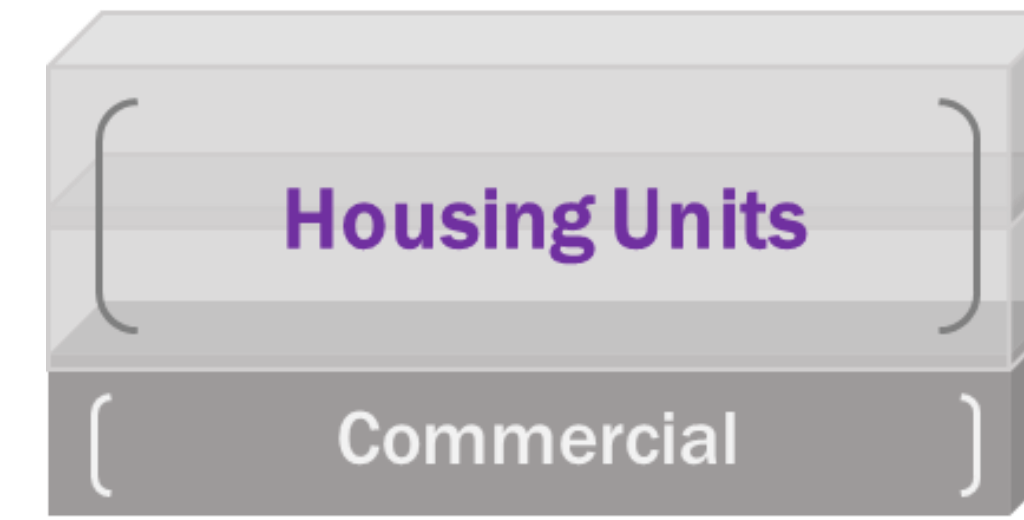




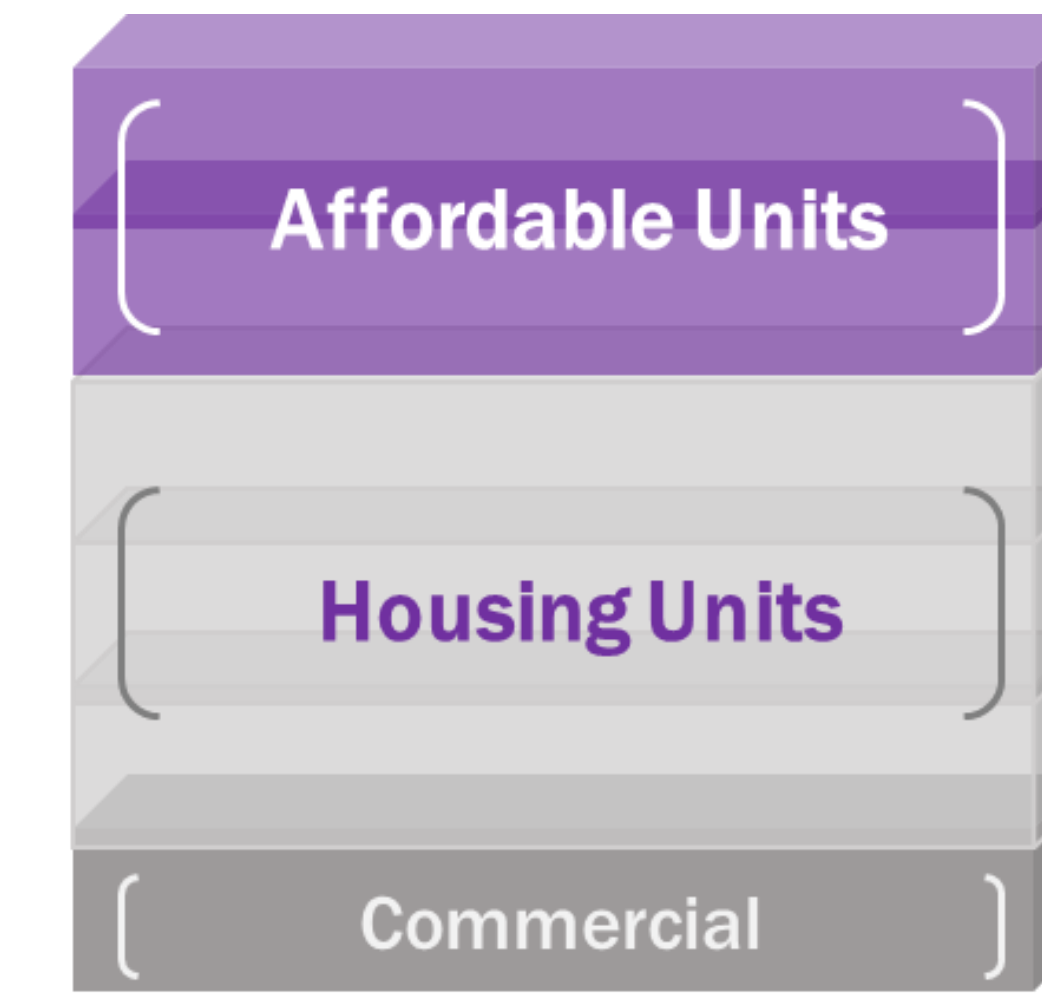
Public Benefits and Incentives PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

Public benefit incentives are options for a developer or property owner to ask for more development rights than the zone permits – height, floor area, density, etc. – in exchange for including certain benefits or amenities for the community.

Projects may receive additional development rights (floor area, density, height, reduced parking) in return for setting aside a portion of the housing units for families with lower incomes.



Base Zoning Regulation



Mixed-Income Affordable Housing Bonus

Community Facilities

Community facilities, such as community rooms, daycare facilities, or space for nonprofit entities (such as land trusts which could, in turn, sublease to local legacy businesses), could be provided in exchange for incentives.

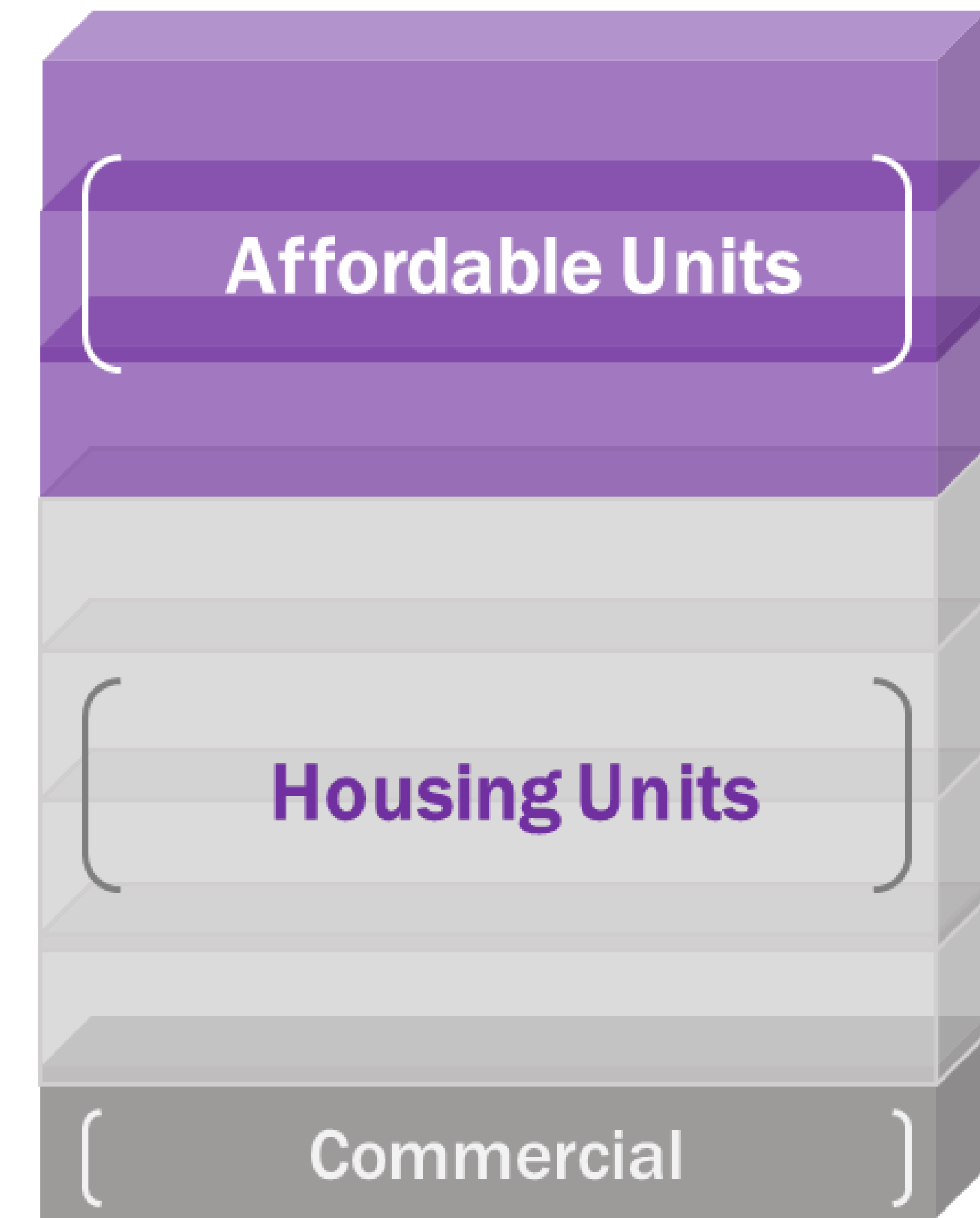
Affordable Housing

Additional Public Benefit Options

Once a base level of affordable housing has been provided, which of the following public benefits would be most appropriate for this area? Place a dot next to your preferred choice.

Additional Affordable Housing

Beyond the incentives for providing a base level of affordable housing, developments could receive additional incentives for providing additional affordable housing.



Additional Affordable Housing Bonus

Publicly Accessible Open Space

Publicly Accessible Open Space (e.g., plaza or park) could be provided by new development as a public benefit for additional development rights.

