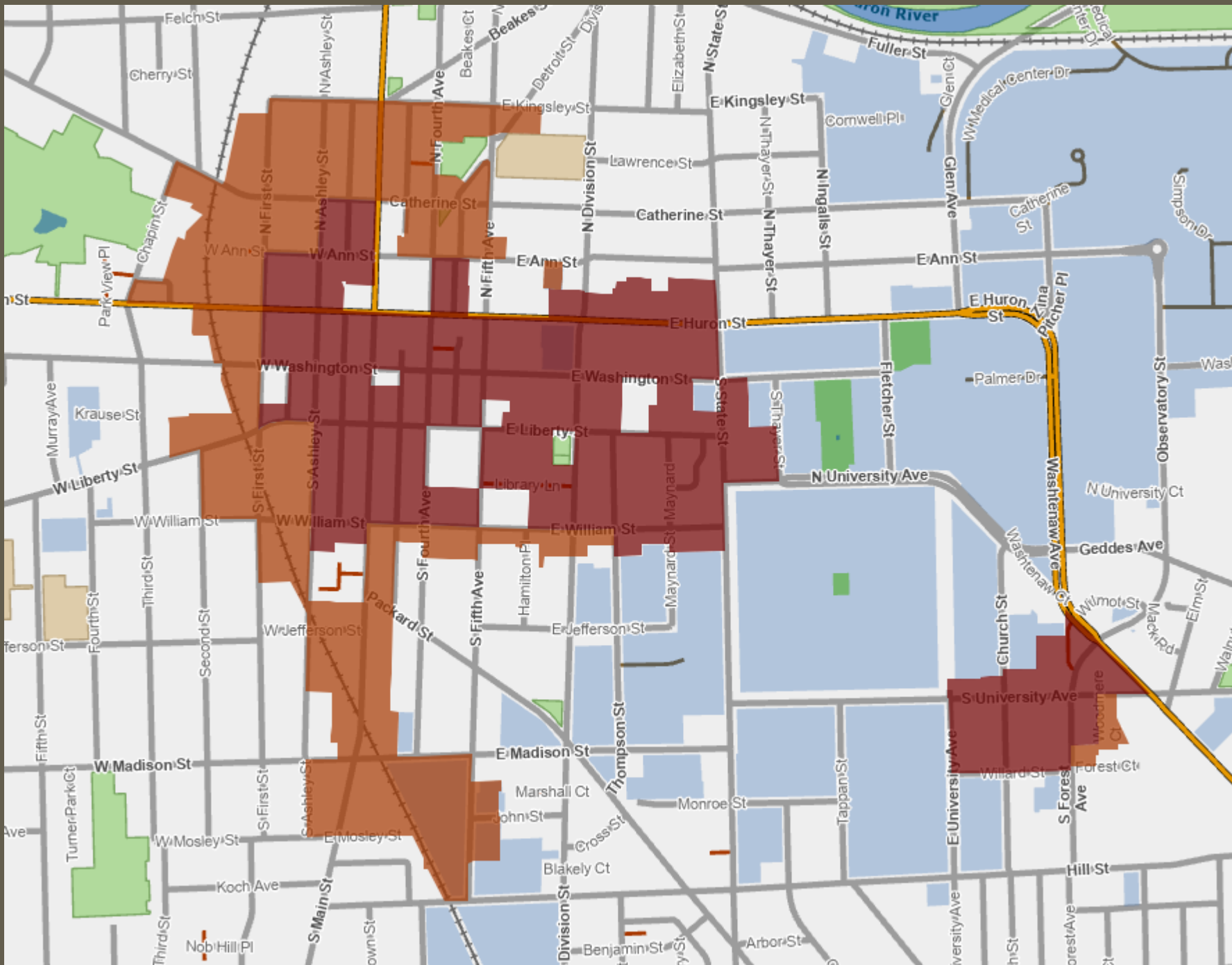


UDC PREMIUMS



DI & D2 Zoning Districts

DOWNTOWN PLAN – GUIDING VALUES

Diversity of Use - Diversity of use is the key to unlocking downtown's potential as a focus of economic and social activity. A balanced mix of office, retail, housing, cultural, and entertainment uses will be promoted in order to draw people downtown in sufficient numbers to create a lively atmosphere and a profitable business setting. Emphasis will be placed on creating a critical mass of activity within a concentrated Core area.

Balance - New downtown development will be encouraged; but at the same time, existing assets and valued downtown characteristics will be conserved and strengthened. This balance between conservation and change will be fostered by emphasizing the use of incentives and guidelines.

Quality - A high level of quality will be encouraged in the design and maintenance of buildings, streetscapes, and public spaces.

Sustainability - The downtown should be developed and maintained such that it continues to provide for future generations a viable economy, a “green” and energy-efficient built environment and transportation network, and social and cultural opportunities.

**DOWNTOWN PLAN –
CONCENTRATED
DIVERSITY OF ACTIVITY**

Encourage more land use diversity throughout downtown by revising the premium system to provide incentives for housing within developments.

**DOWNTOWN PLAN –
HOUSING**

Goal: Encourage a diversity of new downtown housing opportunities and the expansion of the downtown resident population to strengthen downtown's role as an urban neighborhood. Continue to seek a range of age groups and income levels in the downtown.

Revise existing zoning premiums, and provide premiums where not currently available, to create incentives for downtown residential use, including on-site affordable housing for lower income households.

**DOWNTOWN PLAN –
DEVELOPMENT
CHARACTER - CORE**

Revise existing zoning premiums, and create premiums where not currently available, to establish incentives for achieving Core Areas objectives: residential development, affordable housing, “green” building, historic preservation, public parking, of development rights and public and private open space.

**DOWNTOWN PLAN –
DEVELOPMENT
CHARACTER -
INTERFACE**

Revise existing premiums, and provide premiums where not currently available, to create incentives for achieving Interface objectives: residential development, affordable housing, “green building” and transfer of development rights.

2009 PREMIUMS

- Established D1 and D2 Zoning Districts and Modified Premiums to apply
- Established Character District Overlays
- D1 Zoning
 - 400% Base FAR
 - 700% Residential Premium FAR
 - 900% Affordable Housing Premium (80% AMI Homes)
- D2 Zoning
 - 200% Base FAR
 - 400% Residential Premium FAR
- Added Green Building Requirements and Premiums

2019 PREMIUMS

- Modified Affordable Units from 80% to 60% Area Median Income
- D1 Zoning
 - 400% Base FAR
 - 550% Premium FAR if 15% of Floor Area for Affordable Housing (60% AMI)
 - 700% Premium FAR if 20% of Floor Area for Affordable Housing
 - 900% Premium FAR if 30% of Floor Area for Affordable Housing
- D2 Zoning
 - 200% Base FAR
 - 300% Premium FAR if 15% of Floor Area for Affordable Housing
 - 400% Premium FAR if 20% of Floor Area for Affordable Housing
- Up to 50% of Any Affordable Housing requirement can be met by Payment In Lieu

PREMIUMS

2009-2019

- 10 Years
- 27% of Site Plans located in D-Districts
- Residential Premium utilized 18 times (2,003 total units)
- Affordable Housing Premium utilized 3 times (35 total units)

2019-2022

- 2 Years
- 10% of Site Plans located in D-Districts
- Affordable Residential Premium unutilized (No new units)

WHAT ARE
GOALS TO
RECONSIDER
PREMIUMS?

What
Information is
Helpful?