

# PD 1295

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The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map No. 1-E.*  
(Application No. A-7908)  
(Common Address: 4 -- 8 E. Huron St.)

[O2015-3452]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential-Business Planned Development Number 1003 District symbols and indications as shown on Map Number 1-E in the area bounded by:

the east/west alley north of and parallel to East Huron Street; a line 85.09 feet east of and parallel to North State Street; East Huron Street; and North State Street,

to those of a DX-12 Downtown Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map No. 1-F.*  
(As Amended)  
(Application No. 18383)  
(Common Address: 640 N. Wells St.)

BPD 1295

[SO2015-4176]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the DX-7 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-F in the area bounded by:

West Erie Street; North Wells Street; West Ontario Street; a line 149.18 feet west of and parallel to North Wells Street; the public alley next north of and parallel to West Ontario Street; and the public alley next west of and parallel to North Wells Street,

to those of a Residential-Business Planned Development.

SECTION 2. This ordinance shall be in force and effect from and after its passage and publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Business Planned Development No. 1295.*

*Planned Development Statements.*

1. The area delineated herein as Planned Development Number ("Planned Development") consists of approximately 26,509 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Wells & Erie LLC is the "Applicant" for this planned development pursuant to authorization of the owner of the Property.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance (the "Zoning Ordinance"), the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignee's or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Chicago Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Chicago Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with CDOT's ~~Standards for Work~~ Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by CDOT.

4. This plan of development consists of these 17 Statements; a Bulk Regulations and Data Table and the following exhibits and plans attached hereto prepared by Hartshorne Plunkard Architecture and dated August 20, 2015 (the "Plans"): an Existing Zoning Map; an Existing Land-Use Map; a Property and Planned Development Boundary Line Map; a Site Plan; an Upper Level Setback Exhibit, Affordable Housing Profile Form, Bonus Worksheet, a Green Roof Plan; a Landscape Plan; and Building Elevations (North, South, East and West). Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with DPD. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Business Planned Development:  

Subarea A:

Dwelling units located above the ground floor; animal services; artist work or sales space; eating and drinking establishments; financial services; food and beverage retail sales; medical service; office; consumer repair or laundry service; personal service; general retail sales; valuable objects dealer; co-located wireless communications facilities; parking; and related, incidental and accessory uses.

Subarea B:

Animal services; artist work or sales space; eating and drinking establishments; financial services; food and beverage retail sales; medical service; office; consumer repair or laundry service; personal service; general retail sales; valuable objects dealer; co-located wireless communications facilities; parking; and related, incidental and accessory uses.
6. On-premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of

DPD. Off-premise signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 26,509 square feet and a base FAR of 7, and additional FAR for proposed FAR bonuses as follows:

Description	FAR
Base FAR:	7.00
Upper Level Setbacks:	0.21
Affordable Housing:	1.75
Transit Infrastructure:	1.40
Total FAR:	10.36

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other applicable provision of that Code.

12. The terms and conditions of development under this Planned Development ordinance may be ~~modified administratively~~, pursuant to Section 17-13-0611-A of the Zoning Ordinance, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors, assigns and, if different than the Applicant, the legal titleholders and any ground lessees of the Property.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall provide a 50 percent Green Roof over the Net Roof Area and achieve LEED certification for Subarea A; provide a 50 percent Green Roof and exceed ASHRAE Standards 90.1 -- 2004 for Subarea B.
15. The Applicant acknowledges and agrees that the rezoning of the Property from DX-7 Mixed-Use District to this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance" or "AHO"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). The Applicant further acknowledges and agrees that the project has received an affordable housing floor area bonus pursuant to Section 17-4-1004-B of the Zoning Ordinance, as set forth in the bonus worksheet attached hereto as Exhibit [\_\_\_\_\_] ("Bonus Worksheet"), and as a result is also subject to the requirements of Section 17-4-1004-D of the Zoning Code (the "Density Bonus Provisions"). Like the AHO, the Density Bonus Provisions require on-site affordable housing or payment of a fee in lieu of providing affordable housing, but the formulas for calculating the number of required affordable units and the amount of the in lieu payment are different from the formulas in the AHO. If a planned development is subject to both the AHO and the Density Bonus Provisions, the Applicant may elect to comply with either. In this case, the Applicant has elected to comply with the Density Bonus Provisions. In accordance with the formulas set forth in Section 17- 4-1004-C and the Bonus Worksheet, the Applicant acknowledges and agrees that it must provide a minimum of 11,598 square feet of affordable housing floor area (the "Affordable Units") in the building receiving the affordable housing floor area bonus ("Eligible Building"), with an affordable unit mix comparable to the overall mix and approved by DPD's density bonus project manager, or make a cash payment in lieu of

providing Affordable Units in the amount of \$1,595,850.40 ("Cash Payment"). Prior to the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment or, if providing Affordable Units, enter into an affordable housing agreement with the City pursuant to Section 17-4-1004-E9 ("Affordable Housing Agreement"). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Eligible Building. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. In addition to the Affordable Housing Agreement, the Applicant acknowledges and agrees that, pursuant to Section 17-4-1003-D3, the Bonus Worksheet will serve as an official record of bonuses and amenities. The Applicant must comply with the applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference. Notwithstanding anything to the contrary contained in Section 17-4-1003-E, the Commissioner of DPD may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. Pursuant to the Transit Infrastructure Improvements Bonus provisions of Section 17-4-1020 of the Zoning Ordinance, the Applicant has requested an increase in the floor area permitted on the Property based on a cash contribution for public transit infrastructure improvements. The Applicant shall make a cash contribution in the amount of \$1,276,687, which corresponds to a floor area bonus of 1.40. Pursuant to Section 17-4-1020-A of the Zoning Ordinance, the Applicant must enter into an agreement with the agency undertaking the improvements providing for such cash contribution. The Commissioner must require evidence that such cash contribution has been funded by the Applicant as a condition to issuance of any Part II Approvals.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map amendment to rezone the Property to the DX-7 Downtown Mixed-Use District.

[Existing Zoning Map; Existing Land-Use Map; Property and Planned Development Boundary Map; Site Plan; First Floor Landscape Plan; Greenroof Plan; Building Elevations; Affordable Housing Profile Form (Rental); and Bonus Worksheet referred to in these Plan of Development Statement  
Printed on pages 7618 through  
7633 of this *Journal*].

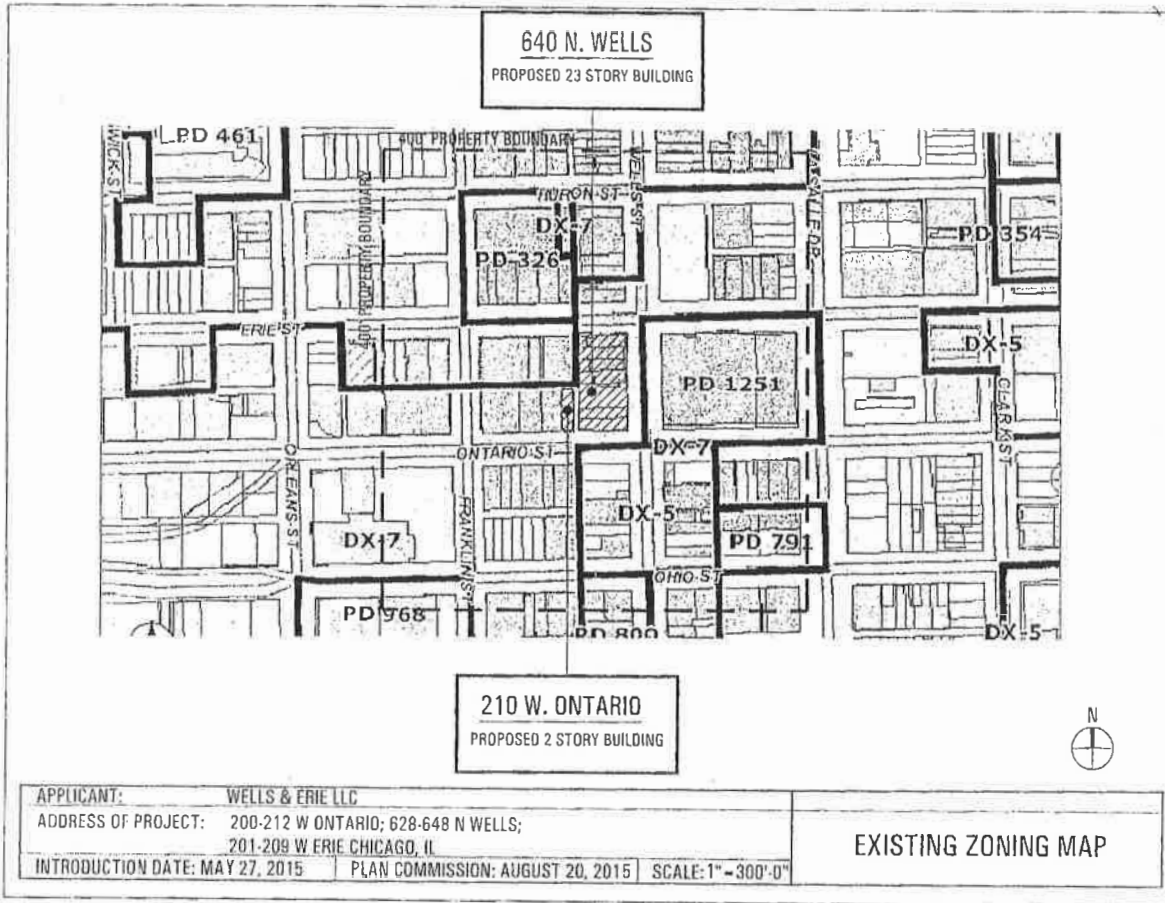
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential-Business Planned Development No. 1295*

*Bulk Regulations and Data Table.*

Gross Site Area:	50,614 square feet
Area of Public Rights-of-Way	24,105 square feet
Net Site Area:	26,509 square feet
Base FAR:	7.00
Upper Level Setbacks:	0.21
Affordable Housing:	1.75
Transit Infrastructure:	1.40
Maximum Floor Area Ratio:	10.36
Maximum Number of Dwelling Units:	253
Minimum Off-Street Parking Spaces:	117
Minimum Off-Street Loading Berths:	1 (10 feet by 25 feet)
Maximum Building Height:	280 feet
Minimum Setbacks:	In substantial conformance with the Plans

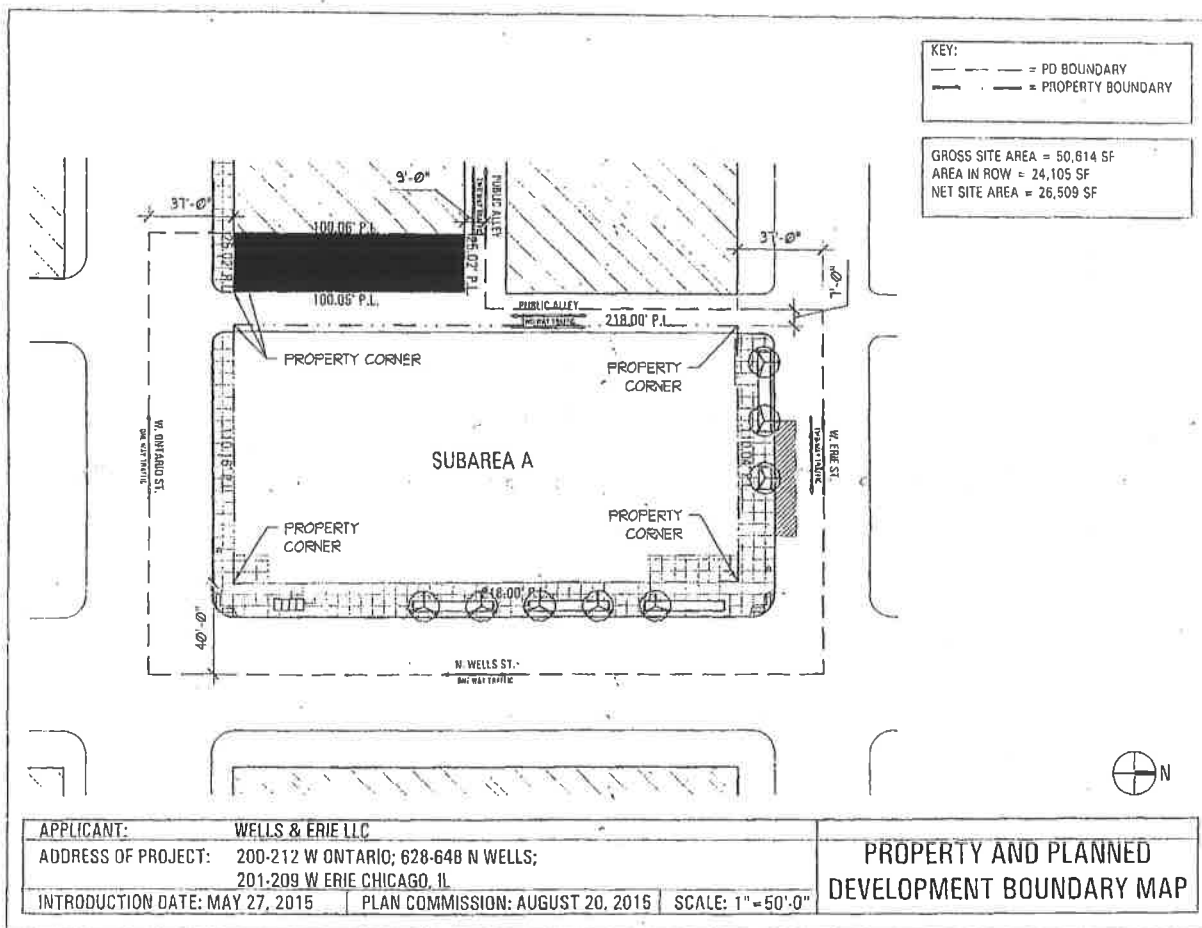
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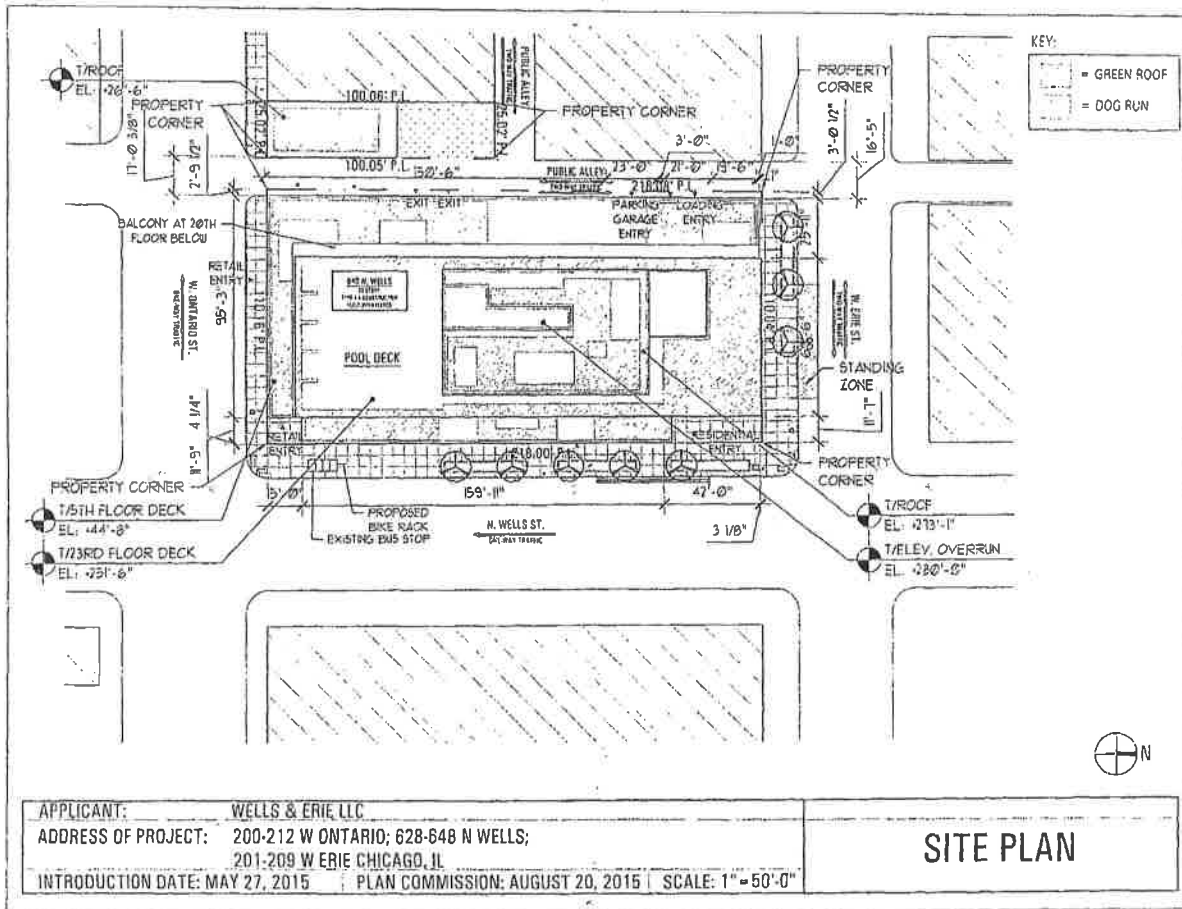


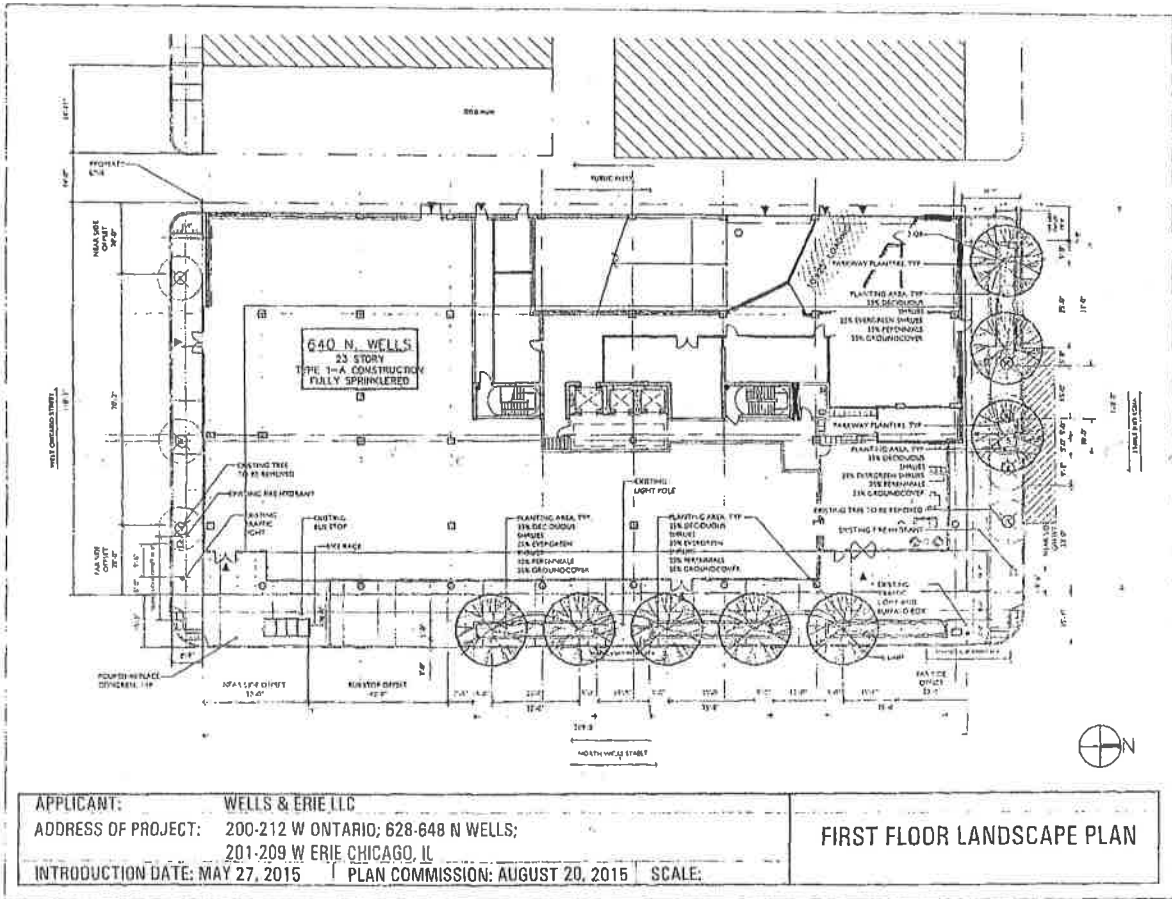
APPLICANT:	WELLS & ERIE LLC
ADDRESS OF PROJECT:	200-212 W ONTARIO; 628-648 N WELLS; 201-209 W ERIE CHICAGO, IL
INTRODUCTION DATE: MAY 27, 2015	PLAN COMMISSION: AUGUST 20, 2015
SCALE: 1" = 300'-0"	

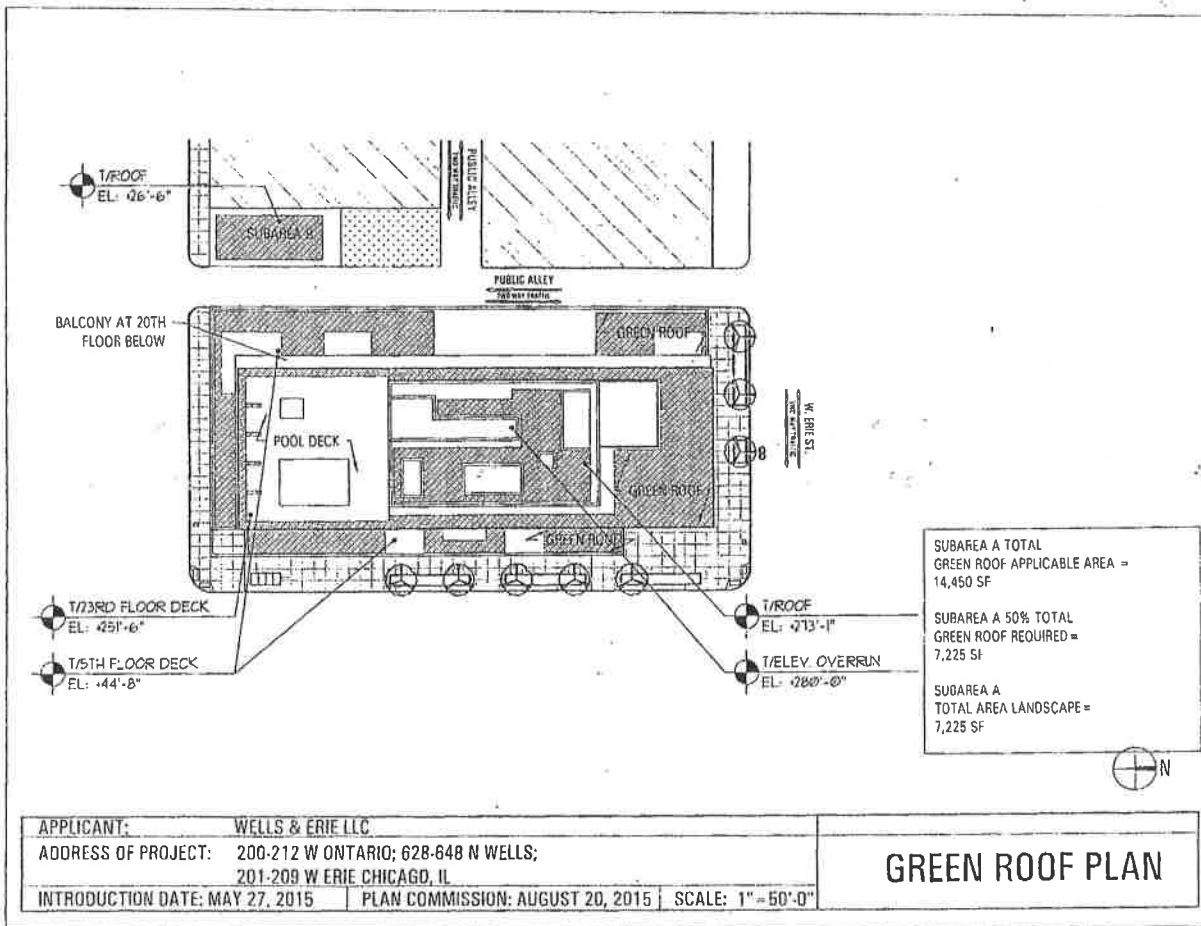
EXISTING ZONING MAP

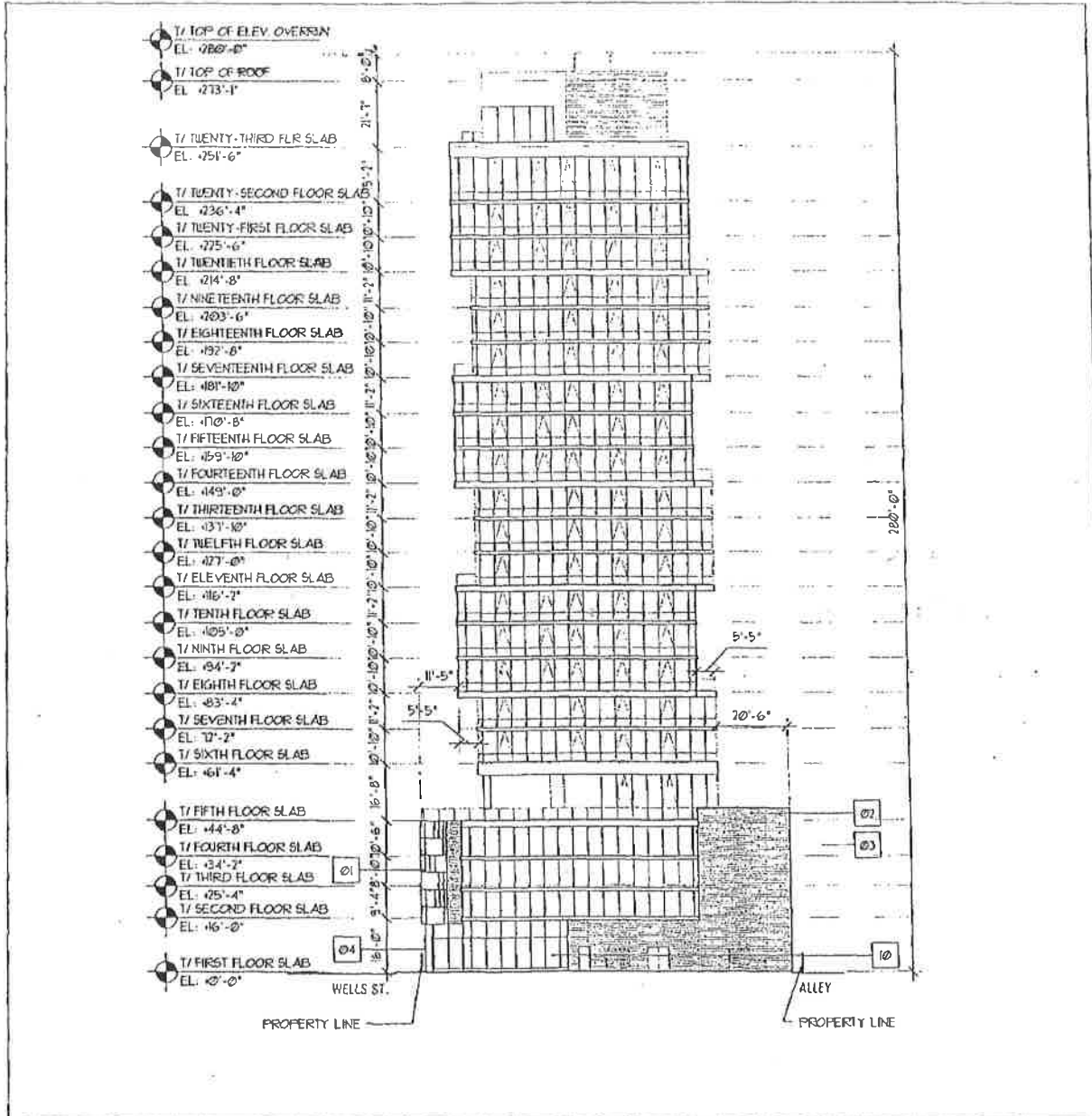








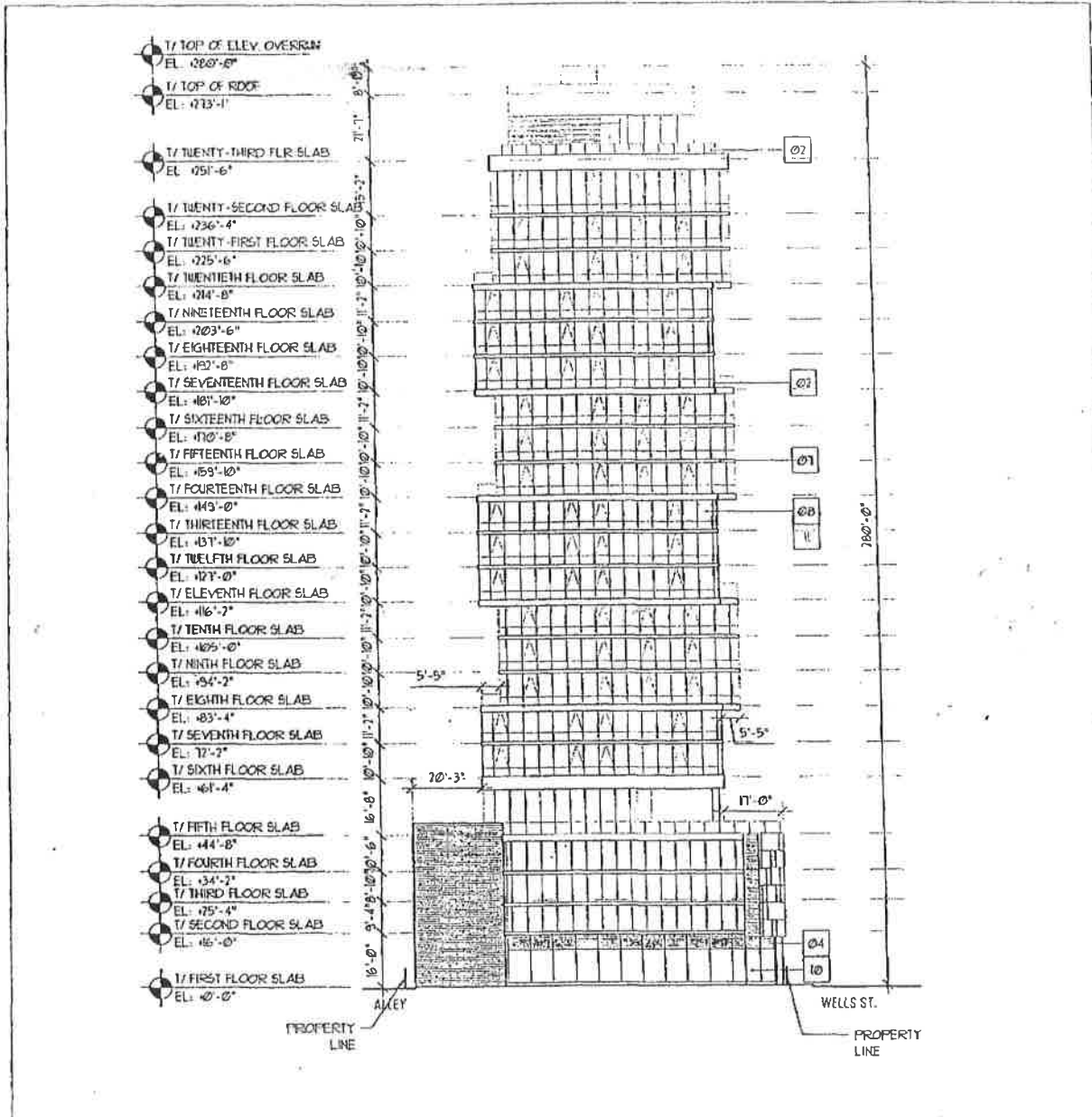




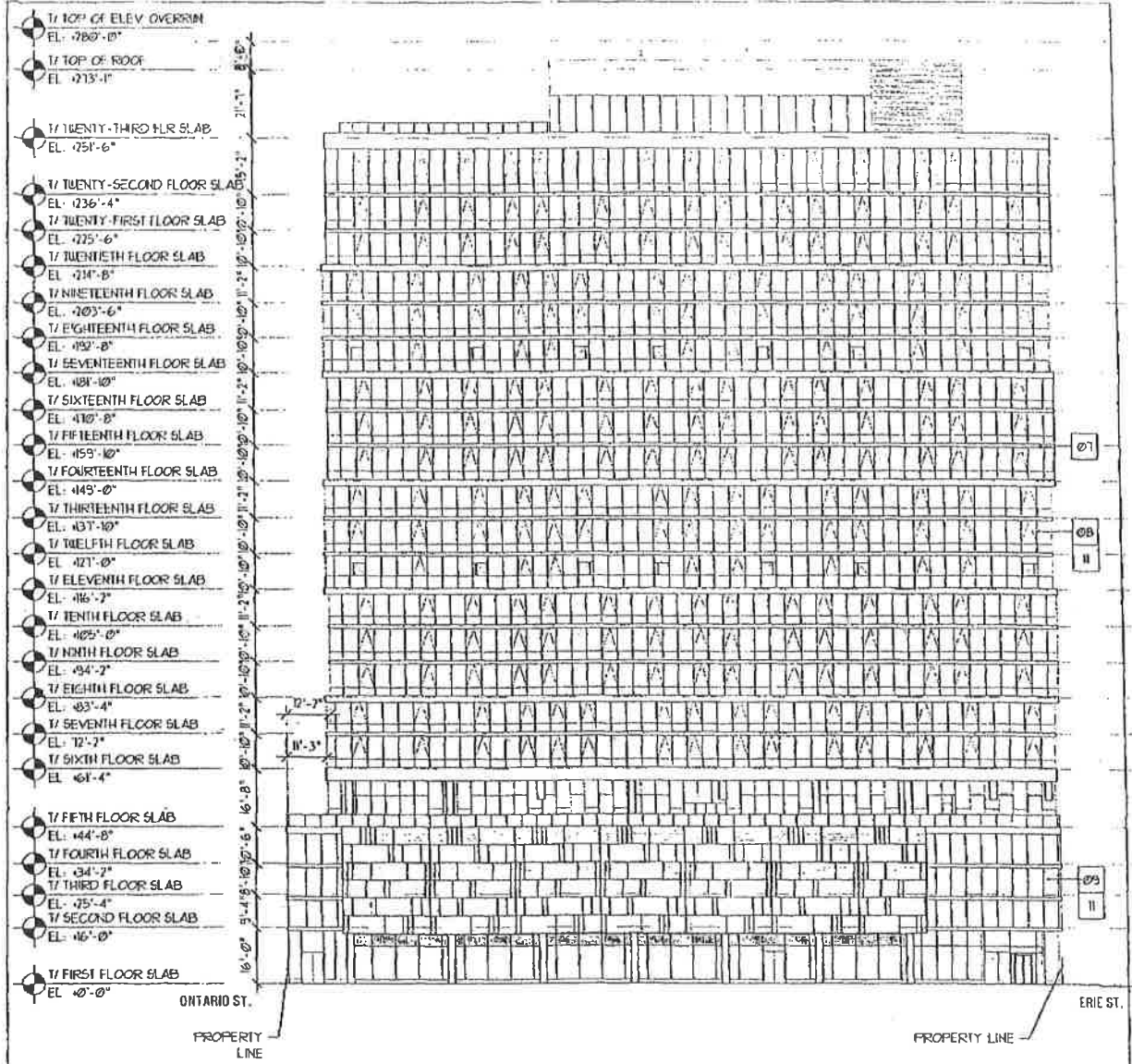
MATERIAL LEGEND:			
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02 METAL GLASS RAILING	07 SLAB EDGE COVER	12 METAL PANEL WALL	17 EXPANSION JOINT
03 TEXTURED CONCRETE	08 ALUMINUM WINDOW	13 NOT USED	18 OVERHEAD GARAGE DOOR
04 PRECAST COLUMN COVER	09 ALUMINUM CURTAIN WALL	14 NOT USED	19 BRICK
05 PAINTED CONCRETE	10 ALUMINUM STOREFRONT	15 REVEAL	20 PAINTED STEEL

APPLICANT: WELLS & ERIE LLC	PLAN COMMISSION: AUGUST 20, 2015 SCALE: 1" = 40'-0"
ADDRESS OF PROJECT: 200-212 W ONTARIO; 628-648 N WELLS; 201-209 W ERIE CHICAGO, IL	
INTRODUCTION DATE: MAY 27, 2015	

NORTH ELEVATION



MATERIAL LEGEND:			
01 PORCELAIN STONE CLADDING	06 NOT USED	11 LOW-E INSULATED VISION GLASS	16 RECESSED LIGHTING
02 METAL/GLASS RAILING	07 SLAB EDGE COVER	12 METAL PANEL WALL	17 EXPANSION JOINT
03 TEXTURED CONCRETE	08 ALUMINUM WINDOW	13 NOT USED	18 OVERHEAD GARAGE DOOR
04 PRECAST COLUMN COVER	09 ALUMINUM CURTAIN WALL	14 NOT USED	19 BRICK
05 PAINTED CONCRETE	10 ALUMINUM STOREFRONT	15 REVEAL	20 PAINTED STEEL
APPLICANT: WELLS & ERIE LLC		PLAN COMMISSION: AUGUST 20, 2015	
ADDRESS OF PROJECT: 200-212 W ONTARIO; 628-648 N WELLS; 201-209 W ERIE CHICAGO, IL		SCALE: 1" = 40'-0"	
INTRODUCTION DATE: MAY 27, 2015		<b>SOUTH ELEVATION</b>	



**MATERIAL LEGEND:**

01 PORCELAIN STONE CLADDING	06 NOT USED	11 LOW-E INSULATED VISION GLASS	16 RECESSED LIGHTING
02 METAL GLASS RAILING	07 SLAB EDGE COVER	12 METAL PANEL WALL	17 EXPANSION JOINT
03 TEXTURED CONCRETE	08 ALUMINUM WINDOW	13 NOT USED	18 OVERHEAD GARAGE DOOR
04 PRECAST COLUMN COVER	09 ALUMINUM CURTAIN WALL	14 NOT USED	19 BRICK
05 PAINTED CONCRETE	10 ALUMINUM STOREFRONT	15 REVEAL	20 PAINTED STEEL

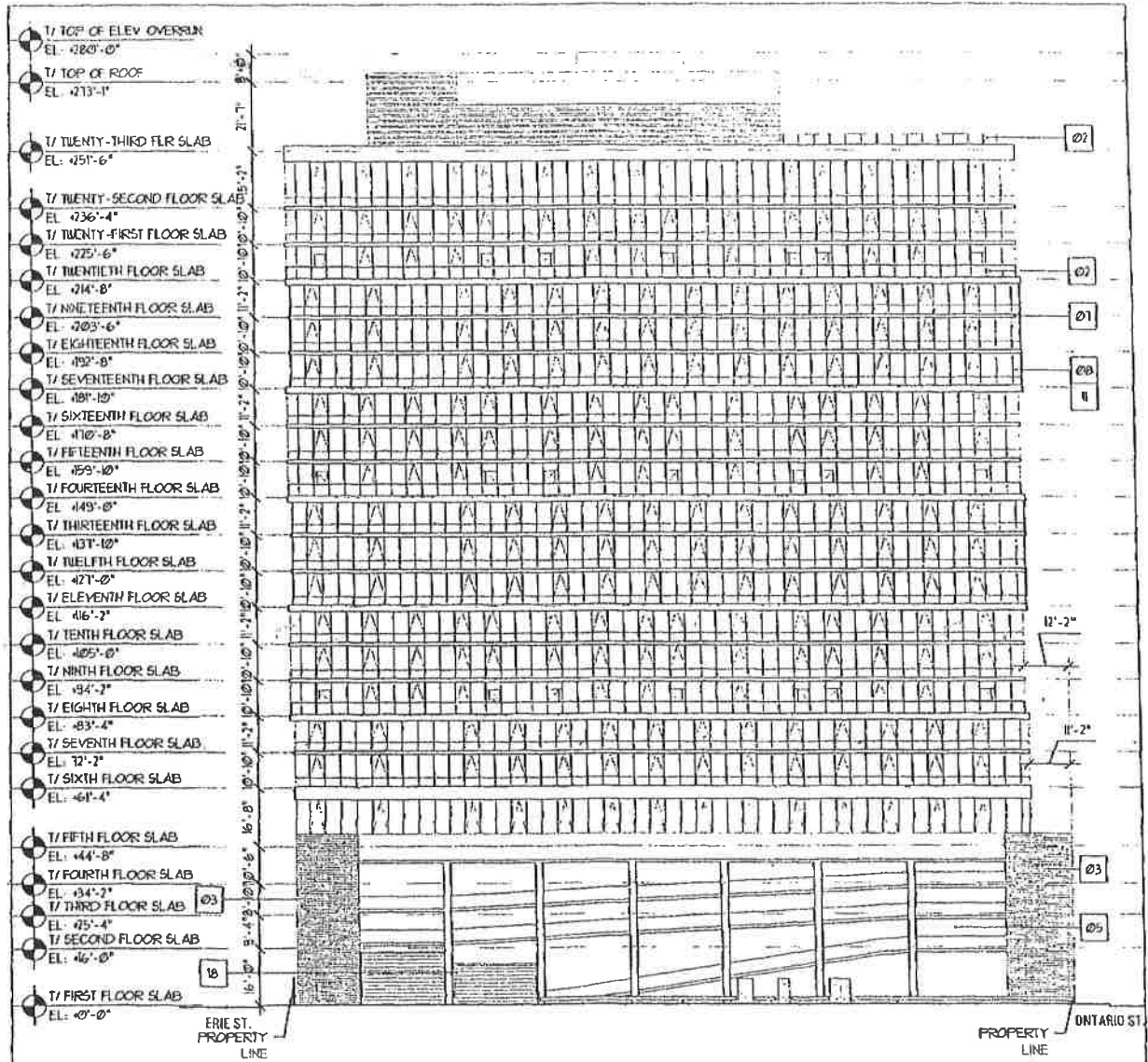
**APPLICANT:**  
 WELLS & ERIE LLC

**PLAN COMMISSION:** AUGUST 20, 2015  
**SCALE:** 1" = 40'-0"

**ADDRESS OF PROJECT:**  
 200-212 W ONTARIO; 628-648 N WELLS; 201-209 W ERIE CHICAGO, IL

**INTRODUCTION DATE:** MAY 27, 2015

**EAST ELEVATION**

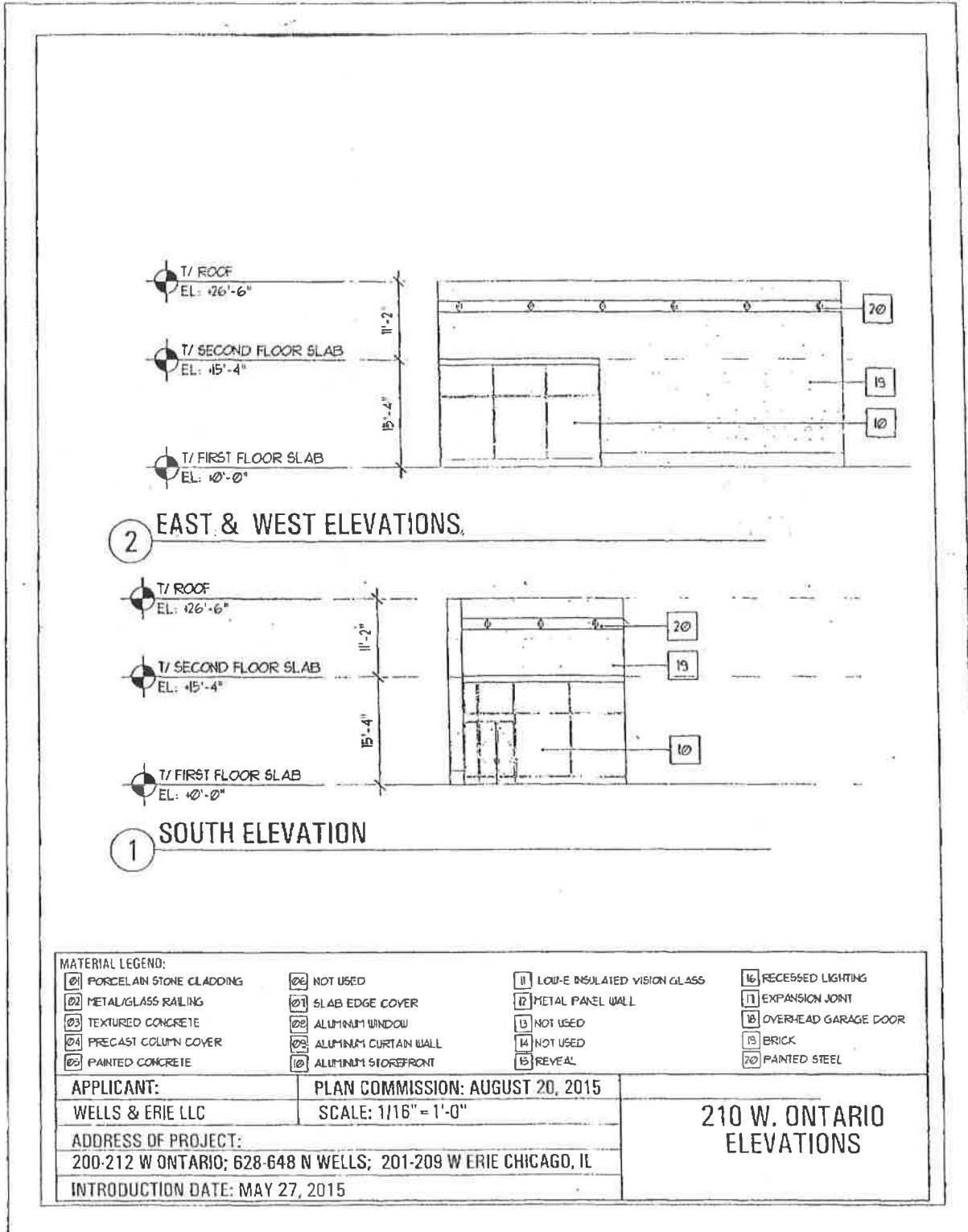


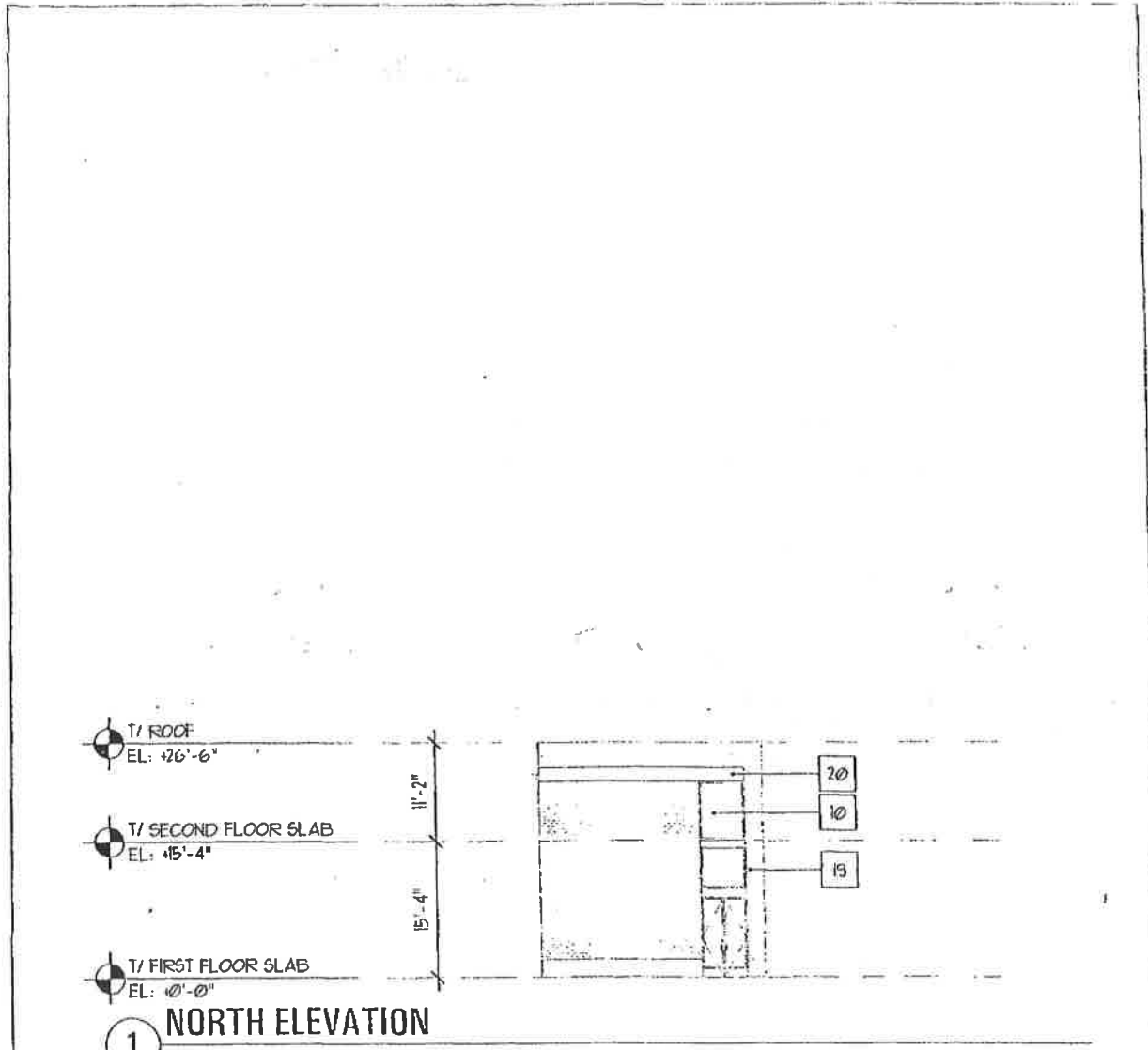
**MATERIAL LEGEND:**

- |                             |                          |                                 |                         |
|-----------------------------|--------------------------|---------------------------------|-------------------------|
| 01 PORCELAIN STONE CLADDING | 06 NOT USED              | 11 LOW-E INSULATED VISION GLASS | 16 RECESSED LIGHTING    |
| 02 METAL/GLASS RAILING      | 07 SLAB EDGE COVER       | 12 METAL PANEL WALL             | 17 EXPANSION JOINT      |
| 03 TEXTURED CONCRETE        | 08 ALUMINUM WINDOW       | 13 NOT USED                     | 18 OVERHEAD GARAGE DOOR |
| 04 PRECAST COLUMN COVER     | 09 ALUMINUM CURTAIN WALL | 14 NOT USED                     | 19 BRICK                |
| 05 PAINTED CONCRETE         | 10 ALUMINUM STOREFRONT   | 15 REVEAL                       | 20 PAINTED STEEL        |

APPLICANT:	PLAN COMMISSION: AUGUST 20, 2015
WELLS & ERIE LLC	SCALE: 1" = 40'-0"
ADDRESS OF PROJECT:	
200-212 W ONTARIO; 628-648 N WELLS; 201-209 W ERIE CHICAGO, IL	
INTRODUCTION DATE: MAY 27, 2015	

**WEST ELEVATION**





<b>MATERIAL LEGEND:</b>			
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02 METAL/GLASS RAILING	07 SLAB EDGE COVER	12 METAL PANEL WALL	17 EXPANSION JOINT
03 TEXTURED CONCRETE	08 ALUMINUM WINDOW	13 NOT USED	18 OVERHEAD GARAGE DOOR
04 PRECAST COLUMN COVER	09 ALUMINUM CURTAIN WALL	14 NOT USED	19 BRICK
05 PAINTED CONCRETE	10 ALUMINUM STOREFRONT	15 REVEAL	20 PAINTED STEEL
<b>APPLICANT:</b> WELLS & ERIE LLC		<b>PLAN COMMISSION:</b> AUGUST 20, 2015	
<b>ADDRESS OF PROJECT:</b> 200-212 W ONTARIO; 628-648 N WELLS; 201-209 W ERIE CHICAGO, IL		<b>SCALE:</b> 1/16" = 1'-0"	
<b>INTRODUCTION DATE:</b> MAY 27, 2015		<b>210 W. ONTARIO ELEVATIONS</b>	

**Affordable Housing Profile Form (Rental)**

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Submit this form to the Department of Planning & Development for each project that triggers an affordability requirement (including CPAN, ARO, and the Density Bonus).

This completed form should be returned (via e-mail, fax, postal service or interoffice mail), to: Kara Breems, Department of Planning & Development, 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org Telephone: (312) 744-6746.

For information on these programs/requirements, visit [www.cityofchicago.org/dpd](http://www.cityofchicago.org/dpd)

Date: July 13, 2015

**SECTION 1: DEVELOPMENT INFORMATION**

Development Name: Wells/Erie Apartments  
Development Address: 200-212 W. Ontario; 628-648 N. Wells; 201-209 W. Erie  
Ward: 42nd Ward

If you are working with a Planner at the City, what is his/her name? Fernando Espinoza

Type of City involvement:  Land write-down  
(check all that apply)  Financial Assistance (If receiving TIF assistance, will TIF funds be used for housing construction? )  
 Zoning increase, PD, or City Land purchase

\*if yes, please provide copy of the TIF Eligible Expenses

**SECTION 2: DEVELOPER INFORMATION**

Developer Name: Wells & Erie LLC  
Developer Contact (Project Coordinator): Robert D Stone  
Developer Address: 908 North Halsted Street, Chicago, IL 60642  
Email address: rdstone@jdlcorp.com  
Telephone Number: 312-642-0850

May we use email to contact you?  Yes  No

**SECTION 3: DEVELOPMENT INFORMATION** N/A - See Section 4

a) Affordable units required

For ARO projects:  x 10%\* = \_\_\_\_\_ (always round up)  
Total units total affordable units required  
\*20% if TIF assistance is provided

For Density Bonus projects: \_\_\_\_\_ X 25% = \_\_\_\_\_  
Bonus Square Footage\* Affordable sq. footage required

\*Note that the maximum allowed bonus is 20% of base FAR in dash-5; 25% in dash-7 or -10; and 30% of base FAR in dash-12 or -16 ([www.cityofchicago.org/zoning](http://www.cityofchicago.org/zoning) for zoning info).

b) building details

In addition to water, which of the following utilities will be Included in the rent (circle applicable):

Cooking gas   electric   gas heat   electric heat   other (describe on back)

Is parking included in the rent for the: affordable units? yes no   market-rate units? yes no  
If parking is not included, what is the monthly cost per space? \_\_\_\_\_

Estimated date for the commencement of marketing:  
 Estimated date for completion of construction of the affordable units:

For each unit configuration, fill out a separate row, as applicable (see example).

	Unit Type*	Number of Units	Number of Bedrooms/Unit	Total Square Footage/Unit	Expected Market Rent	Proposed Affordable Rent*	Proposed Level of Affordability (60% or less of AMI)	Unit Mix OK to proceed?
Example	1 bed/1 bath	4	1	800	\$1000	759	60%	
Affordable Units								
Market Rate Units						N/A	N/A	
						N/A	N/A	
						N/A	N/A	

\*Rent amounts updated annually in the "City of Chicago's Maximum Affordable Monthly Rent Chart"

**SECTION 4: PAYMENT IN LIEU OF UNITS**

When do you expect to make the payment -in-lieu? Fall 2015  
 (typically corresponds with issuance of building permits) Month/Year

For ARO projects, use the following formula to calculate payment owed:

$$\frac{\text{Number of total units in development}}{\text{Number of total units in development}} \times 10\% = \frac{\text{Amount owed}}{\text{Amount owed}} \times \$100,000 = \$ \text{Amount owed}$$

(round up to nearest whole number)

For Density Bonus projects, use the following formula to calculate payment owed:

$$\frac{46,391}{\text{Bonus Floor Area (sq ft)}} \times 80\% \times \$ 43 = \$ 1,595,850.40$$

(from table below)

Submarket (Table for use with the Density Bonus fees-in-lieu calculations)	Median Land Price per Base FAR Foot
Loop: Chicago River on north/west; Congress on south; Lake Shore Dr on east	\$31
North: Division on north; Chicago River on south/west; Lake Shore Dr. on east	\$43
South: Congress on north; Stevenson on south; Chicago River on west; Lake Shore Dr. on east	\$22
West: Lake on north; Congress on south; Chicago River on east; Racine on west	\$29

Authorization to Proceed (to be completed by Department of DPD)

[Signature]  
 Kara Breems  
 Department of Planning & Development

7-31-15  
 Date

[Signature]  
 Developer/Project Coordinator

August 11, 2015  
 Date



CITY OF CHICAGO  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
BUREAU OF ZONING AND LAND USE  
APPLICATION FOR ZONING BONUS REVIEW

FINAL FOR PUBLICATION

**WORKSHEET: FAR BONUS CALCULATION**

Property Address: Ontario and Wells

Zoning District: DX-7

**ON-SITE BONUSES**

Amenity	Amenity area (in sq.ft.)	Lot area (in sq.ft.)	Premium Factor	Base FAR	FAR Bonus calculated	FAR Bonus Cap compare with
Formula:	A	B	C	D	(A/B) * C * D	
Affordable Housing – On-Site			4	(1)		1.00 (-5) 1.75 (-7) 2.50 (-10) 3.60 (-12) 4.80 (-16)
Public Plaza and Pocket Park			1			6
Chicago Riverwalk			1			-
Winter Garden			1			3
Through-Block Connection (Indoor)			0.66			-
Through-Block Connection (Outdoor)			1			-
Sidewalk Widening			2			-
Arcade			1.25			2
Water Feature			0.3			1
Upper-Level Setbacks (-7 & -10 Districts)	18,955	26,509	0.3	7	.21	1
Upper-Level Setbacks (-12 & -16 Districts)			0.4			25% of D
Lower-Level Planting Terrace			1			-
Green Roofs			0.3			2
Underground Parking (Levels -1 & -2)			0.15			30% of D
Underground Parking (Level -3 or lower)			0.2			30% of D
Underground Loading			0.15			30% of D
Parking Concealed by Occupiable Space			0.4			25% of D
Total FAR Bonus On-Site Improvements					.21	

FORM FOR PUBLICATION

Rev. May, 2014

Page 1 of 2

**OFF-SITE BONUSES**

**Calculation of Financial Contribution**

Formula: Cash contribution for 1 sq.ft. of FAR bonus = 0.8 x median cost of 1 sq. ft. of buildable floor area

Amenity	Bonused Square Feet Desired	Discount Factor	median cost of 1 sq.ft. of buildable floor area (in \$): See City Survey of Land Cost	Base FAR	Financial Contribution
Formula:	A	B	C	D	E=A*B*C
Off-Site Park or Riverwalk		0.8			
Street Lighting and Landscaping		0.8			
Transit Station Improvements	37,113	0.8	43	7	\$1,276,687
Pedway Improvements		0.8			
Adopt-A-Landmark		0.8			
Affordable Housing	46,391	0.8	43	7	\$1,595,850.40
Education		0.8			

<b>Totals</b>	<b>83,504</b>				<b>\$2,872,537.40</b>
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**Comparison to FAR Bonus Cap**

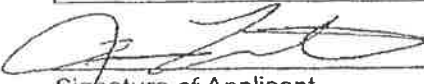
Amenity	Total Bonused Square Feet Desired	Lot Area (in sq. ft.)	Base FAR	FAR Bonus calculated	FAR Bonus Cap:
Formula:	F	G	H	I = (F/G) * H	Compare with
Off-Site Park or Riverwalk					20% of H
Street Lighting and Landscaping					20% of H
Transit Station Improvements	37,113	26,509	7	1.40	20% of H
Pedway Improvements					20% of H
Adopt-A-Landmark					20% of H
Affordable Housing	46,391	26,509	7	1.75	20% of H (-5) 25% of H (-7, -10) 30% of H (-12, -16)
Education					25% of H (-10) 30% of H (-12, -16)

If FAR Bonus calculated exceeds FAR Bonus Cap, the effective FAR Bonus for Off-Site Improvements is equal to the FAR Bonus Cap

**Summary**

Base FAR	7
FAR Bonus for On-Site Improvements	0.21
FAR Bonus for Off-Site Improvements	3.15
<b>Total FAR</b>	<b>10.36</b>
<b>Total Financial Contribution</b>	<b>\$2,872,537.40</b>

Maximum Floor Area with Base FAR	185,563
Floor Area with FAR Bonus On-Site Improvements	5,567
Floor Area with FAR Bonus Off-Site Improvements	83,504
<b>Total Maximum Floor Area</b>	<b>274,634</b>

 August 10, 2015  
 Signature of Applicant Date Received by (Dept. of Planning & Dev.) Date

Rev. May 2014