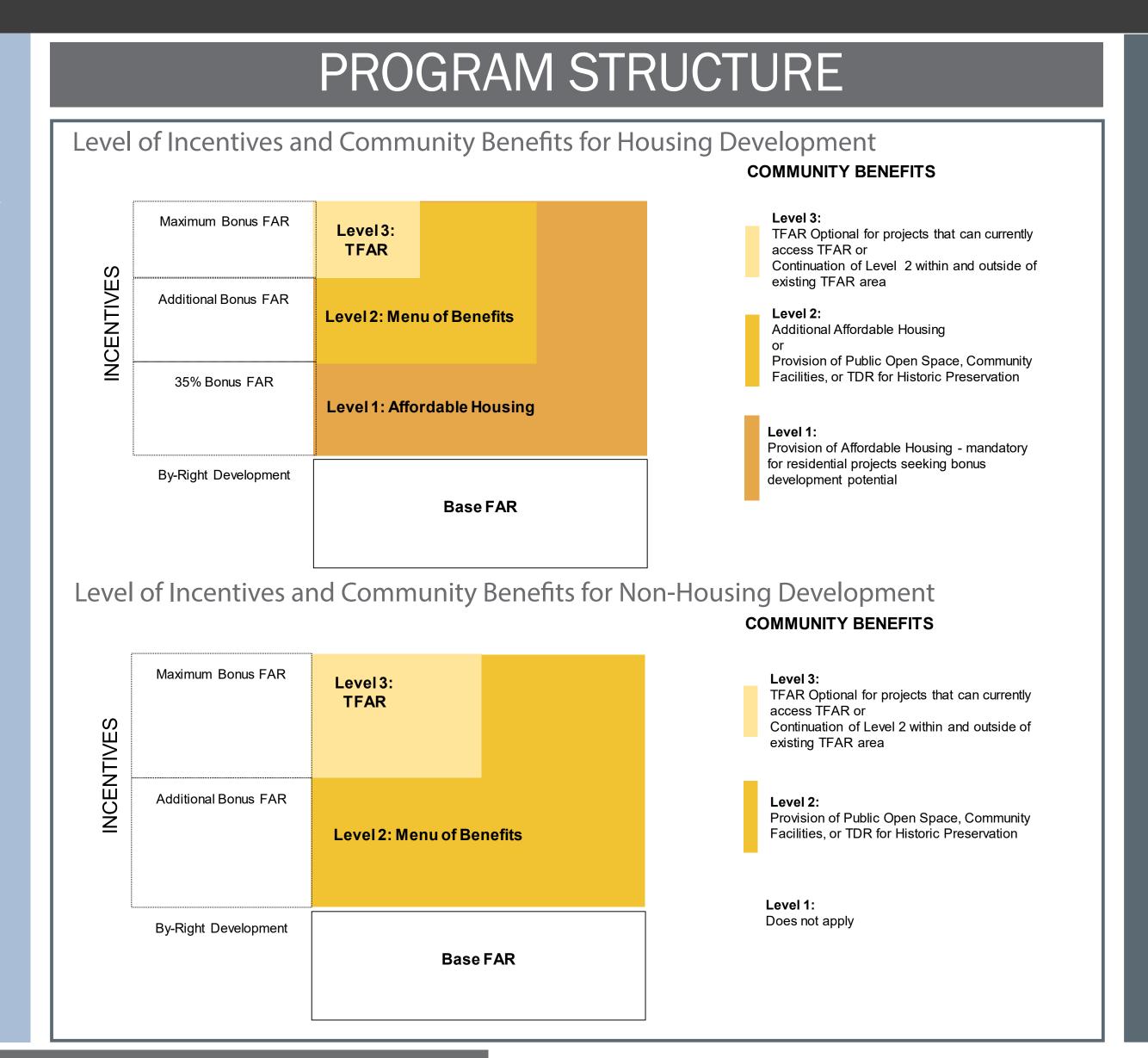
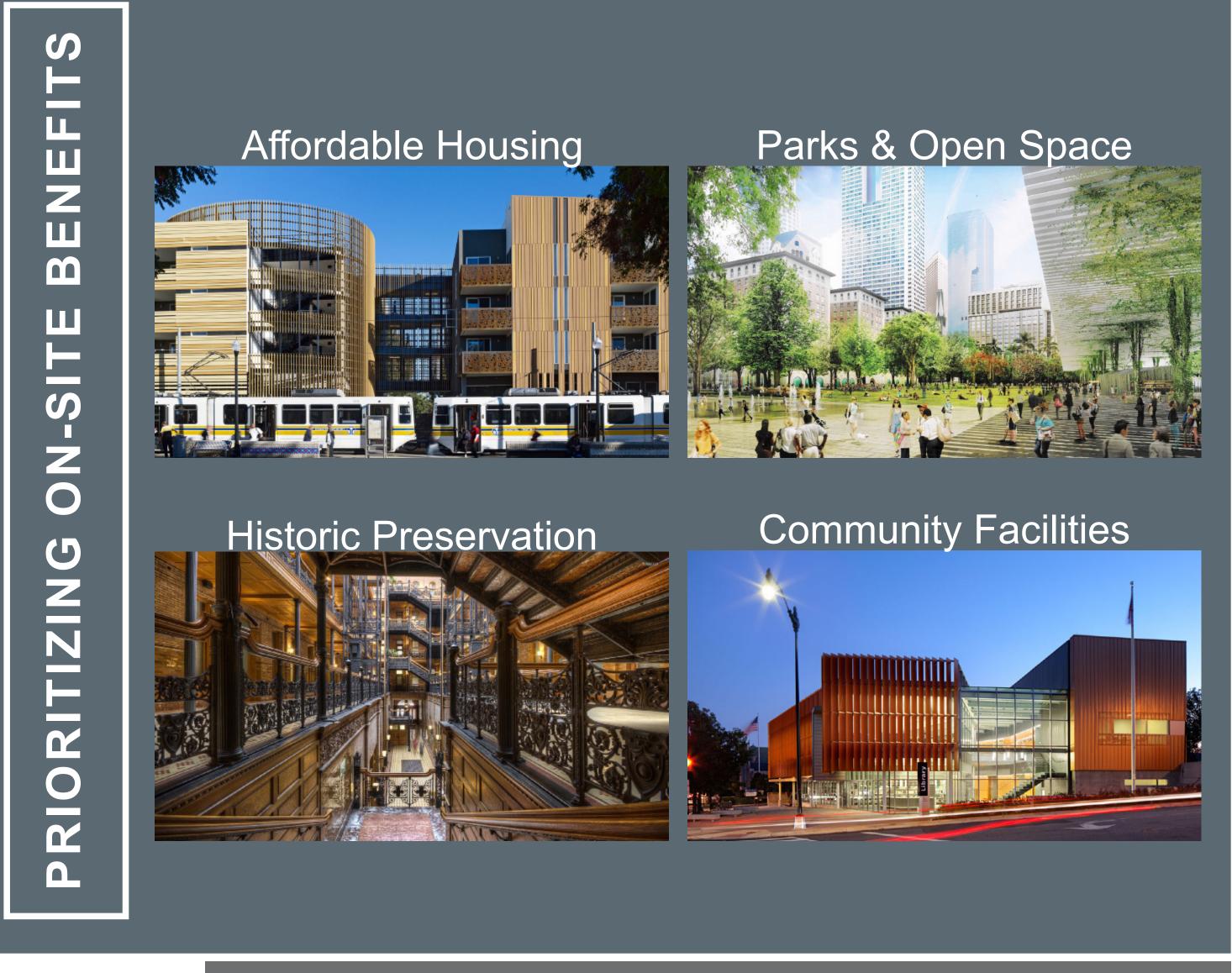
COMMUNITY BENEFITS

The Downtown Community Plan proposes to:

- > Expand and refine the system that links growth and public benefits;
- > Prioritize the provision of on-site community benefits;
- > Offer a more predictable and transparent process for the provision of community benefits





STORY HEIGHT

AND HEIGHT

BY OF Lot Coverage

S0% Lot Coverage

25% Lot Coverage

S0% Lot Coverage

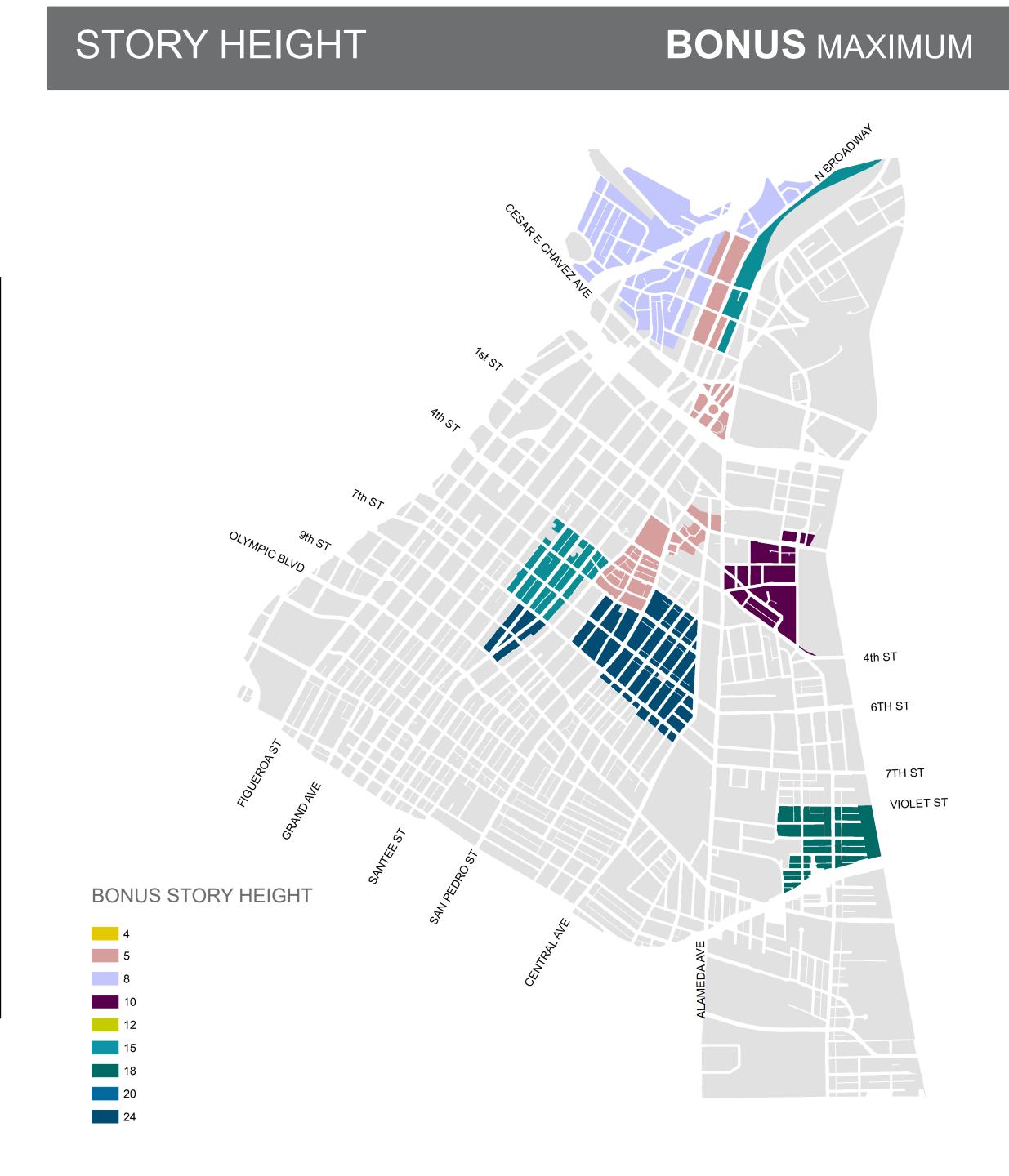
RELATIONSHIP BETWEEN FAR

BASE MAXIMUM

BONUS FLOOR AREA RATIO

BONUS MAXIMUM

FORM PAGE EXAMPLE 2. Bulk and Mass 1. Lot Parameters Lot area (min) Base FAR (max) A Base height in stories (max A Lot width (min) B Building coverage (max Building setbacks Primary street (min) Primary street step-back depth (min) Side street step-back depth (min) Alley (min) Special lot line (min) Building width (max) Building break (min) 10% Lot Amenity space (min) 10% Residential amenity space (min) BASE MAXIMUM FAR & HEIGHT BONUS MAXIMUM FAR & HEIGHT



Specifc Plan Area

FAR