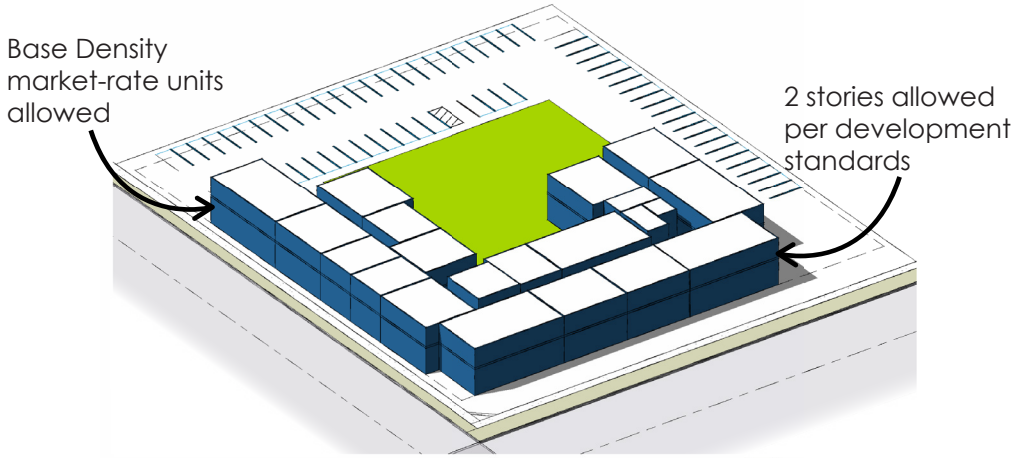
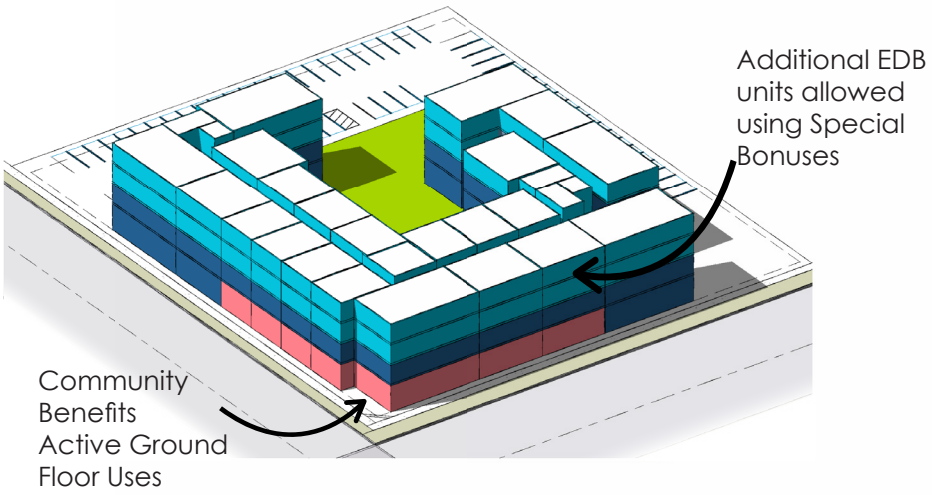
Example 3



Base Density

31 market-rate units available under the base density and development standards



Base Density + Enhanced Density Bonus + Special Bonus

31 Base Density Units + 38 EDB Units = 69 units

- Density Bonus: 120% / Concessions: 6
- 8% very low income (3 units), 4% low income (2 units), 6% moderate income (2 units)
- Development standards modifications using concessions: additional 2 stories and reduced setback
- Community Benefits: on-site daycare facility + active ground floor uses (café, medical clinic, fitness center)

Legend

- Base Density Units
- Enhanced Density Bonus Units
- Open Space
- Community Benefits Ground Floor Uses