

Attachment 7-B Neighborhood Planning Element: Downtown Neighborhood Plan

Neighborhood Planning Element

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B-10 Downtown Neighborhood Plan

Downtown Urban Center

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land use regulation policies

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DT-LUP8 Generally limit the density of uses that generate employment through a floor area ratio (FAR), and the density of residential uses generally through the combination of height and bulk regulations. ~~((Apply a base and maximum limit on permitted density, as expressed by a floor area ratio (FAR), in areas able to accommodate more intensive development provided that impacts associated with the added density are addressed. Reflect in the base FAR limit the density of employment that the City will accommodate without additional mitigation measures. Reflect in the maximum FAR limit the additional density above the base that may be allowed through bonuses or TDR, or both, as appropriate for the zone or district, if appropriate measures are taken to mitigate specified impacts.))~~ Consider density incentives to encourage development on smaller lots to add diversity to the scale of development in high density office core areas.

DT-LUP9 Allow additional floor area ~~((above the base densities,))~~ and consider adding greater height where appropriate, up to maximum limits, in specified downtown areas where it is desirable to accommodate growth. ~~((, through bonuses and transfer of development rights. In determining conditions for bonus floor area, c))~~ Consider measures to mitigate impacts of higher density development on the downtown environment, including such resources as affordable housing, public open space, child care, human services, and pedestrian circulation.

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DT-LUP10 Allow voluntary agreements to mitigate the impact of development ~~((earn floor area increases above the base density))~~ in certain downtown zones. Consider allowing such options as:

1. providing low-income housing,
 2. providing child care facilities
 3. making payments to the City to fund such facilities,
 4. providing certain amenity features, combined with the use of options 1 and 2 or with the use of TDRs, or both.
- Consider allowing ~~((bonus))~~ floor area for certain amenity features, such as open space, on or near the development site that directly benefit both the public and the project by serving the increased employment population and improving conditions in the immediate environment to support the increased density allowed.

~~((Some facilities and amenity features that may be eligible for bonuses are identified under the following Policies:~~

- ~~1. Policy HO 3: Housing Bonus Program~~
- ~~2. Policy OS 5: Open Space Bonus Amenity Features~~
- ~~3. Policy HS 1: Child Care Bonus))~~

- If ~~((bonus))~~ cash contributions are provided, they should be used to address impacts associated with increased density downtown, such as impacts on housing resources and child care.

Amount of Benefits~~((for Floor Area Increases))~~. The nature and quantity of housing and child care facilities or contributions for such facilities under voluntary agreements, in relation to the ~~((additional))~~ floor area allowed, should generally reflect a portion of what is necessary to mitigate the impacts of increased development and the cost to provide these facilities. Facilities provided ~~((for bonuses))~~ are not expected to fully mitigate such impacts.

Additional types of facilities or amenity features may be added to address future needs, and existing types of facilities or features may no longer be eligible~~((for bonuses))~~, based on changing assessments of impacts, needs, capacity, and public priorities.

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human services policies

DT-HS1 Address the demand for child care services generated by downtown employment growth by including ~~((in the))~~ conditions for ~~((achieving bonus floor area))~~ the provision of child care facilities on project sites, or payment to a fund for providing child care facilities at appropriate locations within downtown.

Child care facilities provided as part of the conditions (~~(for bonus floor area)~~) must serve a percentage of lower-income families on a free or reduced fee basis, in order to address the needs of lower-paid employees in downtown buildings.

Portions of public open space provided (~~(for a floor area bonus)~~) may be restricted to satisfy requirements for outdoor space associated with child care centers.

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