

DENSITY BONUS PROGRAM APPLICATION

Please indicate how the proposed project meets these criteria (attach additional sheets as necessary):
(Yes or No responses are not acceptable)

1. Identify which Density Bonus Incentive the project is applying for (S.G.M.C. Table 11.23-3):

2. Provide a brief justification of consistency with the incentive standards of S.G.M.C Sec. 11.23.90 and the development standards of the applicable zone:

3. Calculate the percentages of all the bonus options and the total of requested additional units:

4. Provide appropriate supplemental graphics as needed:

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Table 11.23-3 Available Density Bonus Incentives

Density Bonus Incentive	Maximum Density Bonus Reward
1. Transportation Demand Management Program	
<i>Include implementation of a minimum of three options or option (i) to qualify:</i>	
a. Installation or contribution to the development of a sheltered bus stop within one-quarter mile of the site;	a. 5 percent
b. Construction of on-site internal walk/bikeway network;	b. 5 percent
c. Installation of preferential carpool/vanpool parking facilities;	c. 1 percent for every three spaces provided; up to 5 percent
d. Installation of electric or alternative fuel vehicle parking;	d. 1 percent for each space provided; up to 5 percent
e. Installation of bike lockers;	e. 1 percent for every five lockers installed; up to 5 percent
f. Connection to existing or future regional bike trail;	f. 2 percent
g. Provision of shower and locker facilities for employees;	g. 1 percent for each shower and locker facility combination installed; up to 5 percent
h. Transit incentives; or	h. 5 percent
i. Provision of a transportation system management plan, which describes the full set of facilities and services to be provided by a development project, proposed to reduce the number of employee commute trips to the site; plus any other facilities, amenities, or services intended to encourage carpool, vanpool, transit, bicycle, or pedestrian commuting.	i. 15 percent

Density Bonus Incentive **Maximum Density
Bonus Reward**

2. Child Day Care Facility

- a. Provision may be satisfied through direct provision of a child care facility, or a reasonable commensurate monetary contribution for the development of a child care facility.
- b. Definition. "Child day care facility," for purposes of the incentive, shall mean a child day care facility, other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school age child care centers. Up to 30 percent
- c. Location. Facility shall be located on the premises of, as part of, or directly adjacent to the development project.
- d. Size and Layout. Facility shall include the provision of both indoor and immediately adjacent outdoor facilities.

3. Public Park or Open Space

- a. Space provided shall be in addition to any common outdoor open space provided within the development as required by Section [11.23.050](#), Open space requirements.
- b. Space shall comply with the standards of this title and the city parks and recreation plan, and as amended.
- c. Space shall be privately maintained, unless donated to and recorded by the city. 5 percent for each area;
up to 15 percent
- d. Parks and open space contributions may be satisfied through the direct provision of public parks or open space, the provision of land for parks/open space, or a reasonable commensurate monetary contribution to the creation of an off-site public park/open space.
- e. Size and Layout. Must be at least 500 square feet in area, with the smallest side measuring a minimum of 12 feet or greater.

4. Public Gathering Space

Provision of public facilities, such as a library or meeting space, open for public use and gatherings.

- a. Public gathering space contributions may be satisfied through the direct provision of public gathering space, the provision of land for public gathering space, or a reasonable commensurate monetary contribution to the creation of an off-site public gathering space. 5 percent for each area;
up to 15 percent
- b. Size and Layout. Must be at least 500 square feet in area, with the smallest side measuring a minimum of 12 feet or greater.

	Maximum Density Bonus Reward
<p>Density Bonus Incentive</p> <p>5. Street Landscaping</p> <p>a. Off-site street landscaping shall be in addition to required on-site landscaping.</p> <p>b. Off-site street landscaping contributions may be satisfied through the direct provision of this improvement, or a reasonable commensurate monetary contribution for off-site street landscaping.</p> <p>c. Size and Layout. Must be at least 500 square feet in area.</p>	<p>5 percent for each area; up to 15 percent</p>
<p>6. Public Arts and Culture</p> <p><i>Provision of publicly accessible and visible art or creation (including appropriate funding) of a public cultural arts program.</i></p> <p>a. Provision shall be in excess of the requirements of Chapter 11.32, Art in Public Places Program.</p> <p>b. Provision may be satisfied through direct provision of the art or program, or a reasonable commensurate monetary contribution for art or cultural arts program(s).</p>	<p>5 percent for each 1 percent of the development value committed</p>
<p>7. Historic Resources</p> <p><i>Preservation of historic resources, either on site or elsewhere in the city.</i></p> <p>a. All preservation shall be consistent with the regulations and standards of Section 11.40.070, Historic resources.</p> <p>b. Where a project preserves and reuses an existing designated historic building, the gross floor area of the designated historic structure may be excluded from the calculation of the total FAR of the project, contingent on the project maintaining the historic and architectural character of the structure, and all rehabilitation does not adversely affect the structure.</p> <p>c. Monetary contribution for preservation of historic resources will not qualify for incentives.</p>	<p>5 percent for each 1 percent of the development value committed</p>
<p>8. Green Building Project</p> <p>a. Certification shall be by the U.S. Green Building Council (USGBC), the Green Point Rated system, Build-it-Green, or compliance with another reputable independent and nationally-recognized organization, deemed appropriate by the city.</p> <p>b. All additional floor area and/or dwelling units achieved through the green building incentive shall be built to the same certified green building standards as the eligible project.</p> <p>c. Intent to achieve certification shall be demonstrated at the time of permitting, and subsequent final certification shall be demonstrated to the city per the USGBC (or applicable) certification schedule. If the project does not achieve certification, penalties equivalent to the value of the bonus may apply.</p> <p>d. Monetary contribution for green building shall not qualify for incentives.</p>	<p>LEED certified rating, or equivalent: 10 percent LEED silver rating, or equivalent: 20 percent LEED gold or platinum rating, or equivalent: 30 percent</p>