

DENSITY BONUS PROJECTS AND PROCEDURE FOR EVALUATING USE PERMIT FOR EXTRA HEIGHT PROJECTS

START HERE

Base Project
w/no
discretionary
approvals

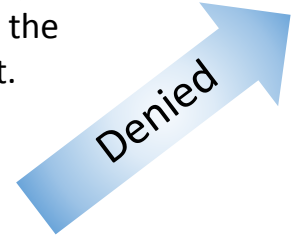


100 units – base (20/floor)

NEXT STEP

Use Permit* for
extra height –

*City has
discretion to
approve or deny
per findings in the
subject district.



Denied

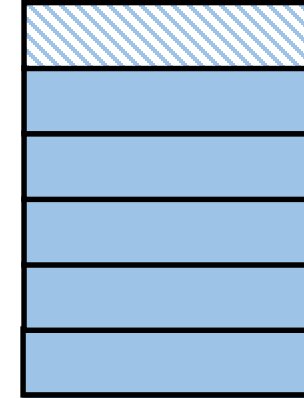


Approved

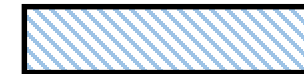
FINAL RESULT

OPTION A – Denied Use Permit

100 units – base (20/floor)
11% VLI = 11 units
89% mkt rate = 89 units
35% DB = 35 units
135 units total – base + DB



Density Bonus Additional Floor
(City is preempted from denying
Density Bonus)



Density Bonus Additional Floor
(City is preempted from denying
Density Bonus)



Use Permit
Extra Height

OPTION B – Approved Use Permit

100 units – base (20/floor)
11% VLI = 11 units
89% mkt rate = 89 units
35% DB = 35 units
Use Permit floor = 20 units
155 units total – base + DB + extra height

