

TABLE 155.3709.E.3: Density Bonus Options

Bonus Option	Sub-Area	Density Bonus	Requirement
#1	Core and Center	20 units/acre	<p>All new non-residential, multi-family residential and mixed-use construction that provide public art using one or a combination of the following strategies:</p> <ol style="list-style-type: none"> 1. A fee equal to 1% of the project's construction costs or \$250,000 whichever is less; 2. A piece of artwork valued at 1% of the project's construction costs or a maximum of \$250,000. whichever is less. <ol style="list-style-type: none"> a. The artwork shall be accessible to the public and may be displayed in public open spaces or areas along the street abutting the building. b. Public art shall be required to receive a recommendation by the Public Art Committee and approval from the City Commission. c. Funds, or an appropriate bonding instrument, shall be placed in escrow at the time of building permit and will be held until the art is approved after installation.
#2	Core and Center	20 units/acre	Properties that provide a designated public open space or publicly accessible open space a minimum of 4,800 square feet or a combination of up to three designated public open spaces or publicly accessible open space a total of 4,800 square feet
#3	Core and Center	20 units/acre	Development which achieves at least 28 points in accordance with Table 155.5802, Sustainable Development Options and Points or is designated LEED Gold or Platinum
#4	Core	10 units/acre	Properties that provide cross block connection through a pedestrian passage a minimum of 15 feet wide.
#5	Core	40 units/acre	<p>Properties that provide public parking in accordance with the following:</p> <ol style="list-style-type: none"> a. The minimum number of spaces required for off-street parking are provided using one or more of the off-street parking alternatives;

#5	Core	40 units/acre	<ul style="list-style-type: none"> b. A minimum of 10% of the parking spaces are reserved for public parking. The 10% of parking spaces shall be calculated by multiplying the required spaces for the total units including any density bonuses x 10%. (Total required parking spaces X 0.1 = public parking spaces). c. A lease agreement with the city, at a rate established by the city, shall be recorded for a term not less than 50 years
#6	Core	20 units/acre	Properties that provide structured parking to accommodate 100% of the total required parking need for the development.
#7	Core	20 units/acre	Properties that provide a minimum of 25% of residential units as small studio or 1 bedroom units. This shall be units that are 600 square feet or less.