

Figure 39: OTC DEVELOPMENT BONUS CHART

CHART 1: POSSIBLE BONUS REWARDS								
	Item	Points needed to achieve the reward	Reward Limitations					
A	Bonus building height	1 point per 1000 square feet of floor area	Maximum bonus building hghts. are defined in Chapter III					
B	Bonus floor area	1 point per 1000 square feet of floor area	Maximum bonus floor areas are defined Chapter III					
The following rewards will be offered in the future as these fee programs are established:								
C	No CDP Review Fee (1)	for sites with minimum number of qualifying points						
D	Reduced vehicle trip fee	for sites with minimum number of qualifying points.						
E	Revitalization Tax Reductions	for sites with minimum number of qualifying points.						
F	Public Amenity Fund assistance	for sites with minimum number of qualifying points						
CHART 2: BONUS PREREQUISITES								
1	Performance that exceeds both requirements & minimum actions defined in the description of the proposed Bonus Action as provided in Bonus eligible action in the relevant sections of Chapter III.							
2	Rewards will be based on an accumulation of qualifying points. Points can be accumulated based on fractions (i.e. 0.10 points per \$7500 land value). The Eligible Rewards Column in Chart 3 identify rewards for which rewards bonus points qualify.							
CHART 3: BONUS POINT VALUE BY BONUS ELIGIBLE ACTION (see Chapter III for detailed description of actions)								
#	Bonus eligible action	Point (pt.) value	Possible Rewards					
			A	B	C	D	E	F
PLAN ELEMENT ONE: LAND USE								
Public Land Dedications								
1	Bonus dedication of developable OTC land for public use	1 pt. per \$75,000 of appraised land value	X	X				
Growth Management Bonuses (in lieu of County TDR until TDR is created)								
2	Green area preservation (OS zoned Land)	1 pt. per \$75,000 of appraised land value	X	X				
3	Rural land preservation (RA, R1 or R2 zoned land)	1 pt. per \$75,000 of appraised land value	X	X				
4	Critical Area preservation	1 pt. per \$75,000 of appraised land value	X	X				
5	Green & Rural Area Fund Contributions	1 pt. per \$75,000 Contribution	X	X				
Smart Development Bonuses								
6	Redevelopment bonus	2 pts. per 1 acre of redevelopment land	X	X				
7	Desirable Land Uses Bonus	1 pt. per 1000 s.f. of building floor area	X	X				
8	Desirable mix of uses	1 pt. per 10,000 s.f. of building floor area	X	X				
9	Public Facility Bonus	1 pt. per \$75,000 Contribution	X	X				
10	Assemblage of multiple small sites	0.5 pt. per development	X	X				
11	Vertical mixed use Bonus	0.5 pt. per building	X	X				
12	Bonus residential units beyond required mix	0.5 pt. per each additional 10 units	X	X				
PLAN ELEMENT TWO: TRANSPORTATION								
1	Bonus contribution to the OTC Public Facilities Fund	1 pt. per \$75,000 value	X	X				
Road ways								
2	Provision of bonus road improvements or R.O.W	1 pt. per \$75,000 value	X	X				
Access Management								
3	Provision of bonus access management improvements	1 pt. per \$75,000 value	X	X				

Figure 39: OTC DEVELOPMENT BONUS CHART (continued)

CHART 3: BONUS POINT VALUE BY BONUS ELIGIBLE ACTION (see Chapter III for detailed description of actions)								
#	Bonus eligible action	Point (pt.) value	Possible Rewards					
			A	B	C	D	E	F
PLAN ELEMENT TWO: TRANSPORTATION (cont'd)								
Pedestrian and bikeways								
4	Provision of bonus off-site pedestrian or bikeway improvements	1 pt. per \$75,000 value	X	X				
5	Provision of showers and lockers for employees	1 pt. per building	X	X				
Parking								
6	Dedication of land for public parking	(see land use bonuses for growth management)	X	X				
7	Provision of public or leased parking	1 pt. per 6 spaces	X	X				
8	Provision of public parking on-street	1 pt. per 10 spaces	X	X				
9	Provision of parking in structures	1 pt. per each increment of 500 spaces over 15%	X	X				
10	Reduction of trips though creative mix	1 pt. per site	X	X				
11	Conversion of pre-existing surface parking	1 pt. per 10,000 s.f. of area converted	X	X				
12	Reduction of parking through sharing	1 pt. per site	X	X				
Transit								
13	Dedication of land for transit facilities	(see land use bonuses for growth management)	X	X				
14	Contribution to transit program	1 pt. per \$75,000 value	X	X				
15	Contribution of transit vehicle	1 pt. per \$75,000 value	X	X				
16	Contribution of natural gas transit vehicle	0.2 pt. per per vehicle	X	X				
17	Provision on transit stop amenities	1 pt. per \$75,000 value	X	X				
PLAN ELEMENT THREE: URBAN DESIGN								
1	Significant public amenities	0.2 pt. per 1 item or \$15,000 value	X	X				
2	Landmark building treatment	20 pts. per 1 building	X	X				
3	Landmark site treatment	10 pts. per intersection area	X	X				
4	Bonus Public Activity Area	0.2 pts. per 1000 s.f. of public activity area	X	X				
5	Bonus Focal Area	0.5 pts. per 1000 s.f. of focal area	X	X				
6	Bonus dedication of land for public park/space	(see land use bonuses for growth management)	X	X				
7	Contribution to Public Amenities Program	1 pt. per \$75,000 value	X	X				
8	landscaping and Streetscaping on adjacent parcels/right of way	1 pt. per \$75,000 value	X	X				
9	agreement to maintain nearby public lands i.e. medians etc.	1 pt. per acre	X	X				
PLAN ELEMENT FOUR: ENVIRONMENT								
1	Bonus green spacepreservation	(see land use bonuses for growth management)	X	X				
2	Contributions to Approved Environmental Funds	1 pt. per \$75,000 value	X	X				
3	No off-site surface run-off Bonus	1 pt. per acre	X	X				
4	SWM Redevelopment/Renovation Bonus	5 pts. per pond	X	X				
5	Innovative SWM &Infiltration Bonus	1 pt. per acre	X	X				
6	Stream Restoration Bonus	0.5 pts per acre	X	X				
7	Green Roof Bonus	5 pts per building w/+ 15,000 s.f. roof area	X	X				
8	Green Building Bonus	5 pt. per Building	X	X				
9	Air Quality Bonus	1 pt. per \$75,000 value	X	X				