

# INCENTIVES & BONUSES

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As a way of encouraging desirable uses and public benefits in Downtown, the City will allow certain bonuses for those uses. This chapter outlines the incentives and bonus program of the Downtown Specific Plan.

## 7.1 HEIGHT AND DENSITY BONUSES

The DSP provides certain bonuses intended to attract certain uses or types of development in the Downtown. The incentives and bonuses are described in greater detail in the following pages.

### 7.1.1 Review Authority for Height and Density Bonuses

Height and Density Bonuses according to standards outlined by the Downtown Specific Plan will be granted to applicants by the City Council, following policies and procedures adopted by the City of Glendale. Applicants utilizing the incentives and bonuses program will require a statutory development agreement with the City or a covenant acceptable to the City and developer.

### 7.1.2 Measuring Density and Height Bonuses

In the Downtown Specific Plan, development density is defined by the number of stories allowed within the building envelope set forth by design Standards and Guidelines in addition to Floor Area Ratio. As long as the urban design and building standards and guidelines are followed, the maximum number of stories and FAR allowed for each district may be built.

If an applicant chooses to take advantage of the height and density bonus program, multiple incentives may be provided, however only one incentive shall be considered in calculating the height and density bonus. Under no circumstances except in the application of Section 7.2.1 and/or the application of Government Code Section 65915, et seq. ("SB 1818 Affordable Housing Density Bonus Law") shall any project exceed the maximum allowable height, stories, or floor area ratio by area shown in Table 4-A relative to projects with incentives or bonuses.

## 7.2 HEIGHT AND DENSITY INCENTIVES

The following describes the height and density incentives, public benefits, and related bonuses. Projects may not utilize more than one of the incentives described in the Downtown Specific Plan.

### 7.2.1 SB 1818 Affordable Housing Density Bonus Law

#### PUBLIC BENEFITS

The State of California has a desire and need to increase affordable housing statewide, and incentivizes its construction through California Government Code Section 65915 et seq. The law significantly modified by and commonly referred to as SB 1818 Affordable Housing Density Bonus Law, allows for a maximum density bonus of 35 percent based on the mix and number of affordable units provided.

#### STANDARDS

Applicable standards relative to use of the SB 1818 Affordable Housing Density Bonus Law bonuses and incentives or concessions are defined in California Government Code Section 65915 et seq. and Glendale Municipal Code section 30.36.060 et seq.

#### ALLOWABLE BONUS

The maximum allowable height and/or density bonus and concessions available under this incentive are as defined in California Government Code Section 65915 et seq. and Glendale Municipal Code Section 30.36.060 et seq. For the purposes of this incentive only, Table 7-B defines baseline residential density by DSP area as measured by dwelling units per acre.

	Alex Theater Area A	Alex Theater Area B	Broadway Center Area A	Broadway Center Area B	Broadway Center Area C	Civic Centers	East Broadway	Galleria	Gateway	Maryland	Mid-Orange	Orange Central	Town Center	Transitional
<b>Maximum Density by Right</b>														
<b>DWELLING UNITS PER ACRE</b>	N/A	90	100	175	225	N/A	90	90	250	90	90	100	TCSP	90

TABLE 7-B

## 7.2.2 Historic Preservation

### **PUBLIC BENEFITS**

Preservation of Downtown's significant number of historic resources are a key element of creating a unique sense of place.

### **STANDARDS**

- A. The restoration or rehabilitation of the historic resource must meet the Secretary of the Interior's Standards
- B. The project must be placed on the Glendale Register prior to or concurrent with design review approval.

### **ALLOWABLE BONUS**

The maximum allowable height and/or density bonus available under this incentive is the maximum height or density allowed with incentives by district as defined in Table 4-A.

## 7.2.3 Hotel

### **PUBLIC BENEFITS**

Hotels are an important component of a thriving business district, and often provide amenities which are available to the general public, including entertainment, restaurants, and meeting rooms.

### **STANDARDS**

The ground floor of hotels shall be designed to enhance the use mix and level of pedestrian activity in the area for which they are proposed. This can be accomplished with cafes and retail space along the street frontage, as well as public art and open space.

Hotel expansion will be reviewed on a case by case basis, and bonuses awarded by the review authority commensurate with the degree to which the standards have been met and to the public benefit provided.

### **ALLOWABLE BONUS**

The maximum allowable height and/or density bonus available under this incentive is the maximum height or density allowed with incentives by district as defined in Table 4-A.

## 7.2.4 Public Open Space

### **PUBLIC BENEFITS**

Open space provides the significant public good of a place to rest, relax, and congregate in an area, open to all. A well designed plaza, park, or other outdoor space provides a counterpoint to the built environment of streets and buildings, and adds a layer of texture to Downtown.

## **STANDARDS**

- A. Public open space shall meet the standards of Section 5.3.1 and 5.3.2(A).
- B. Public open space shall be located at sidewalk level with no fences or other means of enclosure prohibiting physical or visual access and use of the space.
- C. A unique design element, consisting of a specimen tree, fountain, or public art element consistent with the City of Glendale Art Program shall be provided. Any unique design elements proposed to meet this standard, other than those specified in this standard, shall be subject to approval by the design review authority.
- D. Public Open Space shall be “open-to-public” at a minimum from 7am-10pm; public access hours shall be indicated on signage required under Section 7.2.4(E).
- E. Signage consistent with the Glendale’s Environmental Graphics Manual shall indicate the open space is part of the City’s Privately Owned Public Open Space program. Signage shall be visible from the public right-of-way and sidewalk.
- F. Seating is to be provided through the use of portable or fixed-site furniture, such as cafe tables, benches, movable chairs, or edges along planters and/or fountains.

## **ALLOWABLE BONUS**

The amount of height and/or floor area bonus shall be in direct proportion to the increase in publicly accessible open space above the minimum total open space required by Section 5.3.2. For every one (1) square foot of publicly accessible open space provided above the total minimum required open space, an additional ten (10) square feet of floor area may be added; under no circumstances shall the total floor area exceed the maximum FAR allowed with incentives by district as defined in Table 4-A.

## **7.2.5 Reuse of Existing Buildings**

### **PUBLIC BENEFITS**

The re-use of existing buildings minimizes environmental impacts from demolition and disposal of building materials. In addition, the retention of distinctive visual architecture and architectural features sustains the public’s familiarity and comfort with Downtown.

### **STANDARDS**

- A. Retention of distinctive architecture is encouraged.
- B. Re-use of significant architectural features is encouraged.
- C. The amount of the bonus received shall be in proportion to the amount and the architectural value of the building and building features which are retained, as determined by the review authority.

### **ALLOWABLE BONUS**

The maximum allowable height increases available under this incentive is an increase of 2 stories or 30 feet; the maximum allowable density increase under this incentive is an additional 1.00 FAR.

## 7.2.6 Sustainable Design

### **PUBLIC BENEFITS**

Buildings that are designed for sustainable performance in excess of existing Title 24 building standards help limit the environmental impacts of commercial and residential development in Downtown.

### **STANDARDS**

To qualify for height/density bonuses under Sustainable Design, applications will require the following:

- A. Developer shall post a performance bond equal to the value of the additional floor area enabled by the bonus.
- B. The bond shall be released upon the building's post-construction certification as LEED Gold or Platinum by the U.S. Green Building Council.

### **ALLOWABLE BONUS**

The maximum allowable height and density increases available under this incentive are as follows:

- LEED Gold: 2 stories or 30 feet; 1.00 FAR
- LEED Platinum: 3 stories or 45 feet; 1.50 FAR