

2. Heights

Optional Bonus Criteria*

Optional Criteria for Height Bonuses	Points	40-foot Height Bonus				65-foot Height Bonus		
		VHTC	VHRC	VHNC	VHMX	VHTC	VHRC	VHNC
I. Natural Environment Bonus Criteria:		50	50	25	50	75	100	50
a. Rock outcroppings dedications	25							
b. Trails connecting rock outcroppings or other features deemed significant by the City Open Space Division	25							
c. Open space dedications	20							
d. Private park construction	20							
e. Other trails	20							
f. Landscaping / natural buffers in addition to what's required by Zone	10							
g. Shared drainage / swales with adjacent developments (preferably as open space, parks, and/or trails OR to water landscaping)	10							
h. View preservation	10							
i. Interpretive signage	5							
II. Built Environment Bonus Criteria:		50	25	25	50	75	75	100
a. Plazas / courtyards	25							
b. Living roof or accessible roof garden	25							
c. Transit shelters on transit corridors	20							
d. LEED certification	20							
e. Transit Center within 500 feet of proposed project	15							
e. Solar panels	15							
f. Permeable paving	10							
g. Permanent streetscape/plaza furniture and/or features (lifesize gameboards, tables & seating, low water use fountains, amphitheaters, labyrinths, shade structures, etc.)	10							
h. Rooftop water harvesting / cisterns	5							
i. Other sustainable building practices	5							
Total Points Required to Receive Height Bonus		100	75	50	100	150	175	150

20 pts = Private Preservation? (TDR, conservation easement, OS plat) w/ 5 pts. For Public Access Easement

* As approved by Planning Director or his/her designee

4. Site Development Standards: Setback Comparison

Character Zone	Build-to-Zone <i>(in feet)</i>		
	<i>Street Type</i>	'A'	'B'
Town Center		5-10	10-75
Regional Center		5-10	10-75
Neighborhood Center		5-10	10-30
Mixed-use		5-20	10-75
Neighborhood Transition		5-15	10-30
Escarpment Transition		5-10	10-30

4. Site Development Standards: Frontage Comparison

Character Zone	Frontage (% of façade)		
	<i>Street Type</i>	'A'	'B'
Town Center		80	30
Regional Center		60	20
Neighborhood Center		75	30
Mixed-use		50	25
Neighborhood Transition		75	30
Escarpment Transition		75	30

4. Site Development Standards: Block Size Comparison

Character Zone	Block Sizes (in feet)		
	<i>Min.</i>	<i>Max.</i>	<i>Perimeter (max.)</i>
Town Center	300	500	1600
Regional Center	300	1000	3000
Neighborhood Center	300	800	2000
Mixed-use	300	1200	4000
Neighborhood Transition	200	600	2000
Escarpment Transition	250	600	2000