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allow increased height for residential uses in exchange for income-restricted dwelling units or a fee-in-lieu. The bonus program should include a tiered approach to height and affordability that is similar to Exhibit A, which is attached and incorporated into this Resolution and is like the approach used in DBETOD. The City Manager should come back to City Council with the proposed density bonus program before the citywide recalibration work is complete.

**BE IT FURTHER RESOLVED:**

The City Council initiates amendments to Title 25 (*Land Development*) to require ground floor retail and street activation as part of the PDA regulations. The requirements should be comparable to the requirements that apply to a property that follows the regulations established in VMU or University Neighborhood Overlay (UNO).

**BE IT FURTHER RESOLVED:**

The City Manager is directed to include the proposed density bonus program for PDA-zoned properties in the City's broader recalibration work for density bonus programs and recommend any adjustments.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to identify potential community benefits beyond on-site affordable housing that could be included in this density bonus program and other density bonus programs; and to include those benefits as a component of the citywide recalibration. Examples of non-housing community benefits that could be considered are:

1. Transit-supportive infrastructure,

2. Great Streets improvements,
3. Enhanced pedestrian or cycling infrastructure,
4. Affordable retail or cultural arts space,
5. Public safety facilities,
6. On-site beneficial re-use and/or off-site connection; and
7. Increased tree canopy or vegetative buffering.

**ADOPTED:** \_\_\_\_\_, 2024    **ATTEST:** \_\_\_\_\_

Myrna Rios  
City Clerk