

PUBLIC BENEFIT POINT CALCULATIONS

MAJOR PUBLIC FACILITIES

THE PROJECT SITE ZONED CR AND ALL POINTS ARE WITHIN ½ MILE (WALKING DISTANCE) OF A LEVEL 1 TRANSIT FACILITY (FRIENDSHIP HEIGHTS METRO STATION). PER CR INCENTIVE DENSITY GUIDELINES, TABLE 2, 30 POINTS IS APPROPRIATE FOR THIS DEVELOPMENT.
POINTS PROPOSED = 30

QUALITY BUILDING AND SITE DESIGN

ARCHITECTURAL ELEVATIONS:
PER CR INCENTIVE DENSITY GUIDELINES, 10 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT PROVIDES AND IS BOUND BY ARCHITECTURAL ELEVATIONS AS A PART OF THE CERTIFIED SITE PLAN. THE APPLICANT SEEKS ADDITION POINTS FOR BEING LOCATED IN A SITUATION WHERE ARCHITECTURAL ELEVATIONS ARE A PRIORITY & FOR PROVIDING ADDITIONAL DESIGN ELEMENTS SUCH AS SIGNAGE, AWNINGS AND LIGHTING
POINTS PROPOSED = 10 POINTS

EXCEPTIONAL DESIGN:
PER CR INCENTIVE GUIDELINES , 10 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT MEETS ALL OF THE FOLLOWING CRITERIA. REFER TO ARCHITECTURAL AND DESIGN NARRATIVE IN THE STATEMENT OF JUSTIFICATION FOR DETAILS

- *PROVIDING INNOVATIVE SOLUTIONS IN RESPONSE TO THE IMMEDIATE CONTEXT.
- *CREATING A SENSE OF PLACE AND SERVES AS A LANDMARK.
- *ENHANCING THE PUBLIC REALM IN A DISTINCT AND ORIGINAL MANNER
- *INTRODUCING MATERIALS, FORMS OR BUILDING METHODS UNIQUE TO THE IMMEDIATE VICINITY OR APPLIED IN A UNIQUE WAY.
- *DESIGNING COMPACT, INFILL DEVELOPMENT SO LIVING, WORKING AND SHOPPING ENVIRONMENTS ARE MORE PLEASURABLE AND DESIRABLE ON A PROBLEMATIC SITE.
- *INTEGRATING LOW-IMPACT DEVELOPMENT METHODS INTO THE OVERALL DESIGN OF THE SITE AND BUILDING, BEYOND GREEN BUILDING OR SITE REQUIREMENTS.

POINTS PROPOSED = 10 POINTS

STRUCTURED PARKING:
PER CR INCENTIVE GUIDELINES, UP TO 20 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT SEEKS TO MINIMIZE CONFLICTS BETWEEN VEHICLES, PEDESTRIANS, AND CYCLISTS AND REDUCE THE VISUAL IMPACTS OF VEHICLE ACCESS AND PARKING ON THE PUBLIC REALM. ALL PARKING FOR PLANNED DEVELOPMENT WILL BE BELOW GRADE.

ABOVE GRADE SPACES (A) = 24 SPACES
BELOW GRADE SPACES (B) = 367 SPACES
TOTAL SPACES (T) = 391 SPACES
FORMULA: $[(A/T)*10] + [(B/T)*20] = [(24/391)*10] + [(367/391)*20] = 19$
POINTS PROPOSED = 19

DIVERSITY OF USES AND ACTIVITIES

AFFORDABLE HOUSING:
PER THE CR INCENTIVE DENSITY GUIDELINES, THERE IS NO LIMITATION ON THE NUMBER OF PONITS FOR PROVIDING MORE THAN 12.5% MPDUS. AT LEAST MORE MORE MPDU THAN WOULD BE REQUIRED AT 12.5% MUST BE PROVIDED.

TOTAL UNITS PROVIDED = 380 UNITS
MPDUs AT 12.5% = 48 UNITS
TOTAL MPDUs PROVIDED = 57 (15.0%)
FORMULA = $(15.0-12.5) \times 12 = 30$ POINTS
POINTS PROPOSED = 30

CONNECTIVITY AND MOBILITY

MINIMUM PARKING:
MAXIMUM ALLOWED SPACES (A): 895 SPACES
MINIMUM REQUIRED SPACES (R): 288 SPACES
PROPOSED SPACES (P): 391 SPACES
FORMULA: $(A-P)/(A-R) \times 10 = (504/607) \times 10 = 8$ POINTS
POINTS PROPOSED = 8

THROUGH BLOCK CONNECTION:
PER CR INCENTIVE DENSITY GUIDELINES, 10 POINTS IS APPROPRIATE FOR CONNECTIONS THAT MEET THE FOLLOWING CRITERIA:
* OPEN-AIR
*AT LEAST 15 FEET WIDE
*OPEN TO THE PUBLIC AT LEAST BETWEEN 8 AM AND 9PM, AND WHERE THE CONNECTION LEADS TO A TRANSIT FACILITY OR PUBLICLY ACCESSIBLE PARKING FACILITY WITHIN ½ MILE, FOR THE HOURS OF OPERATION OF THE TRANSIT OR PARKING FACILITY.
POINTS PROPOSED = 10

PROTECTION & ENHANCEMENT OF THE NATURAL ENVIRONMENT

BUILDING LOT TERMINATION (REQUIRED IN CR ZONE):
INCENTIVE DENSITY = 347,175 SF
7.5% OF BLT DENSITY = 26,038 SF
EQUIVALENT PAYMENT = 25,873 SF / 31,500 SF = 0.827 BLT
FORMULA = 0.827 BLT * 9 POINTS PER BLT = 7.44 POINTS
POINTS PROPOSED = 7 POINTS

PUBLIC BENEFIT POINTS SUMMARY (INCENTIVE DENSITY = 347,175 SF)		
PUBLIC BENEFIT (SEE CALCULATIONS)	POINTS POSSIBLE	POINTS ACHIEVED
TRANSIT PROXIMITY	50	30
CONNECTIVITY & MOBILITY MINIMUM PARKING THROUGH BLOCK CONNECTION	10 20	8 10
DIVERSITY OF USES AND ACTIVITIES AFFORDABLE HOUSING	N/A	30
QUALITY BUILDING & SITE DESIGN ARCHITECTURAL ELEVATIONS EXCEPTIONAL DESIGN STRUCTURED PARKING	20 10 20	10 10 19
PROTECTION & ENHANCEMENT OF THE NATURAL ENVIRONMENT BUILDING LOT TERMINATIONS (BLT)	25	7
TOTAL POINTS (5 CATEGORIES)	165	124