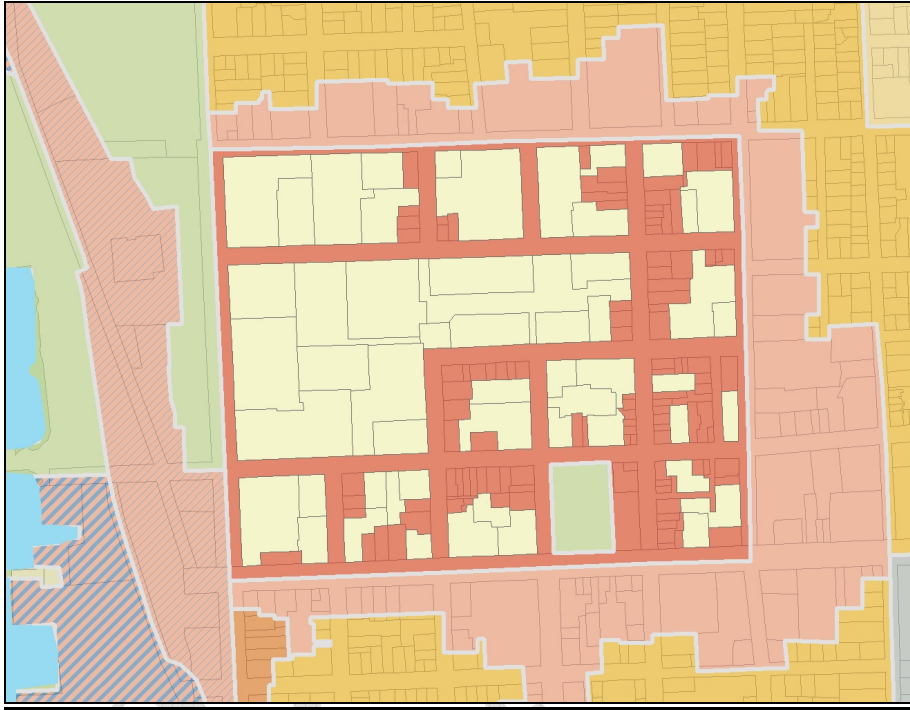


**Alternative for Downtown Development Amendments #4**  
***Committee Proposal - 21 November 2008***

1. **Use Mix Requirements on Large Sites:** The following restrictions apply to all new development in the Downtown District on development sites >10,000 sqft. Building use percentages refers to gross floor area.



**Figure 1. Lots >10,000sqft.**

- a) 100-80% Residential Building\* (above the street-level)
- No less than 4 stories and 45-ft required minimum. Maximum of 6 stories and 75-feet possible with bonuses.
  - Public Art is required.
  - Public Parking is required: no less than 25 parking spaces or an additional ten percent (10%) above the minimum spaces, whichever is greater, required to be made available to the general public at all times.
- b) 100-80% Non-Residential Building\* (above the street-level)
- No less than 4 stories and 45-ft required minimum. Without bonuses, the maximum building height shall be 102 feet and shall not exceed 8 stories.
  - Additional height to 10 stories and 127-feet possible with bonuses.

**Alternative for Downtown Development Amendments**  
*Committee Proposal – 21 November 2008*

- Public Parking is required: all required parking spaces must be located on-site and must also be made available to the general public during the evening and at all hours on holidays and weekends.
- c) 80-20% Residential or Non-Residential Building\* (above the street-level)
- No less than 4 stories and 45-ft required minimum. Maximum of 6 stories and 75-feet possible without bonuses.
  - Additional height to 10 stories and 127-feet possible with all possible bonuses.
  - Public Art is required.
  - Public Parking is required: for the residential portion, no less than 25 parking spaces or an additional ten percent (10%) above the minimum number of spaces required, whichever is greater, must be made available to the general public at all times. For the non-residential portion, all required spaces must be on site and available to the general public after 7 pm on weekdays and at all hours on holidays and weekends.

\* DRB discretion necessary to consider minor adjustments (+/-2%) to these percentage thresholds given site-by-site specific circumstances.

2. **Height and FAR Bonuses:** Continues to apply to all development in the Downtown District. Inclusionary and Senior housing, LEED, Public Parking, and Public Art bonuses remain the same.

Job Attraction Bonus is eliminated given the use mix requirements above.

3. **Street-Level Non-residential Use Required:** First floor non-residential use requirement is clarified applying only to the street level frontage of a building (rather than entire ground floor) to reserve street-level frontage for pedestrian-oriented uses in the Downtown Transition, Downtown Waterfront, Battery Street Transition and Neighborhood Activity Center districts.