22,781	94	6	2.53	264
DT-MU	Non-Res	CODE	85%	45,000	136,000	25,000	107	7	3.02	311	107,578	21,516	94	6	2.39	250
DT-MU	Non-Res	MKT	100%	45,000	134,800	25,000	107	7	3.00	309	126,250	25,000	107	7	2.81	292
DT-MU	Non-Res	MKT	95%	45,000	134,800	25,000	107	7	3.00	309	113,847	24,047	94	6	2.53	267
DT-MU	Non-Res	MKT	90%	45,000	134,800	25,000	107	7	3.00	309	112,581	22,781	94	6	2.50	262
DT-MU	Non-Res	CODE	100%	60,000	202,000	25,000	94	6	3.37	436	136,000	25,000	107	7	2.27	311
DT-MU	Non-Res	CODE	95%	60,000	162,000	25,000	82	5	2.70	360	136,000	25,000	107	7	2.27	311
DT-MU	Non-Res	CODE	90%	60,000	136,000	25,000	107	7	2.27	311	136,000	25,000	107	7	2.27	311
DT-MU	Non-Res	CODE	85%	60,000	136,000	25,000	107	7	2.27	311	136,000	25,000	107	7	2.27	311
DT-MU	Non-Res	MKT	100%	60,000	199,600	25,000	94	6	3.33	432	134,800	25,000	107	7	2.25	309
DT-MU	Non-Res	MKT	95%	60,000	159,600	25,000	82	5	2.66	356	134,800	25,000	107	7	2.25	309
DT-MU	Non-Res	MKT	90%	60,000	134,800	25,000	107	7	2.25	309	134,800	25,000	107	7	2.25	309
DT-MU	Non-Res	CODE	100%	75,000	242,000	25,000	107	7	3.23	512	136,000	25,000	107	7	1.81	311
DT-MU	Non-Res	CODE	95%	75,000	202,000	25,000	94	6	2.69	436	136,000	25,000	107	7	1.81	311
DT-MU	Non-Res	CODE	90%	75,000	202,000	25,000	94	6	2.69	436	136,000	25,000	107	7	1.81	311
DT-MU	Non-Res	CODE	85%	75,000	202,000	25,000	94	6	2.69	436	136,000	25,000	107	7	1.81	311
DT-MU	Non-Res	MKT	100%	75,000	239,600	25,000	107	7	3.19	508	134,800	25,000	107	7	1.80	309
DT-MU	Non-Res	MKT	95%	75,000	199,600	25,000	94	6	2.66	432	134,800	25,000	107	7	1.80	309
DT-MU	Non-Res	MKT	90%	75,000	199,600	25,000	94	6	2.66	432	134,800	25,000	107	7	1.80	309
DT-MU	Non-Res	CODE	100%	90,000	242,000	25,000	107	7	2.69	512	202,000	25,000	94	6	2.24	436
DT-MU	Non-Res	CODE	95%	90,000	242,000	25,000	107	7	2.69	512	202,000	25,000	94	6	2.24	436
DT-MU	Non-Res	CODE	90%	90,000	242,000	25,000	107	7	2.69	512	202,000	25,000	94	6	2.24	436
DT-MU	Non-Res	CODE	85%	90,000	242,000	25,000	107	7	2.69	512	162,000	25,000	82	5	1.80	360
DT-MU	Non-Res	MKT	100%	90,000	239,600	25,000	107	7	2.66	508	199,600	25,000	94	6	2.22	432

SUMMARY OF PROJECT PROTOTYPES					NEW BASE (HIGH)						PRELIMINARY NEW BASE					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-MU	Non-Res	CODE	100%	10,000	33,955	6,875	94	6	3.40	79	31,250	6,250	94	6	3.13	73
DT-MU	Non-Res	CODE	95%	10,000	32,656	6,531	94	6	3.27	76	27,498	5,938	82	5	2.75	65
DT-MU	Non-Res	CODE	90%	10,000	30,938	6,188	94	6	3.09	72	27,185	5,625	82	5	2.72	63
DT-MU	Non-Res	CODE	85%	10,000	27,404	5,844	82	5	2.74	64	26,563	5,313	82	5	2.66	62
DT-MU	Non-Res	MKT	100%	10,000	33,955	6,875	94	6	3.40	79	31,250	6,250	94	6	3.13	73
DT-MU	Non-Res	MKT	95%	10,000	32,656	6,531	94	6	3.27	76	27,498	5,938	82	5	2.75	65
DT-MU	Non-Res	MKT	90%	10,000	30,938	6,188	94	6	3.09	72	27,185	5,625	82	5	2.72	63
DT-MU	Non-Res	CODE	100%	25,000	74,748	17,188	82	5	2.99	178	73,185	15,625	82	5	2.93	172
DT-MU	Non-Res	CODE	95%	25,000	73,888	16,328	82	5	2.96	175	72,404	14,844	82	5	2.90	169
DT-MU	Non-Res	CODE	90%	25,000	73,029	15,469	82	5	2.92	171	70,313	14,063	82	5	2.81	163
DT-MU	Non-Res	CODE	85%	25,000	72,169	14,609	82	5	2.89	168	53,321	13,281	64	4	2.13	129
DT-MU	Non-Res	MKT	100%	25,000	74,748	17,188	82	5	2.99	178	73,185	15,625	82	5	2.93	172
DT-MU	Non-Res	MKT	95%	25,000	73,888	16,328	82	5	2.96	175	72,404	14,844	82	5	2.90	169
DT-MU	Non-Res	MKT	90%	25,000	73,029	15,469	82	5	2.92	171	70,313	14,063	82	5	2.81	163
DT-MU	Non-Res	CODE	100%	45,000	136,000	25,000	107	7	3.02	311	136,000	25,000	107	7	3.02	311
DT-MU	Non-Res	CODE	95%	45,000	136,000	25,000	107	7	3.02	311	131,875	25,000	107	7	2.93	303
DT-MU	Non-Res	CODE	90%	45,000	136,000	25,000	107	7	3.02	311	126,250	25,000	107	7	2.81	292
DT-MU	Non-Res	CODE	85%	45,000	130,188	25,000	107	7	2.89	300	114,906	23,906	94	6	2.55	269
DT-MU	Non-Res	MKT	100%	45,000	134,800	25,000	107	7	3.00	309	134,800	25,000	107	7	3.00	309
DT-MU	Non-Res	MKT	95%	45,000	134,800	25,000	107	7	3.00	309	131,875	25,000	107	7	2.93	303
DT-MU	Non-Res	MKT	90%	45,000	134,800	25,000	107	7	3.00	309	126,250	25,000	107	7	2.81	292
DT-MU	Non-Res	CODE	100%	60,000	136,000	25,000	107	7	2.27	311	136,000	25,000	107	7	2.27	311
DT-MU	Non-Res	CODE	95%	60,000	136,000	25,000	107	7	2.27	311	136,000	25,000	107	7	2.27	311
DT-MU	Non-Res	CODE	90%	60,000	136,000	25,000	107	7	2.27	311	136,000	25,000	107	7	2.27	311
DT-MU	Non-Res	CODE	85%	60,000	136,000	25,000	107	7	2.27	311	136,000	25,000	107	7	2.27	311
DT-MU	Non-Res	MKT	100%	60,000	134,800	25,000	107	7	2.25	309	134,800	25,000	107	7	2.25	309
DT-MU	Non-Res	MKT	95%	60,000	134,800	25,000	107	7	2.25	309	134,800	25,000	107	7	2.25	309
DT-MU	Non-Res	MKT	90%	60,000	134,800	25,000	107	7	2.25	309	134,800	25,000	107	7	2.25	309
DT-MU	Non-Res	CODE	100%	75,000	202,000	25,000	94	6	2.69	436	202,000	25,000	94	6	2.69	436
DT-MU	Non-Res	CODE	95%	75,000	202,000	25,000	94	6	2.69	436	202,000	25,000	94	6	2.69	436
DT-MU	Non-Res	CODE	90%	75,000	202,000	25,000	94	6	2.69	436	136,000	25,000	107	7	1.81	311
DT-MU	Non-Res	CODE	85%	75,000	200,313	25,000	94	6	2.67	433	136,000	25,000	107	7	1.81	311
DT-MU	Non-Res	MKT	100%	75,000	199,600	25,000	94	6	2.66	432	199,600	25,000	94	6	2.66	432
DT-MU	Non-Res	MKT	95%	75,000	199,600	25,000	94	6	2.66	432	199,600	25,000	94	6	2.66	432
DT-MU	Non-Res	MKT	90%	75,000	199,600	25,000	94	6	2.66	432	134,800	25,000	107	7	1.80	309
DT-MU	Non-Res	CODE	100%	90,000	242,000	25,000	107	7	2.69	512	242,000	25,000	107	7	2.69	512
DT-MU	Non-Res	CODE	95%	90,000	242,000	25,000	107	7	2.69	512	202,000	25,000	94	6	2.24	436
DT-MU	Non-Res	CODE	90%	90,000	242,000	25,000	107	7	2.69	512	202,000	25,000	94	6	2.24	436
DT-MU	Non-Res	CODE	85%	90,000	202,000	25,000	94	6	2.24	436	202,000	25,000	94	6	2.24	436
DT-MU	Non-Res	MKT	100%	90,000	239,600	25,000	107	7	2.66	508	239,600	25,000	107	7	2.66	508

SUMMARY OF PROJECT PROTOTYPES					NEW MAX ZONING					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls
		Fir Plate	Intensity		Total	Retail	Feet	Flrs		
DT-MU	Non-Res	CODE	100%	10,000	59,160	10,000	150	10	5.92	133
DT-MU	Non-Res	CODE	95%	10,000	57,500	10,000	150	10	5.75	130
DT-MU	Non-Res	CODE	90%	10,000	48,120	10,000	120	8	4.81	112
DT-MU	Non-Res	CODE	85%	10,000	46,980	10,000	120	8	4.70	110
DT-MU	Non-Res	MKT	100%	10,000	59,160	10,000	150	10	5.92	133
DT-MU	Non-Res	MKT	95%	10,000	57,500	10,000	150	10	5.75	130
DT-MU	Non-Res	MKT	90%	10,000	48,120	10,000	120	8	4.81	112
DT-MU	Non-Res	CODE	100%	25,000	117,600	25,000	107	7	4.70	276
DT-MU	Non-Res	CODE	95%	25,000	117,600	25,000	107	7	4.70	276
DT-MU	Non-Res	CODE	90%	25,000	117,600	25,000	107	7	4.70	276
DT-MU	Non-Res	CODE	85%	25,000	117,600	25,000	107	7	4.70	276
DT-MU	Non-Res	MKT	100%	25,000	117,600	25,000	107	7	4.70	276
DT-MU	Non-Res	MKT	95%	25,000	117,600	25,000	107	7	4.70	276
DT-MU	Non-Res	MKT	90%	25,000	117,600	25,000	107	7	4.70	276
DT-MU	Non-Res	CODE	100%	45,000	244,000	25,000	189	13	5.42	516
DT-MU	Non-Res	CODE	95%	45,000	226,000	25,000	176	12	5.02	482
DT-MU	Non-Res	CODE	90%	45,000	226,000	25,000	176	12	5.02	482
DT-MU	Non-Res	CODE	85%	45,000	208,000	25,000	163	11	4.62	448
DT-MU	Non-Res	MKT	100%	45,000	242,800	25,000	189	13	5.40	514
DT-MU	Non-Res	MKT	95%	45,000	224,800	25,000	176	12	5.00	480
DT-MU	Non-Res	MKT	90%	45,000	224,800	25,000	176	12	5.00	480
DT-MU	Non-Res	CODE	100%	60,000	280,000	25,000	214	15	4.67	585
DT-MU	Non-Res	CODE	95%	60,000	280,000	25,000	214	15	4.67	585
DT-MU	Non-Res	CODE	90%	60,000	280,000	25,000	214	15	4.67	585
DT-MU	Non-Res	CODE	85%	60,000	262,000	25,000	201	14	4.37	550
DT-MU	Non-Res	MKT	100%	60,000	278,800	25,000	214	15	4.65	582
DT-MU	Non-Res	MKT	95%	60,000	278,800	25,000	214	15	4.65	582
DT-MU	Non-Res	MKT	90%	60,000	278,800	25,000	214	15	4.65	582
DT-MU	Non-Res	CODE	100%	75,000	350,000	25,000	150	10	4.67	718
DT-MU	Non-Res	CODE	95%	75,000	350,000	25,000	150	10	4.67	718
DT-MU	Non-Res	CODE	90%	75,000	280,000	25,000	214	15	3.73	585
DT-MU	Non-Res	CODE	85%	75,000	280,000	25,000	214	15	3.73	585
DT-MU	Non-Res	MKT	100%	75,000	347,600	25,000	150	10	4.63	713
DT-MU	Non-Res	MKT	95%	75,000	347,600	25,000	150	10	4.63	713
DT-MU	Non-Res	MKT	90%	75,000	278,800	25,000	214	15	3.72	582
DT-MU	Non-Res	CODE	100%	90,000	422,000	25,000	176	12	4.69	854
DT-MU	Non-Res	CODE	95%	90,000	422,000	25,000	176	12	4.69	854
DT-MU	Non-Res	CODE	90%	90,000	386,000	25,000	163	11	4.29	786
DT-MU	Non-Res	CODE	85%	90,000	386,000	25,000	163	11	4.29	786
DT-MU	Non-Res	MKT	100%	90,000	419,600	25,000	176	12	4.66	850

SUMMARY OF PROJECT PROTOTYPES					CURRENT MAX ZONING						NEW BASE (LOW)					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-MU	Non-Res	MKT	95%	90,000	239,600	25,000	107	7	2.66	508	199,600	25,000	94	6	2.22	432
DT-MU	Non-Res	MKT	90%	90,000	239,600	25,000	107	7	2.66	508	199,600	25,000	94	6	2.22	432
DT-MU	Res	CODE	100%	10,000	54,160	5,000	111	10	5.42	79	36,600	4,000	80	7	3.66	55
DT-MU	Res	CODE	95%	10,000	52,250	4,750	111	10	5.23	76	36,400	3,800	80	7	3.64	54
DT-MU	Res	CODE	90%	10,000	37,100	4,500	80	7	3.71	57	36,200	3,600	80	7	3.62	54
DT-MU	Res	CODE	85%	10,000	36,850	4,250	80	7	3.69	56	36,000	3,400	80	7	3.60	53
DT-MU	Res	MKT	100%	10,000	54,160	5,000	111	10	5.42	79	36,600	4,000	80	7	3.66	55
DT-MU	Res	MKT	95%	10,000	52,250	4,750	111	10	5.23	76	36,400	3,800	80	7	3.64	54
DT-MU	Res	MKT	90%	10,000	37,100	4,500	80	7	3.71	57	36,200	3,600	80	7	3.62	54
DT-MU	Res	CODE	100%	25,000	122,620	12,500	90	8	4.90	182	102,600	10,000	80	7	4.10	151
DT-MU	Res	CODE	95%	25,000	121,995	11,875	90	8	4.88	180	102,100	9,500	80	7	4.08	149
DT-MU	Res	CODE	90%	25,000	103,850	11,250	80	7	4.15	156	99,000	9,000	80	7	3.96	144
DT-MU	Res	CODE	85%	25,000	99,355	10,625	80	7	3.97	149	93,500	8,500	80	7	3.74	136
DT-MU	Res	MKT	100%	25,000	137,500	12,500	111	10	5.50	200	94,000	10,000	80	7	3.76	141
DT-MU	Res	MKT	95%	25,000	112,875	11,875	90	8	4.52	169	94,500	9,500	80	7	3.78	140
DT-MU	Res	MKT	90%	25,000	112,250	11,250	90	8	4.49	166	94,000	9,000	80	7	3.76	138
DT-MU	Res	CODE	100%	45,000	242,000	22,500	165	15	5.38	353	197,000	18,000	135	12	4.38	287
DT-MU	Res	CODE	95%	45,000	235,125	21,375	165	15	5.23	342	182,600	17,100	125	11	4.06	267
DT-MU	Res	CODE	90%	45,000	222,750	20,250	155	14	4.95	324	178,200	16,200	125	11	3.96	259
DT-MU	Res	CODE	85%	45,000	210,375	19,125	145	13	4.68	306	167,300	15,300	111	10	3.72	244
DT-MU	Res	MKT	100%	45,000	245,000	22,500	186	17	5.44	357	198,000	18,000	155	14	4.40	288
DT-MU	Res	MKT	95%	45,000	230,375	21,375	175	16	5.12	336	185,600	17,100	145	13	4.12	271
DT-MU	Res	MKT	90%	45,000	222,750	20,250	175	16	4.95	324	178,200	16,200	145	13	3.96	259
DT-MU	Res	CODE	100%	60,000	321,450	25,000	226	21	5.36	456	264,000	24,000	186	17	4.40	384
DT-MU	Res	CODE	95%	60,000	309,300	25,000	216	20	5.16	441	250,800	22,800	175	16	4.18	365
DT-MU	Res	CODE	90%	60,000	295,000	25,000	206	19	4.92	424	237,600	21,600	165	15	3.96	346
DT-MU	Res	CODE	85%	60,000	280,000	25,000	196	18	4.67	406	224,400	20,400	155	14	3.74	326
DT-MU	Res	MKT	100%	60,000	297,450	25,000	226	21	4.96	427	260,000	24,000	196	18	4.33	379
DT-MU	Res	MKT	95%	60,000	297,450	25,000	226	21	4.96	427	245,300	22,800	186	17	4.09	358
DT-MU	Res	MKT	90%	60,000	295,000	25,000	226	21	4.92	424	237,600	21,600	186	17	3.96	346
DT-MU	Res	CODE	100%	75,000	400,000	25,000	145	13	5.33	550	321,450	25,000	226	21	4.29	456
DT-MU	Res	CODE	95%	75,000	378,000	25,000	135	12	5.04	524	309,300	25,000	216	20	4.12	441
DT-MU	Res	CODE	90%	75,000	321,450	25,000	226	21	4.29	456	295,000	25,000	206	19	3.93	424
DT-MU	Res	CODE	85%	75,000	321,450	25,000	226	21	4.29	456	280,000	25,000	196	18	3.73	406
DT-MU	Res	MKT	100%	75,000	400,000	25,000	165	15	5.33	550	297,450	25,000	226	21	3.97	427
DT-MU	Res	MKT	95%	75,000	381,250	25,000	155	14	5.08	528	297,450	25,000	226	21	3.97	427
DT-MU	Res	MKT	90%	75,000	297,450	25,000	226	21	3.97	427	295,000	25,000	226	21	3.93	424
DT-MU	Res	CODE	100%	90,000	475,000	25,000	175	16	5.28	640	378,000	25,000	135	12	4.20	524
DT-MU	Res	CODE	95%	90,000	452,500	25,000	165	15	5.03	613	321,450	25,000	226	21	3.57	456
DT-MU	Res	CODE	90%	90,000	430,000	25,000	155	14	4.78	586	321,450	25,000	226	21	3.57	456

SUMMARY OF PROJECT PROTOTYPES					NEW BASE (HIGH)						PRELIMINARY NEW BASE					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-MU	Non-Res	MKT	95%	90,000	239,600	25,000	107	7	2.66	508	199,600	25,000	94	6	2.22	432
DT-MU	Non-Res	MKT	90%	90,000	239,600	25,000	107	7	2.66	508	199,600	25,000	94	6	2.22	432
DT-MU	Res	CODE	100%	10,000	37,100	4,500	80	7	3.71	57	36,850	4,250	80	7	3.69	56
DT-MU	Res	CODE	95%	10,000	36,875	4,275	80	7	3.69	56	36,638	4,038	80	7	3.66	55
DT-MU	Res	CODE	90%	10,000	36,650	4,050	80	7	3.67	55	36,425	3,825	80	7	3.64	54
DT-MU	Res	CODE	85%	10,000	36,425	3,825	80	7	3.64	54	36,213	3,613	80	7	3.62	54
DT-MU	Res	MKT	100%	10,000	37,100	4,500	80	7	3.71	57	36,850	4,250	80	7	3.69	56
DT-MU	Res	MKT	95%	10,000	36,875	4,275	80	7	3.69	56	36,638	4,038	80	7	3.66	55
DT-MU	Res	MKT	90%	10,000	36,650	4,050	80	7	3.67	55	36,425	3,825	80	7	3.64	54
DT-MU	Res	CODE	100%	25,000	103,850	11,250	80	7	4.15	156	99,355	10,625	80	7	3.97	149
DT-MU	Res	CODE	95%	25,000	100,043	10,688	80	7	4.00	150	102,694	10,094	80	7	4.11	151
DT-MU	Res	CODE	90%	25,000	102,725	10,125	80	7	4.11	152	102,163	9,563	80	7	4.09	149
DT-MU	Res	CODE	85%	25,000	102,163	9,563	80	7	4.09	149	99,344	9,031	80	7	3.97	145
DT-MU	Res	MKT	100%	25,000	112,250	11,250	90	8	4.49	166	95,625	10,625	80	7	3.83	145
DT-MU	Res	MKT	95%	25,000	95,688	10,688	80	7	3.83	145	95,031	10,094	80	7	3.80	142
DT-MU	Res	MKT	90%	25,000	95,125	10,125	80	7	3.81	143	94,563	9,563	80	7	3.78	140
DT-MU	Res	CODE	100%	45,000	222,750	20,250	155	14	4.95	324	210,375	19,125	145	13	4.68	306
DT-MU	Res	CODE	95%	45,000	211,613	19,238	145	13	4.70	308	197,169	18,169	135	12	4.38	287
DT-MU	Res	CODE	90%	45,000	197,225	18,225	135	12	4.38	288	189,338	17,213	135	12	4.21	275
DT-MU	Res	CODE	85%	45,000	189,338	17,213	135	12	4.21	275	178,819	16,256	125	11	3.97	260
DT-MU	Res	MKT	100%	45,000	222,750	20,250	175	16	4.95	324	210,375	19,125	165	15	4.68	306
DT-MU	Res	MKT	95%	45,000	211,613	19,238	165	15	4.70	308	199,856	18,169	155	14	4.44	291
DT-MU	Res	MKT	90%	45,000	200,225	18,225	155	14	4.45	291	185,713	17,213	145	13	4.13	271
DT-MU	Res	CODE	100%	60,000	295,000	25,000	206	19	4.92	424	280,000	25,000	196	18	4.67	406
DT-MU	Res	CODE	95%	60,000	281,500	25,000	196	18	4.69	408	266,475	24,225	186	17	4.44	388
DT-MU	Res	CODE	90%	60,000	267,300	24,300	186	17	4.46	389	252,450	22,950	175	16	4.21	367
DT-MU	Res	CODE	85%	60,000	252,450	22,950	175	16	4.21	367	238,425	21,675	165	15	3.97	347
DT-MU	Res	MKT	100%	60,000	295,000	25,000	226	21	4.92	424	280,000	25,000	216	20	4.67	406
DT-MU	Res	MKT	95%	60,000	281,500	25,000	216	20	4.69	408	266,475	24,225	206	19	4.44	388
DT-MU	Res	MKT	90%	60,000	267,300	24,300	206	19	4.46	389	252,450	22,950	196	18	4.21	367
DT-MU	Res	CODE	100%	75,000	321,450	25,000	226	21	4.29	456	321,450	25,000	226	21	4.29	456
DT-MU	Res	CODE	95%	75,000	321,450	25,000	226	21	4.29	456	321,450	25,000	226	21	4.29	456
DT-MU	Res	CODE	90%	75,000	321,450	25,000	226	21	4.29	456	309,300	25,000	216	20	4.12	441
DT-MU	Res	CODE	85%	75,000	309,300	25,000	216	20	4.12	441	295,938	25,000	206	19	3.95	425
DT-MU	Res	MKT	100%	75,000	297,450	25,000	226	21	3.97	427	297,450	25,000	226	21	3.97	427
DT-MU	Res	MKT	95%	75,000	297,450	25,000	226	21	3.97	427	297,450	25,000	226	21	3.97	427
DT-MU	Res	MKT	90%	75,000	297,450	25,000	226	21	3.97	427	297,450	25,000	226	21	3.97	427
DT-MU	Res	CODE	100%	90,000	430,000	25,000	155	14	4.78	586	405,000	25,000	145	13	4.50	556
DT-MU	Res	CODE	95%	90,000	405,000	25,000	145	13	4.50	556	378,000	25,000	135	12	4.20	524
DT-MU	Res	CODE	90%	90,000	378,000	25,000	135	12	4.20	524	369,250	25,000	135	12	4.10	513

SUMMARY OF PROJECT PROTOTYPES					NEW MAX ZONING					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs		
DT-MU	Non-Res	MKT	95%	90,000	419,600	25,000	176	12	4.66	850
DT-MU	Non-Res	MKT	90%	90,000	383,600	25,000	163	11	4.26	781
DT-MU	Res	CODE	100%	10,000	54,160	5,000	111	10	5.42	79
DT-MU	Res	CODE	95%	10,000	52,250	4,750	111	10	5.23	76
DT-MU	Res	CODE	90%	10,000	37,100	4,500	80	7	3.71	57
DT-MU	Res	CODE	85%	10,000	36,850	4,250	80	7	3.69	56
DT-MU	Res	MKT	100%	10,000	54,160	5,000	111	10	5.42	79
DT-MU	Res	MKT	95%	10,000	52,250	4,750	111	10	5.23	76
DT-MU	Res	MKT	90%	10,000	37,100	4,500	80	7	3.71	57
DT-MU	Res	CODE	100%	25,000	122,620	12,500	90	8	4.90	182
DT-MU	Res	CODE	95%	25,000	121,995	11,875	90	8	4.88	180
DT-MU	Res	CODE	90%	25,000	103,850	11,250	80	7	4.15	156
DT-MU	Res	CODE	85%	25,000	99,355	10,625	80	7	3.97	149
DT-MU	Res	MKT	100%	25,000	137,500	12,500	111	10	5.50	200
DT-MU	Res	MKT	95%	25,000	112,875	11,875	90	8	4.52	169
DT-MU	Res	MKT	90%	25,000	112,250	11,250	90	8	4.49	166
DT-MU	Res	CODE	100%	45,000	242,000	22,500	165	15	5.38	353
DT-MU	Res	CODE	95%	45,000	235,125	21,375	165	15	5.23	342
DT-MU	Res	CODE	90%	45,000	222,750	20,250	155	14	4.95	324
DT-MU	Res	CODE	85%	45,000	210,375	19,125	145	13	4.68	306
DT-MU	Res	MKT	100%	45,000	245,000	22,500	186	17	5.44	357
DT-MU	Res	MKT	95%	45,000	230,375	21,375	175	16	5.12	336
DT-MU	Res	MKT	90%	45,000	222,750	20,250	175	16	4.95	324
DT-MU	Res	CODE	100%	60,000	321,450	25,000	226	21	5.36	456
DT-MU	Res	CODE	95%	60,000	309,300	25,000	216	20	5.16	441
DT-MU	Res	CODE	90%	60,000	295,000	25,000	206	19	4.92	424
DT-MU	Res	CODE	85%	60,000	280,000	25,000	196	18	4.67	406
DT-MU	Res	MKT	100%	60,000	321,750	25,000	254	23	5.36	456
DT-MU	Res	MKT	95%	60,000	309,600	25,000	236	22	5.16	442
DT-MU	Res	MKT	90%	60,000	295,000	25,000	226	21	4.92	424
DT-MU	Res	CODE	100%	75,000	382,200	25,000	285	26	5.10	529
DT-MU	Res	CODE	95%	75,000	381,250	25,000	285	26	5.08	528
DT-MU	Res	CODE	90%	75,000	357,900	25,000	264	24	4.77	499
DT-MU	Res	CODE	85%	75,000	343,750	25,000	254	23	4.58	483
DT-MU	Res	MKT	100%	75,000	358,200	25,000	285	26	4.78	500
DT-MU	Res	MKT	95%	75,000	358,200	25,000	285	26	4.78	500
DT-MU	Res	MKT	90%	75,000	358,200	25,000	285	26	4.78	500
DT-MU	Res	CODE	100%	90,000	475,000	25,000	175	16	5.28	640
DT-MU	Res	CODE	95%	90,000	452,500	25,000	165	15	5.03	613
DT-MU	Res	CODE	90%	90,000	382,200	25,000	285	26	4.25	529

SUMMARY OF PROJECT PROTOTYPES					CURRENT MAX ZONING						NEW BASE (LOW)					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-MU	Res	CODE	85%	90,000	405,000	25,000	145	13	4.50	556	321,450	25,000	226	21	3.57	456
DT-MU	Res	MKT	100%	90,000	465,000	25,000	186	17	5.17	628	384,000	25,000	155	14	4.27	531
DT-MU	Res	MKT	95%	90,000	452,500	25,000	186	17	5.03	613	297,450	25,000	226	21	3.31	427
DT-MU	Res	MKT	90%	90,000	430,000	25,000	175	16	4.78	586	297,450	25,000	226	21	3.31	427
DT-MU-EQ Non-Res		CODE	100%	10,000	37,500	7,500	107	7	3.75	87	37,500	7,500	107	7	3.75	87
DT-MU-EQ Non-Res		CODE	95%	10,000	34,205	7,125	94	6	3.42	80	34,205	7,125	94	6	3.42	80
DT-MU-EQ Non-Res		CODE	90%	10,000	33,750	6,750	94	6	3.38	78	33,750	6,750	94	6	3.38	78
DT-MU-EQ Non-Res		CODE	85%	10,000	31,875	6,375	94	6	3.19	74	31,875	6,375	94	6	3.19	74
DT-MU-EQ Non-Res		MKT	100%	10,000	37,500	7,500	107	7	3.75	87	37,500	7,500	107	7	3.75	87
DT-MU-EQ Non-Res		MKT	95%	10,000	34,205	7,125	94	6	3.42	80	34,205	7,125	94	6	3.42	80
DT-MU-EQ Non-Res		MKT	90%	10,000	33,750	6,750	94	6	3.38	78	33,750	6,750	94	6	3.38	78
DT-MU-EQ Non-Res		CODE	100%	25,000	93,750	18,750	94	6	3.75	218	93,750	18,750	94	6	3.75	218
DT-MU-EQ Non-Res		CODE	95%	25,000	89,063	17,813	94	6	3.56	207	89,063	17,813	94	6	3.56	207
DT-MU-EQ Non-Res		CODE	90%	25,000	74,435	16,875	82	5	2.98	177	74,435	16,875	82	5	2.98	177
DT-MU-EQ Non-Res		CODE	85%	25,000	73,498	15,938	82	5	2.94	173	73,498	15,938	82	5	2.94	173
DT-MU-EQ Non-Res		MKT	100%	25,000	93,750	18,750	94	6	3.75	218	93,750	18,750	94	6	3.75	218
DT-MU-EQ Non-Res		MKT	95%	25,000	89,063	17,813	94	6	3.56	207	89,063	17,813	94	6	3.56	207
DT-MU-EQ Non-Res		MKT	90%	25,000	74,435	16,875	82	5	2.98	177	74,435	16,875	82	5	2.98	177
DT-MU-EQ Non-Res		CODE	100%	45,000	136,000	25,000	107	7	3.02	311	136,000	25,000	107	7	3.02	311
DT-MU-EQ Non-Res		CODE	95%	45,000	136,000	25,000	107	7	3.02	311	136,000	25,000	107	7	3.02	311
DT-MU-EQ Non-Res		CODE	90%	45,000	136,000	25,000	107	7	3.02	311	136,000	25,000	107	7	3.02	311
DT-MU-EQ Non-Res		CODE	85%	45,000	136,000	25,000	107	7	3.02	311	136,000	25,000	107	7	3.02	311
DT-MU-EQ Non-Res		MKT	100%	45,000	134,800	25,000	107	7	3.00	309	134,800	25,000	107	7	3.00	309
DT-MU-EQ Non-Res		MKT	95%	45,000	134,800	25,000	107	7	3.00	309	134,800	25,000	107	7	3.00	309
DT-MU-EQ Non-Res		MKT	90%	45,000	134,800	25,000	107	7	3.00	309	134,800	25,000	107	7	3.00	309
DT-MU-EQ Non-Res		CODE	100%	60,000	202,000	25,000	94	6	3.37	436	202,000	25,000	94	6	3.37	436
DT-MU-EQ Non-Res		CODE	95%	60,000	162,000	25,000	82	5	2.70	360	162,000	25,000	82	5	2.70	360
DT-MU-EQ Non-Res		CODE	90%	60,000	136,000	25,000	107	7	2.27	311	136,000	25,000	107	7	2.27	311
DT-MU-EQ Non-Res		CODE	85%	60,000	136,000	25,000	107	7	2.27	311	136,000	25,000	107	7	2.27	311
DT-MU-EQ Non-Res		MKT	100%	60,000	199,600	25,000	94	6	3.33	432	199,600	25,000	94	6	3.33	432
DT-MU-EQ Non-Res		MKT	95%	60,000	159,600	25,000	82	5	2.66	356	159,600	25,000	82	5	2.66	356
DT-MU-EQ Non-Res		MKT	90%	60,000	134,800	25,000	107	7	2.25	309	134,800	25,000	107	7	2.25	309
DT-MU-EQ Non-Res		CODE	100%	75,000	242,000	25,000	107	7	3.23	512	242,000	25,000	107	7	3.23	512
DT-MU-EQ Non-Res		CODE	95%	75,000	202,000	25,000	94	6	2.69	436	202,000	25,000	94	6	2.69	436
DT-MU-EQ Non-Res		CODE	90%	75,000	202,000	25,000	94	6	2.69	436	202,000	25,000	94	6	2.69	436
DT-MU-EQ Non-Res		CODE	85%	75,000	202,000	25,000	94	6	2.69	436	202,000	25,000	94	6	2.69	436
DT-MU-EQ Non-Res		MKT	100%	75,000	239,600	25,000	107	7	3.19	508	239,600	25,000	107	7	3.19	508
DT-MU-EQ Non-Res		MKT	95%	75,000	199,600	25,000	94	6	2.66	432	199,600	25,000	94	6	2.66	432
DT-MU-EQ Non-Res		MKT	90%	75,000	199,600	25,000	94	6	2.66	432	199,600	25,000	94	6	2.66	432
DT-MU-EQ Non-Res		CODE	100%	90,000	242,000	25,000	107	7	2.69	512	242,000	25,000	107	7	2.69	512

SUMMARY OF PROJECT PROTOTYPES					NEW BASE (HIGH)						PRELIMINARY NEW BASE					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-MU	Res	CODE	85%	90,000	369,250	25,000	135	12	4.10	513	321,450	25,000	226	21	3.57	456
DT-MU	Res	MKT	100%	90,000	430,000	25,000	175	16	4.78	586	407,500	25,000	165	15	4.53	559
DT-MU	Res	MKT	95%	90,000	409,750	25,000	165	15	4.55	562	384,000	25,000	155	14	4.27	531
DT-MU	Res	MKT	90%	90,000	384,000	25,000	155	14	4.27	531	369,250	25,000	155	14	4.10	513
DT-MU-EQ Non-Res		CODE	100%	10,000	41,350	8,750	107	7	4.14	97	40,625	8,125	107	7	4.06	94
DT-MU-EQ Non-Res		CODE	95%	10,000	40,913	8,313	107	7	4.09	95	38,594	7,719	107	7	3.86	90
DT-MU-EQ Non-Res		CODE	90%	10,000	39,375	7,875	107	7	3.94	91	34,393	7,313	94	6	3.44	81
DT-MU-EQ Non-Res		CODE	85%	10,000	34,518	7,438	94	6	3.45	81	33,986	6,906	94	6	3.40	79
DT-MU-EQ Non-Res		MKT	100%	10,000	41,350	8,750	107	7	4.14	97	40,625	8,125	107	7	4.06	94
DT-MU-EQ Non-Res		MKT	95%	10,000	40,913	8,313	107	7	4.09	95	38,594	7,719	107	7	3.86	90
DT-MU-EQ Non-Res		MKT	90%	10,000	39,375	7,875	107	7	3.94	91	34,393	7,313	94	6	3.44	81
DT-MU-EQ Non-Res		CODE	100%	25,000	109,375	21,875	107	7	4.38	254	95,393	20,313	94	6	3.82	224
DT-MU-EQ Non-Res		CODE	95%	25,000	95,861	20,781	94	6	3.83	226	94,377	19,297	94	6	3.78	220
DT-MU-EQ Non-Res		CODE	90%	25,000	94,768	19,688	94	6	3.79	221	91,406	18,281	94	6	3.66	212
DT-MU-EQ Non-Res		CODE	85%	25,000	92,969	18,594	94	6	3.72	216	74,826	17,266	82	5	2.99	178
DT-MU-EQ Non-Res		MKT	100%	25,000	109,375	21,875	107	7	4.38	254	95,393	20,313	94	6	3.82	224
DT-MU-EQ Non-Res		MKT	95%	25,000	95,861	20,781	94	6	3.83	226	94,377	19,297	94	6	3.78	220
DT-MU-EQ Non-Res		MKT	90%	25,000	94,768	19,688	94	6	3.79	221	91,406	18,281	94	6	3.66	212
DT-MU-EQ Non-Res		CODE	100%	45,000	136,000	25,000	107	7	3.02	311	136,000	25,000	107	7	3.02	311
DT-MU-EQ Non-Res		CODE	95%	45,000	136,000	25,000	107	7	3.02	311	136,000	25,000	107	7	3.02	311
DT-MU-EQ Non-Res		CODE	90%	45,000	136,000	25,000	107	7	3.02	311	136,000	25,000	107	7	3.02	311
DT-MU-EQ Non-Res		CODE	85%	45,000	136,000	25,000	107	7	3.02	311	136,000	25,000	107	7	3.02	311
DT-MU-EQ Non-Res		MKT	100%	45,000	134,800	25,000	107	7	3.00	309	134,800	25,000	107	7	3.00	309
DT-MU-EQ Non-Res		MKT	95%	45,000	134,800	25,000	107	7	3.00	309	134,800	25,000	107	7	3.00	309
DT-MU-EQ Non-Res		MKT	90%	45,000	134,800	25,000	107	7	3.00	309	134,800	25,000	107	7	3.00	309
DT-MU-EQ Non-Res		CODE	100%	60,000	202,000	25,000	94	6	3.37	436	202,000	25,000	94	6	3.37	436
DT-MU-EQ Non-Res		CODE	95%	60,000	202,000	25,000	94	6	3.37	436	202,000	25,000	94	6	3.37	436
DT-MU-EQ Non-Res		CODE	90%	60,000	202,000	25,000	94	6	3.37	436	200,500	25,000	94	6	3.34	433
DT-MU-EQ Non-Res		CODE	85%	60,000	202,000	25,000	94	6	3.37	436	136,000	25,000	107	7	2.27	311
DT-MU-EQ Non-Res		MKT	100%	60,000	199,600	25,000	94	6	3.33	432	199,600	25,000	94	6	3.33	432
DT-MU-EQ Non-Res		MKT	95%	60,000	199,600	25,000	94	6	3.33	432	199,600	25,000	94	6	3.33	432
DT-MU-EQ Non-Res		MKT	90%	60,000	199,600	25,000	94	6	3.33	432	199,600	25,000	94	6	3.33	432
DT-MU-EQ Non-Res		CODE	100%	75,000	242,000	25,000	107	7	3.23	512	242,000	25,000	107	7	3.23	512
DT-MU-EQ Non-Res		CODE	95%	75,000	242,000	25,000	107	7	3.23	512	242,000	25,000	107	7	3.23	512
DT-MU-EQ Non-Res		CODE	90%	75,000	242,000	25,000	107	7	3.23	512	242,000	25,000	107	7	3.23	512
DT-MU-EQ Non-Res		CODE	85%	75,000	242,000	25,000	107	7	3.23	512	202,000	25,000	94	6	2.69	436
DT-MU-EQ Non-Res		MKT	100%	75,000	239,600	25,000	107	7	3.19	508	239,600	25,000	107	7	3.19	508
DT-MU-EQ Non-Res		MKT	95%	75,000	239,600	25,000	107	7	3.19	508	239,600	25,000	107	7	3.19	508
DT-MU-EQ Non-Res		MKT	90%	75,000	239,600	25,000	107	7	3.19	508	239,600	25,000	107	7	3.19	508
DT-MU-EQ Non-Res		CODE	100%	90,000	242,000	25,000	107	7	2.69	512	242,000	25,000	107	7	2.69	512

SUMMARY OF PROJECT PROTOTYPES					NEW MAX ZONING					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs		
DT-MU	Res	CODE	85%	90,000	382,200	25,000	285	26	4.25	529
DT-MU	Res	MKT	100%	90,000	465,000	25,000	186	17	5.17	628
DT-MU	Res	MKT	95%	90,000	452,500	25,000	186	17	5.03	613
DT-MU	Res	MKT	90%	90,000	358,200	25,000	285	26	3.98	500
DT-MU-EQ Non-Res		CODE	100%	10,000	59,160	10,000	150	10	5.92	133
DT-MU-EQ Non-Res		CODE	95%	10,000	57,500	10,000	150	10	5.75	130
DT-MU-EQ Non-Res		CODE	90%	10,000	48,120	10,000	120	8	4.81	112
DT-MU-EQ Non-Res		CODE	85%	10,000	46,980	10,000	120	8	4.70	110
DT-MU-EQ Non-Res		MKT	100%	10,000	59,160	10,000	150	10	5.92	133
DT-MU-EQ Non-Res		MKT	95%	10,000	57,500	10,000	150	10	5.75	130
DT-MU-EQ Non-Res		MKT	90%	10,000	48,120	10,000	120	8	4.81	112
DT-MU-EQ Non-Res		CODE	100%	25,000	117,600	25,000	107	7	4.70	276
DT-MU-EQ Non-Res		CODE	95%	25,000	117,600	25,000	107	7	4.70	276
DT-MU-EQ Non-Res		CODE	90%	25,000	117,600	25,000	107	7	4.70	276
DT-MU-EQ Non-Res		CODE	85%	25,000	117,600	25,000	107	7	4.70	276
DT-MU-EQ Non-Res		MKT	100%	25,000	117,600	25,000	107	7	4.70	276
DT-MU-EQ Non-Res		MKT	95%	25,000	117,600	25,000	107	7	4.70	276
DT-MU-EQ Non-Res		MKT	90%	25,000	117,600	25,000	107	7	4.70	276
DT-MU-EQ Non-Res		CODE	100%	45,000	244,000	25,000	189	13	5.42	516
DT-MU-EQ Non-Res		CODE	95%	45,000	226,000	25,000	176	12	5.02	482
DT-MU-EQ Non-Res		CODE	90%	45,000	226,000	25,000	176	12	5.02	482
DT-MU-EQ Non-Res		CODE	85%	45,000	208,000	25,000	163	11	4.62	448
DT-MU-EQ Non-Res		MKT	100%	45,000	242,800	25,000	189	13	5.40	514
DT-MU-EQ Non-Res		MKT	95%	45,000	224,800	25,000	176	12	5.00	480
DT-MU-EQ Non-Res		MKT	90%	45,000	224,800	25,000	176	12	5.00	480
DT-MU-EQ Non-Res		CODE	100%	60,000	280,000	25,000	214	15	4.67	585
DT-MU-EQ Non-Res		CODE	95%	60,000	280,000	25,000	214	15	4.67	585
DT-MU-EQ Non-Res		CODE	90%	60,000	280,000	25,000	214	15	4.67	585
DT-MU-EQ Non-Res		CODE	85%	60,000	262,000	25,000	201	14	4.37	550
DT-MU-EQ Non-Res		MKT	100%	60,000	278,800	25,000	214	15	4.65	582
DT-MU-EQ Non-Res		MKT	95%	60,000	278,800	25,000	214	15	4.65	582
DT-MU-EQ Non-Res		MKT	90%	60,000	278,800	25,000	214	15	4.65	582
DT-MU-EQ Non-Res		CODE	100%	75,000	350,000	25,000	150	10	4.67	718
DT-MU-EQ Non-Res		CODE	95%	75,000	350,000	25,000	150	10	4.67	718
DT-MU-EQ Non-Res		CODE	90%	75,000	280,000	25,000	214	15	3.73	585
DT-MU-EQ Non-Res		CODE	85%	75,000	280,000	25,000	214	15	3.73	585
DT-MU-EQ Non-Res		MKT	100%	75,000	347,600	25,000	150	10	4.63	713
DT-MU-EQ Non-Res		MKT	95%	75,000	347,600	25,000	150	10	4.63	713
DT-MU-EQ Non-Res		MKT	90%	75,000	278,800	25,000	214	15	3.72	582
DT-MU-EQ Non-Res		CODE	100%	90,000	422,000	25,000	176	12	4.69	854

SUMMARY OF PROJECT PROTOTYPES					CURRENT MAX ZONING						NEW BASE (LOW)					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-MU-EQ Non-Res	CODE	95%	90,000	242,000	25,000	107	7	2.69	512	242,000	25,000	107	7	2.69	512	
DT-MU-EQ Non-Res	CODE	90%	90,000	242,000	25,000	107	7	2.69	512	242,000	25,000	107	7	2.69	512	
DT-MU-EQ Non-Res	CODE	85%	90,000	242,000	25,000	107	7	2.69	512	242,000	25,000	107	7	2.69	512	
DT-MU-EQ Non-Res	MKT	100%	90,000	239,600	25,000	107	7	2.66	508	239,600	25,000	107	7	2.66	508	
DT-MU-EQ Non-Res	MKT	95%	90,000	239,600	25,000	107	7	2.66	508	239,600	25,000	107	7	2.66	508	
DT-MU-EQ Non-Res	MKT	90%	90,000	239,600	25,000	107	7	2.66	508	239,600	25,000	107	7	2.66	508	
DT-O-1 Non-Res	CODE	100%	25,000	222,000	25,000	176	12	8.88	474	186,960	25,000	150	10	7.48	408	
DT-O-1 Non-Res	CODE	95%	25,000	215,000	25,000	176	12	8.60	461	179,375	25,000	150	10	7.18	393	
DT-O-1 Non-Res	CODE	90%	25,000	204,480	25,000	163	11	8.18	441	151,920	25,000	120	8	6.08	341	
DT-O-1 Non-Res	CODE	85%	25,000	186,960	25,000	150	10	7.48	408	145,605	25,000	120	8	5.82	329	
DT-O-1 Non-Res	MKT	100%	25,000	222,000	25,000	176	12	8.88	474	186,960	25,000	150	10	7.48	408	
DT-O-1 Non-Res	MKT	95%	25,000	215,000	25,000	176	12	8.60	461	179,375	25,000	150	10	7.18	393	
DT-O-1 Non-Res	MKT	90%	25,000	204,480	25,000	163	11	8.18	441	151,920	25,000	120	8	6.08	341	
DT-O-1 Non-Res	CODE	100%	45,000	385,000	25,000	227	16	8.56	784	317,500	25,000	189	13	7.06	656	
DT-O-1 Non-Res	CODE	95%	45,000	367,000	25,000	214	15	8.16	750	297,600	25,000	176	12	6.61	618	
DT-O-1 Non-Res	CODE	90%	45,000	345,600	25,000	201	14	7.68	709	288,250	25,000	176	12	6.41	600	
DT-O-1 Non-Res	CODE	85%	45,000	321,600	25,000	189	13	7.15	664	273,600	25,000	163	11	6.08	572	
DT-O-1 Non-Res	MKT	100%	45,000	381,600	25,000	240	17	8.48	778	316,800	25,000	201	14	7.04	654	
DT-O-1 Non-Res	MKT	95%	45,000	360,000	25,000	227	16	8.00	737	295,200	25,000	189	13	6.56	613	
DT-O-1 Non-Res	MKT	90%	45,000	338,400	25,000	214	15	7.52	695	288,250	25,000	189	13	6.41	600	
DT-O-1 Non-Res	CODE	100%	60,000	505,000	25,000	313	21	8.42	1,012	415,000	25,000	240	17	6.92	841	
DT-O-1 Non-Res	CODE	95%	60,000	481,000	25,000	301	20	8.02	966	393,600	25,000	227	16	6.56	800	
DT-O-1 Non-Res	CODE	90%	60,000	457,000	25,000	275	19	7.62	921	369,600	25,000	214	15	6.16	755	
DT-O-1 Non-Res	CODE	85%	60,000	433,000	25,000	253	18	7.22	875	356,500	25,000	214	15	5.94	730	
DT-O-1 Non-Res	MKT	100%	60,000	505,000	25,000	339	23	8.42	1,012	415,000	25,000	275	19	6.92	841	
DT-O-1 Non-Res	MKT	95%	60,000	481,000	25,000	326	22	8.02	966	395,500	25,000	253	18	6.59	804	
DT-O-1 Non-Res	MKT	90%	60,000	446,400	25,000	301	20	7.44	901	376,000	25,000	240	17	6.27	767	
DT-O-1 Non-Res	CODE	100%	75,000	625,000	25,000	377	26	8.33	1,240	512,500	25,000	313	21	6.83	1,026	
DT-O-1 Non-Res	CODE	95%	75,000	585,600	25,000	352	24	7.81	1,165	488,125	25,000	301	20	6.51	980	
DT-O-1 Non-Res	CODE	90%	75,000	561,600	25,000	339	23	7.49	1,120	463,750	25,000	275	19	6.18	934	
DT-O-1 Non-Res	CODE	85%	75,000	535,000	25,000	326	22	7.13	1,069	439,375	25,000	253	18	5.86	887	
DT-O-1 Non-Res	MKT	100%	75,000	619,200	25,000	403	28	8.26	1,229	511,200	25,000	339	23	6.82	1,024	
DT-O-1 Non-Res	MKT	95%	75,000	595,000	25,000	390	27	7.93	1,183	488,125	25,000	326	22	6.51	980	
DT-O-1 Non-Res	MKT	90%	75,000	554,400	25,000	365	25	7.39	1,106	463,750	25,000	313	21	6.18	934	
DT-O-1 Non-Res	CODE	100%	90,000	745,000	25,000	441	31	8.28	1,468	609,600	25,000	365	25	6.77	1,211	
DT-O-1 Non-Res	CODE	95%	90,000	705,600	25,000	416	29	7.84	1,393	580,750	25,000	352	24	6.45	1,156	
DT-O-1 Non-Res	CODE	90%	90,000	673,000	25,000	403	28	7.48	1,331	551,500	25,000	339	23	6.13	1,100	
DT-O-1 Non-Res	CODE	85%	90,000	633,600	25,000	377	26	7.04	1,256	513,600	25,000	313	21	5.71	1,028	
DT-O-1 Non-Res	MKT	100%	90,000	705,600	25,000	454	32	7.84	1,393	610,000	25,000	403	28	6.78	1,212	
DT-O-1 Non-Res	MKT	95%	90,000	705,600	25,000	454	32	7.84	1,393	576,000	25,000	377	26	6.40	1,147	

SUMMARY OF PROJECT PROTOTYPES					NEW BASE (HIGH)						PRELIMINARY NEW BASE					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-MU-EQ Non-Res	CODE	95%	90,000	242,000	25,000	107	7	2.69	512	242,000	25,000	107	7	2.69	512	
DT-MU-EQ Non-Res	CODE	90%	90,000	242,000	25,000	107	7	2.69	512	242,000	25,000	107	7	2.69	512	
DT-MU-EQ Non-Res	CODE	85%	90,000	242,000	25,000	107	7	2.69	512	242,000	25,000	107	7	2.69	512	
DT-MU-EQ Non-Res	MKT	100%	90,000	239,600	25,000	107	7	2.66	508	239,600	25,000	107	7	2.66	508	
DT-MU-EQ Non-Res	MKT	95%	90,000	239,600	25,000	107	7	2.66	508	239,600	25,000	107	7	2.66	508	
DT-MU-EQ Non-Res	MKT	90%	90,000	239,600	25,000	107	7	2.66	508	239,600	25,000	107	7	2.66	508	
DT-O-1 Non-Res	CODE	100%	25,000	200,000	25,000	163	11	8.00	433	186,960	25,000	150	10	7.48	408	
DT-O-1 Non-Res	CODE	95%	25,000	186,960	25,000	150	10	7.48	408	185,313	25,000	150	10	7.41	405	
DT-O-1 Non-Res	CODE	90%	25,000	182,500	25,000	150	10	7.30	399	151,920	25,000	120	8	6.08	341	
DT-O-1 Non-Res	CODE	85%	25,000	151,920	25,000	120	8	6.08	341	150,918	25,000	120	8	6.04	339	
DT-O-1 Non-Res	MKT	100%	25,000	200,000	25,000	163	11	8.00	433	186,960	25,000	150	10	7.48	408	
DT-O-1 Non-Res	MKT	95%	25,000	186,960	25,000	150	10	7.48	408	185,313	25,000	150	10	7.41	405	
DT-O-1 Non-Res	MKT	90%	25,000	182,500	25,000	150	10	7.30	399	151,920	25,000	120	8	6.08	341	
DT-O-1 Non-Res	CODE	100%	45,000	340,000	25,000	201	14	7.56	699	321,600	25,000	189	13	7.15	664	
DT-O-1 Non-Res	CODE	95%	45,000	321,600	25,000	189	13	7.15	664	313,563	25,000	189	13	6.97	648	
DT-O-1 Non-Res	CODE	90%	45,000	308,500	25,000	189	13	6.86	639	297,600	25,000	176	12	6.61	618	
DT-O-1 Non-Res	CODE	85%	45,000	292,750	25,000	176	12	6.51	609	273,600	25,000	163	11	6.08	572	
DT-O-1 Non-Res	MKT	100%	45,000	338,400	25,000	214	15	7.52	695	328,750	25,000	214	15	7.31	677	
DT-O-1 Non-Res	MKT	95%	45,000	316,800	25,000	201	14	7.04	654	313,563	25,000	201	14	6.97	648	
DT-O-1 Non-Res	MKT	90%	45,000	308,500	25,000	201	14	6.86	639	295,200	25,000	189	13	6.56	613	
DT-O-1 Non-Res	CODE	100%	60,000	441,600	25,000	253	18	7.36	892	430,000	25,000	253	18	7.17	870	
DT-O-1 Non-Res	CODE	95%	60,000	417,600	25,000	240	17	6.96	846	409,750	25,000	240	17	6.83	831	
DT-O-1 Non-Res	CODE	90%	60,000	393,600	25,000	227	16	6.56	800	389,500	25,000	227	16	6.49	793	
DT-O-1 Non-Res	CODE	85%	60,000	382,000	25,000	227	16	6.37	778	369,250	25,000	214	15	6.15	754	
DT-O-1 Non-Res	MKT	100%	60,000	445,000	25,000	301	20	7.42	898	424,800	25,000	275	19	7.08	860	
DT-O-1 Non-Res	MKT	95%	60,000	424,000	25,000	275	19	7.07	858	403,200	25,000	253	18	6.72	819	
DT-O-1 Non-Res	MKT	90%	60,000	403,000	25,000	253	18	6.72	818	381,600	25,000	240	17	6.36	778	
DT-O-1 Non-Res	CODE	100%	75,000	550,000	25,000	339	23	7.33	1,098	531,250	25,000	326	22	7.08	1,062	
DT-O-1 Non-Res	CODE	95%	75,000	513,600	25,000	313	21	6.85	1,028	505,938	25,000	313	21	6.75	1,014	
DT-O-1 Non-Res	CODE	90%	75,000	489,600	25,000	301	20	6.53	983	480,625	25,000	301	20	6.41	966	
DT-O-1 Non-Res	CODE	85%	75,000	465,600	25,000	275	19	6.21	937	455,313	25,000	275	19	6.07	918	
DT-O-1 Non-Res	MKT	100%	75,000	550,000	25,000	365	25	7.33	1,098	531,250	25,000	352	24	7.08	1,062	
DT-O-1 Non-Res	MKT	95%	75,000	523,750	25,000	352	24	6.98	1,048	505,938	25,000	339	23	6.75	1,014	
DT-O-1 Non-Res	MKT	90%	75,000	489,600	25,000	326	22	6.53	983	480,625	25,000	326	22	6.41	966	
DT-O-1 Non-Res	CODE	100%	90,000	655,000	25,000	390	27	7.28	1,297	632,500	25,000	377	26	7.03	1,254	
DT-O-1 Non-Res	CODE	95%	90,000	623,500	25,000	377	26	6.93	1,237	602,125	25,000	365	25	6.69	1,197	
DT-O-1 Non-Res	CODE	90%	90,000	585,600	25,000	352	24	6.51	1,165	561,600	25,000	339	23	6.24	1,120	
DT-O-1 Non-Res	CODE	85%	90,000	560,500	25,000	339	23	6.23	1,117	537,600	25,000	326	22	5.97	1,074	
DT-O-1 Non-Res	MKT	100%	90,000	655,000	25,000	429	30	7.28	1,297	632,500	25,000	416	29	7.03	1,254	
DT-O-1 Non-Res	MKT	95%	90,000	619,200	25,000	403	28	6.88	1,229	597,600	25,000	390	27	6.64	1,188	

SUMMARY OF PROJECT PROTOTYPES					NEW MAX ZONING					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs		
DT-MU-EQ Non-Res		CODE	95%	90,000	422,000	25,000	176	12	4.69	854
DT-MU-EQ Non-Res		CODE	90%	90,000	386,000	25,000	163	11	4.29	786
DT-MU-EQ Non-Res		CODE	85%	90,000	386,000	25,000	163	11	4.29	786
DT-MU-EQ Non-Res		MKT	100%	90,000	419,600	25,000	176	12	4.66	850
DT-MU-EQ Non-Res		MKT	95%	90,000	419,600	25,000	176	12	4.66	850
DT-MU-EQ Non-Res		MKT	90%	90,000	383,600	25,000	163	11	4.26	781
DT-O-1 Non-Res		CODE	100%	25,000	222,000	25,000	176	12	8.88	474
DT-O-1 Non-Res		CODE	95%	25,000	215,000	25,000	176	12	8.60	461
DT-O-1 Non-Res		CODE	90%	25,000	204,480	25,000	163	11	8.18	441
DT-O-1 Non-Res		CODE	85%	25,000	186,960	25,000	150	10	7.48	408
DT-O-1 Non-Res		MKT	100%	25,000	222,000	25,000	176	12	8.88	474
DT-O-1 Non-Res		MKT	95%	25,000	215,000	25,000	176	12	8.60	461
DT-O-1 Non-Res		MKT	90%	25,000	204,480	25,000	163	11	8.18	441
DT-O-1 Non-Res		CODE	100%	45,000	385,000	25,000	227	16	8.56	784
DT-O-1 Non-Res		CODE	95%	45,000	367,000	25,000	214	15	8.16	750
DT-O-1 Non-Res		CODE	90%	45,000	345,600	25,000	201	14	7.68	709
DT-O-1 Non-Res		CODE	85%	45,000	321,600	25,000	189	13	7.15	664
DT-O-1 Non-Res		MKT	100%	45,000	381,600	25,000	240	17	8.48	778
DT-O-1 Non-Res		MKT	95%	45,000	360,000	25,000	227	16	8.00	737
DT-O-1 Non-Res		MKT	90%	45,000	338,400	25,000	214	15	7.52	695
DT-O-1 Non-Res		CODE	100%	60,000	505,000	25,000	313	21	8.42	1,012
DT-O-1 Non-Res		CODE	95%	60,000	481,000	25,000	301	20	8.02	966
DT-O-1 Non-Res		CODE	90%	60,000	457,000	25,000	275	19	7.62	921
DT-O-1 Non-Res		CODE	85%	60,000	433,000	25,000	253	18	7.22	875
DT-O-1 Non-Res		MKT	100%	60,000	505,000	25,000	339	23	8.42	1,012
DT-O-1 Non-Res		MKT	95%	60,000	481,000	25,000	326	22	8.02	966
DT-O-1 Non-Res		MKT	90%	60,000	446,400	25,000	301	20	7.44	901
DT-O-1 Non-Res		CODE	100%	75,000	625,000	25,000	377	26	8.33	1,240
DT-O-1 Non-Res		CODE	95%	75,000	585,600	25,000	352	24	7.81	1,165
DT-O-1 Non-Res		CODE	90%	75,000	561,600	25,000	339	23	7.49	1,120
DT-O-1 Non-Res		CODE	85%	75,000	535,000	25,000	326	22	7.13	1,069
DT-O-1 Non-Res		MKT	100%	75,000	619,200	25,000	403	28	8.26	1,229
DT-O-1 Non-Res		MKT	95%	75,000	595,000	25,000	390	27	7.93	1,183
DT-O-1 Non-Res		MKT	90%	75,000	554,400	25,000	365	25	7.39	1,106
DT-O-1 Non-Res		CODE	100%	90,000	745,000	25,000	441	31	8.28	1,468
DT-O-1 Non-Res		CODE	95%	90,000	705,600	25,000	416	29	7.84	1,393
DT-O-1 Non-Res		CODE	90%	90,000	673,000	25,000	403	28	7.48	1,331
DT-O-1 Non-Res		CODE	85%	90,000	633,600	25,000	377	26	7.04	1,256
DT-O-1 Non-Res		MKT	100%	90,000	745,000	25,000	480	34	8.28	1,468
DT-O-1 Non-Res		MKT	95%	90,000	705,600	25,000	454	32	7.84	1,393

SUMMARY OF PROJECT PROTOTYPES					CURRENT MAX ZONING						NEW BASE (LOW)					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-O-1	Non-Res	MKT	90%	90,000	662,400	25,000	429	30	7.36	1,311	551,500	25,000	365	25	6.13	1,100
DT-O-1	Non-Res	CODE	100%	105,000	865,000	25,000	253	18	8.24	1,696	705,600	25,000	416	29	6.72	1,393
DT-O-1	Non-Res	CODE	95%	105,000	823,000	25,000	240	17	7.84	1,616	673,375	25,000	403	28	6.41	1,332
DT-O-1	Non-Res	CODE	90%	105,000	781,000	25,000	227	16	7.44	1,536	633,600	25,000	377	26	6.03	1,256
DT-O-1	Non-Res	CODE	85%	105,000	729,600	25,000	429	30	6.95	1,439	605,125	25,000	365	25	5.76	1,202
DT-O-1	Non-Res	MKT	100%	105,000	849,600	25,000	275	19	8.09	1,667	705,600	25,000	454	32	6.72	1,393
DT-O-1	Non-Res	MKT	95%	105,000	806,400	25,000	253	18	7.68	1,585	673,375	25,000	441	31	6.41	1,332
DT-O-1	Non-Res	MKT	90%	105,000	763,200	25,000	240	17	7.27	1,503	639,250	25,000	416	29	6.09	1,267
DT-O-1	Res	CODE	100%	25,000	270,120	25,000	196	18	10.80	394	225,245	20,625	165	15	9.01	328
DT-O-1	Res	CODE	95%	25,000	255,370	23,750	186	17	10.21	373	210,714	19,594	155	14	8.43	308
DT-O-1	Res	CODE	90%	25,000	247,500	22,500	186	17	9.90	360	204,188	18,563	155	14	8.17	297
DT-O-1	Res	CODE	85%	25,000	233,750	21,250	175	16	9.35	340	192,844	17,531	145	13	7.71	281
DT-O-1	Res	MKT	100%	25,000	274,500	25,000	206	19	10.98	399	226,875	20,625	175	16	9.08	330
DT-O-1	Res	MKT	95%	25,000	259,750	23,750	196	18	10.39	378	215,094	19,594	165	15	8.60	313
DT-O-1	Res	MKT	90%	25,000	245,000	22,500	186	17	9.80	357	200,563	18,563	155	14	8.02	293
DT-O-1	Res	CODE	100%	45,000	472,500	25,000	346	31	10.50	637	391,500	25,000	275	25	8.70	540
DT-O-1	Res	CODE	95%	45,000	452,500	25,000	336	30	10.06	613	377,688	25,000	264	24	8.39	523
DT-O-1	Res	CODE	90%	45,000	430,000	25,000	305	28	9.56	586	359,125	25,000	254	23	7.98	501
DT-O-1	Res	CODE	85%	45,000	405,000	25,000	285	26	9.00	556	337,500	25,000	226	21	7.50	475
DT-O-1	Res	MKT	100%	45,000	475,000	25,000	376	34	10.56	640	396,000	25,000	305	28	8.80	545
DT-O-1	Res	MKT	95%	45,000	450,000	25,000	356	32	10.00	610	377,688	25,000	295	27	8.39	523
DT-O-1	Res	MKT	90%	45,000	430,000	25,000	346	31	9.56	586	355,500	25,000	275	25	7.90	497
DT-O-1	Res	CODE	100%	60,000	607,500	25,000	447	41	10.13	799	520,000	25,000	386	35	8.67	694
DT-O-1	Res	CODE	95%	60,000	594,000	25,000	437	40	9.90	783	495,250	25,000	366	33	8.25	664
DT-O-1	Res	CODE	90%	60,000	565,000	25,000	417	38	9.42	748	470,500	25,000	346	31	7.84	635
DT-O-1	Res	CODE	85%	60,000	535,000	25,000	397	36	8.92	712	445,500	25,000	315	29	7.43	605
DT-O-1	Res	MKT	100%	60,000	571,500	25,000	447	41	9.53	756	517,500	25,000	407	37	8.63	691
DT-O-1	Res	MKT	95%	60,000	571,500	25,000	447	41	9.53	756	490,500	25,000	386	35	8.18	659
DT-O-1	Res	MKT	90%	60,000	565,000	25,000	447	41	9.42	748	470,500	25,000	376	34	7.84	635
DT-O-1	Res	CODE	100%	75,000	775,000	25,000	285	26	10.33	1,000	607,500	25,000	447	41	8.10	799
DT-O-1	Res	CODE	95%	75,000	726,000	25,000	264	24	9.68	941	607,500	25,000	447	41	8.10	799
DT-O-1	Res	CODE	90%	75,000	607,500	25,000	447	41	8.10	799	580,500	25,000	427	39	7.74	767
DT-O-1	Res	CODE	85%	75,000	607,500	25,000	447	41	8.10	799	550,938	25,000	407	37	7.35	731
DT-O-1	Res	MKT	100%	75,000	775,000	25,000	315	29	10.33	1,000	571,500	25,000	447	41	7.62	756
DT-O-1	Res	MKT	95%	75,000	735,000	25,000	295	27	9.80	952	571,500	25,000	447	41	7.62	756
DT-O-1	Res	MKT	90%	75,000	571,500	25,000	447	41	7.62	756	571,500	25,000	447	41	7.62	756
DT-O-1	Res	CODE	100%	90,000	915,000	25,000	346	31	10.17	1,168	767,500	25,000	285	26	8.53	991
DT-O-1	Res	CODE	95%	90,000	880,000	25,000	336	30	9.78	1,126	726,000	25,000	264	24	8.07	941
DT-O-1	Res	CODE	90%	90,000	834,000	25,000	305	28	9.27	1,071	607,500	25,000	447	41	6.75	799
DT-O-1	Res	CODE	85%	90,000	780,000	25,000	285	26	8.67	1,006	607,500	25,000	447	41	6.75	799

SUMMARY OF PROJECT PROTOTYPES					NEW BASE (HIGH)						PRELIMINARY NEW BASE					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-O-1	Non-Res	MKT	90%	90,000	592,000	25,000	390	27	6.58	1,177	571,750	25,000	377	26	6.35	1,139
DT-O-1	Non-Res	CODE	100%	105,000	753,600	25,000	441	31	7.18	1,484	729,600	25,000	429	30	6.95	1,439
DT-O-1	Non-Res	CODE	95%	105,000	723,250	25,000	429	30	6.89	1,427	698,313	25,000	416	29	6.65	1,379
DT-O-1	Non-Res	CODE	90%	105,000	681,600	25,000	403	28	6.49	1,348	657,600	25,000	390	27	6.26	1,302
DT-O-1	Non-Res	CODE	85%	105,000	649,750	25,000	390	27	6.19	1,287	627,438	25,000	377	26	5.98	1,245
DT-O-1	Non-Res	MKT	100%	105,000	705,600	25,000	454	32	6.72	1,393	705,600	25,000	454	32	6.72	1,393
DT-O-1	Non-Res	MKT	95%	105,000	705,600	25,000	454	32	6.72	1,393	698,313	25,000	454	32	6.65	1,379
DT-O-1	Non-Res	MKT	90%	105,000	684,000	25,000	441	31	6.51	1,352	662,400	25,000	429	30	6.31	1,311
DT-O-1	Res	CODE	100%	25,000	239,995	21,875	175	16	9.60	349	233,750	21,250	175	16	9.35	340
DT-O-1	Res	CODE	95%	25,000	225,401	20,781	165	15	9.02	329	222,063	20,188	165	15	8.88	323
DT-O-1	Res	CODE	90%	25,000	210,808	19,688	155	14	8.43	308	210,245	19,125	155	14	8.41	306
DT-O-1	Res	CODE	85%	25,000	204,531	18,594	155	14	8.18	298	195,683	18,063	145	13	7.83	285
DT-O-1	Res	MKT	100%	25,000	240,625	21,875	186	17	9.63	350	230,250	21,250	175	16	9.21	336
DT-O-1	Res	MKT	95%	25,000	228,594	20,781	175	16	9.14	333	222,063	20,188	175	16	8.88	323
DT-O-1	Res	MKT	90%	25,000	215,188	19,688	165	15	8.61	313	210,375	19,125	165	15	8.42	306
DT-O-1	Res	CODE	100%	45,000	418,500	25,000	295	27	9.30	572	405,000	25,000	285	26	9.00	556
DT-O-1	Res	CODE	95%	45,000	399,063	25,000	285	26	8.87	549	388,375	25,000	275	25	8.63	536
DT-O-1	Res	CODE	90%	45,000	378,000	25,000	264	24	8.40	524	364,500	25,000	254	23	8.10	507
DT-O-1	Res	CODE	85%	45,000	359,688	25,000	254	23	7.99	502	350,125	25,000	236	22	7.78	490
DT-O-1	Res	MKT	100%	45,000	418,750	25,000	336	30	9.31	573	407,500	25,000	315	29	9.06	559
DT-O-1	Res	MKT	95%	45,000	396,000	25,000	305	28	8.80	545	382,500	25,000	295	27	8.50	529
DT-O-1	Res	MKT	90%	45,000	379,375	25,000	295	27	8.43	525	369,000	25,000	285	26	8.20	513
DT-O-1	Res	CODE	100%	60,000	550,000	25,000	407	37	9.17	730	535,000	25,000	397	36	8.92	712
DT-O-1	Res	CODE	95%	60,000	523,750	25,000	386	35	8.73	699	509,500	25,000	376	34	8.49	681
DT-O-1	Res	CODE	90%	60,000	497,500	25,000	366	33	8.29	667	484,000	25,000	356	32	8.07	651
DT-O-1	Res	CODE	85%	60,000	471,250	25,000	346	31	7.85	636	458,500	25,000	336	30	7.64	620
DT-O-1	Res	MKT	100%	60,000	544,500	25,000	427	39	9.08	723	531,000	25,000	417	38	8.85	707
DT-O-1	Res	MKT	95%	60,000	523,750	25,000	417	38	8.73	699	504,000	25,000	397	36	8.40	675
DT-O-1	Res	MKT	90%	60,000	497,500	25,000	397	36	8.29	667	484,000	25,000	386	35	8.07	651
DT-O-1	Res	CODE	100%	75,000	607,500	25,000	447	41	8.10	799	607,500	25,000	447	41	8.10	799
DT-O-1	Res	CODE	95%	75,000	607,500	25,000	447	41	8.10	799	607,500	25,000	447	41	8.10	799
DT-O-1	Res	CODE	90%	75,000	607,500	25,000	447	41	8.10	799	594,000	25,000	437	40	7.92	783
DT-O-1	Res	CODE	85%	75,000	580,500	25,000	427	39	7.74	767	566,875	25,000	417	38	7.56	750
DT-O-1	Res	MKT	100%	75,000	571,500	25,000	447	41	7.62	756	571,500	25,000	447	41	7.62	756
DT-O-1	Res	MKT	95%	75,000	571,500	25,000	447	41	7.62	756	571,500	25,000	447	41	7.62	756
DT-O-1	Res	MKT	90%	75,000	571,500	25,000	447	41	7.62	756	571,500	25,000	447	41	7.62	756
DT-O-1	Res	CODE	100%	90,000	807,000	25,000	295	27	8.97	1,038	780,000	25,000	285	26	8.67	1,006
DT-O-1	Res	CODE	95%	90,000	773,125	25,000	285	26	8.59	998	751,750	25,000	275	25	8.35	972
DT-O-1	Res	CODE	90%	90,000	726,000	25,000	264	24	8.07	941	607,500	25,000	447	41	6.75	799
DT-O-1	Res	CODE	85%	90,000	607,500	25,000	447	41	6.75	799	607,500	25,000	447	41	6.75	799

SUMMARY OF PROJECT PROTOTYPES					NEW MAX ZONING					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs		
DT-O-1	Non-Res	MKT	90%	90,000	662,400	25,000	429	30	7.36	1,311
DT-O-1	Non-Res	CODE	100%	105,000	864,000	25,000	505	36	8.23	1,694
DT-O-1	Non-Res	CODE	95%	105,000	820,800	25,000	480	34	7.82	1,612
DT-O-1	Non-Res	CODE	90%	105,000	777,600	25,000	454	32	7.41	1,530
DT-O-1	Non-Res	CODE	85%	105,000	729,600	25,000	429	30	6.95	1,439
DT-O-1	Non-Res	MKT	100%	105,000	856,800	25,000	544	39	8.16	1,680
DT-O-1	Non-Res	MKT	95%	105,000	813,600	25,000	518	37	7.75	1,598
DT-O-1	Non-Res	MKT	90%	105,000	770,400	25,000	493	35	7.34	1,516
DT-O-1	Res	CODE	100%	25,000	270,120	25,000	196	18	10.80	394
DT-O-1	Res	CODE	95%	25,000	255,370	23,750	186	17	10.21	373
DT-O-1	Res	CODE	90%	25,000	247,500	22,500	186	17	9.90	360
DT-O-1	Res	CODE	85%	25,000	233,750	21,250	175	16	9.35	340
DT-O-1	Res	MKT	100%	25,000	274,500	25,000	206	19	10.98	399
DT-O-1	Res	MKT	95%	25,000	259,750	23,750	196	18	10.39	378
DT-O-1	Res	MKT	90%	25,000	245,000	22,500	186	17	9.80	357
DT-O-1	Res	CODE	100%	45,000	472,500	25,000	346	31	10.50	637
DT-O-1	Res	CODE	95%	45,000	452,500	25,000	336	30	10.06	613
DT-O-1	Res	CODE	90%	45,000	430,000	25,000	305	28	9.56	586
DT-O-1	Res	CODE	85%	45,000	405,000	25,000	285	26	9.00	556
DT-O-1	Res	MKT	100%	45,000	475,000	25,000	376	34	10.56	640
DT-O-1	Res	MKT	95%	45,000	450,000	25,000	356	32	10.00	610
DT-O-1	Res	MKT	90%	45,000	430,000	25,000	346	31	9.56	586
DT-O-1	Res	CODE	100%	60,000	619,650	25,000	458	42	10.33	814
DT-O-1	Res	CODE	95%	60,000	594,000	25,000	437	40	9.90	783
DT-O-1	Res	CODE	90%	60,000	565,000	25,000	417	38	9.42	748
DT-O-1	Res	CODE	85%	60,000	535,000	25,000	397	36	8.92	712
DT-O-1	Res	MKT	100%	60,000	620,100	25,000	488	45	10.34	814
DT-O-1	Res	MKT	95%	60,000	595,000	25,000	468	43	9.92	784
DT-O-1	Res	MKT	90%	60,000	565,000	25,000	447	41	9.42	748
DT-O-1	Res	CODE	100%	75,000	775,000	25,000	590	55	10.33	1,000
DT-O-1	Res	CODE	95%	75,000	737,500	25,000	559	52	9.83	955
DT-O-1	Res	CODE	90%	75,000	700,000	25,000	529	49	9.33	910
DT-O-1	Res	CODE	85%	75,000	662,500	25,000	498	46	8.83	865
DT-O-1	Res	MKT	100%	75,000	753,750	25,000	600	56	10.05	975
DT-O-1	Res	MKT	95%	75,000	737,500	25,000	590	55	9.83	955
DT-O-1	Res	MKT	90%	75,000	700,000	25,000	559	52	9.33	910
DT-O-1	Res	CODE	100%	90,000	789,750	25,000	600	56	8.78	1,018
DT-O-1	Res	CODE	95%	90,000	789,750	25,000	600	56	8.78	1,018
DT-O-1	Res	CODE	90%	90,000	789,750	25,000	600	56	8.78	1,018
DT-O-1	Res	CODE	85%	90,000	789,750	25,000	600	56	8.78	1,018

SUMMARY OF PROJECT PROTOTYPES					CURRENT MAX ZONING						NEW BASE (LOW)					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-O-1	Res	MKT	100%	90,000	924,000	25,000	376	34	10.27	1,179	762,000	25,000	305	28	8.47	984
DT-O-1	Res	MKT	95%	90,000	870,000	25,000	356	32	9.67	1,114	730,375	25,000	295	27	8.12	946
DT-O-1	Res	MKT	90%	90,000	835,000	25,000	346	31	9.28	1,072	571,500	25,000	447	41	6.35	756
DT-O-1	Res	CODE	100%	105,000	1,075,000	25,000	407	37	10.24	1,360	888,000	25,000	336	30	8.46	1,136
DT-O-1	Res	CODE	95%	105,000	1,022,500	25,000	386	35	9.74	1,297	847,938	25,000	315	29	8.08	1,088
DT-O-1	Res	CODE	90%	105,000	969,000	25,000	366	33	9.23	1,233	804,625	25,000	295	27	7.66	1,036
DT-O-1	Res	CODE	85%	105,000	915,000	25,000	346	31	8.71	1,168	753,000	25,000	275	25	7.17	974
DT-O-1	Res	MKT	100%	105,000	1,075,000	25,000	437	40	10.24	1,360	891,250	25,000	366	33	8.49	1,140
DT-O-1	Res	MKT	95%	105,000	1,022,500	25,000	417	38	9.74	1,297	843,000	25,000	346	31	8.03	1,082
DT-O-1	Res	MKT	90%	105,000	970,000	25,000	397	36	9.24	1,234	804,625	25,000	336	30	7.66	1,036
DT-O-2	Non-Res	CODE	100%	25,000	163,560	25,000	150	10	6.54	363	111,000	25,000	107	7	4.44	263
DT-O-2	Non-Res	CODE	95%	25,000	163,560	25,000	150	10	6.54	363	111,000	25,000	107	7	4.44	263
DT-O-2	Non-Res	CODE	90%	25,000	160,000	25,000	150	10	6.40	357	111,000	25,000	107	7	4.44	263
DT-O-2	Non-Res	CODE	85%	25,000	111,000	25,000	107	7	4.44	263	111,000	25,000	107	7	4.44	263
DT-O-2	Non-Res	MKT	100%	25,000	163,560	25,000	150	10	6.54	363	111,000	25,000	107	7	4.44	263
DT-O-2	Non-Res	MKT	95%	25,000	163,560	25,000	150	10	6.54	363	111,000	25,000	107	7	4.44	263
DT-O-2	Non-Res	MKT	90%	25,000	160,000	25,000	150	10	6.40	357	111,000	25,000	107	7	4.44	263
DT-O-2	Non-Res	CODE	100%	45,000	292,800	25,000	189	13	6.51	609	220,800	25,000	150	10	4.91	472
DT-O-2	Non-Res	CODE	95%	45,000	268,800	25,000	176	12	5.97	563	220,800	25,000	150	10	4.91	472
DT-O-2	Non-Res	CODE	90%	45,000	268,000	25,000	176	12	5.96	562	217,375	25,000	150	10	4.83	466
DT-O-2	Non-Res	CODE	85%	45,000	244,800	25,000	163	11	5.44	518	148,800	25,000	107	7	3.31	335
DT-O-2	Non-Res	MKT	100%	45,000	288,000	25,000	201	14	6.40	600	238,750	25,000	176	12	5.31	506
DT-O-2	Non-Res	MKT	95%	45,000	281,500	25,000	201	14	6.26	587	223,200	25,000	163	11	4.96	477
DT-O-2	Non-Res	MKT	90%	45,000	266,400	25,000	189	13	5.92	559	217,375	25,000	163	11	4.83	466
DT-O-2	Non-Res	CODE	100%	60,000	385,000	25,000	240	17	6.42	784	292,800	25,000	189	13	4.88	609
DT-O-2	Non-Res	CODE	95%	60,000	364,800	25,000	227	16	6.08	746	292,800	25,000	189	13	4.88	609
DT-O-2	Non-Res	CODE	90%	60,000	340,800	25,000	214	15	5.68	700	268,800	25,000	176	12	4.48	563
DT-O-2	Non-Res	CODE	85%	60,000	316,800	25,000	201	14	5.28	654	267,250	25,000	176	12	4.45	560
DT-O-2	Non-Res	MKT	100%	60,000	374,400	25,000	253	18	6.24	764	309,600	25,000	214	15	5.16	641
DT-O-2	Non-Res	MKT	95%	60,000	352,800	25,000	240	17	5.88	723	288,000	25,000	201	14	4.80	600
DT-O-2	Non-Res	MKT	90%	60,000	349,000	25,000	240	17	5.82	716	281,500	25,000	201	14	4.69	587
DT-O-2	Non-Res	CODE	100%	75,000	454,800	25,000	301	20	6.06	917	366,000	25,000	227	16	4.88	748
DT-O-2	Non-Res	CODE	95%	75,000	433,200	25,000	275	19	5.78	876	363,438	25,000	227	16	4.85	743
DT-O-2	Non-Res	CODE	90%	75,000	411,600	25,000	253	18	5.49	835	342,000	25,000	214	15	4.56	702
DT-O-2	Non-Res	CODE	85%	75,000	390,000	25,000	240	17	5.20	794	318,000	25,000	201	14	4.24	657
DT-O-2	Non-Res	MKT	100%	75,000	418,800	25,000	301	20	5.58	848	375,600	25,000	253	18	5.01	766
DT-O-2	Non-Res	MKT	95%	75,000	418,800	25,000	301	20	5.58	848	354,000	25,000	240	17	4.72	725
DT-O-2	Non-Res	MKT	90%	75,000	418,800	25,000	301	20	5.58	848	345,625	25,000	240	17	4.61	709
DT-O-2	Non-Res	CODE	100%	90,000	510,000	25,000	176	12	5.67	1,022	433,200	25,000	275	19	4.81	876
DT-O-2	Non-Res	CODE	95%	90,000	510,000	25,000	176	12	5.67	1,022	411,600	25,000	253	18	4.57	835

SUMMARY OF PROJECT PROTOTYPES					NEW BASE (HIGH)						PRELIMINARY NEW BASE					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-O-1	Res	MKT	100%	90,000	812,500	25,000	336	30	9.03	1,045	789,000	25,000	315	29	8.77	1,017
DT-O-1	Res	MKT	95%	90,000	762,000	25,000	305	28	8.47	984	751,750	25,000	305	28	8.35	972
DT-O-1	Res	MKT	90%	90,000	733,750	25,000	295	27	8.15	951	571,500	25,000	447	41	6.35	756
DT-O-1	Res	CODE	100%	105,000	942,000	25,000	356	32	8.97	1,200	915,000	25,000	346	31	8.71	1,168
DT-O-1	Res	CODE	95%	105,000	888,000	25,000	336	30	8.46	1,136	861,000	25,000	315	29	8.20	1,103
DT-O-1	Res	CODE	90%	105,000	851,875	25,000	315	29	8.11	1,092	828,250	25,000	305	28	7.89	1,064
DT-O-1	Res	CODE	85%	105,000	805,938	25,000	295	27	7.68	1,037	780,000	25,000	285	26	7.43	1,006
DT-O-1	Res	MKT	100%	105,000	943,750	25,000	386	35	8.99	1,203	917,500	25,000	376	34	8.74	1,171
DT-O-1	Res	MKT	95%	105,000	897,000	25,000	366	33	8.54	1,146	870,000	25,000	356	32	8.29	1,114
DT-O-1	Res	MKT	90%	105,000	843,000	25,000	346	31	8.03	1,082	828,250	25,000	346	31	7.89	1,064
DT-O-2	Non-Res	CODE	100%	25,000	111,000	25,000	107	7	4.44	263	111,000	25,000	107	7	4.44	263
DT-O-2	Non-Res	CODE	95%	25,000	111,000	25,000	107	7	4.44	263	111,000	25,000	107	7	4.44	263
DT-O-2	Non-Res	CODE	90%	25,000	111,000	25,000	107	7	4.44	263	111,000	25,000	107	7	4.44	263
DT-O-2	Non-Res	CODE	85%	25,000	111,000	25,000	107	7	4.44	263	111,000	25,000	107	7	4.44	263
DT-O-2	Non-Res	MKT	100%	25,000	111,000	25,000	107	7	4.44	263	111,000	25,000	107	7	4.44	263
DT-O-2	Non-Res	MKT	95%	25,000	111,000	25,000	107	7	4.44	263	111,000	25,000	107	7	4.44	263
DT-O-2	Non-Res	MKT	90%	25,000	111,000	25,000	107	7	4.44	263	111,000	25,000	107	7	4.44	263
DT-O-2	Non-Res	CODE	100%	45,000	244,800	25,000	163	11	5.44	518	244,800	25,000	163	11	5.44	518
DT-O-2	Non-Res	CODE	95%	45,000	244,800	25,000	163	11	5.44	518	220,800	25,000	150	10	4.91	472
DT-O-2	Non-Res	CODE	90%	45,000	220,800	25,000	150	10	4.91	472	220,800	25,000	150	10	4.91	472
DT-O-2	Non-Res	CODE	85%	45,000	220,800	25,000	150	10	4.91	472	216,250	25,000	150	10	4.81	463
DT-O-2	Non-Res	MKT	100%	45,000	261,250	25,000	189	13	5.81	549	244,800	25,000	176	12	5.44	518
DT-O-2	Non-Res	MKT	95%	45,000	244,800	25,000	176	12	5.44	518	238,750	25,000	176	12	5.31	506
DT-O-2	Non-Res	MKT	90%	45,000	237,625	25,000	176	12	5.28	504	223,200	25,000	163	11	4.96	477
DT-O-2	Non-Res	CODE	100%	60,000	340,000	25,000	214	15	5.67	699	316,800	25,000	201	14	5.28	654
DT-O-2	Non-Res	CODE	95%	60,000	316,800	25,000	201	14	5.28	654	292,800	25,000	189	13	4.88	609
DT-O-2	Non-Res	CODE	90%	60,000	292,800	25,000	189	13	4.88	609	292,800	25,000	189	13	4.88	609
DT-O-2	Non-Res	CODE	85%	60,000	292,750	25,000	189	13	4.88	609	268,800	25,000	176	12	4.48	563
DT-O-2	Non-Res	MKT	100%	60,000	331,200	25,000	227	16	5.52	682	325,000	25,000	227	16	5.42	670
DT-O-2	Non-Res	MKT	95%	60,000	324,250	25,000	227	16	5.40	669	309,600	25,000	214	15	5.16	641
DT-O-2	Non-Res	MKT	90%	60,000	308,500	25,000	214	15	5.14	639	288,000	25,000	201	14	4.80	600
DT-O-2	Non-Res	CODE	100%	75,000	411,600	25,000	253	18	5.49	835	390,000	25,000	240	17	5.20	794
DT-O-2	Non-Res	CODE	95%	75,000	390,000	25,000	240	17	5.20	794	366,000	25,000	227	16	4.88	748
DT-O-2	Non-Res	CODE	90%	75,000	366,000	25,000	227	16	4.88	748	362,500	25,000	227	16	4.83	741
DT-O-2	Non-Res	CODE	85%	75,000	342,000	25,000	214	15	4.56	702	342,000	25,000	214	15	4.56	702
DT-O-2	Non-Res	MKT	100%	75,000	418,750	25,000	301	20	5.58	848	397,200	25,000	275	19	5.30	807
DT-O-2	Non-Res	MKT	95%	75,000	397,200	25,000	275	19	5.30	807	375,600	25,000	253	18	5.01	766
DT-O-2	Non-Res	MKT	90%	75,000	375,600	25,000	253	18	5.01	766	354,000	25,000	240	17	4.72	725
DT-O-2	Non-Res	CODE	100%	90,000	462,000	25,000	163	11	5.13	930	454,800	25,000	301	20	5.05	917
DT-O-2	Non-Res	CODE	95%	90,000	454,800	25,000	301	20	5.05	917	433,200	25,000	275	19	4.81	876

SUMMARY OF PROJECT PROTOTYPES					NEW MAX ZONING					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs		
DT-O-1	Res	MKT	100%	90,000	753,750	25,000	600	56	8.38	975
DT-O-1	Res	MKT	95%	90,000	753,750	25,000	600	56	8.38	975
DT-O-1	Res	MKT	90%	90,000	753,750	25,000	600	56	8.38	975
DT-O-1	Res	CODE	100%	105,000	1,075,000	25,000	407	37	10.24	1,360
DT-O-1	Res	CODE	95%	105,000	1,022,500	25,000	386	35	9.74	1,297
DT-O-1	Res	CODE	90%	105,000	789,750	25,000	600	56	7.52	1,018
DT-O-1	Res	CODE	85%	105,000	789,750	25,000	600	56	7.52	1,018
DT-O-1	Res	MKT	100%	105,000	1,075,000	25,000	437	40	10.24	1,360
DT-O-1	Res	MKT	95%	105,000	1,022,500	25,000	417	38	9.74	1,297
DT-O-1	Res	MKT	90%	105,000	753,750	25,000	600	56	7.18	975
DT-O-2	Non-Res	CODE	100%	25,000	163,560	25,000	150	10	6.54	363
DT-O-2	Non-Res	CODE	95%	25,000	163,560	25,000	150	10	6.54	363
DT-O-2	Non-Res	CODE	90%	25,000	160,000	25,000	150	10	6.40	357
DT-O-2	Non-Res	CODE	85%	25,000	111,000	25,000	107	7	4.44	263
DT-O-2	Non-Res	MKT	100%	25,000	163,560	25,000	150	10	6.54	363
DT-O-2	Non-Res	MKT	95%	25,000	163,560	25,000	150	10	6.54	363
DT-O-2	Non-Res	MKT	90%	25,000	160,000	25,000	150	10	6.40	357
DT-O-2	Non-Res	CODE	100%	45,000	292,800	25,000	189	13	6.51	609
DT-O-2	Non-Res	CODE	95%	45,000	268,800	25,000	176	12	5.97	563
DT-O-2	Non-Res	CODE	90%	45,000	268,000	25,000	176	12	5.96	562
DT-O-2	Non-Res	CODE	85%	45,000	244,800	25,000	163	11	5.44	518
DT-O-2	Non-Res	MKT	100%	45,000	288,000	25,000	201	14	6.40	600
DT-O-2	Non-Res	MKT	95%	45,000	281,500	25,000	201	14	6.26	587
DT-O-2	Non-Res	MKT	90%	45,000	266,400	25,000	189	13	5.92	559
DT-O-2	Non-Res	CODE	100%	60,000	385,000	25,000	240	17	6.42	784
DT-O-2	Non-Res	CODE	95%	60,000	364,800	25,000	227	16	6.08	746
DT-O-2	Non-Res	CODE	90%	60,000	340,800	25,000	214	15	5.68	700
DT-O-2	Non-Res	CODE	85%	60,000	316,800	25,000	201	14	5.28	654
DT-O-2	Non-Res	MKT	100%	60,000	374,400	25,000	253	18	6.24	764
DT-O-2	Non-Res	MKT	95%	60,000	352,800	25,000	240	17	5.88	723
DT-O-2	Non-Res	MKT	90%	60,000	349,000	25,000	240	17	5.82	716
DT-O-2	Non-Res	CODE	100%	75,000	454,800	25,000	301	20	6.06	917
DT-O-2	Non-Res	CODE	95%	75,000	433,200	25,000	275	19	5.78	876
DT-O-2	Non-Res	CODE	90%	75,000	411,600	25,000	253	18	5.49	835
DT-O-2	Non-Res	CODE	85%	75,000	390,000	25,000	240	17	5.20	794
DT-O-2	Non-Res	MKT	100%	75,000	462,000	25,000	326	22	6.16	930
DT-O-2	Non-Res	MKT	95%	75,000	440,400	25,000	313	21	5.87	889
DT-O-2	Non-Res	MKT	90%	75,000	418,800	25,000	301	20	5.58	848
DT-O-2	Non-Res	CODE	100%	90,000	541,200	25,000	352	24	6.01	1,081
DT-O-2	Non-Res	CODE	95%	90,000	519,600	25,000	339	23	5.77	1,040

SUMMARY OF PROJECT PROTOTYPES					CURRENT MAX ZONING						NEW BASE (LOW)					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-O-2	Non-Res	CODE	90%	90,000	462,000	25,000	163	11	5.13	930	409,750	25,000	253	18	4.55	831
DT-O-2	Non-Res	CODE	85%	90,000	454,800	25,000	301	20	5.05	917	388,375	25,000	240	17	4.32	790
DT-O-2	Non-Res	MKT	100%	90,000	548,400	25,000	201	14	6.09	1,094	418,800	25,000	301	20	4.65	848
DT-O-2	Non-Res	MKT	95%	90,000	505,200	25,000	189	13	5.61	1,012	418,800	25,000	301	20	4.65	848
DT-O-2	Non-Res	MKT	90%	90,000	462,000	25,000	176	12	5.13	930	397,200	25,000	275	19	4.41	807
DT-O-2	Non-Res	CODE	100%	105,000	606,000	25,000	201	14	5.77	1,204	462,000	25,000	163	11	4.40	930
DT-O-2	Non-Res	CODE	95%	105,000	558,000	25,000	189	13	5.31	1,113	462,000	25,000	163	11	4.40	930
DT-O-2	Non-Res	CODE	90%	105,000	558,000	25,000	189	13	5.31	1,113	454,800	25,000	301	20	4.33	917
DT-O-2	Non-Res	CODE	85%	105,000	510,000	25,000	176	12	4.86	1,022	433,200	25,000	275	19	4.13	876
DT-O-2	Non-Res	MKT	100%	105,000	634,800	25,000	227	16	6.05	1,259	505,200	25,000	189	13	4.81	1,012
DT-O-2	Non-Res	MKT	95%	105,000	591,600	25,000	214	15	5.63	1,177	462,000	25,000	176	12	4.40	930
DT-O-2	Non-Res	MKT	90%	105,000	548,400	25,000	201	14	5.22	1,094	418,800	25,000	301	20	3.99	848
DT-O-2	Res	CODE	100%	25,000	165,000	15,000	125	11	6.60	240	121,995	11,875	90	8	4.88	180
DT-O-2	Res	CODE	95%	25,000	151,370	14,250	111	10	6.05	222	103,881	11,281	80	7	4.16	156
DT-O-2	Res	CODE	90%	25,000	148,500	13,500	111	10	5.94	216	100,043	10,688	80	7	4.00	150
DT-O-2	Res	CODE	85%	25,000	122,870	12,750	90	8	4.91	183	102,694	10,094	80	7	4.11	151
DT-O-2	Res	MKT	100%	25,000	165,000	15,000	135	12	6.60	240	112,875	11,875	90	8	4.52	169
DT-O-2	Res	MKT	95%	25,000	155,750	14,250	125	11	6.23	227	112,281	11,281	90	8	4.49	166
DT-O-2	Res	MKT	90%	25,000	148,500	13,500	125	11	5.94	216	95,688	10,688	80	7	3.83	145
DT-O-2	Res	CODE	100%	45,000	295,000	25,000	196	18	6.56	424	235,125	21,375	155	14	5.23	342
DT-O-2	Res	CODE	95%	45,000	281,500	25,000	186	17	6.26	408	223,369	20,306	145	13	4.96	325
DT-O-2	Res	CODE	90%	45,000	267,300	24,300	175	16	5.94	389	210,238	19,238	135	12	4.67	306
DT-O-2	Res	CODE	85%	45,000	252,450	22,950	165	15	5.61	367	195,669	18,169	125	11	4.35	286
DT-O-2	Res	MKT	100%	45,000	295,000	25,000	226	21	6.56	424	230,375	21,375	175	16	5.12	336
DT-O-2	Res	MKT	95%	45,000	281,500	25,000	216	20	6.26	408	223,369	20,306	175	16	4.96	325
DT-O-2	Res	MKT	90%	45,000	267,300	24,300	206	19	5.94	389	211,613	19,238	165	15	4.70	308
DT-O-2	Res	CODE	100%	60,000	385,000	25,000	275	25	6.42	532	310,000	25,000	206	19	5.17	442
DT-O-2	Res	CODE	95%	60,000	364,500	25,000	254	23	6.08	507	295,750	25,000	196	18	4.93	425
DT-O-2	Res	CODE	90%	60,000	349,000	25,000	236	22	5.82	489	281,500	25,000	186	17	4.69	408
DT-O-2	Res	CODE	85%	60,000	331,000	25,000	226	21	5.52	467	266,475	24,225	175	16	4.44	388
DT-O-2	Res	MKT	100%	60,000	364,950	25,000	285	26	6.08	508	310,000	25,000	236	22	5.17	442
DT-O-2	Res	MKT	95%	60,000	364,950	25,000	285	26	6.08	508	295,750	25,000	226	21	4.93	425
DT-O-2	Res	MKT	90%	60,000	349,000	25,000	275	25	5.82	489	281,500	25,000	216	20	4.69	408
DT-O-2	Res	CODE	100%	75,000	475,000	25,000	165	15	6.33	640	376,650	25,000	264	24	5.02	522
DT-O-2	Res	CODE	95%	75,000	400,950	25,000	285	26	5.35	551	363,438	25,000	254	23	4.85	506
DT-O-2	Res	CODE	90%	75,000	400,950	25,000	285	26	5.35	551	345,625	25,000	236	22	4.61	485
DT-O-2	Res	CODE	85%	75,000	400,950	25,000	285	26	5.35	551	324,000	25,000	216	20	4.32	459
DT-O-2	Res	MKT	100%	75,000	465,000	25,000	186	17	6.20	628	364,950	25,000	285	26	4.87	508
DT-O-2	Res	MKT	95%	75,000	364,950	25,000	285	26	4.87	508	363,438	25,000	285	26	4.85	506
DT-O-2	Res	MKT	90%	75,000	364,950	25,000	285	26	4.87	508	340,650	25,000	264	24	4.54	479

SUMMARY OF PROJECT PROTOTYPES					NEW BASE (HIGH)						PRELIMINARY NEW BASE					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-O-2	Non-Res	CODE	90%	90,000	433,200	25,000	275	19	4.81	876	411,600	25,000	253	18	4.57	835
DT-O-2	Non-Res	CODE	85%	90,000	411,600	25,000	253	18	4.57	835	390,000	25,000	240	17	4.33	794
DT-O-2	Non-Res	MKT	100%	90,000	462,000	25,000	176	12	5.13	930	418,800	25,000	301	20	4.65	848
DT-O-2	Non-Res	MKT	95%	90,000	418,800	25,000	301	20	4.65	848	418,800	25,000	301	20	4.65	848
DT-O-2	Non-Res	MKT	90%	90,000	418,800	25,000	301	20	4.65	848	418,800	25,000	301	20	4.65	848
DT-O-2	Non-Res	CODE	100%	105,000	558,000	25,000	189	13	5.31	1,113	510,000	25,000	176	12	4.86	1,022
DT-O-2	Non-Res	CODE	95%	105,000	510,000	25,000	176	12	4.86	1,022	462,000	25,000	163	11	4.40	930
DT-O-2	Non-Res	CODE	90%	105,000	462,000	25,000	163	11	4.40	930	462,000	25,000	163	11	4.40	930
DT-O-2	Non-Res	CODE	85%	105,000	454,800	25,000	301	20	4.33	917	454,800	25,000	301	20	4.33	917
DT-O-2	Non-Res	MKT	100%	105,000	548,400	25,000	201	14	5.22	1,094	505,200	25,000	189	13	4.81	1,012
DT-O-2	Non-Res	MKT	95%	105,000	505,200	25,000	189	13	4.81	1,012	505,200	25,000	189	13	4.81	1,012
DT-O-2	Non-Res	MKT	90%	105,000	505,200	25,000	189	13	4.81	1,012	462,000	25,000	176	12	4.40	930
DT-O-2	Res	CODE	100%	25,000	144,375	13,125	111	10	5.78	210	122,620	12,500	90	8	4.90	182
DT-O-2	Res	CODE	95%	25,000	122,589	12,469	90	8	4.90	182	121,995	11,875	90	8	4.88	180
DT-O-2	Res	CODE	90%	25,000	121,933	11,813	90	8	4.88	179	103,850	11,250	80	7	4.15	156
DT-O-2	Res	CODE	85%	25,000	103,756	11,156	80	7	4.15	156	99,355	10,625	80	7	3.97	149
DT-O-2	Res	MKT	100%	25,000	141,125	13,125	111	10	5.65	206	137,500	12,500	111	10	5.50	200
DT-O-2	Res	MKT	95%	25,000	137,156	12,469	111	10	5.49	200	112,875	11,875	90	8	4.52	169
DT-O-2	Res	MKT	90%	25,000	112,813	11,813	90	8	4.51	168	112,250	11,250	90	8	4.49	166
DT-O-2	Res	CODE	100%	45,000	255,125	23,625	165	15	5.67	372	247,500	22,500	165	15	5.50	360
DT-O-2	Res	CODE	95%	45,000	246,881	22,444	165	15	5.49	359	235,125	21,375	155	14	5.23	342
DT-O-2	Res	CODE	90%	45,000	233,888	21,263	155	14	5.20	340	222,750	20,250	145	13	4.95	324
DT-O-2	Res	CODE	85%	45,000	220,894	20,081	145	13	4.91	321	210,125	19,125	135	12	4.67	306
DT-O-2	Res	MKT	100%	45,000	259,625	23,625	196	18	5.77	378	245,000	22,500	186	17	5.44	357
DT-O-2	Res	MKT	95%	45,000	244,944	22,444	186	17	5.44	357	230,375	21,375	175	16	5.12	336
DT-O-2	Res	MKT	90%	45,000	230,263	21,263	175	16	5.12	336	222,750	20,250	175	16	4.95	324
DT-O-2	Res	CODE	100%	60,000	337,500	25,000	226	21	5.63	475	324,000	25,000	216	20	5.40	459
DT-O-2	Res	CODE	95%	60,000	324,000	25,000	216	20	5.40	459	310,000	25,000	206	19	5.17	442
DT-O-2	Res	CODE	90%	60,000	308,500	25,000	206	19	5.14	440	295,000	25,000	196	18	4.92	424
DT-O-2	Res	CODE	85%	60,000	292,750	25,000	196	18	4.88	421	280,000	25,000	186	17	4.67	406
DT-O-2	Res	MKT	100%	60,000	340,000	25,000	264	24	5.67	478	325,000	25,000	254	23	5.42	460
DT-O-2	Res	MKT	95%	60,000	324,250	25,000	254	23	5.40	459	310,000	25,000	236	22	5.17	442
DT-O-2	Res	MKT	90%	60,000	308,500	25,000	236	22	5.14	440	295,000	25,000	226	21	4.92	424
DT-O-2	Res	CODE	100%	75,000	400,950	25,000	285	26	5.35	551	400,000	25,000	285	26	5.33	550
DT-O-2	Res	CODE	95%	75,000	399,063	25,000	285	26	5.32	549	376,650	25,000	264	24	5.02	522
DT-O-2	Res	CODE	90%	75,000	376,650	25,000	264	24	5.02	522	362,500	25,000	254	23	4.83	505
DT-O-2	Res	CODE	85%	75,000	359,688	25,000	254	23	4.80	502	343,750	25,000	236	22	4.58	483
DT-O-2	Res	MKT	100%	75,000	364,950	25,000	285	26	4.87	508	364,950	25,000	285	26	4.87	508
DT-O-2	Res	MKT	95%	75,000	364,950	25,000	285	26	4.87	508	364,950	25,000	285	26	4.87	508
DT-O-2	Res	MKT	90%	75,000	364,950	25,000	285	26	4.87	508	362,500	25,000	285	26	4.83	505

SUMMARY OF PROJECT PROTOTYPES					NEW MAX ZONING					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs		
DT-O-2	Non-Res	CODE	90%	90,000	498,000	25,000	326	22	5.53	999
DT-O-2	Non-Res	CODE	85%	90,000	476,400	25,000	313	21	5.29	958
DT-O-2	Non-Res	MKT	100%	90,000	565,000	25,000	390	27	6.28	1,126
DT-O-2	Non-Res	MKT	95%	90,000	526,800	25,000	365	25	5.85	1,053
DT-O-2	Non-Res	MKT	90%	90,000	505,200	25,000	352	24	5.61	1,012
DT-O-2	Non-Res	CODE	100%	105,000	627,600	25,000	403	28	5.98	1,245
DT-O-2	Non-Res	CODE	95%	105,000	584,400	25,000	377	26	5.57	1,163
DT-O-2	Non-Res	CODE	90%	105,000	562,800	25,000	365	25	5.36	1,122
DT-O-2	Non-Res	CODE	85%	105,000	541,200	25,000	352	24	5.15	1,081
DT-O-2	Non-Res	MKT	100%	105,000	655,000	25,000	441	31	6.24	1,297
DT-O-2	Non-Res	MKT	95%	105,000	613,200	25,000	416	29	5.84	1,218
DT-O-2	Non-Res	MKT	90%	105,000	591,600	25,000	403	28	5.63	1,177
DT-O-2	Res	CODE	100%	25,000	165,000	15,000	125	11	6.60	240
DT-O-2	Res	CODE	95%	25,000	151,370	14,250	111	10	6.05	222
DT-O-2	Res	CODE	90%	25,000	148,500	13,500	111	10	5.94	216
DT-O-2	Res	CODE	85%	25,000	122,870	12,750	90	8	4.91	183
DT-O-2	Res	MKT	100%	25,000	165,000	15,000	135	12	6.60	240
DT-O-2	Res	MKT	95%	25,000	155,750	14,250	125	11	6.23	227
DT-O-2	Res	MKT	90%	25,000	148,500	13,500	125	11	5.94	216
DT-O-2	Res	CODE	100%	45,000	295,000	25,000	196	18	6.56	424
DT-O-2	Res	CODE	95%	45,000	281,500	25,000	186	17	6.26	408
DT-O-2	Res	CODE	90%	45,000	267,300	24,300	175	16	5.94	389
DT-O-2	Res	CODE	85%	45,000	252,450	22,950	165	15	5.61	367
DT-O-2	Res	MKT	100%	45,000	295,000	25,000	226	21	6.56	424
DT-O-2	Res	MKT	95%	45,000	281,500	25,000	216	20	6.26	408
DT-O-2	Res	MKT	90%	45,000	267,300	24,300	206	19	5.94	389
DT-O-2	Res	CODE	100%	60,000	385,000	25,000	275	25	6.42	532
DT-O-2	Res	CODE	95%	60,000	364,500	25,000	254	23	6.08	507
DT-O-2	Res	CODE	90%	60,000	349,000	25,000	236	22	5.82	489
DT-O-2	Res	CODE	85%	60,000	331,000	25,000	226	21	5.52	467
DT-O-2	Res	MKT	100%	60,000	385,000	25,000	305	28	6.42	532
DT-O-2	Res	MKT	95%	60,000	364,950	25,000	285	26	6.08	508
DT-O-2	Res	MKT	90%	60,000	349,000	25,000	275	25	5.82	489
DT-O-2	Res	CODE	100%	75,000	473,850	25,000	356	32	6.32	639
DT-O-2	Res	CODE	95%	75,000	449,550	25,000	336	30	5.99	609
DT-O-2	Res	CODE	90%	75,000	425,250	25,000	305	28	5.67	580
DT-O-2	Res	CODE	85%	75,000	407,500	25,000	295	27	5.43	559
DT-O-2	Res	MKT	100%	75,000	474,300	25,000	386	35	6.32	639
DT-O-2	Res	MKT	95%	75,000	450,000	25,000	366	33	6.00	610
DT-O-2	Res	MKT	90%	75,000	425,700	25,000	346	31	5.68	581

SUMMARY OF PROJECT PROTOTYPES					CURRENT MAX ZONING						NEW BASE (LOW)					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-O-2	Res	CODE	100%	90,000	564,000	25,000	196	18	6.27	747	400,950	25,000	285	26	4.46	551
DT-O-2	Res	CODE	95%	90,000	537,000	25,000	186	17	5.97	714	400,950	25,000	285	26	4.46	551
DT-O-2	Res	CODE	90%	90,000	510,000	25,000	175	16	5.67	682	400,950	25,000	285	26	4.46	551
DT-O-2	Res	CODE	85%	90,000	483,000	25,000	165	15	5.37	650	388,375	25,000	275	25	4.32	536
DT-O-2	Res	MKT	100%	90,000	565,000	25,000	226	21	6.28	748	364,950	25,000	285	26	4.06	508
DT-O-2	Res	MKT	95%	90,000	538,000	25,000	216	20	5.98	716	364,950	25,000	285	26	4.06	508
DT-O-2	Res	MKT	90%	90,000	511,000	25,000	206	19	5.68	683	364,950	25,000	285	26	4.06	508
DT-O-2	Res	CODE	100%	105,000	645,000	25,000	226	21	6.14	844	523,750	25,000	186	17	4.99	699
DT-O-2	Res	CODE	95%	105,000	618,000	25,000	216	20	5.89	812	498,813	25,000	175	16	4.75	669
DT-O-2	Res	CODE	90%	105,000	591,000	25,000	206	19	5.63	779	473,875	25,000	165	15	4.51	639
DT-O-2	Res	CODE	85%	105,000	560,500	25,000	196	18	5.34	743	400,950	25,000	285	26	3.82	551
DT-O-2	Res	MKT	100%	105,000	651,300	25,000	264	24	6.20	852	519,000	25,000	206	19	4.94	693
DT-O-2	Res	MKT	95%	105,000	623,500	25,000	254	23	5.94	818	492,000	25,000	196	18	4.69	660
DT-O-2	Res	MKT	90%	105,000	592,000	25,000	236	22	5.64	780	465,000	25,000	186	17	4.43	628
DT-OB-A	Non-Res	CODE	100%	10,000	12,500	2,500	51	3	1.25	29	6,250	1,250	38	2	0.63	15
DT-OB-A	Non-Res	CODE	95%	10,000	11,875	2,375	51	3	1.19	28	5,938	1,188	38	2	0.59	14
DT-OB-A	Non-Res	CODE	90%	10,000	11,250	2,250	51	3	1.13	26	5,625	1,125	38	2	0.56	13
DT-OB-A	Non-Res	CODE	85%	10,000	10,625	2,125	38	2	1.06	25	5,313	1,063	26	1	0.53	12
DT-OB-A	Non-Res	MKT	100%	10,000	12,500	2,500	51	3	1.25	29	6,250	1,250	38	2	0.63	15
DT-OB-A	Non-Res	MKT	95%	10,000	11,875	2,375	51	3	1.19	28	5,938	1,188	38	2	0.59	14
DT-OB-A	Non-Res	MKT	90%	10,000	11,250	2,250	51	3	1.13	26	5,625	1,125	38	2	0.56	13
DT-OB-A	Non-Res	CODE	100%	25,000	31,250	6,250	51	3	1.25	73	15,625	3,125	38	2	0.63	36
DT-OB-A	Non-Res	CODE	95%	25,000	29,688	5,938	51	3	1.19	69	14,844	2,969	38	2	0.59	34
DT-OB-A	Non-Res	CODE	90%	25,000	28,125	5,625	51	3	1.13	65	14,063	2,813	38	2	0.56	33
DT-OB-A	Non-Res	CODE	85%	25,000	26,563	5,313	38	2	1.06	62	13,281	2,656	26	1	0.53	31
DT-OB-A	Non-Res	MKT	100%	25,000	31,250	6,250	51	3	1.25	73	15,625	3,125	38	2	0.63	36
DT-OB-A	Non-Res	MKT	95%	25,000	29,688	5,938	51	3	1.19	69	14,844	2,969	38	2	0.59	34
DT-OB-A	Non-Res	MKT	90%	25,000	28,125	5,625	51	3	1.13	65	14,063	2,813	38	2	0.56	33
DT-OB-A	Non-Res	CODE	100%	45,000	56,250	11,250	51	3	1.25	131	28,125	5,625	51	3	0.63	65
DT-OB-A	Non-Res	CODE	95%	45,000	53,438	10,688	51	3	1.19	124	26,719	5,344	38	2	0.59	62
DT-OB-A	Non-Res	CODE	90%	45,000	50,625	10,125	51	3	1.13	117	25,313	5,063	38	2	0.56	59
DT-OB-A	Non-Res	CODE	85%	45,000	47,813	9,563	51	3	1.06	111	23,906	4,781	38	2	0.53	55
DT-OB-A	Non-Res	MKT	100%	45,000	56,250	11,250	51	3	1.25	131	28,125	5,625	51	3	0.63	65
DT-OB-A	Non-Res	MKT	95%	45,000	53,438	10,688	51	3	1.19	124	26,719	5,344	38	2	0.59	62
DT-OB-A	Non-Res	MKT	90%	45,000	50,625	10,125	51	3	1.13	117	25,313	5,063	38	2	0.56	59
DT-OB-A	Non-Res	CODE	100%	60,000	75,000	15,000	51	3	1.25	174	37,500	7,500	51	3	0.63	87
DT-OB-A	Non-Res	CODE	95%	60,000	71,250	14,250	51	3	1.19	165	35,625	7,125	51	3	0.59	83
DT-OB-A	Non-Res	CODE	90%	60,000	67,500	13,500	51	3	1.13	157	33,750	6,750	51	3	0.56	78
DT-OB-A	Non-Res	CODE	85%	60,000	63,750	12,750	51	3	1.06	148	31,875	6,375	51	3	0.53	74
DT-OB-A	Non-Res	MKT	100%	60,000	75,000	15,000	51	3	1.25	174	37,500	7,500	51	3	0.63	87

SUMMARY OF PROJECT PROTOTYPES					NEW BASE (HIGH)						PRELIMINARY NEW BASE					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-O-2	Res	CODE	100%	90,000	497,500	25,000	175	16	5.53	667	475,000	25,000	165	15	5.28	640
DT-O-2	Res	CODE	95%	90,000	473,875	25,000	165	15	5.27	639	400,950	25,000	285	26	4.46	551
DT-O-2	Res	CODE	90%	90,000	400,950	25,000	285	26	4.46	551	400,950	25,000	285	26	4.46	551
DT-O-2	Res	CODE	85%	90,000	400,950	25,000	285	26	4.46	551	400,950	25,000	285	26	4.46	551
DT-O-2	Res	MKT	100%	90,000	492,000	25,000	196	18	5.47	660	465,000	25,000	186	17	5.17	628
DT-O-2	Res	MKT	95%	90,000	465,000	25,000	186	17	5.17	628	364,950	25,000	285	26	4.06	508
DT-O-2	Res	MKT	90%	90,000	364,950	25,000	285	26	4.06	508	364,950	25,000	285	26	4.06	508
DT-O-2	Res	CODE	100%	105,000	576,250	25,000	206	19	5.49	762	550,000	25,000	196	18	5.24	730
DT-O-2	Res	CODE	95%	105,000	537,000	25,000	186	17	5.11	714	523,750	25,000	186	17	4.99	699
DT-O-2	Res	CODE	90%	105,000	510,000	25,000	175	16	4.86	682	497,500	25,000	175	16	4.74	667
DT-O-2	Res	CODE	85%	105,000	483,000	25,000	165	15	4.60	650	471,250	25,000	165	15	4.49	636
DT-O-2	Res	MKT	100%	105,000	573,000	25,000	226	21	5.46	758	546,000	25,000	216	20	5.20	725
DT-O-2	Res	MKT	95%	105,000	546,000	25,000	216	20	5.20	725	519,000	25,000	206	19	4.94	693
DT-O-2	Res	MKT	90%	105,000	519,000	25,000	206	19	4.94	693	492,000	25,000	196	18	4.69	660
DT-OB-A	Non-Res	CODE	100%	10,000	9,375	1,875	38	2	0.94	22	12,500	2,500	51	3	1.25	29
DT-OB-A	Non-Res	CODE	95%	10,000	8,906	1,781	38	2	0.89	21	11,875	2,375	51	3	1.19	28
DT-OB-A	Non-Res	CODE	90%	10,000	8,438	1,688	38	2	0.84	20	11,250	2,250	51	3	1.13	26
DT-OB-A	Non-Res	CODE	85%	10,000	7,969	1,594	38	2	0.80	18	10,625	2,125	38	2	1.06	25
DT-OB-A	Non-Res	MKT	100%	10,000	9,375	1,875	38	2	0.94	22	12,500	2,500	51	3	1.25	29
DT-OB-A	Non-Res	MKT	95%	10,000	8,906	1,781	38	2	0.89	21	11,875	2,375	51	3	1.19	28
DT-OB-A	Non-Res	MKT	90%	10,000	8,438	1,688	38	2	0.84	20	11,250	2,250	51	3	1.13	26
DT-OB-A	Non-Res	CODE	100%	25,000	23,438	4,688	38	2	0.94	54	31,250	6,250	51	3	1.25	73
DT-OB-A	Non-Res	CODE	95%	25,000	22,266	4,453	38	2	0.89	52	29,688	5,938	51	3	1.19	69
DT-OB-A	Non-Res	CODE	90%	25,000	21,094	4,219	38	2	0.84	49	28,125	5,625	51	3	1.13	65
DT-OB-A	Non-Res	CODE	85%	25,000	19,922	3,984	38	2	0.80	46	26,563	5,313	38	2	1.06	62
DT-OB-A	Non-Res	MKT	100%	25,000	23,438	4,688	38	2	0.94	54	31,250	6,250	51	3	1.25	73
DT-OB-A	Non-Res	MKT	95%	25,000	22,266	4,453	38	2	0.89	52	29,688	5,938	51	3	1.19	69
DT-OB-A	Non-Res	MKT	90%	25,000	21,094	4,219	38	2	0.84	49	28,125	5,625	51	3	1.13	65
DT-OB-A	Non-Res	CODE	100%	45,000	42,188	8,438	51	3	0.94	98	56,250	11,250	51	3	1.25	131
DT-OB-A	Non-Res	CODE	95%	45,000	40,078	8,016	51	3	0.89	93	53,438	10,688	51	3	1.19	124
DT-OB-A	Non-Res	CODE	90%	45,000	37,969	7,594	51	3	0.84	88	50,625	10,125	51	3	1.13	117
DT-OB-A	Non-Res	CODE	85%	45,000	35,859	7,172	51	3	0.80	83	47,813	9,563	51	3	1.06	111
DT-OB-A	Non-Res	MKT	100%	45,000	42,188	8,438	51	3	0.94	98	56,250	11,250	51	3	1.25	131
DT-OB-A	Non-Res	MKT	95%	45,000	40,078	8,016	51	3	0.89	93	53,438	10,688	51	3	1.19	124
DT-OB-A	Non-Res	MKT	90%	45,000	37,969	7,594	51	3	0.84	88	50,625	10,125	51	3	1.13	117
DT-OB-A	Non-Res	CODE	100%	60,000	56,250	11,250	51	3	0.94	131	75,000	15,000	51	3	1.25	174
DT-OB-A	Non-Res	CODE	95%	60,000	53,438	10,688	51	3	0.89	124	71,250	14,250	51	3	1.19	165
DT-OB-A	Non-Res	CODE	90%	60,000	50,625	10,125	51	3	0.84	117	67,500	13,500	51	3	1.13	157
DT-OB-A	Non-Res	CODE	85%	60,000	47,813	9,563	51	3	0.80	111	63,750	12,750	51	3	1.06	148
DT-OB-A	Non-Res	MKT	100%	60,000	56,250	11,250	51	3	0.94	131	75,000	15,000	51	3	1.25	174

SUMMARY OF PROJECT PROTOTYPES					NEW MAX ZONING					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs		
DT-O-2	Res	CODE	100%	90,000	565,000	25,000	437	40	6.28	748
DT-O-2	Res	CODE	95%	90,000	534,600	25,000	407	37	5.94	712
DT-O-2	Res	CODE	90%	90,000	510,300	25,000	386	35	5.67	682
DT-O-2	Res	CODE	85%	90,000	484,000	25,000	366	33	5.38	651
DT-O-2	Res	MKT	100%	90,000	559,350	25,000	458	42	6.22	741
DT-O-2	Res	MKT	95%	90,000	535,050	25,000	437	40	5.95	712
DT-O-2	Res	MKT	90%	90,000	510,750	25,000	417	38	5.68	683
DT-O-2	Res	CODE	100%	105,000	595,350	25,000	458	42	5.67	784
DT-O-2	Res	CODE	95%	105,000	595,350	25,000	458	42	5.67	784
DT-O-2	Res	CODE	90%	105,000	592,000	25,000	458	42	5.64	780
DT-O-2	Res	CODE	85%	105,000	558,900	25,000	427	39	5.32	741
DT-O-2	Res	MKT	100%	105,000	559,350	25,000	458	42	5.33	741
DT-O-2	Res	MKT	95%	105,000	559,350	25,000	458	42	5.33	741
DT-O-2	Res	MKT	90%	105,000	559,350	25,000	458	42	5.33	741
DT-OB-A	Non-Res	CODE	100%	10,000	12,500	2,500	51	3	1.25	29
DT-OB-A	Non-Res	CODE	95%	10,000	11,875	2,375	51	3	1.19	28
DT-OB-A	Non-Res	CODE	90%	10,000	11,250	2,250	51	3	1.13	26
DT-OB-A	Non-Res	CODE	85%	10,000	10,625	2,125	38	2	1.06	25
DT-OB-A	Non-Res	MKT	100%	10,000	12,500	2,500	51	3	1.25	29
DT-OB-A	Non-Res	MKT	95%	10,000	11,875	2,375	51	3	1.19	28
DT-OB-A	Non-Res	MKT	90%	10,000	11,250	2,250	51	3	1.13	26
DT-OB-A	Non-Res	CODE	100%	25,000	31,250	6,250	51	3	1.25	73
DT-OB-A	Non-Res	CODE	95%	25,000	29,688	5,938	51	3	1.19	69
DT-OB-A	Non-Res	CODE	90%	25,000	28,125	5,625	51	3	1.13	65
DT-OB-A	Non-Res	CODE	85%	25,000	26,563	5,313	38	2	1.06	62
DT-OB-A	Non-Res	MKT	100%	25,000	31,250	6,250	51	3	1.25	73
DT-OB-A	Non-Res	MKT	95%	25,000	29,688	5,938	51	3	1.19	69
DT-OB-A	Non-Res	MKT	90%	25,000	28,125	5,625	51	3	1.13	65
DT-OB-A	Non-Res	CODE	100%	45,000	56,250	11,250	51	3	1.25	131
DT-OB-A	Non-Res	CODE	95%	45,000	53,438	10,688	51	3	1.19	124
DT-OB-A	Non-Res	CODE	90%	45,000	50,625	10,125	51	3	1.13	117
DT-OB-A	Non-Res	CODE	85%	45,000	47,813	9,563	51	3	1.06	111
DT-OB-A	Non-Res	MKT	100%	45,000	56,250	11,250	51	3	1.25	131
DT-OB-A	Non-Res	MKT	95%	45,000	53,438	10,688	51	3	1.19	124
DT-OB-A	Non-Res	MKT	90%	45,000	50,625	10,125	51	3	1.13	117
DT-OB-A	Non-Res	CODE	100%	60,000	75,000	15,000	51	3	1.25	174
DT-OB-A	Non-Res	CODE	95%	60,000	71,250	14,250	51	3	1.19	165
DT-OB-A	Non-Res	CODE	90%	60,000	67,500	13,500	51	3	1.13	157
DT-OB-A	Non-Res	CODE	85%	60,000	63,750	12,750	51	3	1.06	148
DT-OB-A	Non-Res	MKT	100%	60,000	75,000	15,000	51	3	1.25	174

SUMMARY OF PROJECT PROTOTYPES					CURRENT MAX ZONING						NEW BASE (LOW)					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-OB-A	Non-Res	MKT	95%	60,000	71,250	14,250	51	3	1.19	165	35,625	7,125	51	3	0.59	83
DT-OB-A	Non-Res	MKT	90%	60,000	67,500	13,500	51	3	1.13	157	33,750	6,750	51	3	0.56	78
DT-OB-A	Non-Res	CODE	100%	75,000	93,750	18,750	51	3	1.25	218	46,875	9,375	51	3	0.63	109
DT-OB-A	Non-Res	CODE	95%	75,000	89,063	17,813	51	3	1.19	207	44,531	8,906	51	3	0.59	103
DT-OB-A	Non-Res	CODE	90%	75,000	84,375	16,875	51	3	1.13	196	42,188	8,438	51	3	0.56	98
DT-OB-A	Non-Res	CODE	85%	75,000	79,688	15,938	51	3	1.06	185	39,844	7,969	51	3	0.53	92
DT-OB-A	Non-Res	MKT	100%	75,000	93,750	18,750	51	3	1.25	218	46,875	9,375	51	3	0.63	109
DT-OB-A	Non-Res	MKT	95%	75,000	89,063	17,813	51	3	1.19	207	44,531	8,906	51	3	0.59	103
DT-OB-A	Non-Res	MKT	90%	75,000	84,375	16,875	51	3	1.13	196	42,188	8,438	51	3	0.56	98
DT-OB-A	Non-Res	CODE	100%	90,000	112,500	22,500	51	3	1.25	261	56,250	11,250	51	3	0.63	131
DT-OB-A	Non-Res	CODE	95%	90,000	106,875	21,375	51	3	1.19	248	53,438	10,688	51	3	0.59	124
DT-OB-A	Non-Res	CODE	90%	90,000	101,250	20,250	51	3	1.13	235	50,625	10,125	51	3	0.56	117
DT-OB-A	Non-Res	CODE	85%	90,000	95,625	19,125	51	3	1.06	222	47,813	9,563	51	3	0.53	111
DT-OB-A	Non-Res	MKT	100%	90,000	112,500	22,500	51	3	1.25	261	56,250	11,250	51	3	0.63	131
DT-OB-A	Non-Res	MKT	95%	90,000	106,875	21,375	51	3	1.19	248	53,438	10,688	51	3	0.59	124
DT-OB-A	Non-Res	MKT	90%	90,000	101,250	20,250	51	3	1.13	235	50,625	10,125	51	3	0.56	117
DT-OB-A	Res	CODE	100%	10,000	36,100	3,500	66	6	3.61	53	28,450	2,750	56	5	2.85	42
DT-OB-A	Res	CODE	95%	10,000	35,925	3,325	66	6	3.59	52	28,313	2,613	56	5	2.83	41
DT-OB-A	Res	CODE	90%	10,000	34,650	3,150	66	6	3.47	50	27,225	2,475	56	5	2.72	40
DT-OB-A	Res	CODE	85%	10,000	32,725	2,975	66	6	3.27	48	25,713	2,338	56	5	2.57	37
DT-OB-A	Res	MKT	100%	10,000	36,100	3,500	66	6	3.61	53	28,450	2,750	56	5	2.85	42
DT-OB-A	Res	MKT	95%	10,000	35,925	3,325	66	6	3.59	52	28,313	2,613	56	5	2.83	41
DT-OB-A	Res	MKT	90%	10,000	34,650	3,150	66	6	3.47	50	27,225	2,475	56	5	2.72	40
DT-OB-A	Res	CODE	100%	25,000	96,250	8,750	66	6	3.85	140	75,625	6,875	56	5	3.03	110
DT-OB-A	Res	CODE	95%	25,000	91,438	8,313	66	6	3.66	133	71,844	6,531	56	5	2.87	105
DT-OB-A	Res	CODE	90%	25,000	86,625	7,875	66	6	3.47	126	68,063	6,188	56	5	2.72	99
DT-OB-A	Res	CODE	85%	25,000	78,138	7,438	56	5	3.13	115	64,281	5,844	56	5	2.57	94
DT-OB-A	Res	MKT	100%	25,000	96,250	8,750	66	6	3.85	140	75,625	6,875	56	5	3.03	110
DT-OB-A	Res	MKT	95%	25,000	91,438	8,313	66	6	3.66	133	71,844	6,531	56	5	2.87	105
DT-OB-A	Res	MKT	90%	25,000	86,625	7,875	66	6	3.47	126	68,063	6,188	56	5	2.72	99
DT-OB-A	Res	CODE	100%	45,000	170,750	15,750	56	5	3.79	249	136,125	12,375	56	5	3.03	198
DT-OB-A	Res	CODE	95%	45,000	164,588	14,963	56	5	3.66	239	129,319	11,756	56	5	2.87	188
DT-OB-A	Res	CODE	90%	45,000	155,925	14,175	56	5	3.47	227	116,138	11,138	46	4	2.58	171
DT-OB-A	Res	CODE	85%	45,000	147,263	13,388	56	5	3.27	214	115,519	10,519	46	4	2.57	168
DT-OB-A	Res	MKT	100%	45,000	170,750	15,750	56	5	3.79	249	136,125	12,375	56	5	3.03	198
DT-OB-A	Res	MKT	95%	45,000	164,588	14,963	56	5	3.66	239	129,319	11,756	56	5	2.87	188
DT-OB-A	Res	MKT	90%	45,000	155,925	14,175	56	5	3.47	227	116,138	11,138	46	4	2.58	171
DT-OB-A	Res	CODE	100%	60,000	226,000	21,000	66	6	3.77	330	171,500	16,500	56	5	2.86	252
DT-OB-A	Res	CODE	95%	60,000	219,450	19,950	66	6	3.66	319	170,675	15,675	56	5	2.84	249
DT-OB-A	Res	CODE	90%	60,000	207,900	18,900	66	6	3.47	302	163,350	14,850	56	5	2.72	238

SUMMARY OF PROJECT PROTOTYPES					NEW BASE (HIGH)						PRELIMINARY NEW BASE					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-OB-A	Non-Res	MKT	95%	60,000	53,438	10,688	51	3	0.89	124	71,250	14,250	51	3	1.19	165
DT-OB-A	Non-Res	MKT	90%	60,000	50,625	10,125	51	3	0.84	117	67,500	13,500	51	3	1.13	157
DT-OB-A	Non-Res	CODE	100%	75,000	70,313	14,063	51	3	0.94	163	93,750	18,750	51	3	1.25	218
DT-OB-A	Non-Res	CODE	95%	75,000	66,797	13,359	51	3	0.89	155	89,063	17,813	51	3	1.19	207
DT-OB-A	Non-Res	CODE	90%	75,000	63,281	12,656	51	3	0.84	147	84,375	16,875	51	3	1.13	196
DT-OB-A	Non-Res	CODE	85%	75,000	59,766	11,953	51	3	0.80	139	79,688	15,938	51	3	1.06	185
DT-OB-A	Non-Res	MKT	100%	75,000	70,313	14,063	51	3	0.94	163	93,750	18,750	51	3	1.25	218
DT-OB-A	Non-Res	MKT	95%	75,000	66,797	13,359	51	3	0.89	155	89,063	17,813	51	3	1.19	207
DT-OB-A	Non-Res	MKT	90%	75,000	63,281	12,656	51	3	0.84	147	84,375	16,875	51	3	1.13	196
DT-OB-A	Non-Res	CODE	100%	90,000	84,375	16,875	51	3	0.94	196	112,500	22,500	51	3	1.25	261
DT-OB-A	Non-Res	CODE	95%	90,000	80,156	16,031	51	3	0.89	186	106,875	21,375	51	3	1.19	248
DT-OB-A	Non-Res	CODE	90%	90,000	75,938	15,188	51	3	0.84	176	101,250	20,250	51	3	1.13	235
DT-OB-A	Non-Res	CODE	85%	90,000	71,719	14,344	51	3	0.80	166	95,625	19,125	51	3	1.06	222
DT-OB-A	Non-Res	MKT	100%	90,000	84,375	16,875	51	3	0.94	196	112,500	22,500	51	3	1.25	261
DT-OB-A	Non-Res	MKT	95%	90,000	80,156	16,031	51	3	0.89	186	106,875	21,375	51	3	1.19	248
DT-OB-A	Non-Res	MKT	90%	90,000	75,938	15,188	51	3	0.84	176	101,250	20,250	51	3	1.13	235
DT-OB-A	Res	CODE	100%	10,000	35,750	3,250	66	6	3.58	52	33,000	3,000	66	6	3.30	48
DT-OB-A	Res	CODE	95%	10,000	33,963	3,088	66	6	3.40	49	31,350	2,850	66	6	3.14	46
DT-OB-A	Res	CODE	90%	10,000	32,175	2,925	66	6	3.22	47	28,400	2,700	56	5	2.84	42
DT-OB-A	Res	CODE	85%	10,000	28,463	2,763	56	5	2.85	42	28,050	2,550	56	5	2.81	41
DT-OB-A	Res	MKT	100%	10,000	35,750	3,250	66	6	3.58	52	33,000	3,000	66	6	3.30	48
DT-OB-A	Res	MKT	95%	10,000	33,963	3,088	66	6	3.40	49	31,350	2,850	66	6	3.14	46
DT-OB-A	Res	MKT	90%	10,000	32,175	2,925	66	6	3.22	47	28,400	2,700	56	5	2.84	42
DT-OB-A	Res	CODE	100%	25,000	89,375	8,125	66	6	3.58	130	78,200	7,500	56	5	3.13	115
DT-OB-A	Res	CODE	95%	25,000	84,906	7,719	66	6	3.40	124	77,825	7,125	56	5	3.11	113
DT-OB-A	Res	CODE	90%	25,000	78,013	7,313	56	5	3.12	114	74,250	6,750	56	5	2.97	108
DT-OB-A	Res	CODE	85%	25,000	75,969	6,906	56	5	3.04	111	70,125	6,375	56	5	2.81	102
DT-OB-A	Res	MKT	100%	25,000	89,375	8,125	66	6	3.58	130	78,200	7,500	56	5	3.13	115
DT-OB-A	Res	MKT	95%	25,000	84,906	7,719	66	6	3.40	124	77,825	7,125	56	5	3.11	113
DT-OB-A	Res	MKT	90%	25,000	78,013	7,313	56	5	3.12	114	74,250	6,750	56	5	2.97	108
DT-OB-A	Res	CODE	100%	45,000	160,875	14,625	56	5	3.58	234	148,500	13,500	56	5	3.30	216
DT-OB-A	Res	CODE	95%	45,000	152,831	13,894	56	5	3.40	222	141,075	12,825	56	5	3.14	205
DT-OB-A	Res	CODE	90%	45,000	144,788	13,163	56	5	3.22	211	133,650	12,150	56	5	2.97	194
DT-OB-A	Res	CODE	85%	45,000	136,744	12,431	56	5	3.04	199	116,475	11,475	46	4	2.59	172
DT-OB-A	Res	MKT	100%	45,000	160,875	14,625	56	5	3.58	234	148,500	13,500	56	5	3.30	216
DT-OB-A	Res	MKT	95%	45,000	152,831	13,894	56	5	3.40	222	141,075	12,825	56	5	3.14	205
DT-OB-A	Res	MKT	90%	45,000	144,788	13,163	56	5	3.22	211	133,650	12,150	56	5	2.97	194
DT-OB-A	Res	CODE	100%	60,000	214,500	19,500	66	6	3.58	312	198,000	18,000	66	6	3.30	288
DT-OB-A	Res	CODE	95%	60,000	203,775	18,525	66	6	3.40	296	188,100	17,100	66	6	3.14	274
DT-OB-A	Res	CODE	90%	60,000	193,050	17,550	66	6	3.22	281	171,200	16,200	56	5	2.85	251

SUMMARY OF PROJECT PROTOTYPES					NEW MAX ZONING					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs		
DT-OB-A	Non-Res	MKT	95%	60,000	71,250	14,250	51	3	1.19	165
DT-OB-A	Non-Res	MKT	90%	60,000	67,500	13,500	51	3	1.13	157
DT-OB-A	Non-Res	CODE	100%	75,000	93,750	18,750	51	3	1.25	218
DT-OB-A	Non-Res	CODE	95%	75,000	89,063	17,813	51	3	1.19	207
DT-OB-A	Non-Res	CODE	90%	75,000	84,375	16,875	51	3	1.13	196
DT-OB-A	Non-Res	CODE	85%	75,000	79,688	15,938	51	3	1.06	185
DT-OB-A	Non-Res	MKT	100%	75,000	93,750	18,750	51	3	1.25	218
DT-OB-A	Non-Res	MKT	95%	75,000	89,063	17,813	51	3	1.19	207
DT-OB-A	Non-Res	MKT	90%	75,000	84,375	16,875	51	3	1.13	196
DT-OB-A	Non-Res	CODE	100%	90,000	112,500	22,500	51	3	1.25	261
DT-OB-A	Non-Res	CODE	95%	90,000	106,875	21,375	51	3	1.19	248
DT-OB-A	Non-Res	CODE	90%	90,000	101,250	20,250	51	3	1.13	235
DT-OB-A	Non-Res	CODE	85%	90,000	95,625	19,125	51	3	1.06	222
DT-OB-A	Non-Res	MKT	100%	90,000	112,500	22,500	51	3	1.25	261
DT-OB-A	Non-Res	MKT	95%	90,000	106,875	21,375	51	3	1.19	248
DT-OB-A	Non-Res	MKT	90%	90,000	101,250	20,250	51	3	1.13	235
DT-OB-A	Res	CODE	100%	10,000	36,100	3,500	66	6	3.61	53
DT-OB-A	Res	CODE	95%	10,000	35,925	3,325	66	6	3.59	52
DT-OB-A	Res	CODE	90%	10,000	34,650	3,150	66	6	3.47	50
DT-OB-A	Res	CODE	85%	10,000	32,725	2,975	66	6	3.27	48
DT-OB-A	Res	MKT	100%	10,000	36,100	3,500	66	6	3.61	53
DT-OB-A	Res	MKT	95%	10,000	35,925	3,325	66	6	3.59	52
DT-OB-A	Res	MKT	90%	10,000	34,650	3,150	66	6	3.47	50
DT-OB-A	Res	CODE	100%	25,000	96,250	8,750	66	6	3.85	140
DT-OB-A	Res	CODE	95%	25,000	91,438	8,313	66	6	3.66	133
DT-OB-A	Res	CODE	90%	25,000	86,625	7,875	66	6	3.47	126
DT-OB-A	Res	CODE	85%	25,000	78,138	7,438	56	5	3.13	115
DT-OB-A	Res	MKT	100%	25,000	96,250	8,750	66	6	3.85	140
DT-OB-A	Res	MKT	95%	25,000	91,438	8,313	66	6	3.66	133
DT-OB-A	Res	MKT	90%	25,000	86,625	7,875	66	6	3.47	126
DT-OB-A	Res	CODE	100%	45,000	170,750	15,750	56	5	3.79	249
DT-OB-A	Res	CODE	95%	45,000	164,588	14,963	56	5	3.66	239
DT-OB-A	Res	CODE	90%	45,000	155,925	14,175	56	5	3.47	227
DT-OB-A	Res	CODE	85%	45,000	147,263	13,388	56	5	3.27	214
DT-OB-A	Res	MKT	100%	45,000	170,750	15,750	56	5	3.79	249
DT-OB-A	Res	MKT	95%	45,000	164,588	14,963	56	5	3.66	239
DT-OB-A	Res	MKT	90%	45,000	155,925	14,175	56	5	3.47	227
DT-OB-A	Res	CODE	100%	60,000	226,000	21,000	66	6	3.77	330
DT-OB-A	Res	CODE	95%	60,000	219,450	19,950	66	6	3.66	319
DT-OB-A	Res	CODE	90%	60,000	207,900	18,900	66	6	3.47	302

SUMMARY OF PROJECT PROTOTYPES					CURRENT MAX ZONING						NEW BASE (LOW)					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-OB-A	Res	CODE	85%	60,000	196,350	17,850	66	6	3.27	286	154,275	14,025	56	5	2.57	224
DT-OB-A	Res	MKT	100%	60,000	226,000	21,000	66	6	3.77	330	171,500	16,500	56	5	2.86	252
DT-OB-A	Res	MKT	95%	60,000	219,450	19,950	66	6	3.66	319	170,675	15,675	56	5	2.84	249
DT-OB-A	Res	MKT	90%	60,000	207,900	18,900	66	6	3.47	302	163,350	14,850	56	5	2.72	238
DT-OB-A	Res	CODE	100%	75,000	230,000	25,000	66	6	3.07	346	225,625	20,625	66	6	3.01	329
DT-OB-A	Res	CODE	95%	75,000	229,938	24,938	66	6	3.07	346	215,531	19,594	66	6	2.87	314
DT-OB-A	Res	CODE	90%	75,000	228,625	23,625	66	6	3.05	341	204,188	18,563	66	6	2.72	297
DT-OB-A	Res	CODE	85%	75,000	227,313	22,313	66	6	3.03	335	192,844	17,531	66	6	2.57	281
DT-OB-A	Res	MKT	100%	75,000	230,000	25,000	66	6	3.07	346	225,625	20,625	66	6	3.01	329
DT-OB-A	Res	MKT	95%	75,000	229,938	24,938	66	6	3.07	346	215,531	19,594	66	6	2.87	314
DT-OB-A	Res	MKT	90%	75,000	228,625	23,625	66	6	3.05	341	204,188	18,563	66	6	2.72	297
DT-OB-A	Res	CODE	100%	90,000	330,000	25,000	66	6	3.67	466	254,750	24,750	56	5	2.83	375
DT-OB-A	Res	CODE	95%	90,000	324,250	25,000	66	6	3.60	459	253,513	23,513	56	5	2.82	370
DT-OB-A	Res	CODE	90%	90,000	308,500	25,000	66	6	3.43	440	245,025	22,275	56	5	2.72	356
DT-OB-A	Res	CODE	85%	90,000	292,750	25,000	66	6	3.25	421	231,413	21,038	56	5	2.57	337
DT-OB-A	Res	MKT	100%	90,000	330,000	25,000	66	6	3.67	466	254,750	24,750	56	5	2.83	375
DT-OB-A	Res	MKT	95%	90,000	324,250	25,000	66	6	3.60	459	253,513	23,513	56	5	2.82	370
DT-OB-A	Res	MKT	90%	90,000	308,500	25,000	66	6	3.43	440	245,025	22,275	56	5	2.72	356
DT-OB-B	Non-Res	CODE	100%	10,000	12,500	2,500	51	3	1.25	29	6,250	1,250	38	2	0.63	15
DT-OB-B	Non-Res	CODE	95%	10,000	11,875	2,375	51	3	1.19	28	5,938	1,188	38	2	0.59	14
DT-OB-B	Non-Res	CODE	90%	10,000	11,250	2,250	51	3	1.13	26	5,625	1,125	38	2	0.56	13
DT-OB-B	Non-Res	CODE	85%	10,000	10,625	2,125	38	2	1.06	25	5,313	1,063	26	1	0.53	12
DT-OB-B	Non-Res	MKT	100%	10,000	12,500	2,500	51	3	1.25	29	6,250	1,250	38	2	0.63	15
DT-OB-B	Non-Res	MKT	95%	10,000	11,875	2,375	51	3	1.19	28	5,938	1,188	38	2	0.59	14
DT-OB-B	Non-Res	MKT	90%	10,000	11,250	2,250	51	3	1.13	26	5,625	1,125	38	2	0.56	13
DT-OB-B	Non-Res	CODE	100%	25,000	31,250	6,250	51	3	1.25	73	15,625	3,125	38	2	0.63	36
DT-OB-B	Non-Res	CODE	95%	25,000	29,688	5,938	51	3	1.19	69	14,844	2,969	38	2	0.59	34
DT-OB-B	Non-Res	CODE	90%	25,000	28,125	5,625	51	3	1.13	65	14,063	2,813	38	2	0.56	33
DT-OB-B	Non-Res	CODE	85%	25,000	26,563	5,313	38	2	1.06	62	13,281	2,656	26	1	0.53	31
DT-OB-B	Non-Res	MKT	100%	25,000	31,250	6,250	51	3	1.25	73	15,625	3,125	38	2	0.63	36
DT-OB-B	Non-Res	MKT	95%	25,000	29,688	5,938	51	3	1.19	69	14,844	2,969	38	2	0.59	34
DT-OB-B	Non-Res	MKT	90%	25,000	28,125	5,625	51	3	1.13	65	14,063	2,813	38	2	0.56	33
DT-OB-B	Non-Res	CODE	100%	45,000	56,250	11,250	38	2	1.25	131	28,125	5,625	51	3	0.63	65
DT-OB-B	Non-Res	CODE	95%	45,000	53,438	10,688	38	2	1.19	124	26,719	5,344	38	2	0.59	62
DT-OB-B	Non-Res	CODE	90%	45,000	50,625	10,125	38	2	1.13	117	25,313	5,063	38	2	0.56	59
DT-OB-B	Non-Res	CODE	85%	45,000	47,813	9,563	38	2	1.06	111	23,906	4,781	38	2	0.53	55
DT-OB-B	Non-Res	MKT	100%	45,000	56,250	11,250	38	2	1.25	131	28,125	5,625	51	3	0.63	65
DT-OB-B	Non-Res	MKT	95%	45,000	53,438	10,688	38	2	1.19	124	26,719	5,344	38	2	0.59	62
DT-OB-B	Non-Res	MKT	90%	45,000	50,625	10,125	38	2	1.13	117	25,313	5,063	38	2	0.56	59
DT-OB-B	Non-Res	CODE	100%	60,000	75,000	15,000	51	3	1.25	174	37,500	7,500	51	3	0.63	87

SUMMARY OF PROJECT PROTOTYPES					NEW BASE (HIGH)						PRELIMINARY NEW BASE					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-OB-A	Res	CODE	85%	60,000	171,575	16,575	56	5	2.86	252	168,300	15,300	56	5	2.81	245
DT-OB-A	Res	MKT	100%	60,000	214,500	19,500	66	6	3.58	312	198,000	18,000	66	6	3.30	288
DT-OB-A	Res	MKT	95%	60,000	203,775	18,525	66	6	3.40	296	188,100	17,100	66	6	3.14	274
DT-OB-A	Res	MKT	90%	60,000	193,050	17,550	66	6	3.22	281	171,200	16,200	56	5	2.85	251
DT-OB-A	Res	CODE	100%	75,000	229,375	24,375	66	6	3.06	344	227,500	22,500	66	6	3.03	336
DT-OB-A	Res	CODE	95%	75,000	228,156	23,156	66	6	3.04	339	226,375	21,375	66	6	3.02	332
DT-OB-A	Res	CODE	90%	75,000	226,938	21,938	66	6	3.03	334	222,750	20,250	66	6	2.97	324
DT-OB-A	Res	CODE	85%	75,000	225,719	20,719	66	6	3.01	329	210,375	19,125	66	6	2.81	306
DT-OB-A	Res	MKT	100%	75,000	229,375	24,375	66	6	3.06	344	227,500	22,500	66	6	3.03	336
DT-OB-A	Res	MKT	95%	75,000	228,156	23,156	66	6	3.04	339	226,375	21,375	66	6	3.02	332
DT-OB-A	Res	MKT	90%	75,000	226,938	21,938	66	6	3.03	334	222,750	20,250	66	6	2.97	324
DT-OB-A	Res	CODE	100%	90,000	317,500	25,000	66	6	3.53	451	295,000	25,000	66	6	3.28	424
DT-OB-A	Res	CODE	95%	90,000	302,875	25,000	66	6	3.37	433	281,500	25,000	66	6	3.13	408
DT-OB-A	Res	CODE	90%	90,000	288,250	25,000	66	6	3.20	416	254,300	24,300	56	5	2.83	373
DT-OB-A	Res	CODE	85%	90,000	273,488	24,863	66	6	3.04	398	252,450	22,950	56	5	2.81	367
DT-OB-A	Res	MKT	100%	90,000	317,500	25,000	66	6	3.53	451	295,000	25,000	66	6	3.28	424
DT-OB-A	Res	MKT	95%	90,000	302,875	25,000	66	6	3.37	433	281,500	25,000	66	6	3.13	408
DT-OB-A	Res	MKT	90%	90,000	288,250	25,000	66	6	3.20	416	254,300	24,300	56	5	2.83	373
DT-OB-B	Non-Res	CODE	100%	10,000	9,375	1,875	38	2	0.94	22	12,500	2,500	51	3	1.25	29
DT-OB-B	Non-Res	CODE	95%	10,000	8,906	1,781	38	2	0.89	21	11,875	2,375	51	3	1.19	28
DT-OB-B	Non-Res	CODE	90%	10,000	8,438	1,688	38	2	0.84	20	11,250	2,250	51	3	1.13	26
DT-OB-B	Non-Res	CODE	85%	10,000	7,969	1,594	38	2	0.80	18	10,625	2,125	38	2	1.06	25
DT-OB-B	Non-Res	MKT	100%	10,000	9,375	1,875	38	2	0.94	22	12,500	2,500	51	3	1.25	29
DT-OB-B	Non-Res	MKT	95%	10,000	8,906	1,781	38	2	0.89	21	11,875	2,375	51	3	1.19	28
DT-OB-B	Non-Res	MKT	90%	10,000	8,438	1,688	38	2	0.84	20	11,250	2,250	51	3	1.13	26
DT-OB-B	Non-Res	CODE	100%	25,000	23,438	4,688	38	2	0.94	54	31,250	6,250	51	3	1.25	73
DT-OB-B	Non-Res	CODE	95%	25,000	22,266	4,453	38	2	0.89	52	29,688	5,938	51	3	1.19	69
DT-OB-B	Non-Res	CODE	90%	25,000	21,094	4,219	38	2	0.84	49	28,125	5,625	51	3	1.13	65
DT-OB-B	Non-Res	CODE	85%	25,000	19,922	3,984	38	2	0.80	46	26,563	5,313	38	2	1.06	62
DT-OB-B	Non-Res	MKT	100%	25,000	23,438	4,688	38	2	0.94	54	31,250	6,250	51	3	1.25	73
DT-OB-B	Non-Res	MKT	95%	25,000	22,266	4,453	38	2	0.89	52	29,688	5,938	51	3	1.19	69
DT-OB-B	Non-Res	MKT	90%	25,000	21,094	4,219	38	2	0.84	49	28,125	5,625	51	3	1.13	65
DT-OB-B	Non-Res	CODE	100%	45,000	42,188	8,438	38	2	0.94	98	56,250	11,250	38	2	1.25	131
DT-OB-B	Non-Res	CODE	95%	45,000	40,078	8,016	51	3	0.89	93	53,438	10,688	38	2	1.19	124
DT-OB-B	Non-Res	CODE	90%	45,000	37,969	7,594	51	3	0.84	88	50,625	10,125	38	2	1.13	117
DT-OB-B	Non-Res	CODE	85%	45,000	35,859	7,172	51	3	0.80	83	47,813	9,563	38	2	1.06	111
DT-OB-B	Non-Res	MKT	100%	45,000	42,188	8,438	38	2	0.94	98	56,250	11,250	38	2	1.25	131
DT-OB-B	Non-Res	MKT	95%	45,000	40,078	8,016	51	3	0.89	93	53,438	10,688	38	2	1.19	124
DT-OB-B	Non-Res	MKT	90%	45,000	37,969	7,594	51	3	0.84	88	50,625	10,125	38	2	1.13	117
DT-OB-B	Non-Res	CODE	100%	60,000	56,250	11,250	38	2	0.94	131	75,000	15,000	51	3	1.25	174

SUMMARY OF PROJECT PROTOTYPES					NEW MAX ZONING					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs		
DT-OB-A	Res	CODE	85%	60,000	196,350	17,850	66	6	3.27	286
DT-OB-A	Res	MKT	100%	60,000	226,000	21,000	66	6	3.77	330
DT-OB-A	Res	MKT	95%	60,000	219,450	19,950	66	6	3.66	319
DT-OB-A	Res	MKT	90%	60,000	207,900	18,900	66	6	3.47	302
DT-OB-A	Res	CODE	100%	75,000	280,000	25,000	80	7	3.73	406
DT-OB-A	Res	CODE	95%	75,000	274,313	24,938	80	7	3.66	399
DT-OB-A	Res	CODE	90%	75,000	259,875	23,625	80	7	3.47	378
DT-OB-A	Res	CODE	85%	75,000	245,438	22,313	80	7	3.27	357
DT-OB-A	Res	MKT	100%	75,000	280,000	25,000	80	7	3.73	406
DT-OB-A	Res	MKT	95%	75,000	274,313	24,938	80	7	3.66	399
DT-OB-A	Res	MKT	90%	75,000	259,875	23,625	80	7	3.47	378
DT-OB-A	Res	CODE	100%	90,000	330,000	25,000	66	6	3.67	466
DT-OB-A	Res	CODE	95%	90,000	324,250	25,000	66	6	3.60	459
DT-OB-A	Res	CODE	90%	90,000	308,500	25,000	66	6	3.43	440
DT-OB-A	Res	CODE	85%	90,000	292,750	25,000	66	6	3.25	421
DT-OB-A	Res	MKT	100%	90,000	330,000	25,000	66	6	3.67	466
DT-OB-A	Res	MKT	95%	90,000	324,250	25,000	66	6	3.60	459
DT-OB-A	Res	MKT	90%	90,000	308,500	25,000	66	6	3.43	440
DT-OB-B	Non-Res	CODE	100%	10,000	12,500	2,500	51	3	1.25	29
DT-OB-B	Non-Res	CODE	95%	10,000	11,875	2,375	51	3	1.19	28
DT-OB-B	Non-Res	CODE	90%	10,000	11,250	2,250	51	3	1.13	26
DT-OB-B	Non-Res	CODE	85%	10,000	10,625	2,125	38	2	1.06	25
DT-OB-B	Non-Res	MKT	100%	10,000	12,500	2,500	51	3	1.25	29
DT-OB-B	Non-Res	MKT	95%	10,000	11,875	2,375	51	3	1.19	28
DT-OB-B	Non-Res	MKT	90%	10,000	11,250	2,250	51	3	1.13	26
DT-OB-B	Non-Res	CODE	100%	25,000	31,250	6,250	51	3	1.25	73
DT-OB-B	Non-Res	CODE	95%	25,000	29,688	5,938	51	3	1.19	69
DT-OB-B	Non-Res	CODE	90%	25,000	28,125	5,625	51	3	1.13	65
DT-OB-B	Non-Res	CODE	85%	25,000	26,563	5,313	38	2	1.06	62
DT-OB-B	Non-Res	MKT	100%	25,000	31,250	6,250	51	3	1.25	73
DT-OB-B	Non-Res	MKT	95%	25,000	29,688	5,938	51	3	1.19	69
DT-OB-B	Non-Res	MKT	90%	25,000	28,125	5,625	51	3	1.13	65
DT-OB-B	Non-Res	CODE	100%	45,000	56,250	11,250	38	2	1.25	131
DT-OB-B	Non-Res	CODE	95%	45,000	53,438	10,688	38	2	1.19	124
DT-OB-B	Non-Res	CODE	90%	45,000	50,625	10,125	38	2	1.13	117
DT-OB-B	Non-Res	CODE	85%	45,000	47,813	9,563	38	2	1.06	111
DT-OB-B	Non-Res	MKT	100%	45,000	56,250	11,250	38	2	1.25	131
DT-OB-B	Non-Res	MKT	95%	45,000	53,438	10,688	38	2	1.19	124
DT-OB-B	Non-Res	MKT	90%	45,000	50,625	10,125	38	2	1.13	117
DT-OB-B	Non-Res	CODE	100%	60,000	75,000	15,000	51	3	1.25	174

SUMMARY OF PROJECT PROTOTYPES					CURRENT MAX ZONING						NEW BASE (LOW)					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-OB-B	Non-Res	CODE	95%	60,000	71,250	14,250	51	3	1.19	165	35,625	7,125	51	3	0.59	83
DT-OB-B	Non-Res	CODE	90%	60,000	67,500	13,500	51	3	1.13	157	33,750	6,750	51	3	0.56	78
DT-OB-B	Non-Res	CODE	85%	60,000	60,000	12,750	38	2	1.00	141	31,875	6,375	51	3	0.53	74
DT-OB-B	Non-Res	MKT	100%	60,000	75,000	15,000	51	3	1.25	174	37,500	7,500	51	3	0.63	87
DT-OB-B	Non-Res	MKT	95%	60,000	71,250	14,250	51	3	1.19	165	35,625	7,125	51	3	0.59	83
DT-OB-B	Non-Res	MKT	90%	60,000	67,500	13,500	51	3	1.13	157	33,750	6,750	51	3	0.56	78
DT-OB-B	Non-Res	CODE	100%	75,000	93,750	18,750	64	4	1.25	218	46,875	9,375	38	2	0.63	109
DT-OB-B	Non-Res	CODE	95%	75,000	89,063	17,813	64	4	1.19	207	44,531	8,906	38	2	0.59	103
DT-OB-B	Non-Res	CODE	90%	75,000	80,000	16,875	51	3	1.07	187	42,188	8,438	38	2	0.56	98
DT-OB-B	Non-Res	CODE	85%	75,000	79,688	15,938	51	3	1.06	185	39,844	7,969	51	3	0.53	92
DT-OB-B	Non-Res	MKT	100%	75,000	93,750	18,750	64	4	1.25	218	46,875	9,375	38	2	0.63	109
DT-OB-B	Non-Res	MKT	95%	75,000	89,063	17,813	64	4	1.19	207	44,531	8,906	38	2	0.59	103
DT-OB-B	Non-Res	MKT	90%	75,000	80,000	16,875	51	3	1.07	187	42,188	8,438	38	2	0.56	98
DT-OB-B	Non-Res	CODE	100%	90,000	112,500	22,500	38	2	1.25	261	56,250	11,250	38	2	0.63	131
DT-OB-B	Non-Res	CODE	95%	90,000	106,875	21,375	82	5	1.19	248	53,438	10,688	38	2	0.59	124
DT-OB-B	Non-Res	CODE	90%	90,000	100,000	20,250	64	4	1.11	233	50,625	10,125	38	2	0.56	117
DT-OB-B	Non-Res	CODE	85%	90,000	95,625	19,125	64	4	1.06	222	47,813	9,563	38	2	0.53	111
DT-OB-B	Non-Res	MKT	100%	90,000	112,500	22,500	38	2	1.25	261	56,250	11,250	38	2	0.63	131
DT-OB-B	Non-Res	MKT	95%	90,000	106,875	21,375	82	5	1.19	248	53,438	10,688	38	2	0.59	124
DT-OB-B	Non-Res	MKT	90%	90,000	100,000	20,250	64	4	1.11	233	50,625	10,125	38	2	0.56	117
DT-OB-B	Res	CODE	100%	10,000	44,500	5,000	80	7	4.45	67	43,500	4,000	80	7	4.35	63
DT-OB-B	Res	CODE	95%	10,000	44,250	4,750	80	7	4.43	66	41,800	3,800	80	7	4.18	61
DT-OB-B	Res	CODE	90%	10,000	42,600	4,500	80	7	4.26	64	39,600	3,600	80	7	3.96	58
DT-OB-B	Res	CODE	85%	10,000	43,750	4,250	80	7	4.38	64	36,000	3,400	66	6	3.60	53
DT-OB-B	Res	MKT	100%	10,000	44,500	5,000	80	7	4.45	67	43,500	4,000	80	7	4.35	63
DT-OB-B	Res	MKT	95%	10,000	44,250	4,750	80	7	4.43	66	41,800	3,800	80	7	4.18	61
DT-OB-B	Res	MKT	90%	10,000	42,600	4,500	80	7	4.26	64	39,600	3,600	80	7	3.96	58
DT-OB-B	Res	CODE	100%	25,000	127,000	12,500	80	7	5.08	187	110,000	10,000	80	7	4.40	160
DT-OB-B	Res	CODE	95%	25,000	126,375	11,875	80	7	5.06	185	102,100	9,500	66	6	4.08	149
DT-OB-B	Res	CODE	90%	25,000	123,750	11,250	80	7	4.95	180	99,000	9,000	66	6	3.96	144
DT-OB-B	Res	CODE	85%	25,000	116,875	10,625	80	7	4.68	170	93,500	8,500	66	6	3.74	136
DT-OB-B	Res	MKT	100%	25,000	127,000	12,500	80	7	5.08	187	110,000	10,000	80	7	4.40	160
DT-OB-B	Res	MKT	95%	25,000	126,375	11,875	80	7	5.06	185	102,100	9,500	66	6	4.08	149
DT-OB-B	Res	MKT	90%	25,000	123,750	11,250	80	7	4.95	180	99,000	9,000	66	6	3.96	144
DT-OB-B	Res	CODE	100%	45,000	247,500	22,500	80	7	5.50	360	198,000	18,000	66	6	4.40	288
DT-OB-B	Res	CODE	95%	45,000	226,375	21,375	66	6	5.03	332	188,100	17,100	66	6	4.18	274
DT-OB-B	Res	CODE	90%	45,000	222,750	20,250	66	6	4.95	324	171,200	16,200	56	5	3.80	251
DT-OB-B	Res	CODE	85%	45,000	210,375	19,125	66	6	4.68	306	168,300	15,300	56	5	3.74	245
DT-OB-B	Res	MKT	100%	45,000	247,500	22,500	80	7	5.50	360	198,000	18,000	66	6	4.40	288
DT-OB-B	Res	MKT	95%	45,000	226,375	21,375	66	6	5.03	332	188,100	17,100	66	6	4.18	274

SUMMARY OF PROJECT PROTOTYPES					NEW BASE (HIGH)						PRELIMINARY NEW BASE					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-OB-B	Non-Res	CODE	95%	60,000	53,438	10,688	38	2	0.89	124	71,250	14,250	51	3	1.19	165
DT-OB-B	Non-Res	CODE	90%	60,000	50,625	10,125	38	2	0.84	117	67,500	13,500	51	3	1.13	157
DT-OB-B	Non-Res	CODE	85%	60,000	47,813	9,563	38	2	0.80	111	60,000	12,750	38	2	1.00	141
DT-OB-B	Non-Res	MKT	100%	60,000	56,250	11,250	38	2	0.94	131	75,000	15,000	51	3	1.25	174
DT-OB-B	Non-Res	MKT	95%	60,000	53,438	10,688	38	2	0.89	124	71,250	14,250	51	3	1.19	165
DT-OB-B	Non-Res	MKT	90%	60,000	50,625	10,125	38	2	0.84	117	67,500	13,500	51	3	1.13	157
DT-OB-B	Non-Res	CODE	100%	75,000	70,313	14,063	51	3	0.94	163	93,750	18,750	64	4	1.25	218
DT-OB-B	Non-Res	CODE	95%	75,000	66,797	13,359	51	3	0.89	155	89,063	17,813	64	4	1.19	207
DT-OB-B	Non-Res	CODE	90%	75,000	60,000	12,656	38	2	0.80	141	80,000	16,875	51	3	1.07	187
DT-OB-B	Non-Res	CODE	85%	75,000	59,766	11,953	38	2	0.80	139	79,688	15,938	51	3	1.06	185
DT-OB-B	Non-Res	MKT	100%	75,000	70,313	14,063	51	3	0.94	163	93,750	18,750	64	4	1.25	218
DT-OB-B	Non-Res	MKT	95%	75,000	66,797	13,359	51	3	0.89	155	89,063	17,813	64	4	1.19	207
DT-OB-B	Non-Res	MKT	90%	75,000	60,000	12,656	38	2	0.80	141	80,000	16,875	51	3	1.07	187
DT-OB-B	Non-Res	CODE	100%	90,000	80,000	16,875	51	3	0.89	187	112,500	22,500	38	2	1.25	261
DT-OB-B	Non-Res	CODE	95%	90,000	80,000	16,031	51	3	0.89	186	106,875	21,375	82	5	1.19	248
DT-OB-B	Non-Res	CODE	90%	90,000	75,938	15,188	51	3	0.84	176	100,000	20,250	64	4	1.11	233
DT-OB-B	Non-Res	CODE	85%	90,000	71,719	14,344	51	3	0.80	166	95,625	19,125	64	4	1.06	222
DT-OB-B	Non-Res	MKT	100%	90,000	80,000	16,875	51	3	0.89	187	112,500	22,500	38	2	1.25	261
DT-OB-B	Non-Res	MKT	95%	90,000	80,000	16,031	51	3	0.89	186	106,875	21,375	82	5	1.19	248
DT-OB-B	Non-Res	MKT	90%	90,000	75,938	15,188	51	3	0.84	176	100,000	20,250	64	4	1.11	233
DT-OB-B	Res	CODE	100%	10,000	42,600	4,500	80	7	4.26	64	43,750	4,250	80	7	4.38	64
DT-OB-B	Res	CODE	95%	10,000	43,775	4,275	80	7	4.38	65	43,538	4,038	80	7	4.35	64
DT-OB-B	Res	CODE	90%	10,000	43,550	4,050	80	7	4.36	64	42,075	3,825	80	7	4.21	61
DT-OB-B	Res	CODE	85%	10,000	42,075	3,825	80	7	4.21	61	39,738	3,613	80	7	3.97	58
DT-OB-B	Res	MKT	100%	10,000	42,600	4,500	80	7	4.26	64	43,750	4,250	80	7	4.38	64
DT-OB-B	Res	MKT	95%	10,000	43,775	4,275	80	7	4.38	65	43,538	4,038	80	7	4.35	64
DT-OB-B	Res	MKT	90%	10,000	43,550	4,050	80	7	4.36	64	42,075	3,825	80	7	4.21	61
DT-OB-B	Res	CODE	100%	25,000	123,750	11,250	80	7	4.95	180	116,875	10,625	80	7	4.68	170
DT-OB-B	Res	CODE	95%	25,000	117,563	10,688	80	7	4.70	171	111,031	10,094	80	7	4.44	162
DT-OB-B	Res	CODE	90%	25,000	111,375	10,125	80	7	4.46	162	102,163	9,563	66	6	4.09	149
DT-OB-B	Res	CODE	85%	25,000	102,163	9,563	66	6	4.09	149	99,344	9,031	66	6	3.97	145
DT-OB-B	Res	MKT	100%	25,000	123,750	11,250	80	7	4.95	180	116,875	10,625	80	7	4.68	170
DT-OB-B	Res	MKT	95%	25,000	117,563	10,688	80	7	4.70	171	111,031	10,094	80	7	4.44	162
DT-OB-B	Res	MKT	90%	25,000	111,375	10,125	80	7	4.46	162	102,163	9,563	66	6	4.09	149
DT-OB-B	Res	CODE	100%	45,000	222,750	20,250	66	6	4.95	324	210,375	19,125	66	6	4.68	306
DT-OB-B	Res	CODE	95%	45,000	211,613	19,238	66	6	4.70	308	199,856	18,169	66	6	4.44	291
DT-OB-B	Res	CODE	90%	45,000	200,475	18,225	66	6	4.46	292	189,338	17,213	66	6	4.21	275
DT-OB-B	Res	CODE	85%	45,000	189,338	17,213	66	6	4.21	275	171,256	16,256	56	5	3.81	251
DT-OB-B	Res	MKT	100%	45,000	222,750	20,250	66	6	4.95	324	210,375	19,125	66	6	4.68	306
DT-OB-B	Res	MKT	95%	45,000	211,613	19,238	66	6	4.70	308	199,856	18,169	66	6	4.44	291

SUMMARY OF PROJECT PROTOTYPES					NEW MAX ZONING					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs		
DT-OB-B	Non-Res	CODE	95%	60,000	71,250	14,250	51	3	1.19	165
DT-OB-B	Non-Res	CODE	90%	60,000	67,500	13,500	51	3	1.13	157
DT-OB-B	Non-Res	CODE	85%	60,000	60,000	12,750	38	2	1.00	141
DT-OB-B	Non-Res	MKT	100%	60,000	75,000	15,000	51	3	1.25	174
DT-OB-B	Non-Res	MKT	95%	60,000	71,250	14,250	51	3	1.19	165
DT-OB-B	Non-Res	MKT	90%	60,000	67,500	13,500	51	3	1.13	157
DT-OB-B	Non-Res	CODE	100%	75,000	93,750	18,750	64	4	1.25	218
DT-OB-B	Non-Res	CODE	95%	75,000	89,063	17,813	64	4	1.19	207
DT-OB-B	Non-Res	CODE	90%	75,000	80,000	16,875	51	3	1.07	187
DT-OB-B	Non-Res	CODE	85%	75,000	79,688	15,938	51	3	1.06	185
DT-OB-B	Non-Res	MKT	100%	75,000	93,750	18,750	64	4	1.25	218
DT-OB-B	Non-Res	MKT	95%	75,000	89,063	17,813	64	4	1.19	207
DT-OB-B	Non-Res	MKT	90%	75,000	80,000	16,875	51	3	1.07	187
DT-OB-B	Non-Res	CODE	100%	90,000	112,500	22,500	38	2	1.25	261
DT-OB-B	Non-Res	CODE	95%	90,000	106,875	21,375	82	5	1.19	248
DT-OB-B	Non-Res	CODE	90%	90,000	100,000	20,250	64	4	1.11	233
DT-OB-B	Non-Res	CODE	85%	90,000	95,625	19,125	64	4	1.06	222
DT-OB-B	Non-Res	MKT	100%	90,000	112,500	22,500	38	2	1.25	261
DT-OB-B	Non-Res	MKT	95%	90,000	106,875	21,375	82	5	1.19	248
DT-OB-B	Non-Res	MKT	90%	90,000	100,000	20,250	64	4	1.11	233
DT-OB-B	Res	CODE	100%	10,000	44,500	5,000	80	7	4.45	67
DT-OB-B	Res	CODE	95%	10,000	44,250	4,750	80	7	4.43	66
DT-OB-B	Res	CODE	90%	10,000	42,600	4,500	80	7	4.26	64
DT-OB-B	Res	CODE	85%	10,000	43,750	4,250	80	7	4.38	64
DT-OB-B	Res	MKT	100%	10,000	44,500	5,000	80	7	4.45	67
DT-OB-B	Res	MKT	95%	10,000	44,250	4,750	80	7	4.43	66
DT-OB-B	Res	MKT	90%	10,000	42,600	4,500	80	7	4.26	64
DT-OB-B	Res	CODE	100%	25,000	127,000	12,500	80	7	5.08	187
DT-OB-B	Res	CODE	95%	25,000	126,375	11,875	80	7	5.06	185
DT-OB-B	Res	CODE	90%	25,000	123,750	11,250	80	7	4.95	180
DT-OB-B	Res	CODE	85%	25,000	116,875	10,625	80	7	4.68	170
DT-OB-B	Res	MKT	100%	25,000	127,000	12,500	80	7	5.08	187
DT-OB-B	Res	MKT	95%	25,000	126,375	11,875	80	7	5.06	185
DT-OB-B	Res	MKT	90%	25,000	123,750	11,250	80	7	4.95	180
DT-OB-B	Res	CODE	100%	45,000	247,500	22,500	80	7	5.50	360
DT-OB-B	Res	CODE	95%	45,000	226,375	21,375	66	6	5.03	332
DT-OB-B	Res	CODE	90%	45,000	222,750	20,250	66	6	4.95	324
DT-OB-B	Res	CODE	85%	45,000	210,375	19,125	66	6	4.68	306
DT-OB-B	Res	MKT	100%	45,000	247,500	22,500	80	7	5.50	360
DT-OB-B	Res	MKT	95%	45,000	226,375	21,375	66	6	5.03	332

SUMMARY OF PROJECT PROTOTYPES					CURRENT MAX ZONING						NEW BASE (LOW)					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-OB-B	Res	MKT	90%	45,000	222,750	20,250	66	6	4.95	324	171,200	16,200	56	5	3.80	251
DT-OB-B	Res	CODE	100%	60,000	275,000	25,000	80	7	4.58	400	264,000	24,000	80	7	4.40	384
DT-OB-B	Res	CODE	95%	60,000	260,000	25,000	80	7	4.33	382	250,800	22,800	80	7	4.18	365
DT-OB-B	Res	CODE	90%	60,000	280,000	25,000	80	7	4.67	406	226,600	21,600	66	6	3.78	332
DT-OB-B	Res	CODE	85%	60,000	280,000	25,000	80	7	4.67	406	224,400	20,400	66	6	3.74	326
DT-OB-B	Res	MKT	100%	60,000	275,000	25,000	80	7	4.58	400	264,000	24,000	80	7	4.40	384
DT-OB-B	Res	MKT	95%	60,000	260,000	25,000	80	7	4.33	382	250,800	22,800	80	7	4.18	365
DT-OB-B	Res	MKT	90%	60,000	280,000	25,000	80	7	4.67	406	226,600	21,600	66	6	3.78	332
DT-OB-B	Res	CODE	100%	75,000	280,000	25,000	80	7	3.73	406	275,000	25,000	80	7	3.67	400
DT-OB-B	Res	CODE	95%	75,000	280,000	25,000	80	7	3.73	406	260,000	25,000	80	7	3.47	382
DT-OB-B	Res	CODE	90%	75,000	280,000	25,000	80	7	3.73	406	280,000	25,000	80	7	3.73	406
DT-OB-B	Res	CODE	85%	75,000	280,000	25,000	80	7	3.73	406	280,000	25,000	80	7	3.73	406
DT-OB-B	Res	MKT	100%	75,000	280,000	25,000	80	7	3.73	406	275,000	25,000	80	7	3.67	400
DT-OB-B	Res	MKT	95%	75,000	280,000	25,000	80	7	3.73	406	260,000	25,000	80	7	3.47	382
DT-OB-B	Res	MKT	90%	75,000	280,000	25,000	80	7	3.73	406	280,000	25,000	80	7	3.73	406
DT-OB-B	Res	CODE	100%	90,000	400,000	25,000	80	7	4.44	550	385,000	25,000	80	7	4.28	532
DT-OB-B	Res	CODE	95%	90,000	377,500	25,000	80	7	4.19	523	367,000	25,000	80	7	4.08	510
DT-OB-B	Res	CODE	90%	90,000	405,000	25,000	80	7	4.50	556	349,000	25,000	80	7	3.88	489
DT-OB-B	Res	CODE	85%	90,000	405,000	25,000	80	7	4.50	556	330,000	25,000	66	6	3.67	466
DT-OB-B	Res	MKT	100%	90,000	400,000	25,000	80	7	4.44	550	385,000	25,000	80	7	4.28	532
DT-OB-B	Res	MKT	95%	90,000	377,500	25,000	80	7	4.19	523	367,000	25,000	80	7	4.08	510
DT-OB-B	Res	MKT	90%	90,000	405,000	25,000	80	7	4.50	556	349,000	25,000	80	7	3.88	489
DT-OLB C	Non-Res	CODE	100%	25,000	93,750	18,750	82	5	3.75	218	64,320	14,063	51	3	2.57	152
DT-OLB C	Non-Res	CODE	95%	25,000	81,840	17,813	64	4	3.27	193	64,320	13,359	51	3	2.57	150
DT-OLB C	Non-Res	CODE	90%	25,000	81,840	16,875	64	4	3.27	191	63,281	12,656	51	3	2.53	147
DT-OLB C	Non-Res	CODE	85%	25,000	79,688	15,938	64	4	3.19	185	59,766	11,953	51	3	2.39	139
DT-OLB C	Non-Res	MKT	100%	25,000	93,750	18,750	82	5	3.75	218	64,320	14,063	51	3	2.57	152
DT-OLB C	Non-Res	MKT	95%	25,000	81,840	17,813	64	4	3.27	193	64,320	13,359	51	3	2.57	150
DT-OLB C	Non-Res	MKT	90%	25,000	81,840	16,875	64	4	3.27	191	63,281	12,656	51	3	2.53	147
DT-OLB C	Non-Res	CODE	100%	45,000	160,000	25,000	82	5	3.56	357	126,250	25,000	64	4	2.81	292
DT-OLB C	Non-Res	CODE	95%	45,000	145,200	25,000	64	4	3.23	328	115,200	24,047	51	3	2.56	269
DT-OLB C	Non-Res	CODE	90%	45,000	145,200	25,000	64	4	3.23	328	113,906	22,781	51	3	2.53	264
DT-OLB C	Non-Res	CODE	85%	45,000	139,750	25,000	64	4	3.11	318	107,578	21,516	51	3	2.39	250
DT-OLB C	Non-Res	MKT	100%	45,000	150,000	25,000	82	5	3.33	338	126,250	25,000	64	4	2.81	292
DT-OLB C	Non-Res	MKT	95%	45,000	150,000	25,000	82	5	3.33	338	120,234	24,047	64	4	2.67	279
DT-OLB C	Non-Res	MKT	90%	45,000	146,500	25,000	82	5	3.26	331	106,800	22,781	51	3	2.37	251
DT-OLB C	Non-Res	CODE	100%	60,000	205,000	25,000	64	4	3.42	442	160,000	25,000	51	3	2.67	357
DT-OLB C	Non-Res	CODE	95%	60,000	196,000	25,000	64	4	3.27	425	153,250	25,000	51	3	2.55	344
DT-OLB C	Non-Res	CODE	90%	60,000	175,200	25,000	51	3	2.92	385	146,500	25,000	51	3	2.44	331
DT-OLB C	Non-Res	CODE	85%	60,000	175,200	25,000	51	3	2.92	385	139,750	25,000	51	3	2.33	318

SUMMARY OF PROJECT PROTOTYPES					NEW BASE (HIGH)						PRELIMINARY NEW BASE					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-OB-B	Res	MKT	90%	45,000	200,475	18,225	66	6	4.46	292	189,338	17,213	66	6	4.21	275
DT-OB-B	Res	CODE	100%	60,000	280,000	25,000	80	7	4.67	406	280,000	25,000	80	7	4.67	406
DT-OB-B	Res	CODE	95%	60,000	280,000	25,000	80	7	4.67	406	266,475	24,225	80	7	4.44	388
DT-OB-B	Res	CODE	90%	60,000	267,300	24,300	80	7	4.46	389	252,450	22,950	80	7	4.21	367
DT-OB-B	Res	CODE	85%	60,000	252,450	22,950	80	7	4.21	367	226,675	21,675	66	6	3.78	333
DT-OB-B	Res	MKT	100%	60,000	280,000	25,000	80	7	4.67	406	280,000	25,000	80	7	4.67	406
DT-OB-B	Res	MKT	95%	60,000	280,000	25,000	80	7	4.67	406	266,475	24,225	80	7	4.44	388
DT-OB-B	Res	MKT	90%	60,000	267,300	24,300	80	7	4.46	389	252,450	22,950	80	7	4.21	367
DT-OB-B	Res	CODE	100%	75,000	280,000	25,000	80	7	3.73	406	280,000	25,000	80	7	3.73	406
DT-OB-B	Res	CODE	95%	75,000	280,000	25,000	80	7	3.73	406	277,813	25,000	80	7	3.70	403
DT-OB-B	Res	CODE	90%	75,000	278,750	25,000	80	7	3.72	405	261,875	25,000	80	7	3.49	384
DT-OB-B	Res	CODE	85%	75,000	261,875	25,000	80	7	3.49	384	280,000	25,000	80	7	3.73	406
DT-OB-B	Res	MKT	100%	75,000	280,000	25,000	80	7	3.73	406	280,000	25,000	80	7	3.73	406
DT-OB-B	Res	MKT	95%	75,000	280,000	25,000	80	7	3.73	406	277,813	25,000	80	7	3.70	403
DT-OB-B	Res	MKT	90%	75,000	278,750	25,000	80	7	3.72	405	261,875	25,000	80	7	3.49	384
DT-OB-B	Res	CODE	100%	90,000	405,000	25,000	80	7	4.50	556	405,000	25,000	80	7	4.50	556
DT-OB-B	Res	CODE	95%	90,000	405,000	25,000	80	7	4.50	556	388,375	25,000	80	7	4.32	536
DT-OB-B	Res	CODE	90%	90,000	389,500	25,000	80	7	4.33	537	369,250	25,000	80	7	4.10	513
DT-OB-B	Res	CODE	85%	90,000	369,250	25,000	80	7	4.10	513	350,125	25,000	80	7	3.89	490
DT-OB-B	Res	MKT	100%	90,000	405,000	25,000	80	7	4.50	556	405,000	25,000	80	7	4.50	556
DT-OB-B	Res	MKT	95%	90,000	405,000	25,000	80	7	4.50	556	388,375	25,000	80	7	4.32	536
DT-OB-B	Res	MKT	90%	90,000	389,500	25,000	80	7	4.33	537	369,250	25,000	80	7	4.10	513
DT-OLB C	Non-Res	CODE	100%	25,000	81,840	17,188	64	4	3.27	192	78,125	15,625	64	4	3.13	181
DT-OLB C	Non-Res	CODE	95%	25,000	81,641	16,328	64	4	3.27	189	74,219	14,844	64	4	2.97	172
DT-OLB C	Non-Res	CODE	90%	25,000	77,344	15,469	64	4	3.09	179	64,320	14,063	51	3	2.57	152
DT-OLB C	Non-Res	CODE	85%	25,000	64,320	14,609	51	3	2.57	153	64,320	13,281	51	3	2.57	150
DT-OLB C	Non-Res	MKT	100%	25,000	81,840	17,188	64	4	3.27	192	78,125	15,625	64	4	3.13	181
DT-OLB C	Non-Res	MKT	95%	25,000	81,641	16,328	64	4	3.27	189	74,219	14,844	64	4	2.97	172
DT-OLB C	Non-Res	MKT	90%	25,000	77,344	15,469	64	4	3.09	179	64,320	14,063	51	3	2.57	152
DT-OLB C	Non-Res	CODE	100%	45,000	145,200	25,000	64	4	3.23	328	137,500	25,000	64	4	3.06	314
DT-OLB C	Non-Res	CODE	95%	45,000	142,563	25,000	64	4	3.17	323	131,875	25,000	64	4	2.93	303
DT-OLB C	Non-Res	CODE	90%	45,000	136,375	25,000	64	4	3.03	312	126,250	25,000	64	4	2.81	292
DT-OLB C	Non-Res	CODE	85%	45,000	130,188	25,000	64	4	2.89	300	115,200	23,906	51	3	2.56	269
DT-OLB C	Non-Res	MKT	100%	45,000	148,750	25,000	82	5	3.31	335	137,500	25,000	82	5	3.06	314
DT-OLB C	Non-Res	MKT	95%	45,000	142,563	25,000	82	5	3.17	323	128,400	25,000	64	4	2.85	296
DT-OLB C	Non-Res	MKT	90%	45,000	128,400	25,000	64	4	2.85	296	126,250	25,000	64	4	2.81	292
DT-OLB C	Non-Res	CODE	100%	60,000	175,200	25,000	51	3	2.92	385	175,000	25,000	51	3	2.92	385
DT-OLB C	Non-Res	CODE	95%	60,000	175,200	25,000	51	3	2.92	385	167,500	25,000	51	3	2.79	371
DT-OLB C	Non-Res	CODE	90%	60,000	173,500	25,000	51	3	2.89	382	160,000	25,000	51	3	2.67	357
DT-OLB C	Non-Res	CODE	85%	60,000	165,250	25,000	51	3	2.75	366	152,500	25,000	51	3	2.54	342

SUMMARY OF PROJECT PROTOTYPES					NEW MAX ZONING					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs		
DT-OB-B	Res	MKT	90%	45,000	222,750	20,250	66	6	4.95	324
DT-OB-B	Res	CODE	100%	60,000	275,000	25,000	80	7	4.58	400
DT-OB-B	Res	CODE	95%	60,000	260,000	25,000	80	7	4.33	382
DT-OB-B	Res	CODE	90%	60,000	280,000	25,000	80	7	4.67	406
DT-OB-B	Res	CODE	85%	60,000	280,000	25,000	80	7	4.67	406
DT-OB-B	Res	MKT	100%	60,000	275,000	25,000	80	7	4.58	400
DT-OB-B	Res	MKT	95%	60,000	260,000	25,000	80	7	4.33	382
DT-OB-B	Res	MKT	90%	60,000	280,000	25,000	80	7	4.67	406
DT-OB-B	Res	CODE	100%	75,000	280,000	25,000	80	7	3.73	406
DT-OB-B	Res	CODE	95%	75,000	280,000	25,000	80	7	3.73	406
DT-OB-B	Res	CODE	90%	75,000	280,000	25,000	80	7	3.73	406
DT-OB-B	Res	CODE	85%	75,000	280,000	25,000	80	7	3.73	406
DT-OB-B	Res	MKT	100%	75,000	280,000	25,000	80	7	3.73	406
DT-OB-B	Res	MKT	95%	75,000	280,000	25,000	80	7	3.73	406
DT-OB-B	Res	MKT	90%	75,000	280,000	25,000	80	7	3.73	406
DT-OB-B	Res	CODE	100%	90,000	400,000	25,000	80	7	4.44	550
DT-OB-B	Res	CODE	95%	90,000	377,500	25,000	80	7	4.19	523
DT-OB-B	Res	CODE	90%	90,000	405,000	25,000	80	7	4.50	556
DT-OB-B	Res	CODE	85%	90,000	405,000	25,000	80	7	4.50	556
DT-OB-B	Res	MKT	100%	90,000	400,000	25,000	80	7	4.44	550
DT-OB-B	Res	MKT	95%	90,000	377,500	25,000	80	7	4.19	523
DT-OB-B	Res	MKT	90%	90,000	405,000	25,000	80	7	4.50	556
DT-OLB C	Non-Res	CODE	100%	25,000	151,920	25,000	120	8	6.08	341
DT-OLB C	Non-Res	CODE	95%	25,000	149,980	25,000	120	8	6.00	337
DT-OLB C	Non-Res	CODE	90%	25,000	134,400	25,000	107	7	5.38	308
DT-OLB C	Non-Res	CODE	85%	25,000	134,400	25,000	107	7	5.38	308
DT-OLB C	Non-Res	MKT	100%	25,000	151,920	25,000	120	8	6.08	341
DT-OLB C	Non-Res	MKT	95%	25,000	149,980	25,000	120	8	6.00	337
DT-OLB C	Non-Res	MKT	90%	25,000	134,400	25,000	107	7	5.38	308
DT-OLB C	Non-Res	CODE	100%	45,000	295,000	25,000	176	12	6.56	613
DT-OLB C	Non-Res	CODE	95%	45,000	281,500	25,000	163	11	6.26	587
DT-OLB C	Non-Res	CODE	90%	45,000	265,200	25,000	150	10	5.89	556
DT-OLB C	Non-Res	CODE	85%	45,000	229,200	25,000	120	8	5.09	488
DT-OLB C	Non-Res	MKT	100%	45,000	294,000	25,000	189	13	6.53	611
DT-OLB C	Non-Res	MKT	95%	45,000	276,000	25,000	176	12	6.13	577
DT-OLB C	Non-Res	MKT	90%	45,000	268,000	25,000	176	12	5.96	562
DT-OLB C	Non-Res	CODE	100%	60,000	378,000	25,000	227	16	6.30	771
DT-OLB C	Non-Res	CODE	95%	60,000	360,000	25,000	214	15	6.00	737
DT-OLB C	Non-Res	CODE	90%	60,000	342,000	25,000	201	14	5.70	702
DT-OLB C	Non-Res	CODE	85%	60,000	324,000	25,000	189	13	5.40	668

SUMMARY OF PROJECT PROTOTYPES					CURRENT MAX ZONING						NEW BASE (LOW)					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-OLB C	Non-Res	MKT	100%	60,000	201,600	25,000	64	4	3.36	436	158,400	25,000	51	3	2.64	353
DT-OLB C	Non-Res	MKT	95%	60,000	196,000	25,000	64	4	3.27	425	153,250	25,000	51	3	2.55	344
DT-OLB C	Non-Res	MKT	90%	60,000	187,000	25,000	64	4	3.12	408	146,500	25,000	51	3	2.44	331
DT-OLB C	Non-Res	CODE	100%	75,000	250,000	25,000	64	4	3.33	528	193,750	25,000	51	3	2.58	421
DT-OLB C	Non-Res	CODE	95%	75,000	238,750	25,000	64	4	3.18	506	185,313	25,000	51	3	2.47	405
DT-OLB C	Non-Res	CODE	90%	75,000	227,500	25,000	64	4	3.03	485	176,875	25,000	51	3	2.36	389
DT-OLB C	Non-Res	CODE	85%	75,000	203,600	25,000	51	3	2.71	439	168,438	25,000	51	3	2.25	373
DT-OLB C	Non-Res	MKT	100%	75,000	250,000	25,000	82	5	3.33	528	186,800	25,000	51	3	2.49	407
DT-OLB C	Non-Res	MKT	95%	75,000	230,000	25,000	64	4	3.07	490	185,313	25,000	51	3	2.47	405
DT-OLB C	Non-Res	MKT	90%	75,000	227,500	25,000	64	4	3.03	485	176,875	25,000	51	3	2.36	389
DT-OLB C	Non-Res	CODE	100%	90,000	290,400	25,000	64	4	3.23	604	227,500	25,000	51	3	2.53	485
DT-OLB C	Non-Res	CODE	95%	90,000	281,500	25,000	64	4	3.13	587	217,375	25,000	51	3	2.42	466
DT-OLB C	Non-Res	CODE	90%	90,000	268,000	25,000	64	4	2.98	562	207,250	25,000	51	3	2.30	446
DT-OLB C	Non-Res	CODE	85%	90,000	254,500	25,000	64	4	2.83	536	197,125	25,000	51	3	2.19	427
DT-OLB C	Non-Res	MKT	100%	90,000	295,000	25,000	82	5	3.28	613	213,600	25,000	51	3	2.37	458
DT-OLB C	Non-Res	MKT	95%	90,000	281,500	25,000	82	5	3.13	587	213,600	25,000	51	3	2.37	458
DT-OLB C	Non-Res	MKT	90%	90,000	256,800	25,000	64	4	2.85	540	207,250	25,000	51	3	2.30	446
DT-OLB C	Non-Res	CODE	100%	105,000	340,000	25,000	82	5	3.24	699	261,250	25,000	64	4	2.49	549
DT-OLB C	Non-Res	CODE	95%	105,000	324,250	25,000	82	5	3.09	669	240,000	25,000	51	3	2.29	509
DT-OLB C	Non-Res	CODE	90%	105,000	300,000	25,000	64	4	2.86	623	237,625	25,000	51	3	2.26	504
DT-OLB C	Non-Res	CODE	85%	105,000	292,750	25,000	64	4	2.79	609	225,813	25,000	51	3	2.15	482
DT-OLB C	Non-Res	MKT	100%	105,000	309,600	25,000	82	5	2.95	641	261,250	25,000	64	4	2.49	549
DT-OLB C	Non-Res	MKT	95%	105,000	309,600	25,000	82	5	2.95	641	249,438	25,000	64	4	2.38	526
DT-OLB C	Non-Res	MKT	90%	105,000	308,500	25,000	82	5	2.94	639	223,200	25,000	51	3	2.13	477
DT-OLB C	Res	CODE	100%	25,000	82,500	7,500	66	6	3.30	120	61,875	5,625	56	5	2.48	90
DT-OLB C	Res	CODE	95%	25,000	78,375	7,125	66	6	3.14	114	58,781	5,344	56	5	2.35	86
DT-OLB C	Res	CODE	90%	25,000	74,250	6,750	66	6	2.97	108	55,688	5,063	56	5	2.23	81
DT-OLB C	Res	CODE	85%	25,000	70,125	6,375	66	6	2.81	102	9,781	4,781	46	4	0.39	25
DT-OLB C	Res	MKT	100%	25,000	76,500	7,500	66	6	3.06	113	58,625	5,625	56	5	2.35	86
DT-OLB C	Res	MKT	95%	25,000	76,125	7,125	66	6	3.05	111	58,344	5,344	56	5	2.33	85
DT-OLB C	Res	MKT	90%	25,000	74,250	6,750	66	6	2.97	108	55,688	5,063	56	5	2.23	81
DT-OLB C	Res	CODE	100%	45,000	118,500	13,500	80	7	2.63	180	111,375	10,125	80	7	2.48	162
DT-OLB C	Res	CODE	95%	45,000	117,825	12,825	80	7	2.62	177	105,806	9,619	80	7	2.35	154
DT-OLB C	Res	CODE	90%	45,000	113,650	12,150	80	7	2.53	170	100,238	9,113	80	7	2.23	146
DT-OLB C	Res	CODE	85%	45,000	116,475	11,475	80	7	2.59	172	93,606	8,606	66	6	2.08	136
DT-OLB C	Res	MKT	100%	45,000	98,500	13,500	80	7	2.19	156	95,125	10,125	80	7	2.11	143
DT-OLB C	Res	MKT	95%	45,000	97,825	12,825	80	7	2.17	153	94,619	9,619	80	7	2.10	140
DT-OLB C	Res	MKT	90%	45,000	97,150	12,150	80	7	2.16	151	94,113	9,113	80	7	2.09	138
DT-OLB C	Res	CODE	100%	60,000	198,000	18,000	80	7	3.30	288	118,500	13,500	80	7	1.98	180
DT-OLB C	Res	CODE	95%	60,000	182,100	17,100	66	6	3.04	266	117,825	12,825	80	7	1.96	177

SUMMARY OF PROJECT PROTOTYPES					NEW BASE (HIGH)						PRELIMINARY NEW BASE					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-OLB C	Non-Res	MKT	100%	60,000	190,000	25,000	64	4	3.17	414	158,400	25,000	51	3	2.64	353
DT-OLB C	Non-Res	MKT	95%	60,000	181,750	25,000	64	4	3.03	398	158,400	25,000	51	3	2.64	353
DT-OLB C	Non-Res	MKT	90%	60,000	158,400	25,000	51	3	2.64	353	158,400	25,000	51	3	2.64	353
DT-OLB C	Non-Res	CODE	100%	75,000	231,250	25,000	64	4	3.08	492	203,600	25,000	51	3	2.71	439
DT-OLB C	Non-Res	CODE	95%	75,000	203,600	25,000	51	3	2.71	439	203,125	25,000	51	3	2.71	438
DT-OLB C	Non-Res	CODE	90%	75,000	203,600	25,000	51	3	2.71	439	193,750	25,000	51	3	2.58	421
DT-OLB C	Non-Res	CODE	85%	75,000	200,313	25,000	51	3	2.67	433	184,375	25,000	51	3	2.46	403
DT-OLB C	Non-Res	MKT	100%	75,000	230,000	25,000	64	4	3.07	490	212,500	25,000	64	4	2.83	456
DT-OLB C	Non-Res	MKT	95%	75,000	220,938	25,000	64	4	2.95	472	186,800	25,000	51	3	2.49	407
DT-OLB C	Non-Res	MKT	90%	75,000	210,625	25,000	64	4	2.81	453	186,800	25,000	51	3	2.49	407
DT-OLB C	Non-Res	CODE	100%	90,000	272,500	25,000	64	4	3.03	570	250,000	25,000	64	4	2.78	528
DT-OLB C	Non-Res	CODE	95%	90,000	260,125	25,000	64	4	2.89	547	230,400	25,000	51	3	2.56	490
DT-OLB C	Non-Res	CODE	90%	90,000	230,400	25,000	51	3	2.56	490	227,500	25,000	51	3	2.53	485
DT-OLB C	Non-Res	CODE	85%	90,000	230,400	25,000	51	3	2.56	490	216,250	25,000	51	3	2.40	463
DT-OLB C	Non-Res	MKT	100%	90,000	256,800	25,000	64	4	2.85	540	250,000	25,000	64	4	2.78	528
DT-OLB C	Non-Res	MKT	95%	90,000	256,800	25,000	64	4	2.85	540	238,750	25,000	64	4	2.65	506
DT-OLB C	Non-Res	MKT	90%	90,000	247,750	25,000	64	4	2.75	523	213,600	25,000	51	3	2.37	458
DT-OLB C	Non-Res	CODE	100%	105,000	300,000	25,000	64	4	2.86	623	287,500	25,000	64	4	2.74	599
DT-OLB C	Non-Res	CODE	95%	105,000	299,313	25,000	64	4	2.85	621	274,375	25,000	64	4	2.61	574
DT-OLB C	Non-Res	CODE	90%	105,000	284,875	25,000	64	4	2.71	594	261,250	25,000	64	4	2.49	549
DT-OLB C	Non-Res	CODE	85%	105,000	270,438	25,000	64	4	2.58	566	240,000	25,000	51	3	2.29	509
DT-OLB C	Non-Res	MKT	100%	105,000	309,600	25,000	82	5	2.95	641	287,500	25,000	82	5	2.74	599
DT-OLB C	Non-Res	MKT	95%	105,000	299,313	25,000	82	5	2.85	621	266,400	25,000	64	4	2.54	559
DT-OLB C	Non-Res	MKT	90%	105,000	284,875	25,000	82	5	2.71	594	261,250	25,000	64	4	2.49	549
DT-OLB C	Res	CODE	100%	25,000	75,625	6,875	66	6	3.03	110	63,810	6,250	56	5	2.55	94
DT-OLB C	Res	CODE	95%	25,000	71,844	6,531	66	6	2.87	105	63,498	5,938	56	5	2.54	93
DT-OLB C	Res	CODE	90%	25,000	63,748	6,188	56	5	2.55	94	61,875	5,625	56	5	2.48	90
DT-OLB C	Res	CODE	85%	25,000	63,404	5,844	56	5	2.54	92	58,438	5,313	56	5	2.34	85
DT-OLB C	Res	MKT	100%	25,000	75,625	6,875	66	6	3.03	110	68,750	6,250	66	6	2.75	100
DT-OLB C	Res	MKT	95%	25,000	71,844	6,531	66	6	2.87	105	58,938	5,938	56	5	2.36	87
DT-OLB C	Res	MKT	90%	25,000	68,063	6,188	66	6	2.72	99	58,625	5,625	56	5	2.35	86
DT-OLB C	Res	CODE	100%	45,000	116,125	12,375	80	7	2.58	174	116,250	11,250	80	7	2.58	171
DT-OLB C	Res	CODE	95%	45,000	109,319	11,756	80	7	2.43	164	115,688	10,688	80	7	2.57	169
DT-OLB C	Res	CODE	90%	45,000	116,138	11,138	80	7	2.58	171	111,375	10,125	80	7	2.48	162
DT-OLB C	Res	CODE	85%	45,000	115,519	10,519	80	7	2.57	168	105,188	9,563	80	7	2.34	153
DT-OLB C	Res	MKT	100%	45,000	97,375	12,375	80	7	2.16	152	96,250	11,250	80	7	2.14	147
DT-OLB C	Res	MKT	95%	45,000	96,756	11,756	80	7	2.15	149	95,688	10,688	80	7	2.13	145
DT-OLB C	Res	MKT	90%	45,000	96,138	11,138	80	7	2.14	147	95,125	10,125	80	7	2.11	143
DT-OLB C	Res	CODE	100%	60,000	181,500	16,500	66	6	3.03	264	165,000	15,000	66	6	2.75	240
DT-OLB C	Res	CODE	95%	60,000	172,425	15,675	66	6	2.87	251	119,250	14,250	80	7	1.99	183

SUMMARY OF PROJECT PROTOTYPES					NEW MAX ZONING					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs		
DT-OLB C	Non-Res	MKT	100%	60,000	385,000	25,000	253	18	6.42	784
DT-OLB C	Non-Res	MKT	95%	60,000	367,000	25,000	240	17	6.12	750
DT-OLB C	Non-Res	MKT	90%	60,000	349,000	25,000	227	16	5.82	716
DT-OLB C	Non-Res	CODE	100%	75,000	468,000	25,000	313	21	6.24	942
DT-OLB C	Non-Res	CODE	95%	75,000	450,000	25,000	301	20	6.00	908
DT-OLB C	Non-Res	CODE	90%	75,000	430,000	25,000	275	19	5.73	870
DT-OLB C	Non-Res	CODE	85%	75,000	407,500	25,000	253	18	5.43	827
DT-OLB C	Non-Res	MKT	100%	75,000	475,000	25,000	339	23	6.33	955
DT-OLB C	Non-Res	MKT	95%	75,000	452,500	25,000	326	22	6.03	912
DT-OLB C	Non-Res	MKT	90%	75,000	424,800	25,000	301	20	5.66	860
DT-OLB C	Non-Res	CODE	100%	90,000	558,000	25,000	377	26	6.20	1,113
DT-OLB C	Non-Res	CODE	95%	90,000	538,000	25,000	365	25	5.98	1,075
DT-OLB C	Non-Res	CODE	90%	90,000	504,000	25,000	339	23	5.60	1,010
DT-OLB C	Non-Res	CODE	85%	90,000	484,000	25,000	326	22	5.38	972
DT-OLB C	Non-Res	MKT	100%	90,000	565,000	25,000	403	28	6.28	1,126
DT-OLB C	Non-Res	MKT	95%	90,000	532,800	25,000	377	26	5.92	1,065
DT-OLB C	Non-Res	MKT	90%	90,000	511,000	25,000	365	25	5.68	1,023
DT-OLB C	Non-Res	CODE	100%	105,000	594,000	25,000	403	28	5.66	1,181
DT-OLB C	Non-Res	CODE	95%	105,000	594,000	25,000	403	28	5.66	1,181
DT-OLB C	Non-Res	CODE	90%	105,000	592,000	25,000	403	28	5.64	1,177
DT-OLB C	Non-Res	CODE	85%	105,000	558,000	25,000	377	26	5.31	1,113
DT-OLB C	Non-Res	MKT	100%	105,000	568,800	25,000	403	28	5.42	1,133
DT-OLB C	Non-Res	MKT	95%	105,000	568,800	25,000	403	28	5.42	1,133
DT-OLB C	Non-Res	MKT	90%	105,000	568,800	25,000	403	28	5.42	1,133
DT-OLB C	Res	CODE	100%	25,000	161,570	15,000	125	11	6.46	236
DT-OLB C	Res	CODE	95%	25,000	156,750	14,250	125	11	6.27	228
DT-OLB C	Res	CODE	90%	25,000	147,920	13,500	111	10	5.92	215
DT-OLB C	Res	CODE	85%	25,000	122,870	12,750	90	8	4.91	183
DT-OLB C	Res	MKT	100%	25,000	164,600	15,000	135	12	6.58	240
DT-OLB C	Res	MKT	95%	25,000	151,700	14,250	125	11	6.07	222
DT-OLB C	Res	MKT	90%	25,000	148,500	13,500	125	11	5.94	216
DT-OLB C	Res	CODE	100%	45,000	295,000	25,000	216	20	6.56	424
DT-OLB C	Res	CODE	95%	45,000	281,500	25,000	206	19	6.26	408
DT-OLB C	Res	CODE	90%	45,000	267,300	24,300	196	18	5.94	389
DT-OLB C	Res	CODE	85%	45,000	252,450	22,950	186	17	5.61	367
DT-OLB C	Res	MKT	100%	45,000	295,000	25,000	236	22	6.56	424
DT-OLB C	Res	MKT	95%	45,000	281,500	25,000	226	21	6.26	408
DT-OLB C	Res	MKT	90%	45,000	267,300	24,300	216	20	5.94	389
DT-OLB C	Res	CODE	100%	60,000	380,850	25,000	295	27	6.35	527
DT-OLB C	Res	CODE	95%	60,000	367,000	25,000	285	26	6.12	510

SUMMARY OF PROJECT PROTOTYPES					CURRENT MAX ZONING						NEW BASE (LOW)					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-OLB C	Res	CODE	90%	60,000	178,200	16,200	66	6	2.97	259	113,650	12,150	80	7	1.89	170
DT-OLB C	Res	CODE	85%	60,000	168,300	15,300	66	6	2.81	245	116,475	11,475	80	7	1.94	172
DT-OLB C	Res	MKT	100%	60,000	183,000	18,000	80	7	3.05	270	98,500	13,500	80	7	1.64	156
DT-OLB C	Res	MKT	95%	60,000	182,100	17,100	80	7	3.04	266	97,825	12,825	80	7	1.63	153
DT-OLB C	Res	MKT	90%	60,000	178,200	16,200	80	7	2.97	259	97,150	12,150	80	7	1.62	151
DT-OLB C	Res	CODE	100%	75,000	207,500	22,500	80	7	2.77	312	181,875	16,875	66	6	2.43	266
DT-OLB C	Res	CODE	95%	75,000	226,375	21,375	80	7	3.02	332	176,344	16,031	66	6	2.35	257
DT-OLB C	Res	CODE	90%	75,000	222,750	20,250	80	7	2.97	324	167,063	15,188	66	6	2.23	243
DT-OLB C	Res	CODE	85%	75,000	210,375	19,125	80	7	2.81	306	119,344	14,344	80	7	1.59	183
DT-OLB C	Res	MKT	100%	75,000	187,500	22,500	80	7	2.50	288	181,875	16,875	80	7	2.43	266
DT-OLB C	Res	MKT	95%	75,000	186,375	21,375	80	7	2.49	284	176,344	16,031	80	7	2.35	257
DT-OLB C	Res	MKT	90%	75,000	185,250	20,250	80	7	2.47	279	167,063	15,188	80	7	2.23	243
DT-OLB C	Res	CODE	100%	90,000	230,000	25,000	80	7	2.56	346	222,750	20,250	80	7	2.48	324
DT-OLB C	Res	CODE	95%	90,000	230,000	25,000	80	7	2.56	346	211,613	19,238	80	7	2.35	308
DT-OLB C	Res	CODE	90%	90,000	227,300	24,300	80	7	2.53	341	200,475	18,225	80	7	2.23	292
DT-OLB C	Res	CODE	85%	90,000	212,450	22,950	80	7	2.36	319	182,213	17,213	66	6	2.02	267
DT-OLB C	Res	MKT	100%	90,000	190,000	25,000	80	7	2.11	298	185,250	20,250	80	7	2.06	279
DT-OLB C	Res	MKT	95%	90,000	190,000	25,000	80	7	2.11	298	184,238	19,238	80	7	2.05	275
DT-OLB C	Res	MKT	90%	90,000	189,300	24,300	80	7	2.10	295	183,225	18,225	80	7	2.04	271
DT-OLB C	Res	CODE	100%	105,000	330,000	25,000	80	7	3.14	466	219,875	23,625	80	7	2.09	330
DT-OLB C	Res	CODE	95%	105,000	324,250	25,000	80	7	3.09	459	227,444	22,444	80	7	2.17	336
DT-OLB C	Res	CODE	90%	105,000	230,000	25,000	80	7	2.19	346	226,263	21,263	80	7	2.15	331
DT-OLB C	Res	CODE	85%	105,000	230,000	25,000	80	7	2.19	346	220,894	20,081	80	7	2.10	321
DT-OLB C	Res	MKT	100%	105,000	270,000	25,000	80	7	2.57	394	188,625	23,625	80	7	1.80	293
DT-OLB C	Res	MKT	95%	105,000	270,000	25,000	80	7	2.57	394	187,444	22,444	80	7	1.79	288
DT-OLB C	Res	MKT	90%	105,000	190,000	25,000	80	7	1.81	298	186,263	21,263	80	7	1.77	283
DT-OLB S	Non-Res	CODE	100%	25,000	93,750	18,750	82	5	3.75	218	64,320	14,063	51	3	2.57	152
DT-OLB S	Non-Res	CODE	95%	25,000	81,840	17,813	64	4	3.27	193	64,320	13,359	51	3	2.57	150
DT-OLB S	Non-Res	CODE	90%	25,000	81,840	16,875	64	4	3.27	191	63,281	12,656	51	3	2.53	147
DT-OLB S	Non-Res	CODE	85%	25,000	79,688	15,938	64	4	3.19	185	59,766	11,953	51	3	2.39	139
DT-OLB S	Non-Res	MKT	100%	25,000	93,750	18,750	82	5	3.75	218	64,320	14,063	51	3	2.57	152
DT-OLB S	Non-Res	MKT	95%	25,000	81,840	17,813	64	4	3.27	193	64,320	13,359	51	3	2.57	150
DT-OLB S	Non-Res	MKT	90%	25,000	81,840	16,875	64	4	3.27	191	63,281	12,656	51	3	2.53	147
DT-OLB S	Non-Res	CODE	100%	45,000	160,000	25,000	82	5	3.56	357	126,250	25,000	64	4	2.81	292
DT-OLB S	Non-Res	CODE	95%	45,000	145,200	25,000	64	4	3.23	328	115,200	24,047	51	3	2.56	269
DT-OLB S	Non-Res	CODE	90%	45,000	145,200	25,000	64	4	3.23	328	113,906	22,781	51	3	2.53	264
DT-OLB S	Non-Res	CODE	85%	45,000	139,750	25,000	64	4	3.11	318	107,578	21,516	51	3	2.39	250
DT-OLB S	Non-Res	MKT	100%	45,000	150,000	25,000	82	5	3.33	338	126,250	25,000	64	4	2.81	292
DT-OLB S	Non-Res	MKT	95%	45,000	150,000	25,000	82	5	3.33	338	120,234	24,047	64	4	2.67	279
DT-OLB S	Non-Res	MKT	90%	45,000	146,500	25,000	82	5	3.26	331	106,800	22,781	51	3	2.37	251

SUMMARY OF PROJECT PROTOTYPES					NEW BASE (HIGH)						PRELIMINARY NEW BASE					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-OLB C	Res	CODE	90%	60,000	163,350	14,850	66	6	2.72	238	118,500	13,500	80	7	1.98	180
DT-OLB C	Res	CODE	85%	60,000	119,025	14,025	80	7	1.98	182	117,750	12,750	80	7	1.96	177
DT-OLB C	Res	MKT	100%	60,000	181,500	16,500	80	7	3.03	264	165,000	15,000	80	7	2.75	240
DT-OLB C	Res	MKT	95%	60,000	172,425	15,675	80	7	2.87	251	99,250	14,250	80	7	1.65	159
DT-OLB C	Res	MKT	90%	60,000	163,350	14,850	80	7	2.72	238	98,500	13,500	80	7	1.64	156
DT-OLB C	Res	CODE	100%	75,000	225,625	20,625	80	7	3.01	329	206,250	18,750	80	7	2.75	300
DT-OLB C	Res	CODE	95%	75,000	215,531	19,594	80	7	2.87	314	195,938	17,813	80	7	2.61	285
DT-OLB C	Res	CODE	90%	75,000	204,188	18,563	80	7	2.72	297	181,875	16,875	66	6	2.43	266
DT-OLB C	Res	CODE	85%	75,000	182,531	17,531	66	6	2.43	268	175,313	15,938	66	6	2.34	255
DT-OLB C	Res	MKT	100%	75,000	185,625	20,625	80	7	2.48	281	183,750	18,750	80	7	2.45	273
DT-OLB C	Res	MKT	95%	75,000	184,594	19,594	80	7	2.46	276	182,813	17,813	80	7	2.44	269
DT-OLB C	Res	MKT	90%	75,000	183,563	18,563	80	7	2.45	272	181,875	16,875	80	7	2.43	266
DT-OLB C	Res	CODE	100%	90,000	229,750	24,750	80	7	2.55	345	207,500	22,500	80	7	2.31	312
DT-OLB C	Res	CODE	95%	90,000	218,638	23,513	80	7	2.43	328	226,375	21,375	80	7	2.52	332
DT-OLB C	Res	CODE	90%	90,000	227,275	22,275	80	7	2.53	335	222,750	20,250	80	7	2.48	324
DT-OLB C	Res	CODE	85%	90,000	226,038	21,038	80	7	2.51	330	210,375	19,125	80	7	2.34	306
DT-OLB C	Res	MKT	100%	90,000	189,750	24,750	80	7	2.11	297	187,500	22,500	80	7	2.08	288
DT-OLB C	Res	MKT	95%	90,000	188,513	23,513	80	7	2.09	292	186,375	21,375	80	7	2.07	284
DT-OLB C	Res	MKT	90%	90,000	187,275	22,275	80	7	2.08	287	185,250	20,250	80	7	2.06	279
DT-OLB C	Res	CODE	100%	105,000	230,000	25,000	80	7	2.19	346	230,000	25,000	80	7	2.19	346
DT-OLB C	Res	CODE	95%	105,000	230,000	25,000	80	7	2.19	346	229,938	24,938	80	7	2.19	346
DT-OLB C	Res	CODE	90%	105,000	230,000	25,000	80	7	2.19	346	219,875	23,625	80	7	2.09	330
DT-OLB C	Res	CODE	85%	105,000	229,544	24,544	80	7	2.19	344	227,313	22,313	80	7	2.16	335
DT-OLB C	Res	MKT	100%	105,000	190,000	25,000	80	7	1.81	298	190,000	25,000	80	7	1.81	298
DT-OLB C	Res	MKT	95%	105,000	190,000	25,000	80	7	1.81	298	189,938	24,938	80	7	1.81	298
DT-OLB C	Res	MKT	90%	105,000	190,000	25,000	80	7	1.81	298	188,625	23,625	80	7	1.80	293
DT-OLB S	Non-Res	CODE	100%	25,000	81,840	17,188	64	4	3.27	192	78,125	15,625	64	4	3.13	181
DT-OLB S	Non-Res	CODE	95%	25,000	81,641	16,328	64	4	3.27	189	74,219	14,844	64	4	2.97	172
DT-OLB S	Non-Res	CODE	90%	25,000	77,344	15,469	64	4	3.09	179	64,320	14,063	51	3	2.57	152
DT-OLB S	Non-Res	CODE	85%	25,000	64,320	14,609	51	3	2.57	153	64,320	13,281	51	3	2.57	150
DT-OLB S	Non-Res	MKT	100%	25,000	81,840	17,188	64	4	3.27	192	78,125	15,625	64	4	3.13	181
DT-OLB S	Non-Res	MKT	95%	25,000	81,641	16,328	64	4	3.27	189	74,219	14,844	64	4	2.97	172
DT-OLB S	Non-Res	MKT	90%	25,000	77,344	15,469	64	4	3.09	179	64,320	14,063	51	3	2.57	152
DT-OLB S	Non-Res	CODE	100%	45,000	145,200	25,000	64	4	3.23	328	137,500	25,000	64	4	3.06	314
DT-OLB S	Non-Res	CODE	95%	45,000	142,563	25,000	64	4	3.17	323	131,875	25,000	64	4	2.93	303
DT-OLB S	Non-Res	CODE	90%	45,000	136,375	25,000	64	4	3.03	312	126,250	25,000	64	4	2.81	292
DT-OLB S	Non-Res	CODE	85%	45,000	130,188	25,000	64	4	2.89	300	115,200	23,906	51	3	2.56	269
DT-OLB S	Non-Res	MKT	100%	45,000	148,750	25,000	82	5	3.31	335	137,500	25,000	82	5	3.06	314
DT-OLB S	Non-Res	MKT	95%	45,000	142,563	25,000	82	5	3.17	323	128,400	25,000	64	4	2.85	296
DT-OLB S	Non-Res	MKT	90%	45,000	128,400	25,000	64	4	2.85	296	126,250	25,000	64	4	2.81	292

SUMMARY OF PROJECT PROTOTYPES					NEW MAX ZONING					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs		
DT-OLB C	Res	CODE	90%	60,000	344,400	25,000	264	24	5.74	483
DT-OLB C	Res	CODE	85%	60,000	331,000	25,000	254	23	5.52	467
DT-OLB C	Res	MKT	100%	60,000	381,150	25,000	315	29	6.35	527
DT-OLB C	Res	MKT	95%	60,000	367,000	25,000	305	28	6.12	510
DT-OLB C	Res	MKT	90%	60,000	344,700	25,000	285	26	5.75	484
DT-OLB C	Res	CODE	100%	75,000	475,000	25,000	386	35	6.33	640
DT-OLB C	Res	CODE	95%	75,000	452,500	25,000	366	33	6.03	613
DT-OLB C	Res	CODE	90%	75,000	429,450	25,000	346	31	5.73	585
DT-OLB C	Res	CODE	85%	75,000	405,150	25,000	315	29	5.40	556
DT-OLB C	Res	MKT	100%	75,000	466,200	25,000	397	36	6.22	629
DT-OLB C	Res	MKT	95%	75,000	441,900	25,000	376	34	5.89	600
DT-OLB C	Res	MKT	90%	75,000	417,600	25,000	356	32	5.57	571
DT-OLB C	Res	CODE	100%	90,000	502,350	25,000	407	37	5.58	673
DT-OLB C	Res	CODE	95%	90,000	502,350	25,000	407	37	5.58	673
DT-OLB C	Res	CODE	90%	90,000	502,350	25,000	407	37	5.58	673
DT-OLB C	Res	CODE	85%	90,000	478,050	25,000	386	35	5.31	644
DT-OLB C	Res	MKT	100%	90,000	478,350	25,000	407	37	5.32	644
DT-OLB C	Res	MKT	95%	90,000	478,350	25,000	407	37	5.32	644
DT-OLB C	Res	MKT	90%	90,000	478,350	25,000	407	37	5.32	644
DT-OLB C	Res	CODE	100%	105,000	502,350	25,000	407	37	4.78	673
DT-OLB C	Res	CODE	95%	105,000	502,350	25,000	407	37	4.78	673
DT-OLB C	Res	CODE	90%	105,000	502,350	25,000	407	37	4.78	673
DT-OLB C	Res	CODE	85%	105,000	502,350	25,000	407	37	4.78	673
DT-OLB C	Res	MKT	100%	105,000	478,350	25,000	407	37	4.56	644
DT-OLB C	Res	MKT	95%	105,000	478,350	25,000	407	37	4.56	644
DT-OLB C	Res	MKT	90%	105,000	478,350	25,000	407	37	4.56	644
DT-OLB S	Non-Res	CODE	100%	25,000	132,480	25,000	107	7	5.30	304
DT-OLB S	Non-Res	CODE	95%	25,000	126,230	25,000	107	7	5.05	292
DT-OLB S	Non-Res	CODE	90%	25,000	134,400	25,000	107	7	5.38	308
DT-OLB S	Non-Res	CODE	85%	25,000	131,250	25,000	107	7	5.25	302
DT-OLB S	Non-Res	MKT	100%	25,000	132,480	25,000	107	7	5.30	304
DT-OLB S	Non-Res	MKT	95%	25,000	126,230	25,000	107	7	5.05	292
DT-OLB S	Non-Res	MKT	90%	25,000	134,400	25,000	107	7	5.38	308
DT-OLB S	Non-Res	CODE	100%	45,000	229,200	25,000	120	8	5.09	488
DT-OLB S	Non-Res	CODE	95%	45,000	220,750	25,000	120	8	4.91	472
DT-OLB S	Non-Res	CODE	90%	45,000	209,500	25,000	107	7	4.66	451
DT-OLB S	Non-Res	CODE	85%	45,000	211,200	25,000	107	7	4.69	454
DT-OLB S	Non-Res	MKT	100%	45,000	250,000	25,000	163	11	5.56	528
DT-OLB S	Non-Res	MKT	95%	45,000	238,750	25,000	150	10	5.31	506
DT-OLB S	Non-Res	MKT	90%	45,000	204,000	25,000	120	8	4.53	440

SUMMARY OF PROJECT PROTOTYPES					CURRENT MAX ZONING						NEW BASE (LOW)					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-OLB S	Non-Res	CODE	100%	60,000	205,000	25,000	64	4	3.42	442	160,000	25,000	51	3	2.67	357
DT-OLB S	Non-Res	CODE	95%	60,000	196,000	25,000	64	4	3.27	425	153,250	25,000	51	3	2.55	344
DT-OLB S	Non-Res	CODE	90%	60,000	175,200	25,000	51	3	2.92	385	146,500	25,000	51	3	2.44	331
DT-OLB S	Non-Res	CODE	85%	60,000	175,200	25,000	51	3	2.92	385	139,750	25,000	51	3	2.33	318
DT-OLB S	Non-Res	MKT	100%	60,000	201,600	25,000	64	4	3.36	436	158,400	25,000	51	3	2.64	353
DT-OLB S	Non-Res	MKT	95%	60,000	196,000	25,000	64	4	3.27	425	153,250	25,000	51	3	2.55	344
DT-OLB S	Non-Res	MKT	90%	60,000	187,000	25,000	64	4	3.12	408	146,500	25,000	51	3	2.44	331
DT-OLB S	Non-Res	CODE	100%	75,000	250,000	25,000	64	4	3.33	528	193,750	25,000	51	3	2.58	421
DT-OLB S	Non-Res	CODE	95%	75,000	238,750	25,000	64	4	3.18	506	185,313	25,000	51	3	2.47	405
DT-OLB S	Non-Res	CODE	90%	75,000	227,500	25,000	64	4	3.03	485	176,875	25,000	51	3	2.36	389
DT-OLB S	Non-Res	CODE	85%	75,000	203,600	25,000	51	3	2.71	439	168,438	25,000	51	3	2.25	373
DT-OLB S	Non-Res	MKT	100%	75,000	250,000	25,000	82	5	3.33	528	186,800	25,000	51	3	2.49	407
DT-OLB S	Non-Res	MKT	95%	75,000	230,000	25,000	64	4	3.07	490	185,313	25,000	51	3	2.47	405
DT-OLB S	Non-Res	MKT	90%	75,000	227,500	25,000	64	4	3.03	485	176,875	25,000	51	3	2.36	389
DT-OLB S	Non-Res	CODE	100%	90,000	290,400	25,000	64	4	3.23	604	227,500	25,000	51	3	2.53	485
DT-OLB S	Non-Res	CODE	95%	90,000	281,500	25,000	64	4	3.13	587	217,375	25,000	51	3	2.42	466
DT-OLB S	Non-Res	CODE	90%	90,000	268,000	25,000	64	4	2.98	562	207,250	25,000	51	3	2.30	446
DT-OLB S	Non-Res	CODE	85%	90,000	254,500	25,000	64	4	2.83	536	197,125	25,000	51	3	2.19	427
DT-OLB S	Non-Res	MKT	100%	90,000	295,000	25,000	82	5	3.28	613	213,600	25,000	51	3	2.37	458
DT-OLB S	Non-Res	MKT	95%	90,000	281,500	25,000	82	5	3.13	587	213,600	25,000	51	3	2.37	458
DT-OLB S	Non-Res	MKT	90%	90,000	256,800	25,000	64	4	2.85	540	207,250	25,000	51	3	2.30	446
DT-OLB S	Non-Res	CODE	100%	105,000	340,000	25,000	82	5	3.24	699	261,250	25,000	64	4	2.49	549
DT-OLB S	Non-Res	CODE	95%	105,000	324,250	25,000	82	5	3.09	669	240,000	25,000	51	3	2.29	509
DT-OLB S	Non-Res	CODE	90%	105,000	300,000	25,000	64	4	2.86	623	237,625	25,000	51	3	2.26	504
DT-OLB S	Non-Res	CODE	85%	105,000	292,750	25,000	64	4	2.79	609	225,813	25,000	51	3	2.15	482
DT-OLB S	Non-Res	MKT	100%	105,000	309,600	25,000	82	5	2.95	641	261,250	25,000	64	4	2.49	549
DT-OLB S	Non-Res	MKT	95%	105,000	309,600	25,000	82	5	2.95	641	249,438	25,000	64	4	2.38	526
DT-OLB S	Non-Res	MKT	90%	105,000	308,500	25,000	82	5	2.94	639	223,200	25,000	51	3	2.13	477
DT-OLB S	Res	CODE	100%	25,000	82,500	7,500	66	6	3.30	120	61,875	5,625	56	5	2.48	90
DT-OLB S	Res	CODE	95%	25,000	78,375	7,125	66	6	3.14	114	58,781	5,344	56	5	2.35	86
DT-OLB S	Res	CODE	90%	25,000	74,250	6,750	66	6	2.97	108	55,688	5,063	56	5	2.23	81
DT-OLB S	Res	CODE	85%	25,000	70,125	6,375	66	6	2.81	102	9,781	4,781	46	4	0.39	25
DT-OLB S	Res	MKT	100%	25,000	76,500	7,500	66	6	3.06	113	58,625	5,625	56	5	2.35	86
DT-OLB S	Res	MKT	95%	25,000	76,125	7,125	66	6	3.05	111	58,344	5,344	56	5	2.33	85
DT-OLB S	Res	MKT	90%	25,000	74,250	6,750	66	6	2.97	108	55,688	5,063	56	5	2.23	81
DT-OLB S	Res	CODE	100%	45,000	118,500	13,500	80	7	2.63	180	111,375	10,125	80	7	2.48	162
DT-OLB S	Res	CODE	95%	45,000	117,825	12,825	80	7	2.62	177	105,806	9,619	80	7	2.35	154
DT-OLB S	Res	CODE	90%	45,000	113,650	12,150	80	7	2.53	170	100,238	9,113	80	7	2.23	146
DT-OLB S	Res	CODE	85%	45,000	116,475	11,475	80	7	2.59	172	93,606	8,606	66	6	2.08	136
DT-OLB S	Res	MKT	100%	45,000	98,500	13,500	80	7	2.19	156	95,125	10,125	80	7	2.11	143

SUMMARY OF PROJECT PROTOTYPES					NEW BASE (HIGH)						PRELIMINARY NEW BASE					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-OLB S	Non-Res	CODE	100%	60,000	175,200	25,000	51	3	2.92	385	175,000	25,000	51	3	2.92	385
DT-OLB S	Non-Res	CODE	95%	60,000	175,200	25,000	51	3	2.92	385	167,500	25,000	51	3	2.79	371
DT-OLB S	Non-Res	CODE	90%	60,000	173,500	25,000	51	3	2.89	382	160,000	25,000	51	3	2.67	357
DT-OLB S	Non-Res	CODE	85%	60,000	165,250	25,000	51	3	2.75	366	152,500	25,000	51	3	2.54	342
DT-OLB S	Non-Res	MKT	100%	60,000	190,000	25,000	64	4	3.17	414	158,400	25,000	51	3	2.64	353
DT-OLB S	Non-Res	MKT	95%	60,000	181,750	25,000	64	4	3.03	398	158,400	25,000	51	3	2.64	353
DT-OLB S	Non-Res	MKT	90%	60,000	158,400	25,000	51	3	2.64	353	158,400	25,000	51	3	2.64	353
DT-OLB S	Non-Res	CODE	100%	75,000	231,250	25,000	64	4	3.08	492	203,600	25,000	51	3	2.71	439
DT-OLB S	Non-Res	CODE	95%	75,000	203,600	25,000	51	3	2.71	439	203,125	25,000	51	3	2.71	438
DT-OLB S	Non-Res	CODE	90%	75,000	203,600	25,000	51	3	2.71	439	193,750	25,000	51	3	2.58	421
DT-OLB S	Non-Res	CODE	85%	75,000	200,313	25,000	51	3	2.67	433	184,375	25,000	51	3	2.46	403
DT-OLB S	Non-Res	MKT	100%	75,000	230,000	25,000	64	4	3.07	490	212,500	25,000	64	4	2.83	456
DT-OLB S	Non-Res	MKT	95%	75,000	220,938	25,000	64	4	2.95	472	186,800	25,000	51	3	2.49	407
DT-OLB S	Non-Res	MKT	90%	75,000	210,625	25,000	64	4	2.81	453	186,800	25,000	51	3	2.49	407
DT-OLB S	Non-Res	CODE	100%	90,000	272,500	25,000	64	4	3.03	570	250,000	25,000	64	4	2.78	528
DT-OLB S	Non-Res	CODE	95%	90,000	260,125	25,000	64	4	2.89	547	230,400	25,000	51	3	2.56	490
DT-OLB S	Non-Res	CODE	90%	90,000	230,400	25,000	51	3	2.56	490	227,500	25,000	51	3	2.53	485
DT-OLB S	Non-Res	CODE	85%	90,000	230,400	25,000	51	3	2.56	490	216,250	25,000	51	3	2.40	463
DT-OLB S	Non-Res	MKT	100%	90,000	256,800	25,000	64	4	2.85	540	250,000	25,000	64	4	2.78	528
DT-OLB S	Non-Res	MKT	95%	90,000	256,800	25,000	64	4	2.85	540	238,750	25,000	64	4	2.65	506
DT-OLB S	Non-Res	MKT	90%	90,000	247,750	25,000	64	4	2.75	523	213,600	25,000	51	3	2.37	458
DT-OLB S	Non-Res	CODE	100%	105,000	300,000	25,000	64	4	2.86	623	287,500	25,000	64	4	2.74	599
DT-OLB S	Non-Res	CODE	95%	105,000	299,313	25,000	64	4	2.85	621	274,375	25,000	64	4	2.61	574
DT-OLB S	Non-Res	CODE	90%	105,000	284,875	25,000	64	4	2.71	594	261,250	25,000	64	4	2.49	549
DT-OLB S	Non-Res	CODE	85%	105,000	270,438	25,000	64	4	2.58	566	240,000	25,000	51	3	2.29	509
DT-OLB S	Non-Res	MKT	100%	105,000	309,600	25,000	82	5	2.95	641	287,500	25,000	82	5	2.74	599
DT-OLB S	Non-Res	MKT	95%	105,000	299,313	25,000	82	5	2.85	621	266,400	25,000	64	4	2.54	559
DT-OLB S	Non-Res	MKT	90%	105,000	284,875	25,000	82	5	2.71	594	261,250	25,000	64	4	2.49	549
DT-OLB S	Res	CODE	100%	25,000	75,625	6,875	66	6	3.03	110	63,810	6,250	56	5	2.55	94
DT-OLB S	Res	CODE	95%	25,000	71,844	6,531	66	6	2.87	105	63,498	5,938	56	5	2.54	93
DT-OLB S	Res	CODE	90%	25,000	63,748	6,188	56	5	2.55	94	61,875	5,625	56	5	2.48	90
DT-OLB S	Res	CODE	85%	25,000	63,404	5,844	56	5	2.54	92	58,438	5,313	56	5	2.34	85
DT-OLB S	Res	MKT	100%	25,000	75,625	6,875	66	6	3.03	110	68,750	6,250	66	6	2.75	100
DT-OLB S	Res	MKT	95%	25,000	71,844	6,531	66	6	2.87	105	58,938	5,938	56	5	2.36	87
DT-OLB S	Res	MKT	90%	25,000	68,063	6,188	66	6	2.72	99	58,625	5,625	56	5	2.35	86
DT-OLB S	Res	CODE	100%	45,000	116,125	12,375	80	7	2.58	174	116,250	11,250	80	7	2.58	171
DT-OLB S	Res	CODE	95%	45,000	109,319	11,756	80	7	2.43	164	115,688	10,688	80	7	2.57	169
DT-OLB S	Res	CODE	90%	45,000	116,138	11,138	80	7	2.58	171	111,375	10,125	80	7	2.48	162
DT-OLB S	Res	CODE	85%	45,000	115,519	10,519	80	7	2.57	168	105,188	9,563	80	7	2.34	153
DT-OLB S	Res	MKT	100%	45,000	97,375	12,375	80	7	2.16	152	96,250	11,250	80	7	2.14	147

SUMMARY OF PROJECT PROTOTYPES					NEW MAX ZONING					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs		
DT-OLB S	Non-Res	CODE	100%	60,000	324,000	25,000	189	13	5.40	668
DT-OLB S	Non-Res	CODE	95%	60,000	306,000	25,000	176	12	5.10	634
DT-OLB S	Non-Res	CODE	90%	60,000	288,000	25,000	163	11	4.80	600
DT-OLB S	Non-Res	CODE	85%	60,000	280,000	25,000	163	11	4.67	585
DT-OLB S	Non-Res	MKT	100%	60,000	316,800	25,000	201	14	5.28	654
DT-OLB S	Non-Res	MKT	95%	60,000	310,000	25,000	201	14	5.17	642
DT-OLB S	Non-Res	MKT	90%	60,000	295,000	25,000	189	13	4.92	613
DT-OLB S	Non-Res	CODE	100%	75,000	395,600	25,000	107	7	5.27	804
DT-OLB S	Non-Res	CODE	95%	75,000	381,250	25,000	107	7	5.08	777
DT-OLB S	Non-Res	CODE	90%	75,000	360,000	25,000	214	15	4.80	737
DT-OLB S	Non-Res	CODE	85%	75,000	342,000	25,000	201	14	4.56	702
DT-OLB S	Non-Res	MKT	100%	75,000	364,000	25,000	120	8	4.85	744
DT-OLB S	Non-Res	MKT	95%	75,000	345,200	25,000	107	7	4.60	708
DT-OLB S	Non-Res	MKT	90%	75,000	334,800	25,000	214	15	4.46	689
DT-OLB S	Non-Res	CODE	100%	90,000	422,400	25,000	107	7	4.69	855
DT-OLB S	Non-Res	CODE	95%	90,000	416,500	25,000	107	7	4.63	844
DT-OLB S	Non-Res	CODE	90%	90,000	422,400	25,000	107	7	4.69	855
DT-OLB S	Non-Res	CODE	85%	90,000	407,500	25,000	107	7	4.53	827
DT-OLB S	Non-Res	MKT	100%	90,000	475,000	25,000	150	10	5.28	955
DT-OLB S	Non-Res	MKT	95%	90,000	408,000	25,000	120	8	4.53	828
DT-OLB S	Non-Res	MKT	90%	90,000	394,000	25,000	120	8	4.38	801
DT-OLB S	Non-Res	CODE	100%	105,000	540,000	25,000	150	10	5.14	1,079
DT-OLB S	Non-Res	CODE	95%	105,000	523,750	25,000	150	10	4.99	1,048
DT-OLB S	Non-Res	CODE	90%	105,000	461,500	25,000	120	8	4.40	929
DT-OLB S	Non-Res	CODE	85%	105,000	432,000	25,000	107	7	4.11	873
DT-OLB S	Non-Res	MKT	100%	105,000	550,000	25,000	176	12	5.24	1,098
DT-OLB S	Non-Res	MKT	95%	105,000	523,750	25,000	163	11	4.99	1,048
DT-OLB S	Non-Res	MKT	90%	105,000	489,600	25,000	150	10	4.66	983
DT-OLB S	Res	CODE	100%	25,000	122,620	12,500	90	8	4.90	182
DT-OLB S	Res	CODE	95%	25,000	121,995	11,875	90	8	4.88	180
DT-OLB S	Res	CODE	90%	25,000	103,850	11,250	80	7	4.15	156
DT-OLB S	Res	CODE	85%	25,000	99,355	10,625	80	7	3.97	149
DT-OLB S	Res	MKT	100%	25,000	137,500	12,500	111	10	5.50	200
DT-OLB S	Res	MKT	95%	25,000	112,875	11,875	90	8	4.52	169
DT-OLB S	Res	MKT	90%	25,000	112,250	11,250	90	8	4.49	166
DT-OLB S	Res	CODE	100%	45,000	244,700	22,500	175	16	5.44	357
DT-OLB S	Res	CODE	95%	45,000	231,425	21,375	165	15	5.14	338
DT-OLB S	Res	CODE	90%	45,000	218,150	20,250	155	14	4.85	318
DT-OLB S	Res	CODE	85%	45,000	204,875	19,125	145	13	4.55	299
DT-OLB S	Res	MKT	100%	45,000	245,000	22,500	196	18	5.44	357

SUMMARY OF PROJECT PROTOTYPES					CURRENT MAX ZONING						NEW BASE (LOW)					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-OLB S	Res	MKT	95%	45,000	97,825	12,825	80	7	2.17	153	94,619	9,619	80	7	2.10	140
DT-OLB S	Res	MKT	90%	45,000	97,150	12,150	80	7	2.16	151	94,113	9,113	80	7	2.09	138
DT-OLB S	Res	CODE	100%	60,000	198,000	18,000	80	7	3.30	288	118,500	13,500	80	7	1.98	180
DT-OLB S	Res	CODE	95%	60,000	182,100	17,100	66	6	3.04	266	117,825	12,825	80	7	1.96	177
DT-OLB S	Res	CODE	90%	60,000	178,200	16,200	66	6	2.97	259	113,650	12,150	80	7	1.89	170
DT-OLB S	Res	CODE	85%	60,000	168,300	15,300	66	6	2.81	245	116,475	11,475	80	7	1.94	172
DT-OLB S	Res	MKT	100%	60,000	183,000	18,000	80	7	3.05	270	98,500	13,500	80	7	1.64	156
DT-OLB S	Res	MKT	95%	60,000	182,100	17,100	80	7	3.04	266	97,825	12,825	80	7	1.63	153
DT-OLB S	Res	MKT	90%	60,000	178,200	16,200	80	7	2.97	259	97,150	12,150	80	7	1.62	151
DT-OLB S	Res	CODE	100%	75,000	207,500	22,500	80	7	2.77	312	181,875	16,875	66	6	2.43	266
DT-OLB S	Res	CODE	95%	75,000	226,375	21,375	80	7	3.02	332	176,344	16,031	66	6	2.35	257
DT-OLB S	Res	CODE	90%	75,000	222,750	20,250	80	7	2.97	324	167,063	15,188	66	6	2.23	243
DT-OLB S	Res	CODE	85%	75,000	210,375	19,125	80	7	2.81	306	119,344	14,344	80	7	1.59	183
DT-OLB S	Res	MKT	100%	75,000	187,500	22,500	80	7	2.50	288	181,875	16,875	80	7	2.43	266
DT-OLB S	Res	MKT	95%	75,000	186,375	21,375	80	7	2.49	284	176,344	16,031	80	7	2.35	257
DT-OLB S	Res	MKT	90%	75,000	185,250	20,250	80	7	2.47	279	167,063	15,188	80	7	2.23	243
DT-OLB S	Res	CODE	100%	90,000	230,000	25,000	80	7	2.56	346	222,750	20,250	80	7	2.48	324
DT-OLB S	Res	CODE	95%	90,000	230,000	25,000	80	7	2.56	346	211,613	19,238	80	7	2.35	308
DT-OLB S	Res	CODE	90%	90,000	227,300	24,300	80	7	2.53	341	200,475	18,225	80	7	2.23	292
DT-OLB S	Res	CODE	85%	90,000	212,450	22,950	80	7	2.36	319	182,213	17,213	66	6	2.02	267
DT-OLB S	Res	MKT	100%	90,000	190,000	25,000	80	7	2.11	298	185,250	20,250	80	7	2.06	279
DT-OLB S	Res	MKT	95%	90,000	190,000	25,000	80	7	2.11	298	184,238	19,238	80	7	2.05	275
DT-OLB S	Res	MKT	90%	90,000	189,300	24,300	80	7	2.10	295	183,225	18,225	80	7	2.04	271
DT-OLB S	Res	CODE	100%	105,000	330,000	25,000	80	7	3.14	466	219,875	23,625	80	7	2.09	330
DT-OLB S	Res	CODE	95%	105,000	324,250	25,000	80	7	3.09	459	227,444	22,444	80	7	2.17	336
DT-OLB S	Res	CODE	90%	105,000	230,000	25,000	80	7	2.19	346	226,263	21,263	80	7	2.15	331
DT-OLB S	Res	CODE	85%	105,000	230,000	25,000	80	7	2.19	346	220,894	20,081	80	7	2.10	321
DT-OLB S	Res	MKT	100%	105,000	270,000	25,000	80	7	2.57	394	188,625	23,625	80	7	1.80	293
DT-OLB S	Res	MKT	95%	105,000	270,000	25,000	80	7	2.57	394	187,444	22,444	80	7	1.79	288
DT-OLB S	Res	MKT	90%	105,000	190,000	25,000	80	7	1.81	298	186,263	21,263	80	7	1.77	283

SUMMARY OF PROJECT PROTOTYPES					NEW BASE (HIGH)						PRELIMINARY NEW BASE					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls	Building GSF		Height		Built FAR	Parking Stalls
		Flr Plate	Intensity		Total	Retail	Feet	Flrs			Total	Retail	Feet	Flrs		
DT-OLB S	Res	MKT	95%	45,000	96,756	11,756	80	7	2.15	149	95,688	10,688	80	7	2.13	145
DT-OLB S	Res	MKT	90%	45,000	96,138	11,138	80	7	2.14	147	95,125	10,125	80	7	2.11	143
DT-OLB S	Res	CODE	100%	60,000	181,500	16,500	66	6	3.03	264	165,000	15,000	66	6	2.75	240
DT-OLB S	Res	CODE	95%	60,000	172,425	15,675	66	6	2.87	251	119,250	14,250	80	7	1.99	183
DT-OLB S	Res	CODE	90%	60,000	163,350	14,850	66	6	2.72	238	118,500	13,500	80	7	1.98	180
DT-OLB S	Res	CODE	85%	60,000	119,025	14,025	80	7	1.98	182	117,750	12,750	80	7	1.96	177
DT-OLB S	Res	MKT	100%	60,000	181,500	16,500	80	7	3.03	264	165,000	15,000	80	7	2.75	240
DT-OLB S	Res	MKT	95%	60,000	172,425	15,675	80	7	2.87	251	99,250	14,250	80	7	1.65	159
DT-OLB S	Res	MKT	90%	60,000	163,350	14,850	80	7	2.72	238	98,500	13,500	80	7	1.64	156
DT-OLB S	Res	CODE	100%	75,000	225,625	20,625	80	7	3.01	329	206,250	18,750	80	7	2.75	300
DT-OLB S	Res	CODE	95%	75,000	215,531	19,594	80	7	2.87	314	195,938	17,813	80	7	2.61	285
DT-OLB S	Res	CODE	90%	75,000	204,188	18,563	80	7	2.72	297	181,875	16,875	66	6	2.43	266
DT-OLB S	Res	CODE	85%	75,000	182,531	17,531	66	6	2.43	268	175,313	15,938	66	6	2.34	255
DT-OLB S	Res	MKT	100%	75,000	185,625	20,625	80	7	2.48	281	183,750	18,750	80	7	2.45	273
DT-OLB S	Res	MKT	95%	75,000	184,594	19,594	80	7	2.46	276	182,813	17,813	80	7	2.44	269
DT-OLB S	Res	MKT	90%	75,000	183,563	18,563	80	7	2.45	272	181,875	16,875	80	7	2.43	266
DT-OLB S	Res	CODE	100%	90,000	229,750	24,750	80	7	2.55	345	207,500	22,500	80	7	2.31	312
DT-OLB S	Res	CODE	95%	90,000	218,638	23,513	80	7	2.43	328	226,375	21,375	80	7	2.52	332
DT-OLB S	Res	CODE	90%	90,000	227,275	22,275	80	7	2.53	335	222,750	20,250	80	7	2.48	324
DT-OLB S	Res	CODE	85%	90,000	226,038	21,038	80	7	2.51	330	210,375	19,125	80	7	2.34	306
DT-OLB S	Res	MKT	100%	90,000	189,750	24,750	80	7	2.11	297	187,500	22,500	80	7	2.08	288
DT-OLB S	Res	MKT	95%	90,000	188,513	23,513	80	7	2.09	292	186,375	21,375	80	7	2.07	284
DT-OLB S	Res	MKT	90%	90,000	187,275	22,275	80	7	2.08	287	185,250	20,250	80	7	2.06	279
DT-OLB S	Res	CODE	100%	105,000	230,000	25,000	80	7	2.19	346	230,000	25,000	80	7	2.19	346
DT-OLB S	Res	CODE	95%	105,000	230,000	25,000	80	7	2.19	346	229,938	24,938	80	7	2.19	346
DT-OLB S	Res	CODE	90%	105,000	230,000	25,000	80	7	2.19	346	219,875	23,625	80	7	2.09	330
DT-OLB S	Res	CODE	85%	105,000	229,544	24,544	80	7	2.19	344	227,313	22,313	80	7	2.16	335
DT-OLB S	Res	MKT	100%	105,000	190,000	25,000	80	7	1.81	298	190,000	25,000	80	7	1.81	298
DT-OLB S	Res	MKT	95%	105,000	190,000	25,000	80	7	1.81	298	189,938	24,938	80	7	1.81	298
DT-OLB S	Res	MKT	90%	105,000	190,000	25,000	80	7	1.81	298	188,625	23,625	80	7	1.80	293

SUMMARY OF PROJECT PROTOTYPES					NEW MAX ZONING					
LU Zone	Use	Prototype		Parcel Size	Building GSF		Height		Built FAR	Parking Stalls
		Fir Plate	Intensity		Total	Retail	Feet	Flrs		
DT-OLB S	Res	MKT	95%	45,000	231,725	21,375	186	17	5.15	338
DT-OLB S	Res	MKT	90%	45,000	218,450	20,250	175	16	4.85	319
DT-OLB S	Res	CODE	100%	60,000	307,950	25,000	226	21	5.13	440
DT-OLB S	Res	CODE	95%	60,000	307,950	25,000	226	21	5.13	440
DT-OLB S	Res	CODE	90%	60,000	295,000	25,000	216	20	4.92	424
DT-OLB S	Res	CODE	85%	60,000	280,000	25,000	206	19	4.67	406
DT-OLB S	Res	MKT	100%	60,000	283,950	25,000	226	21	4.73	411
DT-OLB S	Res	MKT	95%	60,000	283,950	25,000	226	21	4.73	411
DT-OLB S	Res	MKT	90%	60,000	283,950	25,000	226	21	4.73	411
DT-OLB S	Res	CODE	100%	75,000	391,500	25,000	145	13	5.22	540
DT-OLB S	Res	CODE	95%	75,000	307,950	25,000	226	21	4.11	440
DT-OLB S	Res	CODE	90%	75,000	307,950	25,000	226	21	4.11	440
DT-OLB S	Res	CODE	85%	75,000	307,950	25,000	226	21	4.11	440
DT-OLB S	Res	MKT	100%	75,000	392,100	25,000	165	15	5.23	541
DT-OLB S	Res	MKT	95%	75,000	283,950	25,000	226	21	3.79	411
DT-OLB S	Res	MKT	90%	75,000	283,950	25,000	226	21	3.79	411
DT-OLB S	Res	CODE	100%	90,000	464,400	25,000	175	16	5.16	627
DT-OLB S	Res	CODE	95%	90,000	452,500	25,000	175	16	5.03	613
DT-OLB S	Res	CODE	90%	90,000	430,000	25,000	165	15	4.78	586
DT-OLB S	Res	CODE	85%	90,000	407,500	25,000	155	14	4.53	559
DT-OLB S	Res	MKT	100%	90,000	465,000	25,000	196	18	5.17	628
DT-OLB S	Res	MKT	95%	90,000	440,700	25,000	186	17	4.90	599
DT-OLB S	Res	MKT	90%	90,000	416,400	25,000	175	16	4.63	570
DT-OLB S	Res	CODE	100%	105,000	550,000	25,000	216	20	5.24	730
DT-OLB S	Res	CODE	95%	105,000	513,000	25,000	196	18	4.89	686
DT-OLB S	Res	CODE	90%	105,000	488,700	25,000	186	17	4.65	656
DT-OLB S	Res	CODE	85%	105,000	464,400	25,000	175	16	4.42	627
DT-OLB S	Res	MKT	100%	105,000	537,900	25,000	226	21	5.12	715
DT-OLB S	Res	MKT	95%	105,000	513,600	25,000	216	20	4.89	686
DT-OLB S	Res	MKT	90%	105,000	489,300	25,000	206	19	4.66	657

Excerpt from Downtown Livability Draft Land Use Code Amendment

Released on November 17, 2016

See www.bellevuewa.gov/downtown-livability.htm for full draft text.

Draft List of Bonusable Amenities	Bonus Ratios (TBD)	Design Criteria
<p>1. Major Pedestrian Corridor: The Major Pedestrian Corridor located on or in the immediate vicinity of NE 6th Street between Bellevue Way and 112th Avenue NE.</p>		<p>Pedestrian Corridor improvements must comply with the requirements of LUC 20.25A.090.C.1.</p>
<p>2. Outdoor Plaza: A publically accessible, continuous open space, predominantly open from above, and designed to relate to the surrounding urban context. Outdoor plazas prioritize pedestrian use and serve as opportunities to activate the downtown for residents and users.</p>		<ol style="list-style-type: none"> 1. Minimum plaza size is 4,000 square feet with a maximum bonusable area of 20% of the gross lot area. Plazas larger than 10,000 square feet may earn additional bonus points if they are designed in a manner to provide for activities to promote general public assembly. 2. Minimum plaza size may be met through the linking of smaller plaza spaces in a cohesive, logical manner with a strong design narrative. 3. Minimum seating provided shall be 1 linear foot of seating space per 30 square feet of plaza space. 4. A minimum of 20 percent of the area eligible for bonus amenity points in the plaza must be landscaped. 5. Plaza amenities to enhance the users experience must be provided, e.g. art and water elements. 6. Provide physical and visual access to the plaza from the sidewalk and be located within thirty inches of adjacent sidewalk grade. 7. Provide for sense of security to users through well-lit and visible spaces. 8. Must provide directional signage that identifies circulation routes for all users and informs the public that the space is accessible to the public at all times. The signage must be visible from all points of access. The Director shall require signage as provided in the City of Bellevue Transportation Department Design Manual. If the signage requirements are not feasible, the applicant may

Draft List of Bonusable Amenities	Bonus Ratios (TBD)	Design Criteria
		<p>propose an alternative that is consistent with this provision and achieves the design objectives for the building and the site may propose an alternative that is consistent with this provision and achieves the design objectives for the building and the site.</p> <p>9. Plazas must be open to the public at all times.</p> <p>10. Plazas must meet all design criteria for design guidelines for public open spaces.</p>
<p>3. Donation of Park Property: Property which is donated to the City, with no restriction, for park purposes.</p>		<p>1. The need for such property in the location proposed must be consistent with City-adopted policies and plans.</p> <p>2. The minimum size of a donated park parcel is 4,000 square feet.</p> <p>3. Donated park parcels must be located within the Downtown, but need not be contiguous with the site for which development is proposed.</p>
<p>4. Improvement of Public Park Property: Improvements made to City-owned community, neighborhood, and miniparks within the Downtown Subarea.</p>		<p>1. Improvements made to a City-owned community, neighborhood, and mini-park must be consistent with the Downtown Subarea Plan.</p> <p>2. Improvements made to City-owned parks must be constructed by the developer consistent with applicable City plans.</p>
<p>5. Enhanced Streetscape: A continuous space between the back of the curb and the building face which allows internal activities to be externalized or brought out to the sidewalk. This space is provided along the building front and activated by residential patios or stoops, small retail, restaurant, and other commercial entries.</p>		<p>1. Space between back of curb and building face shall meet the minimum sidewalk and landscape dimensions and provide an additional 6-8-foot frontage zone.</p> <p>2. Frontage zone shall contain street furniture, including movable tables and chairs, and may be used for retail and food vendor space.</p> <p>3. Applicant must provide three of the five design standards below:</p> <ul style="list-style-type: none"> a. Additional landscaping such as seasonal pots and plantings. b. Decorative paving. c. Small artistic elements. d. Additional weather protection. e. Other features suggested that assist in activating the space.

Draft List of Bonusable Amenities	Bonus Ratios (TBD)	Design Criteria
		4. Visual access shall be provided into abutting commercial spaces. For residential use this may be provided through a private patio or stoop.
<p>6. Active Recreation Area: An area which provides active recreational facilities for tenants of the development of which it is a part and for the general public. Does not include health or athletic clubs.</p>		<ol style="list-style-type: none"> 1. May not be used for parking or storage. 2. May be located indoors or outdoors. 3. Recreational facilities include, but are not limited to, sport courts, child play areas, climbing wall, open space for play, and dog relief areas. 4. May be fee-for-use but not exclusively by membership. 5. The maximum bonusable area is 1,500 square feet.
<p>7. Enclosed Plaza: A publicly accessible, continuous open space located within a building and covered to provide overhead weather protection while admitting substantial amounts of natural daylight (atrium or galleria). Enclosed Plazas function as a “Third Place”, and are “anchors” of community life and facilitate and foster broader, more creative interaction.</p>		<ol style="list-style-type: none"> 1. Must be open and accessible to the public during the same hours that the building in which it is located is open. 2. Must provide signage to identify the space as open to the public as provided per the Bellevue Transportation Department Design Manual. Must provide directional signage that identifies circulation routes for all users and informs the public that the space is accessible to the public at all times. The signage must be visible from all points of access. If the signage requirements are not feasible, the applicant may propose an alternative that is consistent with this provision and achieves the design objectives for the building and the site may propose an alternative that is consistent with this provision and achieves the design objectives for the building and the site. 3. Must be visually and physically accessible from a publically accessible space. 4. At least 5% of the area must be landscaped. Landscape requirements may be modified if an equal or better result is provided through the use of interesting building materials, art, and architectural features which

Draft List of Bonusable Amenities	Bonus Ratios (TBD)	Design Criteria
		<p>soften and enhance the enclosed plaza area.</p> <p>5. The minimum sitting space shall be 1 linear foot of seating per 30 square feet of enclosed plaza space. More than 50 percent of the seating shall be provided in the form of movable chairs and furniture.</p> <p>6. Minimum horizontal dimension is 20 feet.</p> <p>7. Minimum area is 750 square feet.</p>
<p>8. Alleys with Addresses: Pedestrian oriented ways off the main vehicular street grid that provide an intimate pedestrian experience through a combination of residential, small retail, restaurant, and other commercial entries with meaningful transparency along the frontage building walls. This area does not have a “back of house” feel.</p>		<p>1. Must be open to the public 24 hours a day and 7 days a week.</p> <p>2. May not be enclosed.</p> <p>3. Must provide a finer scaled building design at the pedestrian level to emphasize the pedestrian realm and to provide scale relief from the primary massing.</p> <p>4. Alley frontage must meet guidelines for C Rights-of-Way, Mixed Streets in LUC 20.25A.170.B.</p> <p>5. Residential use must provide a strong connection to the alleyway through the use of patios or stoops.</p> <p>6. Must provide pedestrian scaled lighting.</p> <p>7. Must provide signage to show open to the public and the hours.</p> <p>8. Automobile access and use shall be secondary to pedestrian use and movement.</p> <p>9. Must meet design guidelines at LUC 20.25A.170.C.</p>
<p>9. Free-standing canopies at street corners and transit stops (non-building weather protection)</p>		<p>Location of free standing canopies shall be approved by Transportation Department. Design must be consistent with design adopted through a Transportation Director’s Rule.</p>
<p>10. Pedestrian bridges: Pedestrian bridges over the public right-of-way at previously designated mid-block locations meeting specific design criteria.</p>		<p>This bonus shall apply only to pedestrian bridges meeting the location and design criteria of LUC 20.25A.100.</p>
<p>11. Performing Arts Space: Space containing fixed seating for public assembly for the purpose of</p>		<p>This bonus shall apply only to performing arts spaces that are less than 10,000 square feet.</p>

Draft List of Bonusable Amenities	Bonus Ratios (TBD)	Design Criteria
entertainment or cultural events (live performances only).		
<p>12. Public Art: Any form of permanent artwork that is outdoors and publicly accessible or visible from a public place.</p>		<ol style="list-style-type: none"> 1. Must be located outside in areas open to the general public or visible from adjacent public right-of-way, perimeter sidewalk. or pedestrian way. 2. May be an object or integrated feature of the building’s exterior or other visible infrastructure such as paving, hand railings, walls, seating or other elements visible to the public or in publicly accessible areas. 3. Public art can include murals, sculptures, art elements integrated with infrastructure, and special artist designed lighting. 4. Stand alone or landmark artworks should be at a scale that allows them to be visible at a distance. 5. Value of art to be determined through appraisal accepted by Bellevue Arts Program. 6. Maintenance of the art is the obligation of the owner of that portion of the site where the public art is located for the life of the project. <p>*Measured in units of \$100.00 of appraised value.</p>
<p>13. Water Feature: A fountain, cascade, stream water, sculpture, or reflection pond. The purpose is to serve as a focal point for pedestrian activity.</p>		<ol style="list-style-type: none"> 1. Must be located outside of the building, and be publicly visible and accessible at the main pedestrian entrance to a building, or along a perimeter sidewalk or pedestrian connection. 2. Water must be maintained in a clean and non-contaminated condition. 3. Water must be in motion during daylight hours. <p>*Measured in units of \$100.00 of appraised value, or actual construction cost, whichever is greater.</p>
<p>14. Historic Preservation of Physical Sites/Buildings: Historic and cultural resources are those identified in the</p>		<ol style="list-style-type: none"> 1. Voluntary protection of historic façades or other significant design features when redevelopment occurs.

Draft List of Bonusable Amenities	Bonus Ratios (TBD)	Design Criteria
City's resource inventory, or identified by supplemental study submitted to the City.		
<p>15. Historic and Cultural Resources Documentation: Historic and cultural resources are those identified in the City's resource inventory, or identified by supplemental study submitted to the City.</p>		<ol style="list-style-type: none"> 1. Use plaques and interpretive markers to identify existing and past sites of historic and cultural importance. 2. Space dedicated to collect, preserve, interpret, and exhibit items that document the history of Downtown Bellevue.
<p>16. Neighborhood Serving Uses: Allocation of space for specifically neighborhood serving uses to encourage uses in the Downtown that bolster livability for residents.</p>		<ol style="list-style-type: none"> 1. Up to 5,000 square feet per project are eligible for this bonus, any floor area beyond that limit will not be eligible for amenity bonus points. 2. The floor area delineated for these uses will be required to remain dedicated to Neighborhood Serving Uses for the life of the project. 3. Applicant shall record with King County Recorder's Office or its successor agency a binding document allocating those spaces only for neighborhood serving uses for the life of the building. 4. No other uses shall be approved for future tenancy in those spaces if they are not consistent with the uses outlined in the definition of Neighborhood Serving Uses in LUC 20.25A.020.A. 5. Tenant spaces must remain open to the public and may not require fees or admissions to enter. 6. Spaces must provide visual access from the street.
<p>17. Sustainability Certification: The City has a vested interest in supporting sustainable building practices and provides amenity bonus points commensurate with the level of sustainability provided in each building. Bonus FAR will be earned according to the level of rating applicant completes.</p> <ol style="list-style-type: none"> 1. Living Building Challenge: Full Certification or Petal Certification for Net Zero Energy. 2. LEED Platinum. 		<ol style="list-style-type: none"> 1. Buildings shall meet minimum criteria for LEED or Living Building Challenge certification in chosen category. 2. A performance bond equivalent to the value of the bonus shall be provided to the City by the developer. In the event the project does not achieve the planned rating, all or part of the money shall be used for environmental improvements identified by the City.

Draft List of Bonusable Amenities	Bonus Ratios (TBD)	Design Criteria
<p>18. Flexible Amenity: This line item envisions the applicant having a grand vision that will substantively increase livability in the Downtown and have a public benefit. Credit will be determined depending on the request and the alignment of the proposal with the City's Comprehensive Plan.</p>	<p>Values for this amenity will be set through the Development Agreement Process.</p>	<ol style="list-style-type: none"> 1. Bonus proposal must be approved by City Council through the Development Agreement process. 2. Proposed bonus must have merit and value to the community. 3. Proposed bonus must be outside of the anticipated amenity bonus structure. 4. Proposed bonus shall not be in conflict with existing Land Use Code regulations.

DRAFT

Staff's Proposed Structure for Downtown Incentive Zoning System

(Comments noted from Planning Commission review on June 8, 2016 and City Council review on June 20, 2016)

EXECUTIVE SUMMARY

As noted in the Downtown Livability CAC's Final Report, the Amenity Incentive System has been a key tool for achieving the Downtown vision. The system allows for buildings to earn "bonus" intensity (FAR) and height in return for providing public amenities that mitigate building in a dense urban environment. However, over time the system no longer is grounded in current market economics and has not been modified to fit Downtown's evolving state. The CAC concluded that the system should be updated to focus on factors that will make Downtown more livable, and that the update should ensure that the system is feasible and acts as a real incentive.

To help focus the update and align with Council thinking, a joint workshop between the City Council and the Planning Commission took place in November 2015. This resulted in a set of Council Principles to guide the update. The staff-proposed approach to updating the incentive system is grounded both in the CAC findings and the guidance provided by the Council Principles. The update will be presented in two parts:

- Part 1, the focus of the current proposal, is the proposed **structure** of the new incentive system. This includes identifying what should be incentivized vs. required, the "stacking" of various bonus features, and factoring in elements such as an option for fee-in-lieu payments and periodic review of the system.
- Part 2 is **market calibration of the proposed incentive system**. Once there is clear direction on the structure of the updated system, economic modeling is performed to identify the market value of the incentives and how they translate into increments of bonus FAR and height. A calibration proposal is set to be presented in July, and will be guided by the direction on the structure of the new system.

Following are the key points proposed for the structure of the updated system. Each point is associated with the relevant Council Principles that provide guidance for the update. Further details about the complete system follow this Executive Summary.

The overall approach attempts to update, streamline, and focus the incentives on those most important to promoting Downtown livability. It differentiates incentives from basic Code requirements, and seeks to ensure that the resulting system acts as a real market incentive.

Proposed Approach to Downtown Incentive Zoning Structure	Relevant Incentive Zoning Council Principles
<p>1. Update and clarify what is a Code requirement vs. an incentive, adjusting the basic FAR accordingly.</p>	<p><i>Council Principle #4. Recognize that incentive zoning is one part of the broader Downtown land use code, and will work together with development standards, design guidelines and other code elements to collectively address impacts of development and ensure Downtown is a great place for people.</i></p> <p><i>Council Principle #5. Simplify and streamline the incentive system with a clear structure and desired outcomes. This includes narrowing the list of incentives by mandating appropriate elements, incentivizing what would not otherwise happen, and increasing the base FAR to account for any current incentive that is converted to a mandate.</i></p>
<p>2. Remove features that are no longer real incentives (structured parking, residential) and adjust the basic FAR accordingly.</p> <div data-bbox="188 1073 907 1631" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Planning Commission and Council Comments</p> <ul style="list-style-type: none"> • The Commission wanted to ensure that staff’s suggestion to withdraw “residential use” as a bonusable amenity with an associated increase to the base FAR is fully assessed, including how it might affect project economics and the amount of residential development produced compared with residential remaining bonusable. • The Commission wanted to ensure that staff’s suggestion to withdraw parking as a bonusable amenity with an associated increase to the base FAR is fully assessed, including how it would affect project economics and how it might impact the development of parking (above vs. below grade and amount). It was suggested by a Councilmember to explore mandating underground parking while also adjusting the base FAR upwards. </div>	<p><i>Council Principle #5. Simplify and streamline the incentive system with a clear structure and desired outcomes. This includes narrowing the list of incentives by mandating appropriate elements, incentivizing what would not otherwise happen, and increasing the base FAR to account for any current incentive that is converted to a mandate.</i></p> <p><i>Council Principle #7. Design the amenity incentive system to act as a real incentive for developers, and ensure that modifications to the incentive system don’t effectively result in a downzoning of land, in particular for current incentives converted to mandates.</i></p>
<p>3. Create additional lift/value for the incentive system by incorporating proposed increases in FAR/height into the system. This will create an additional value for public amenities.</p>	<p><i>Council Principle #8. Ensure that participation in the updated incentive system is required for any increases to currently permitted maximum density (FAR) and/or height.</i></p>

Proposed Approach to Downtown Incentive Zoning Structure	Relevant Incentive Zoning Council Principles
<p>4. Adjust the FAR exemption to include up to 1.0 exempt FAR for an affordable housing incentive program, as a major incentive for achieving such.</p> <div data-bbox="188 457 907 800" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Planning Commission and Council Comments</p> <ul style="list-style-type: none"> • A commissioner recommended to explore an option where the affordable housing incentive is included with the rest of the bonusable amenities, and not a new FAR exemption. • Council wanted to acknowledge the work of the City’s recently appointed Affordable Housing Technical Advisory Group with this ongoing work on the Downtown Livability Code Update. </div>	<p><i>Council Principle #1. Focus the system on making Downtown more livable for people. This should include incentivizing public open space, walkability/connectivity, affordable housing in recognition of the City’s broader work on affordable housing, and other amenities that are most important to achieving Downtown livability.</i></p> <p><i>Council Principle #7. Design the amenity incentive system to act as a real incentive for developers, and ensure that modifications to the incentive system don’t effectively result in a downzoning of land, in particular for current incentives converted to mandates.</i></p>
<p>5. Focus remaining bonus FAR on key placemaking and public open space features, walkability, and cultural/community features.</p> <div data-bbox="188 1010 907 1612" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Planning Commission and Council Comments</p> <ul style="list-style-type: none"> • Commissioners wanted to explore a bonusable category for “neighborhood serving uses” with built-in flexibility to include items such as public meeting rooms, child care, and non-profit space as examples. • A Commissioner wanted to explore a new bonus relating to “public safety.” The example given was land dedication or space allowance for a public safety use as part of a development project. A Councilmember desired to have this item further defined. • Commissioners wanted to explore having green building and sustainability added as a bonusable amenities. This might include LEED, Built Green, or Living Building certifications as well as sustainable site features or certifications. A Councilmember wanted to make sure that bonuses in this category would not be given to items the market is likely to produce without an incentive. </div>	<p><i>Council Principle #1. Focus the system on making Downtown more livable for people. This should include incentivizing public open space, walkability/connectivity, affordable housing in recognition of the City’s broader work on affordable housing, and other amenities that are most important to achieving Downtown livability.</i></p> <p><i>Council Principle #2. Be forward-looking and aspirational, reflecting the evolving needs of a 21st century city.</i></p>
<p>6. Utilize the system to promote neighborhood identity, principally by tailoring the nature/type of bonus open space by neighborhood.</p>	<p><i>Council Principle #3. Design the incentive system to help reinforce Downtown neighborhood identity.</i></p>

Proposed Approach to Downtown Incentive Zoning Structure	Relevant Incentive Zoning Council Principles
7. Allow for fee payments in lieu of on-site performance.	<i>Council Principle #10. Provide for a reasonable “fee-in-lieu” alternative to ensure that the amenity incentive system does not unduly hinder development or result in building designs that lack market viability.</i>
8. Provide a Development Agreement option as an “off-ramp” for the bonus system, where a development can show equal or greater value.	<i>Council Principle #11. Consider an “off-ramp” option, with an approval process, providing flexibility for incentivizing elements that were not identified in this update but add equal or greater value.</i>
<p>9. Build in a regular CPI adjustment factor to ensure the system remains current with the market; also conduct periodic (5-7 year) reviews of the system.</p> <div data-bbox="188 835 907 1020" style="border: 1px solid black; padding: 5px;"> <p>Planning Commission and Council Comments</p> <ul style="list-style-type: none"> • Commission would like to ensure that a monitoring system is set up for the updated incentive system to assess performance. </div>	<i>Council Principle #12. Include a mechanism for future periodic updates of the incentive system to address Downtown needs as they change.</i>
10. Promote green/sustainable building through other City mechanisms (e.g. remove barriers, provide technical assistance, marketing and recognition, etc.)	<i>Council Principle #2. Be forward-looking and aspirational, reflecting the evolving needs of a 21st century city.</i>

The above chart presents the conceptual approach to the proposed incentive zoning system update. Staff has attempted to embed the Council Principles in this proposal, as summarized above. Two Council Principles not included above have also been considered in the proposal and analysis of the proposed structure; they are critically important and apply to the entire system as opposed to a single point of the structure. *Council Principle #6 is to ensure the system is consistent with state and federal law, including requirements of nexus and rough proportionality. Council Principle #9 is to consider (and seek to avoid) potential unintended consequences of the update.*

Further details of the proposal follow in the body of this report.

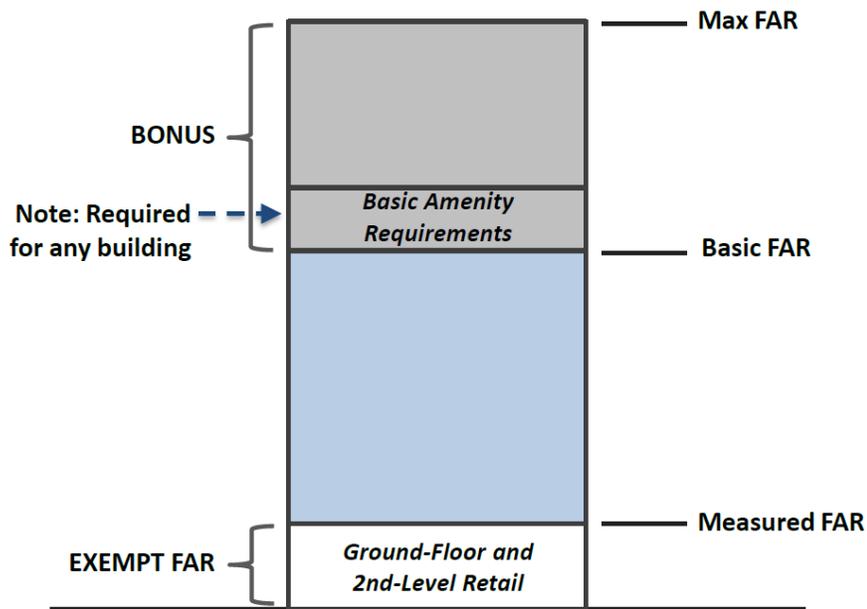
PROPOSED INCENTIVE SYSTEM STRUCTURE

Current Incentive Zoning System

As is shown in the graphic below, the current incentive zoning system is structured as follows:

- The current incentive system includes a *basic* FAR & height and *maximum* FAR & height that vary by Downtown zoning district, but all follow this general structure.
- A development project’s measured FAR provides exemption for ground-floor and 2nd-level retail space meeting specific Code requirements.
- Basic Amenity Requirements are mandatory and ensure that all Downtown development meets at least a minimum threshold. Qualifying basic amenities include: pedestrian-oriented frontage; landscape features; arcades; marquees; awnings; sculpture; water features; active recreation areas; retail food; child care services; plazas; and residential entry courtyards. These “basic” amenities also qualify for bonusable FAR.
- On top of the Basic Amenity Requirements, developments may select from the full list of 23 current amenities to reach maximum FAR and height.

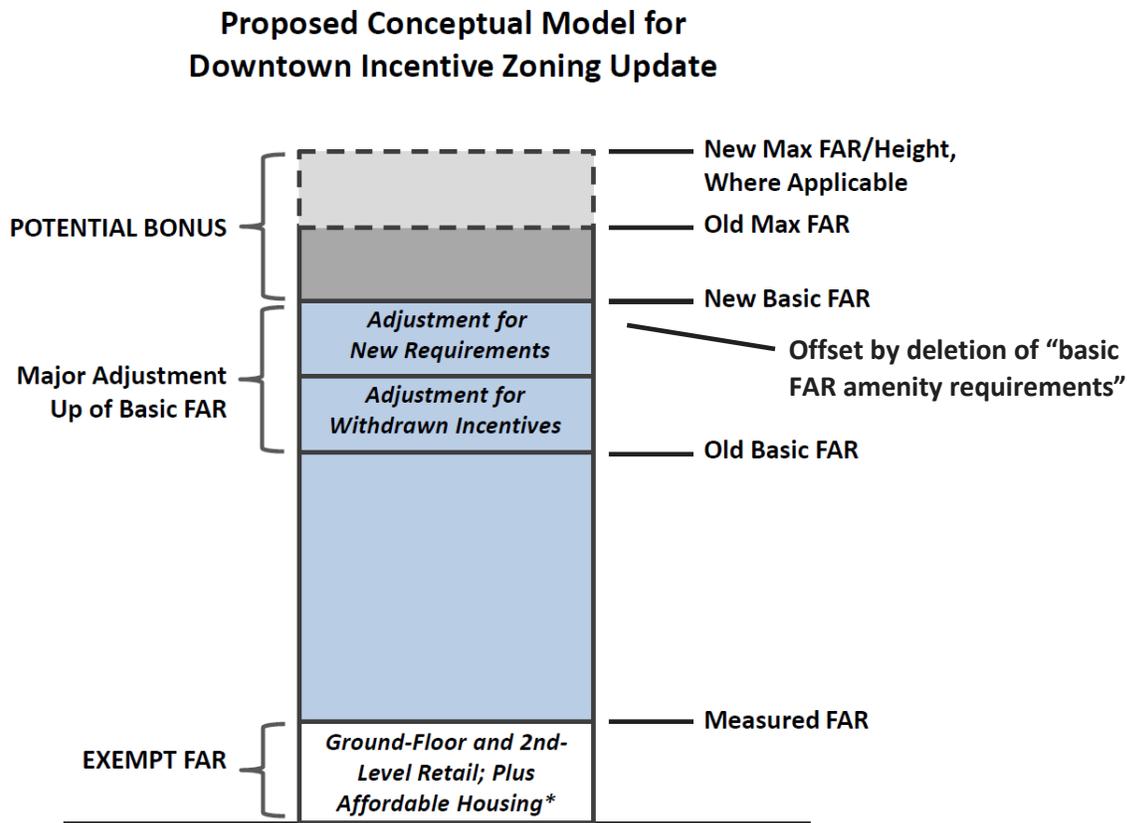
Current Incentive Zoning System



**Ground-Floor and 2nd-Level Retail only exempt under certain conditions.*

Proposed Conceptual Model for Incentive System Update

The full proposal for the structure of the Downtown incentive zoning system is presented below. As noted in the Executive Summary, it was heavily guided by the Incentive Zoning Principles adopted by the City Council in January 2016. The graphic below depicts the proposed approach, described in detail in the following sections.



**Ground-Floor and 2nd-Level Retail only exempt under certain conditions. Up to 1.0 FAR exemption proposed for Affordable Housing meeting specific criteria.*

1. Update and Clarify Code Requirements vs. Incentives, Adjust Basic FAR Accordingly

Incentive zoning is one part of the broader land use code framework that guides development. That broader framework includes permitted uses, dimensional standards such as lot coverage and setbacks, development standards such as required parking ratios, and design guidelines that address the quality of development. Separate from the land use code are building code requirements that address building safety, such as structural integrity.

The Downtown Livability Code amendments include updates to development standards and guidelines, so the Code is more forward-looking and people oriented. The “early wins” adopted earlier this year included a shift for weather protection to be a requirement vs. an incentive. Another proposed shift is to create a “green factor” to mitigate some of the environmental impacts associated with dense urban development and add to the sense that Downtown Bellevue is part of Bellevue’s “city in a park” identity. Development would select from a menu of items, some of which are currently in the amenity system. These would include landscape features, green roofs, vegetated walls, enhanced tree canopy, food production, “green streets” concepts, bicycle parking, and electric vehicle charging stations. Note: calibration of this “green factor” will be conducted in Part 2 of this proposal (anticipated July 2016). The other proposed shift is to address pedestrian-oriented frontage as a requirement and remove it from the incentive system. Today it is both a requirement and an incentive on certain Downtown streets; it would be simpler to address it solely as a requirement on those streets where it is necessary for pedestrian activation. Note: The FAR adjustment for new requirements would be offset by eliminating the existing mandatory “basic FAR amenity requirements” (see LUC 20.25A.020.C).

Table A. Existing and Proposed Features for Amenity Incentive System

Existing Amenity System	Proposed Shift to Requirement w/ Basic FAR Adjusted Accordingly	Proposed New Amenity System Features	Proposed to be Withdrawn w/ Basic FAR Adjusted Accordingly
Placemaking Major Pedestrian Corridor Pedestrian Oriented Frontage	 X	 Major Pedestrian Corridor/Grand Connection	
Neighborhood Serving Uses Public Meeting Rooms; Child Care Services; Retail Food; Space for Non-profit Social Services			X Note: No adjustment to basic FAR needed; Code audit showed 3 of 4 amenities never used and public meeting rooms used once.
Parks and Open Space Outdoor Plaza; Donation of Park Property; Residential Entry Courtyard; Active Recreation Area; Enclosed Plaza		Outdoor Plaza; Donation or Improvement of Park Property; Residential Entry Courtyard; Active Recreation Area; Enclosed Plaza; Add Pocket Parks; Farmers Markets; “alleys with addresses;” and “third places” as part of Neighborhood-Specific Publicly Usable Open Space	

Existing Amenity System	Proposed Shift to Requirement w/ Basic FAR Adjusted Accordingly	Proposed New Amenity System Features	Proposed to be Withdrawn w/ Basic FAR Adjusted Accordingly
Landscape Feature; Landscape Area	X Note: Landscape Feature; Landscape Area included as part of “green factor” menu. This menu also includes green space/open space, tree preservation and planting.		
Parking Underground Parking; Above-Grade Structured Parking			X
Housing Residential Uses			X
Arts and Culture Performing Arts Space; Sculpture; Water Feature		Performing Arts Space; Sculpture; Water Feature; Art Space; Historic Preservation and Cultural Resources	
Walkability		Free-standing canopies at street corners (non-building weather protection) Pedestrian bridges meeting specific location and design criteria	

Note: Several Items in the Downtown’s CAC List of Potential New Amenities are not included here. This is to avoid diluting the system, in light of Council guidance to streamline the system and narrow it to the items that are most important to achieving Downtown Livability. The proposed approach focuses on affordable housing, usable public open space, walkability/connectivity and cultural/community resources. Not included are: iconic buildings, increased setbacks, small lot architecture, sustainable buildings, signature streets, upper level plazas and activated rooftops (the latter two constituting private rather than public open spaces). Potentially some of these items, if they provide equal or greater public benefit, could be considered in the “off-ramp” Development Agreement option presented in the proposed framework.

Relevant Incentive Zoning Council Principles

Principle #4. Recognize that incentive zoning is one part of the broader Downtown land use code, and will work together with development standards, design guidelines and other code elements to collectively address impacts of development and ensure Downtown is a great place for people.

Principle #5. Simplify and streamline the incentive system with a clear structure and desired outcomes. This includes narrowing the list of incentives by mandating appropriate elements, incentivizing what would not otherwise happen, and increasing the base FAR to account for any current incentive that is converted to a mandate.

2. Remove Features that are No Longer Real Incentives and Adjust Basic FAR Accordingly

Planning Commission and Council Comments

- The Commission wanted to ensure that staff's suggestion to withdraw "residential use" as a bonusable amenity with an associated increase to the base FAR is fully assessed, including how it might affect project economics and the amount of residential development produced compared with residential remaining bonusable.
- The Commission wanted to ensure that staff's suggestion to withdraw parking as a bonusable amenity with an associated increase to the base FAR is fully assessed, including how it would affect project economics and how it might impact the development of parking (above vs. below grade and amount). It was suggested by a Councilmember to explore mandating underground parking while also adjusting the base FAR upwards.

The purpose of updating the Amenity Incentive System is to promote those amenities most important to achieving livability and the desired future for Downtown. The current incentive zoning provisions in Downtown Bellevue are largely unchanged from the system adopted in 1981. At that time, incentives for new development to put in place underground parking, above-grade structured parking and residential units were important policy goals. Surface parking lots abounded in 1981, consuming scarce urban land and detracting from the pedestrian environment, and land prices at that time encouraged more of the same. In recent decades this has radically changed. Today's densities and land values virtually ensure that new parking is in structured garages as opposed to surface lots. Likewise, the Downtown Bellevue residential market has been entirely transformed in recent years, to the point that 12,000 people today call Downtown home. Indeed, a concern for the Downtown Livability update has been to "level the playing field" so that residential uses do not out-compete office uses for so many sites.

As was shown in the Land Use Code Audit, the amount of bonus earned through the parking and residential amenities has been the vast majority of all bonuses earned. Since the market is already strongly providing for these outcomes, the amenity system is no longer acting as a real incentive for private development to produce them. To keep them in the amenity incentive system is not consistent with Council direction to "incentivize what would otherwise not happen." To compensate for withdrawing these amenities, there will be an adjustment of the basic FAR accordingly.

Relevant Incentive Zoning Council Principles

Principle #5. Simplify and streamline the incentive system with a clear structure and desired outcomes. This includes narrowing the list of incentives by mandating appropriate elements, incentivizing what would not otherwise happen, and increasing the base FAR to account for any current incentive that is converted to a mandate.

Principle #7. Design the amenity incentive system to act as a real incentive for developers, and ensure that modifications to the incentive system don't effectively result in a downzoning of land, in particular for current incentives converted to mandates.

3. Create Additional Lift/Value for the Incentive System by Incorporating Proposed Increases to FAR and Height

The Downtown Livability CAC provided a set of height and form recommendations that are currently being reviewed by the Planning Commission. A key tenet of this work is that any increases to maximum floor area ratio and/or building height are earned through the updated incentive system.

The Commission's current discussion has included a number of areas (such as the O-1 district) where potential additional height could be earned (without additional FAR) and areas where both additional FAR and height could be earned (such as the DT-OLB district). This creates added value that can be included in the amenity incentive system.

Bellevue's Downtown Incentive System has historically used height and FAR in tandem. Since a number of districts are being recommended for just additional height, a mechanism will be established that focuses on this increment. When height is offered independent of FAR, the key issue is how different types of development marginally value the additional height, particularly as buildings move up code/construction type and/or cost breakpoints (i.e. wood to concrete/steel construction). This will be an important consideration in the economic calibration work that follows.

Relevant Incentive Zoning Council Principle

Principle #8. Ensure that participation in the updated incentive system is required for any increases to currently permitted maximum density (FAR) and/or height.

4. Adjust the FAR Exemption to Include Affordable Housing

Planning Commission and Council Comments

- Commission would like to explore an option where the affordable housing incentive is included with the rest of the bonusable amenities, and not a new FAR exemption.

One type of FAR incentive is to exempt certain items from the FAR count, as the Code currently does for ground-floor and second-level retail meeting certain design requirements. See LUC 20.25A.020.B.3.a: "Up to a maximum of 1.0 of the floor area in a project limit that is devoted to retail activities will not be counted for the purpose of calculating FAR in the proportions set forth in LUC 20.25A.115, so long as the retail activities are designed and located in compliance with..."

This proposal is to add up to 1.0 FAR for an affordable housing incentive to the list of FAR exemptions. In effect, this would be a strong incentive for affordable housing, and would free up the rest of the Amenity Incentive System for other desired amenities like public open space. There is additional logic to exempting FAR for affordable housing, from the perspective of trip generation, in that closer-in affordable living options allow people to live closer to work, resulting in shorter trips with a higher share of walking, biking, and transit. For the most part, this opportunity is not available today for the sizable Downtown workforce employed in service and retail jobs.

Relevant Incentive Zoning Council Principles

Principle #1. Focus the system on making Downtown more livable for people. This should include incentivizing public open space, walkability/connectivity, affordable housing in recognition of the City's broader work on affordable housing, and other amenities that are most important to achieving Downtown livability.

Principle #7. Design the amenity incentive system to act as a real incentive for developers, and ensure that modifications to the incentive system don't effectively result in a downzoning of land, in particular for current incentives converted to mandates.

5. Focus Remaining Bonus FAR on Placemaking & Public Open Space Features, Walkability, and Cultural/Community Amenities

Planning Commission and Council Comments

- Commissioners wanted to explore a bonusable category for “neighborhood serving uses” with built-in flexibility to include items such as public meeting rooms, child care, and non-profit space as examples.
- A Commissioner wanted to explore a new bonus relating to “public safety.” The example given was land dedication or space allowance for a public safety use as part of a development project. A Councilmember desired to have this item further defined.
- Commissioners wanted to explore having green building and sustainability added as a bonusable amenities. This might include LEED, Built Green, or Living Building certifications as well as sustainable site features or certifications. A Councilmember wanted to make sure that bonuses in this category would not be given to items the market is likely to produce without an incentive.

Once the basic FAR is adjusted upwards to account for amenities converted to requirements, as well as former amenities to be withdrawn from the list, there will be limited “lift” left in the system to support new amenities. It will be critical to focus that bonus lift on the features most important to achieving Downtown livability. This is a strong theme from both the Council Principles and the CAC report. If the Amenity Incentive system tries to promote every conceivable desired outcome, it will be too diluted to accomplish anything meaningful.

The Council principles and CAC direction together provide the overall guidance for the proposed amenities list as shown below in Table B; this is in conjunction with the proposed FAR exemption for affordable housing (#4 above). As a whole, the system will promote the following as the most important items to achieve:

- Affordable housing
- Public open space
- Walkability/connectivity
- Cultural/community features

Affordable housing is strongly promoted through the FAR exemption. The bonusable FAR is then divided among the other key amenities. Since public open space is so important to livability, the proposal assigns 75% of the bonusable value to it and 25% of the remainder to the other features.

Table B. Proposed Features for Updated Amenity Incentive System

Amenity Category	Amenity Features	Focus
Placemaking and Public Open Space Features	<ul style="list-style-type: none"> • Major Pedestrian Corridor/Grand Connection • Outdoor Plaza; Donation or Improvement of Park Property; Residential Entry Courtyard; Active Recreation Area; Enclosed Plaza; Add Pocket Parks; Farmers Markets; “alleys with addresses;” and “third places” as part of Neighborhood-Specific Publicly Usable Open Space 	<ul style="list-style-type: none"> • Target 75% of a Project’s Earned Bonus
Walkability/Connectivity Features	<ul style="list-style-type: none"> • Free-standing canopies at street corners (non-building weather protection) • Pedestrian bridges meeting specific location and design criteria 	<ul style="list-style-type: none"> • Target 25% of a Project’s Earned Bonus
Cultural/Community Features	<ul style="list-style-type: none"> • Performing Arts Space; Sculpture; Water Feature; Art Space; Historic Preservation and Cultural Resources 	

Relevant Incentive Zoning Council Principles

Principle #1. Focus the system on making Downtown more livable for people. This should include incentivizing public open space, walkability/connectivity, affordable housing in recognition of the City’s broader work on affordable housing, and other amenities that are most important to achieving Downtown livability.

Principle #2. Be forward-looking and aspirational, reflecting the evolving needs of a 21st century city.

6. Use the Incentive System to Promote Neighborhood Identity

The incentive system will be used to promote neighborhood identity within Downtown Bellevue, principally through tailoring the nature/type of bonus open space to each Downtown neighborhood. This is consistent with the Downtown CAC report, which included specific open space needs and expressions for each of the seven Downtown neighborhoods. For example, a new neighborhood park was identified as a strong need for the Northwest Village and East Main neighborhoods and not for others. Community gardens/pea patches were shown as desirable in most neighborhoods but not in the Downtown Core or Old Bellevue.

Relevant Incentive Zoning Council Principles

Principle #3. Design the incentive system to help reinforce Downtown neighborhood identity.

7. Allow for Fee-in-Lieu Payments

The preference for the Downtown incentive system will be for on-site performance. This means that amenities are delivered on the same site as the development. The system will also include provisions for fee-in-lieu payments to allow flexibility to pay for producing the amenity off-site. The cost of the fee-in-lieu payment will be determined during the pricing and calibration phase.

Relevant Incentive Zoning Council Principle

Principle #10. Provide for a reasonable “fee-in-lieu” alternative to ensure that the amenity incentive system does not unduly hinder development or result in building designs that lack market viability.

8. Provide Process “Off-Ramp” for Incentive System

The Downtown Livability CAC and City Council both provided direction to include a process for developers to suggest amenities that are not on the formal list. It is proposed that developers are able to suggest bonusable amenities through a City Development Agreement. The criteria for the departure would be that the amenity provides an equal or greater contribution to meeting the intent of the incentive system, and results in a significant public benefit or amenity that would not otherwise be provided absent the departure.

Relevant Incentive Zoning Council Principle

Principle #11. Consider an “off-ramp” option, with an approval process, providing flexibility for incentivizing elements that were not identified in this update but add equal or greater value.

9. Market Adjustment and Periodic Review

A best practice is to incorporate a regular adjustment to the incentive price (proposed as annual CPI adjustment) to ensure the system remains current with the market. It is also recommended to incorporate a periodic review (every 5-7 years) to review and modify the incentive system as needed.

Planning Commission and Council Comments

- Commission would like to ensure that a monitoring system is set up for the updated incentive system to assess performance.

Relevant Incentive Zoning Council Principle

Principle #12. Include a mechanism for future periodic updates of the incentive system to address Downtown needs as they change.

10. Promote Green/Sustainable Building Through Other City Mechanisms

One of the items that is desired but not included in the simpler, more focused amenity list is green/sustainable building design and performance. While not included in the proposed bonus amenity

system, staff looked for other ways to promote this desirable outcome. It is proposed that outside of the incentive system, the City will promote green building Downtown through a variety of other means, such as:

- Training and technical assistance by City staff and partners.
- Partnering with third parties for promoting and recognizing green buildings.
- Removing Code barriers for innovative and high performing buildings.
- Considering a Living Building pilot ordinance, which would allow departures from the building code for a certain number of pilot projects.

While not part of the amenity incentive system, it is hoped that these will be other means of encouraging green buildings that significantly out-perform the current standard product in Downtown. A number of jurisdictions also provide expedited permit review for green/sustainable certified buildings.

Relevant Incentive Zoning Council Principle

Principle #2. Be forward-looking and aspirational, reflecting the evolving needs of a 21st century city.

NEXT STEPS

Once there is agreement on the overall structure of the incentive system, calibration (pricing) is the next step. This requires valuing both the cost of providing the amenity (or public benefit) and the value of the incentive (additional floor area and/or height) so that the bonus value exceeds the amenity value. This is a technical exercise that involves pro forma modeling of development. This work will be performed by the City's technical consultant (Berk).

**Council Guidance for Updating Downtown Incentive Zoning
Adopted by Council 1-19-16**

For many years incentive zoning has been part of Bellevue's strategy for implementing the Downtown Plan. Through the Amenity Incentive System, development is offered additional density (FAR) in exchange for providing certain public amenities. The Downtown Livability CAC report calls for a number of revisions to the system. The Council is providing the following direction to staff and the Planning Commission as they consider the CAC recommendations and move forward to develop the specific Land Use Code amendments to update the incentive zoning system.

1. Focus the system on making Downtown more livable for people. This should include incentivizing public open space, walkability/connectivity, affordable housing in recognition of the City's broader work on affordable housing, and other amenities that are most important to achieving Downtown livability.
2. Be forward-looking and aspirational, reflecting the evolving needs of a 21st century city.
3. Design the incentive system to help reinforce Downtown neighborhood identity.
4. Recognize that incentive zoning is one part of the broader Downtown land use code, and will work together with development standards, design guidelines and other code elements to collectively address impacts of development and ensure Downtown is a great place for people.
5. Simplify and streamline the incentive system with a clear structure and desired outcomes. This includes narrowing the list of incentives by mandating appropriate elements, incentivizing what would not otherwise happen, and increasing the base FAR to account for any current incentive that is converted to a mandate.
6. Ensure that the amenity incentive system is consistent with state and federal law. In particular, the process should be sensitive to the requirements of RCW 82.02.020, and to nexus and rough proportionality.
7. Design the amenity incentive system to act as a real incentive for developers, and ensure that modifications to the incentive system don't effectively result in a downzoning of land, in particular for current incentives converted to mandates.
8. Ensure that participation in the updated incentive system is required for any increases to currently permitted maximum density (FAR) and/or height.
9. Consider potential unintended consequences of the update, specifically: a) the effect of incentive zoning changes on the ability to continue to provide transit-oriented, workforce housing in Downtown, including the anticipated effect of the MFTE on producing such housing; b) the effect of incentive zoning changes on small lots, to ensure that their redevelopment remains viable and not contingent upon becoming part of an assemblage with other properties; and c) special sensitivity to Perimeter neighborhoods.

10. Provide for a reasonable “fee-in-lieu” alternative to ensure that the amenity incentive system does not unduly hinder development or result in building designs that lack market viability.
11. Consider an “off-ramp” option, with an approval process, providing flexibility for incentivizing elements that were not identified in this update but add equal or greater value.
12. Include a mechanism for future periodic updates of the incentive system to address Downtown needs as they change.

Chapter 2 from Downtown Livability CAC Final Report

AMENITY INCENTIVE SYSTEM

Background

A key tool for achieving the Downtown vision has been the Amenity Incentive System, which provides for buildings to earn “bonus” intensity (increased floor area ratio (FAR)) and height in return for providing public amenities. The Downtown Subarea Plan, adopted in 2004, and consistent with the Plan in place since 1979, promotes this bonus system as a way to accomplish the public objectives set forth in the Plan. It directly calls out incentives for certain features, such as residential uses, development of themed streets, and reinforcing the unique characteristics of Downtown neighborhoods.

The current list of amenities eligible for bonus FAR and height is quite extensive. It includes 23 amenities, each with specific design criteria and a bonus rate used to calculate the amount of added floor area earned. When first adopted in the early 1980s, the bonus rates were based on the developer’s cost to deliver a given amenity, converted to the value of extra development rights (FAR) received. These rates have not been recalibrated for many years

Floor area ratio is the ratio of the total square feet of a building to the total square feet of the property on which it is located.

Several incentives have been identified as noteworthy:

- Development of the Major Pedestrian Corridor and its related Major Public Open Spaces receives a “super-bonus” of height in the Core Design District above what can be earned for any other amenity.

How does the amenity incentive system relate to livability?

- » Opportunities for amenities to help reinforce Downtown neighborhood identity
- » Potential to focus bonuses on the most important amenities
- » Addition of new amenities that focus on livability and the future of Downtown
- » Opportunities to encourage creative design
- » Potential for added “lift” to incentive system through additional height and FAR

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- First and second levels of retail are highly incentivized by being “free” FAR; i.e. they are not counted against the FAR maximums and can allow a building to include significantly more floor area than the stated code maximums.
 - “Basic Floor Area Requirements” ensure that all developments meet a minimum threshold of amenities, typically at the ground level and oriented to a public right of way. Qualifying basic amenities are a subset of the larger whole, and include pedestrian-oriented frontage, weather protection (arcades, marquees and awnings), some open space features and others.
 - Pedestrian-oriented frontage is required in many cases, and is also eligible for incentive.

Changes to the Amenity Incentive System should consider such factors as:

- The amenities most important to achieving livability and desired future for Downtown.

- What features need to be incentivized versus what development will do without incentives.
- The economics of development, to ensure that the modified incentive system is feasible and acts as a real incentive.

Downtown needs as they change; creative, new concepts may arise that make sense to bonus in some way.

- Fee-in-lieu collection through an amenity system should relate to the area where the project occurs.

CAC Discussion

CAC discussion of the Amenity Incentive System focused on the following key points:

- Focus on the factors that would ultimately make Downtown more livable; should be tangible and give back to the community.
- Strong interest in how the incentive system and design guidelines can be used to help reinforce Downtown neighborhood identity (i.e. a district by district approach).
- Potentially modify some of the existing amenity definitions and more clearly direct where they happen within Downtown.
- Some amenities could potentially shift to be requirements (such as weather protection) rather than a bonused amenity.
- The structure of the bonus rates should clearly reflect the most desired amenities.
- A “superbonus” might apply to extraordinary or iconic design features; special design review would be needed.
- The incentive system should be efficient, predictable, not overly complex, and encourage creative design.
- The incentive system should be economically viable; it should act as a real incentive and not deter development. Changes to the current incentive system may necessitate an increase in base density/height.
- The system should be updated more frequently and have the ability to address

Recommendations

Amenity Incentive System Strategy 1: Update amenities to be included in the Amenity Incentive System.

The CAC has identified the following overarching themes regarding amenities:

- Focus on amenities most important to achieving livability and desired future for Downtown.
- Consider what needs to be incentivized vs. what market will do without incentives.
- Provide flexibility to encourage creative design.
- Amenities should help reinforce Downtown neighborhood identity.
- Modified incentive system must be feasible and act as a real incentive.

In the table on the following page, the CAC identified current and potential additional amenities that should be considered for the Amenity Incentive System. The CAC has specific direction on a few items as follows:

- The current amenities list includes underground and above-ground parking as well as residential uses. CAC discussion focused on whether these are still uses that are considered an amenity that a development should get bonus area for or whether they are uses that will be provided regardless of incentives.
- The CAC discussed the potential inclusion of affordable housing as a new item to add to the amenity system. The CAC provided direction

→
List of
existing and
potential new
amenities

Existing Amenities	Potential New Amenities
Public Gathering Spaces/Placemaking	
Major Pedestrian Corridor	Signature Streets
Pedestrian Oriented Frontage	Third Places, gathering places Farmers Market Space
Neighborhood-Serving Uses	
Public Meeting Rooms	None
Child Care Services	
Retail Food	
Space for Non-profit Social Services	
Parks/Green/Open Space	
Outdoor Plaza	Upper Level Plaza
Landscape Feature	Green Space/Open Space
Landscape Area	Pocket Parks & Urban Courtyards
Donation of Park Property	Green Streets Concepts
Residential Entry Courtyard	Landmark Tree Preservation
Active Recreation Area	Significant Tree Planting
Enclosed Plaza	Activated Rooftops
Parking	
Underground Parking	None
Above Grade Parking	
Above Grade Parking in Residential Bldg	
Housing	
Residential Uses	Affordable Housing
Arts and Culture	
Performing Arts Space	Art Space
Sculpture	Historic Preservation and Cultural Resources
Water Feature	
Design	
None	Iconic Features (i.e. rooftop, tower, etc.) Increased Setbacks for Light/Air Small Lot Interesting Architecture Sustainable Features/Practices Freestanding Canopies at Corners Pedestrian Bridges

“Existing List” means from the current list of 23 bonusable amenities in the Land Use Code.
“New Idea” means a potential new amenity to be bonusd through the incentive system.



↑ Through-block connections can be intimate and designed to protect residents' privacy.

for additional evaluation of affordable housing regarding the nature of bonus, relationship to what market is delivering, and how it might tie in with multifamily tax exemption program being considered by Council.

**Amenity Incentive System Strategy 2:
Make weather protection a development requirement.**

Shift “weather protection” from the amenity system to be a development requirement, implemented in appropriate locations through the updated design guidelines.

**Amenity Incentive System Strategy 3:
Consider neighborhood-specific weighting.**

Recognizing that a common theme is to reinforce and promote the unique identify of each neighborhood in Downtown, the CAC discussed the potential to weight incentives differently depending on where the development is located and the unique character and needs of each neighborhood.



↑ People enjoying the amenities of 106th Avenue NE, the entertainment street.

**Amenity Incentive System Strategy 4:
Develop method to consider alternative amenities.**

The CAC was interested in having a method for developers to suggest amenities that were not on the formal list. There would be a process developed to review them and provide an appropriate bonus.

**Amenity Incentive System Strategy 5:
Recalibrate economics of amenity incentive system.**

Conduct an economic analysis to consider how recommended changes to the amenity incentive system may affect development economics and ensure a good balance of public benefit and economic return. The economic analysis will include:

- Identification of the lift to the amenity system provided by any height and/or density increases.
- Evaluation if there is sufficient market demand in the near- and long-term to develop properties at various height and

density levels. The anticipated demand in excess of the base zoning will help inform the revisions to the incentive valuation.

- Analysis of how the base densities should be modified to take into account added development requirements or other changes to the current incentive system.
- Pro-forma analysis of development scenarios (office, residential, mixed-use) to determine project feasibility and ability to contribute to the incentive system.
- Develop incentive pricing and calibration (with fee-in-lieu provisions) based on the most desired amenities, cost to produce, and value derived from height and density increases.



Downtown Livability

Land Use Code Audit:

AMENITY INCENTIVE SYSTEM

Key policy issue: How should the Amenity Incentive System be updated to meet evolving market conditions and integrate newer thinking about desired Downtown amenities?

1. Summary of Code Provisions

The FAR Amenity Incentive System is one of the key land use regulations that apply to Downtown development. Through this system, a development provides public amenities in exchange for additional height and building area.

This ensures the provision of amenities that are essential to the creation of the urban environment envisioned by the Downtown Subarea Plan.

Each Downtown zoning district has a base and maximum height and FAR. The FAR Amenity Incentive System requires development to participate at a basic threshold level, and encourages greater participation in exchange for increased development potential, up to the maximum FAR limit permitted by the land use district.

The current incentive system includes 23 amenities, each with specific design criteria and a bonus rate that is used to calculate the amount of additional floor area earned. The bonus rate is based on the economic benefit of being able to develop more building square footage compared with the estimated cost of providing each amenity.

What is FAR?

FAR is a measure of development intensity expressed as the ratio of building floor area to land area. It is determined by dividing the gross floor area (GFA) of the building by the land area within the project limit (the development parcel). GFA equals the area inside the exterior walls of a building, excluding a number of elements: parking, mechanical areas, interior openings in floor plates (e.g., vent shafts, stairwells, and interior atriums). It also excludes ground floor retail, so that the resulting FAR measure for Downtown Bellevue may appear lower than the FAR measure in other jurisdictions.

Example:

Proposed GFA building of 200,000 square feet ÷ land area of 50,000 square feet = 4 FAR

The following is the list of amenities with examples of the bonus ratios. See LUC 20.25A.030 for the complete list of ratios as they change depending on the land use district. For example, each square foot (SF) of a plaza earns 6 square feet of floor area in the DT-MU district and each linear foot (LF) of pedestrian oriented frontage earns 100 square feet of floor area. Examples below are all for the DT-MU district.

List of Amenities with Bonus Ratios

Pedestrian-oriented frontage	100 SF/1 LF	Public meeting rooms	0.5 SF/1 SF
Plaza	6 SF/1 SF	Sculpture	5 SF/ea \$100 value
Landscape feature	8 SF/1 SF	Water feature	8 SF/ea \$100 value
Enclosed plaza	4 SF/1 SF	Pedestrian Corridor	16 SF/1 SF
Arcade	4 SF/1 SF	Child care services	16 SF/1 SF
Marquee	2 SF/1 SF	Retail food	2 SF/1 SF
Awning	0.5 SF/1 SF	Public restrooms	4 SF/1 SF
Landscape area	1 SF/1 SF	Performing arts space	10 SF/1 SF
Active recreation area	1 SF/1 SF	Space for non-profit social services	4 SF/1 SF
Residential uses	2 SF/1 SF	Donation of park property	4 SF/1 SF
Underground parking	0.5 SF/1 SF	Residential entry courtyard	4 SF/1 SF
Above grade parking under residential	4 SF/1 SF		

There are also “Basic Floor Area Requirements” contained in LUC 20.25A.020.C, to ensure that all Downtown development meets at least a minimum threshold. Qualifying basic amenities include: pedestrian-oriented frontage; landscape features; arcades; marquees; awnings; sculpture; water features; active recreation areas; retail food; child care services; plazas; and residential entry courtyards. These “basic” amenities also qualify for bonus FAR to allow development to reach maximum FAR and heights.

FAR transfer: Earned bonus floor area may currently be transferred to abutting parcels in common ownership, AND to other parcels in the Core Design District if earned for construction of the Pedestrian Corridor.

Design Criteria

Each amenity has design criteria that must be met to earn the requested floor area. For example; A plaza is “a continuous space readily accessible to the public at all times, predominantly open above and designed for people as opposed to serving as a setting for a building”, must be adjacent to a sidewalk or mid-block pedestrian connection, visually and physically accessible, and provide wind protection and access to sunlight. It must be at least 20 feet wide and be at least 1,000 square feet, and provide seating and landscaping.

2. Current Policy Direction

Current Comprehensive Plan policies that mention the use of incentives are itemized below:

POLICY S-DT-9. Provide bonus incentives (related to permitted intensity, height, etc.) for private developments to accomplish the public objectives outlined in this Plan.

POLICY S-DT-22. Provide voluntary incentives for the replication or protection of historic façades or other significant design features when redevelopment occurs.

POLICY S-DT-24. Provide density incentives to encourage urban residential development throughout Downtown.

POLICY S-DT-36. Utilize development standards for building bulk, heights, setbacks, landscaping requirements, stepbacks, floor area ratios, open space requirements, and development incentives.

POLICY S-DT-42. Reinforce the emerging identity of 108th Avenue NE as the Eastside's business address. Provide incentives for private development and utilize public funds to create a dense office environment with supporting transit service and retail uses.

POLICY S-DT-44. Provide incentives for 106th Avenue NE to develop as Downtown's Entertainment Avenue. This area will include a concentration of shops, cafés, restaurants, and clubs that provide for an active pedestrian environment during the day and after-hours venues for residents and workers by night.

POLICY S-DT-46. Provide incentives for Bellevue Way to realize its vision as a Grand Shopping Street, with an exciting mix of retail shops, restaurants, hotels, offices and residential units.

POLICY S-DT-52. Provide incentives to assist developers in implementing a major unifying design feature.

POLICY S-DT-54. Provide incentives to reinforce unique characteristics of Downtown Districts to create pedestrian-scaled, diverse, and unique urban lifestyle experiences and options.

POLICY S-DT-79. Provide incentives to develop the intersection of 106th Avenue NE and NE 6th Street as a central location for public gatherings.

POLICY S-DT-121. Provide incentives for multifamily residential uses and neighborhood-serving retail and service uses within Perimeter Areas to provide stability both within the Downtown Subarea and within surrounding residential neighborhoods.

POLICY S-DT-136. Encourage convenient and frequent transit services and provide incentives for attractive waiting areas in Downtown in recognition that transit extends the range of the pedestrian.

Economic Development Element:

POLICY ED-18. Encourage high quality design and urban amenities for public and private development, maintaining development standards to recognize that a quality built environment helps attract the talented workers who will sustain economic growth.

3. Implementation to Date

The following chart draws from 33 representative developments; these comprise a large share of developments that have used FAR incentives. They show the types and frequencies of amenity features that have been utilized.

#	Amenity Element	Bonus or Basic?	Notes
30	Underground parking	Bonus	A bulk of amenity points are earned through underground parking
28	Pedestrian-oriented frontages	Basic	Active ground floor uses along building frontages; stimulate pedestrian activity
18	Marquee	Basic	Permanent overhead weather protection elements over sidewalk and/or internal connections.
16	Residential use	Bonus	
16	Plazas	Bonus	Continuous open space, readily accessible to the public at all times
13	Landscaped area	Bonus	Outdoor landscaped area
13	Landscaped feature	Basic	Focus is to serve as a focal point and visual landmark, rather than as a specific location for pedestrian activity
9	Arcade	Basic	Covered area containing at least 50% of pedestrian oriented frontage
8	Pedestrian corridor/ major pedestrian open space	Bonus	This applies to projects located along the 6 th Street pedestrian corridor
7	Above ground parking	Bonus	Parking located above grade but under principle residential use.
5	Enclosed plaza	Bonus	Publicly accessible spaces with weather protection and receiving a substantial amount of daylight.
5	Awning	Basic	Fabric rooflike structure covering sidewalk or internal walkway.

#	Amenity Element	Bonus or Basic?	Notes
5	Active recreation area	Basic in DT-R	An area providing active recreation for tenants
3	Water feature	Basic	Fountain, stream, or pool
2	Residential entry courtyard	Bonus, but basic on D/R streets	
2	Sculpture	Basic	Placed near the main pedestrian entrance. Note that several additional projects have integrated visible sculptural elements, not included as a basic amenity element.
1	Public meeting room	Bonus	Must be available for public use and hold at least 50 people
0	Child care services	Basic in DT-R	
0	Retail food	Basic in DT-R	
0	Public restroom,	Bonus	
0	Performing arts space	Bonus	
0	Space for non-profit social services	Bonus	
0	Donation of park property	Bonus	

4. Observations

Contributions to Downtown Livability – Current Context & Relevance

What's working well?

Via basic and bonus provisions, the 33 representative developments have integrated a range of public amenity features. Specifically:

- Residential development:** Downtown is the fastest growing neighborhood in Bellevue, with the number of housing units increasing tenfold over the past two decades. There are now over 7,500 housing units and an estimated 10,500 Downtown residents. This residential population has added significant pedestrian activity and vitality to Downtown, has reduced per capita transportation miles, and has added demand for a significant amount of retail and commercial space, including grocery stores, restaurants, and entertainment uses.



FIGURE 1. A substantial amount of residential development has been constructed in Downtown over the past 15 years.

- Structured parking: Nearly every recent Downtown development has incorporated underground parking (and some above ground parking) as an amenity bonus element. Underground parking has freed up generous ground level area for retail uses, open space and other uses that are contributing to Downtown’s livability.

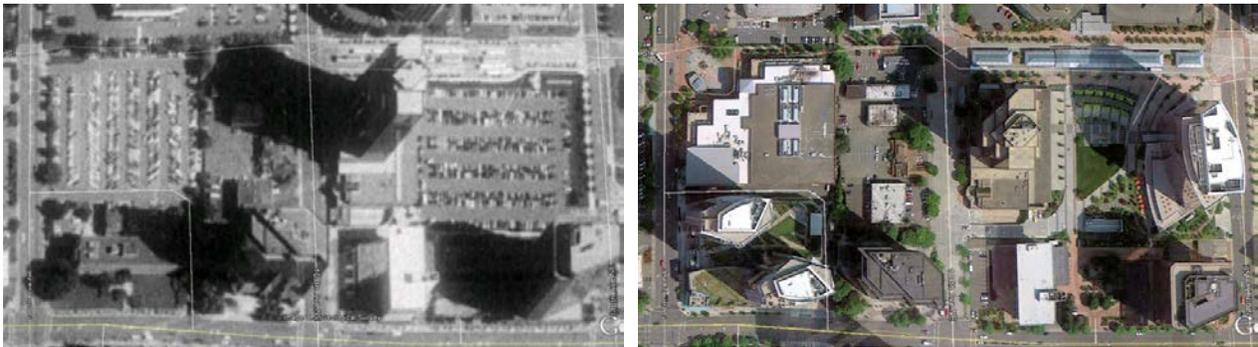


FIGURE 2. Comparing the amounts of surface parking and green spaces in 1990 and 2012 aerial photos of the super blocks between NE 4th and 6th Streets and 106th and 110th Avenues NE.

- Pedestrian-oriented frontages: Nearly every recent Downtown project has incorporated the pedestrian frontage provision. This includes pedestrian-oriented uses at street level building frontages.



FIGURE 3. Pedestrian-oriented frontage examples.

- Plazas: Sixteen different projects have incorporated outdoor plaza spaces as bonus (most) or basic features, and five projects have integrated enclosed plaza spaces. Collectively, all of these spaces have made a significant positive contribution to the livability of Downtown.



FIGURE 4. Examples of plaza spaces built under the amenity bonus system.

- Pedestrian Corridor: Eight projects have contributed to the pedestrian corridor’s development – one of the key defining features of Downtown.



FIGURE 5. Best segments of the Sixth Street Pedestrian Corridor.

- Several large enclosed public spaces incorporated into office and mixed-use buildings have contributed to the character and livability of Downtown.



FIGURE 6. Enclosed publicly accessible spaces Downtown, including the Wintergarden (left), Lincoln Square (middle) and Ashwood Commons/Elements (right), have contributed to the livability of Downtown.

- Other popular “basic” features that have been used include landscaped areas, arcades, marquees, and awnings – all of which are contributing to the livability of Downtown.

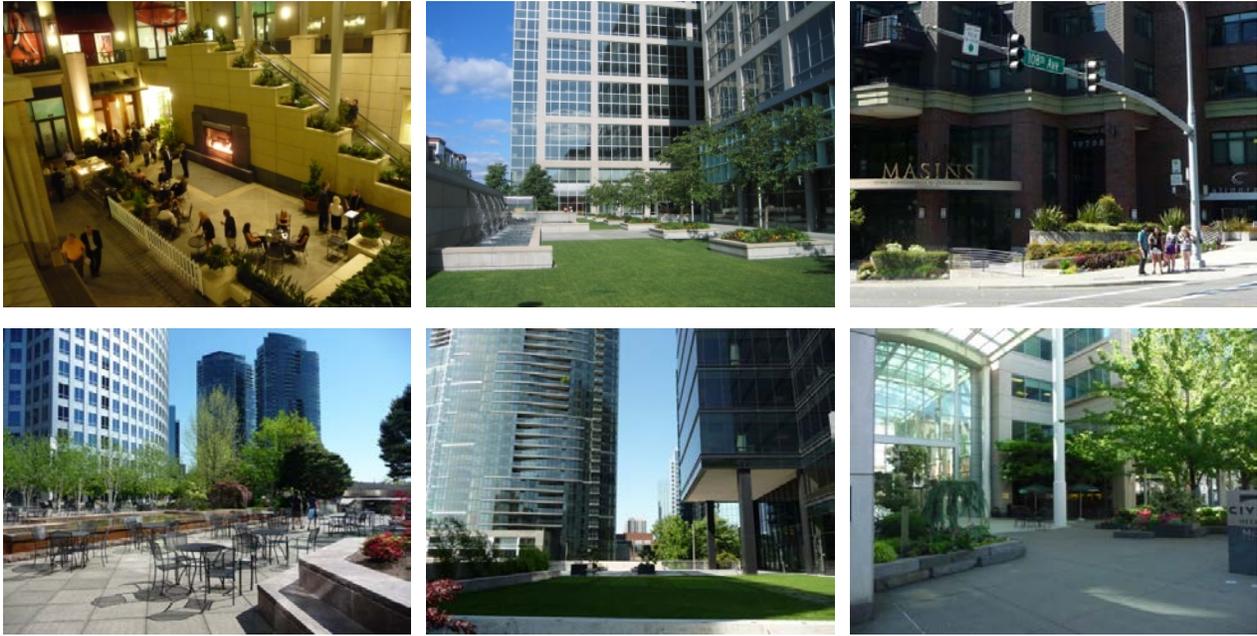


FIGURE 7. Other outdoor spaces that contribute to the livability of Downtown: The Bravern (upper left), The Summit (upper middle), landscaped entry plaza in front of Masins at Main Street and 108th Avenue NE intersection (upper right), plaza space behind the Symetra and Key Center Towers (lower left), landscaped area behind the Expedia Building (middle bottom), and the entry courtyard to the Civica Building (lower right).

Room for improvement/new opportunities

- Downtown has developed a very significant children’s population (there are now an estimated 800 children under age 18 living in Downtown Bellevue), and there is a need for more amenities serving all ages. This coincides with new emphasis on the role of active spaces in achieving better public health outcomes. For ages 8 to 80, there may be a role for incentivizing additional public spaces for active uses now relatively rare in Downtown, such as sports courts, p-patches, or children’s play areas.
- As Downtown strives to place more emphasis on being memorable and building an even stronger identity and character, there may be new emphasis on incentivizing extraordinary skyline/rooftop architectural features, including design elements with the capability of becoming major identity features for Downtown.
- Some important amenity features have been developed in a sporadic manner. For example, weather protection elements such as arcades, awnings and marquees are optional features that could be included to meet the “basic” FAR requirements. While many projects incorporate some amount of weather protection, a walk around even newer developments in the rain will show a significant need for more weather protection in the Pacific Northwest climate.
- Newer thinking and innovations have not been incorporated into the Amenity Incentive System. For example, concepts from the Great Streets initiative and the Downtown Charrette would be good candidates for the incentive system, but these elements have not been

integrated into the system and there is no bonus compensation for including these features in new development.

- Green building techniques have been a significant driver for innovation and more sustainable community outcomes, but the current incentive system does not recognize these elements. LEED and other ratings systems such as Green Globes are used increasingly by municipalities to improve the performance of new construction. Some local governments require a certain rating level and others use it as an incentive for greater height or bulk.
- The Focus Group summaries on the following pages include a number of additional ideas for new incentives; e.g. affordable housing, space for pet owners, resting opportunities for people with mobility challenges. There is also a suggestion of allowing a cash contribution or fee in lieu of providing specific amenities.



FIGURE 8. The weather protection elements such as these marquees (left image) and awnings (right) count towards the projects' basic amenity requirement. However, the system's optional nature has resulted in a limited and very incomplete network of weather protection coverage on Downtown's sidewalks. Also, some elements, such as the awning in the right image, aren't wide enough to prove very functional.



FIGURE 9. Streetscapes/plaza with room for improvement. Left image: vehicular conflicts and pedestrian unfriendly design. Middle image: Relatively sparse plaza design with very little human scale details/amenities. Right image: Some weather protection and more visual interest and/or building permeability from sidewalk would be helpful.



FIGURE 10. LEED certified buildings in Downtown.

Economics of the Incentive System

What's working well?

- The Amenity Incentive System including Basic FAR requirements, together with Design Guidelines, have resulted in every development contributing a level of urban amenities, such as pedestrian-oriented frontage, landscape features, and weather protection. Moreover, the Downtown market is strong and has seen renewed development activity with each major development cycle. Any changes to the Incentive System need to carefully consider how this may affect development economics, ensuring a good balance of public benefit and economic return that maintains a healthy economic climate.

Room for improvement/new opportunities

- The Amenity Incentive System has not been “calibrated” in 30 years, so the economic relationship between the market value of bonus FAR and the cost of providing public amenities is unclear.
- Two features/uses in particular—underground parking and residential development—appear to be being built regardless of the Amenity Incentive System. Many projects earn all their needed amenity FAR (beyond the “Basic” requirements) just by incorporating one of these two features. As a result, a number of the other bonus features are rarely or even never used, and a very large number of excess amenity points have been generated.
- The current system has no built-in adaptability provisions to ensure it maintains a balance over time. As a way to make the system more adaptable, the system could have benchmarks to some bonus provisions to encourage, discourage, or even discontinue their use, based on the evolving market and Downtown needs.
- Additional important observations and thoughts about the economics of the Incentive System are found in the Focus Group comments below.

5. Focus Group Comments/Themes

The following represents a distillation of the themes relating to Amenity Incentive System from the focus group sessions held in March 2013. Please see the final report for individual comments.

Relevance of current amenity incentive system

- The current list of amenities is a good one. Consider narrowing the options and use more general terms.
- Over the last 10-15 years the amenity system has worked well. We should tweak things for the future but not make wholesale changes.
- It seems like the system might be missing the ball. What the market is naturally going to provide is not dictated by the amenity system.
- Many of the current amenities should be codified. Every development should have weather protection and underground parking. Amenities should not be considered incentives as they are essential components of livability.

Flexibility and adaptability

- Ensure flexibility to enable maximum density especially given the future prospect that land will be scarce.
- Relax standards for what constitutes pedestrian oriented frontage. Current list of pedestrian oriented uses is too restrictive and doesn't achieve the outcome that we want. There is a range of service type uses that people want to be able to walk to Downtown that aren't on the list.
- The adaptability of the amenity system over time is important. If we are planning for 2030, a lot can change in that amount of time. The amenity system should be more dynamic.

Desired new amenities

- Tell Bellevue's story by using the amenity system. Don't lose sight of our heritage. A heritage center or historical museum supported in part by the amenity system is an option.
- There should be an opportunity for a cash contribution or fee in lieu of providing amenities. This would allow the opportunity to achieve larger public amenities that would otherwise not be achieved.
- There should be incentives to encourage increased green development and rooftop gardens. This should include on-site natural storm water drainage systems. The City should increase incentives for landscape areas, open space, and other public gathering areas.
- With the number of new residents living Downtown, there is a large deficiency in the amount of space or opportunities provided to pet owners. An incentive should be created to provide dog walking and recreation areas.

- The City should provide incentives that reflect both an aging population and those with mobility challenges. There should be more benches or other elements which provide opportunities for people to rest.
- There should be an incentive to encourage affordable housing including housing for both families and the work force in the Downtown.
- There should be more amenities provided that makes Downtown more family friendly. More opportunities for children's recreation and play should be provided.
- There should be an incentive created to establish a community center in the Downtown.

Application of amenity incentive system

- We should be looking at the Downtown as a whole when applying the amenity incentive system. It doesn't make sense that amenities have to be provided with every project at each location. This results in the clustering of amenities in some locations while other areas are left without. The right amenities need to be provided in the right locations.
- The current amenity system does not do a good job of prioritizing desired amenities. We should evaluate and prioritize our list of amenities to facilitate the opportunity to provide those public benefits that we desire the most.
- The City should be taking a more active role in providing amenities Downtown. Public amenities should not be the responsibility of development alone. The City needs to be more aggressive in creating and executing the vision for Downtown.

Economics

- Property owners are motivated by what renters, leasers, and merchant associations want. It is market driven and the amenity system should reflect that. The market should dictate over policy.
- Don't lose sight of the economics. Some communities are struggling with nice incentives but the cost is so high that they are not used.
- While it makes sense to invest in large public amenities like a fire station, schools, or community center, we shouldn't isolate the burden to pay for these things on new development. It should be supported from a larger tax base. We want to encourage development not stifle it.
- Bellevue should inventory and evaluate best practices in terms of amenity incentives prior to making any changes to the current system.
- The amenity incentive system should be reviewed by a group of independent professionals for workability. If costs for amenities are too high for the bonus they provide, they will never be achieved. There needs to be a nexus between the impact of a development and the cost of amenities that are provided for public benefit.