



PLANNING
DEPARTMENT

Comprehensive Analysis of Density Bonuses Update

HOUSING AND PLANNING COMMITTEE

Alan Pani, Planner Principal

Dec. 3, 2024



Background

June 8,
2023

City Council approves a recommendation from the Housing and Planning Committee regarding prioritizing initiated amendments to the City's Land Development Code

June 13,
2023

Housing and Planning Committee approves staff briefing to address density bonuses through a more comprehensive analysis

Study Overview

- Program Compare/Contrast
- Density Bonus Economics
- Program Performance
- Stakeholder Feedback
- Peer City Case Studies
- Recommendations



Program Comparison

- Geographies
- Intent/Purpose of Density Bonus
- Incentives
- Affordable Housing
 - Income levels (MFI)
 - Rents
 - Percentages Required
 - Fees-in-lieu
- Other Community Benefits



Density Bonus Economics

- Mathematical example of trade-offs
 - Cost of construction
 - Market-rate and affordable units
 - Yield on cost
- In-lieu fees vs. cost of on-site units
- Variation by:
 - Time
 - Place
 - Height/Density



Program Analysis and Stakeholder Feedback

- Utilization by program
 - Rate of participation
 - Units (bedrooms) produced
 - Fees-in-lieu
 - Inferences based on programs analysis

- Stakeholder Feedback
 - Outreach process
 - General feedback
 - Specific feedback



Peer City Case Studies

- Cities reviewed
- General trends
- Best practices
 - Potential recommendations from case studies

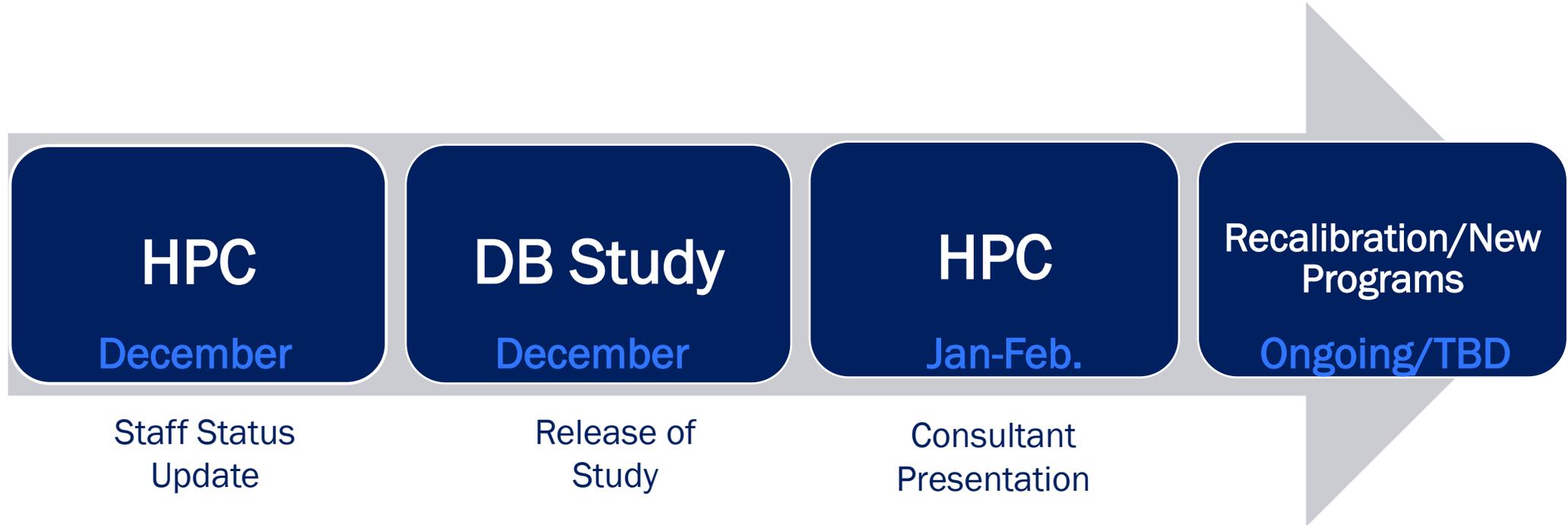


Recommendations

- Broad Recommendations
 - Based on stakeholder feedback, program analysis and case studies
- Individual Program Recommendations
 - Based on stakeholder feedback, program analysis and case studies



Timeline/Next Steps





Planned Density Bonus Recalibrations

- East Riverside Corridor – April 2025
- UNO – May 2025
- Crestview – December 2025
- Downtown – December 2025
- North Burnet Gateway

		SCHEDULE OF ACTIVE CODE AMENDMENTS														
		2024		2025												
LEAD	CASE NO.	CODE AMENDMENT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PLD	C20-2024-017	PLANNED DEVELOPMENT AREA 2 (PDA2)	█	█												
PLD	C20-2024-022	DB FOR COMMERCIAL HWY & INDUSTRIAL (DB240)	█	█												
DSD	C20-2023-045	SITE PLAN LITE PH 2 & INFILL LOTS	█	█												
WPD	C20-2022-025	COLORADO RIVER PROTECTIONS	█	█												
TPW	C20-2024-021	SAFETY BOLLARDS	█	█												
PLD	N/A	DENSITY BONUS COMPREHENSIVE STUDY	█	█	█	█	█	█	█	█	█	█	█	█	█	█
PLD	C20-2024-003	EAST RIVERSIDE CORRIDOR REG. PLAN UPDATE	█	█	█	█	█	█	█	█	█	█	█	█	█	█
DSD	C20-2024-014	STR MODIFICATIONS	█	█	█	█	█	█	█	█	█	█	█	█	█	█
DSD	C20-2024-016	PRESERVATION BONUS UPDATE PHASE 1	█	█	█	█	█	█	█	█	█	█	█	█	█	█
DSD	C20-2024-013	ARTICLE 9 LANDSCAPING	█	█	█	█	█	█	█	█	█	█	█	█	█	█
DSD	C20-2024-015	TREE PRESERVATION & PLANTING REQUIREMENTS	█	█	█	█	█	█	█	█	█	█	█	█	█	█
PLD	C20-2024-010	UNO UPDATE	█	█	█	█	█	█	█	█	█	█	█	█	█	█
WPD	C20-2022-025	GREENFIELD DRAINAGE FOR REDEVELOPED SITES	█	█	█	█	█	█	█	█	█	█	█	█	█	█
PLD	C20-2024-004	ETOD OVERLAY (PH 2)	█	█	█	█	█	█	█	█	█	█	█	█	█	█
PLD	N/A	NEW ZONING DISTRICTS STUDY	█	█	█	█	█	█	█	█	█	█	█	█	█	█
HD	C20-2023-037	S.M.A.R.T. HOUSING UPDATES PH 2	█	█	█	█	█	█	█	█	█	█	█	█	█	█
PLD	TBD	DENSITY BONUS COMPREHENSIVE AMENDMENTS			█	█	█	█	█	█	█	█	█	█	█	█
PLD	C20-2024-008	DOWNTOWN PARKING MODIFICATIONS PH 2	█	█	█	█	█	█	█	█	█	█	█	█	█	█
PLD	C20-2024-018	DDB/DOWNTOWN AMENDMENTS	█	█	█	█	█	█	█	█	█	█	█	█	█	█
PLD	C20-2023-023	NOTIFICATION MODIFICATION											█	█	█	█
PLD	TBD	NEW ZONING DISTRICTS								█	█	█	█	█	█	█
PLD	TBD	HOME (FUTURE PHASES)								█	█	█	█	█	█	█
PLD	TBD	CRESTVIEW TOD UPDATE								█	█	█	█	█	█	█
PLD	C20-2018-004	MIRRORED GLASS											█	█	█	█
AE	C20-2023-014	UNDERGROUND ELECTRIC UTILITY DISTRIBUTION LINES	█	█	█	█	█	█	█	█	█	█	█	█	█	█
PLD	C20-2023-031	FRONT OR SIDE YARD PARKING FILING DEADLINES											█	█	█	█
PLD	C20-2023-032	MOBILE FOOD ESTABLISHMENT FILING DEADLINES											█	█	█	█
PLD	C20-2023-036	TENANT NOTIFICATION AND RELOCATION PH 2											█	█	█	█

DENSITY BONUS COMPREHENSIVE STUDY
 A comprehensive analysis with recommendations to streamline, calibrate, and combine existing and proposed programs.



Contact Us

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Thank You