

Guideline Regarding Increases of Height or Density within the Central City Village

Rev. 2/8/10

OVERVIEW

Under certain circumstances, additional height and/or density than is allowed under current zoning may be desirable in the Central City Village outside of the designated Downtown Core and/or existing high-rise and mid-rise zoned areas. Proposed developments meeting basic Presumptions will be considered for a positive recommendation regarding increase in height or density based on the proposed development's contribution to downtown development goals.

The following guidelines are expected to be addressed by any project requesting a change in zoning that has any of the following affects:

- Allowing an increase in overall height over existing zoning limitations, or
- Allowing an increase in the number of dwelling units in excess of existing zoning limitations.

Such developments are expected to demonstrate, as documented in the approved site plan, the inclusion of features or amenities that further the goals for the community's vision of development in the Central City Village. The magnitude of the features or amenities required to be included is expected to be proportional to the additional height or density requested, as measured by a point system. One point shall be required for every one story or 12 feet increase in height and for every 10% of the number of dwelling units allowed, as applicable. If both criteria are applicable, the more stringent will be applied.

The above described system is intended as a GUIDELINE ONLY for development proposals. The Village Planning Committee intends this system as an indication to developers of the types and magnitudes of the trade offs between public benefit and increased density that the Village Planning Committee finds to be generally appropriate. It does not, and is not intended to, constitute any automatic approval of a specific development proposal that may comply with these guidelines. The VPC reserves the right to evaluate all proposals on their merits.

PRESUMPTIONS

Maximum Height: No development higher than 9 stories and 108 feet will be recommended for approval outside of areas with existing zoning allowing such height by right.

Justification: Development within existing areas zoned for tall buildings 10 stories and higher has not reached its potential. There is a surplus of vacant and under-utilized land already zoned for these very tall buildings.

Relationship to Existing Residential Neighborhoods: Developments shall address compatibility with the scale of existing residentially-zoned areas of intact or struggling viable neighborhoods by reducing the height of such developments as they approach residential zoning. The height of the proposed development should not exceed one foot for each two feet of distance from a residentially zoned lot line except as already allowed under existing zoning.

Justification: In order for existing residential neighborhoods to remain viable, the impact of encroaching tall buildings must be mitigated.

EXCLUSION

This guideline shall not apply to the Eastlake Park neighborhood.

GOAL-RELATED INCENTIVES

1. Affordable housing goal:
 - a. 1 point for each 5% of the development's net useable floor area dedicated to affordable housing within the development.
 - b. 1 point for each 10% of the development's net useable floor area dedicated to affordable housing elsewhere within the Central City Village.
 - c. 1 point for payment into a fund established by the City or a qualified 501(c)(3) nonprofit group for the purpose of developing affordable housing within the Central City Village, of an amount representing the fair market value to develop such affordable housing of a size equal to 10% of the development's net useable floor area.
2. Sustainable Design Goal. Points shall be awarded to projects planned to attain LEED certification status as set forth below; with details provided of project features required to attain the certification goal: [It was suggested to itemize certain sustainability related items that would be preferred for the Central City, such as proximity to transit and community connectivity.]
 - a. LEED "Certified" development: 2 points.
 - b. LEED "Silver" development: 3 points.
 - c. LEED "Gold" development: 4 points.
 - d. LEED "Platinum" development: 5 points.
3. Arts & Culture Community Goal:
 - a. 1 point for each 5% of the development's net useable floor area dedicated to affordable gallery or art studio space.
 - b. 1 point for each 1% of net site area dedicated to active arts uses, defined as changing exhibitions, art sales, performance spaces, or similar uses.
4. Urban Amenities Goal:
 - a. 1 point for providing shading of the pedestrian walk of all public rights-of-way using plants.
 - b. 2 points for providing shading of the pedestrian walk of the public rights-of-way using permanent construction.
 - c. 1 point for each 2% of net site area dedicated to public open space, with a proportion of no more than 2:1 or a width in the shortest direction of 40 feet.
 - d. 1 point for providing at least 50% of the net ground floor building area for neighborhood commercial uses, or 2 points for providing 100% of the net ground floor building area for neighborhood commercial uses. The intent of this goal is to provide an onsite mix of uses to reduce transportation needs related to the project.
 - e. 1 point for each 10% of net site area occupied by a historic building recognized at the City, State or National levels that is rehabilitated and protected by a permanent façade easement held by the City or a suitable 501(c)(3) nonprofit group.
 - f. 1 point for each 20% of site area occupied by an existing building rehabilitated as a part of the development.
 - g. 2 points for providing each level of below grade structured parking equal to the building footprint area.