COMMUNITY BENEFIT

7

As a means to create maximum community benefit and to enhance livability and quality for all residents, visitors, and those employed within Glendale, the DSP has established priorities that enhance the City's vision. These priorities are defined as Community Benefits, and participation in the program allows projects to achieve maximum development potential.

7.1 COMMUNITY BENEFIT

The following elements create the Community Benefit program, and have been identified as priorities to the City vision. This section describes the intent of each benefit, the associated requirements and standards, and the corresponding development potential.

7.1.1 Review Authority for Community Benefit

According to standards outlined by the Downtown Specific Plan, additional development potential in exchange for community benefits will be granted to applicants by the City Council, following policies and procedures adopted by the City of Glendale. Applicants utilizing the Community Benefit program will require a statutory development agreement with the City or a covenant between the City and developer.

7.1.2 Development Potential

If an applicant chooses to participate in the Community Benefit program, the project shall be eligible for additional height and FAR. Affordable housing, historic preservation, reuse of existing significant buildings, and hotels are recognized as priority uses and are permitted additional development potential as defined in Section 7.2 and Table 7-A. The Community Benefit program includes a tiered system for residential and non-residential projects. In exchange for increased and enhanced community benefits, greater development potential is awarded, as defined in Section 7.3 and in Tables 7-A and 7-C.

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 or floor

	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	Downtown "A & E"	Mid-Orange	Orange Central	Town Center	Transitional
Tier I Maximum Height & FAR by Right														
HEIGHT IN FEET	35'	65'	95'	185'	245'	N/A	65'	80'	275'	65'	65'	95'	TCSP	65'
PERMITTED FAR	2.00	2.00	3.00	5.20	7.00	N/A	2.00	2.75	7.25	2.00	2.00	3.00	TCSP	2.00
Tier II														
HEIGHT IN FEET	N/A	80'	170'	215'	275'	N/A	70'	N/A	N/A	80'	80'	170'	TCSP	80'
PERMITTED FAR	N/A	2.50	4.00	6.00	7.25	N/A	2.25	N/A	N/A	2.50	2.50	4.00	TCSP	2.50
Tier III Maximum Height & FAR with Community Benefits														
HEIGHT IN FEET	50'	95'	245'	245'	305'	N/A	80'	95'	380'	95'	95'	245'	TCSP	95'
PERMITTED FAR	2.25	3.00	5.20	7.00	7.50	N/A	2.75	3.00	7.50	3.00	3.00	5.20	TCSP	3.00

TABLE 7-A

7.2 COMMUNITY BENEFIT FOR CERTAIN USES

Participation in the following community benefits, with the exception of SB 1818, are independent of the tiered community benefit system defined in Section 7.3. The following describes community benefit and development potential relationship for the following four priority uses.

7.2.1 SB 1818 Affordable Housing Density Bonus Law

COMMUNITY BENEFIT

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 Chapter 30.36.

ALLOWABLE BONUS

The maximum allowable height and/or density bonus and concessions available for this priority use are as defined in California Government Code Section 65915 et seq. and Glendale Municipal Code Chapter 30.36. 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	Downtown "A & E"	Mid-Orange	Orange Central	Town Center	Transitional
Maximum Density by Right														
DWELLING UNITS PER ACRE	N/A	90	100	175	225	N/A	90	90	250	90	90	100	TCSP	90

TABLE 7-B

7.2.2 Historic Preservation

COMMUNITY BENEFIT

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

STANDARDS

A. The project must meet the Secretary of the Interior's Standards for Rehabilitation.

B. If not previously listed, the historic resource must be placed on the Glendale Register prior to or concurrent with design review approval.

C. At the discretion of the Director of Community Development, the Historic Preservation Commission may conduct advisory design review for consistency with the City's preservation goals and conformance with the Standards for Rehabilitation prior to any binding design review.

ALLOWABLE BONUS

The maximum allowable height and/or floor area bonus available for this priority use is the maximum height or FAR allowed by district as defined in Table 4-A. The bonus is applicable only to areas of new construction on the same lot as a historic resource rehabilitated as part of the project; it does not apply to the historic resource itself. In calculating any FAR bonus, the area occupied by the historic resource shall be included in the calculation of the maximum FAR allowed for the new construction.

7.2.3 Hotel

COMMUNITY BENEFIT

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 consistent with section 4.1.3.

ALLOWABLE BONUS

The maximum allowable height and/or density available for this priority use for new hotels is the maximum height and density allowed by district as defined in Table 4-A.

Expansion of existing hotels 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.

7.2.4 Reuse of Existing Buildings

COMMUNITY BENEFIT

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. Reusing older, non-historic buildings is also encouraged to let our built heritage continue to tell the story of Glendale.

STANDARDS

A. Reuse of older buildings that are not historic resources shall be distinguished from new construction and shall be defined as the reuse of the structure's most distinguishing architectural features and maintaining a minimum of 50% of the combined area of all of the exterior walls and roof of the existing structure. Nonconforming buildings shall comply with GMC 30.60.040.

B. Retention of distinctive architecture is strongly encouraged.

C. Re-use of significant architectural and character-defining features is strongly encouraged.

D. 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 increase available for this priority use is an increase of 30 feet; the maximum allowable density increase under this incentive is an additional 1.00 FAR.

7.3 TIERED COMMUNITY BENEFIT SYSTEM

The following elements are key components of the Community Benefit program, and have been identified as priorities to the City vision. This section describes the intent of each benefit, the associated requirements and standards, and the corresponding tiered development potential.

	Tier I	Tier II	Tier III
Residential	• Open Space: See Table 5-A • Diversity in Housing Mix: 20% Minimun 2 & 3 bedroom units	• Open Space: Tier 1 Requirement + 1% Publicly Accessible Open Space; and • Diversity in Housing Mix: 30% Minimum 2 & 3 bedroom units	• Open Space: Tier 1 Requirement + 2% Publicly Accessible Open Space; and • Diversity in Housing Mix: 40% Minimum 2 & 3 bedroom units; and • One option from below: 1. Mobility Improvements 2. 2% Public Art on-site 3. Priority Uses
Commercial	• Open Space: See Table 5-A	• Open Space: Tier 1 Requirement + 1% Publicly Accessible Open Space; and • One option from below: 1. Mobility Improvements or 2. 2% Public Art on-site	• Open Space: Tier 1 Requirement + 2% Publicly Accessible Open Space; and • Two options from below: 1. Mobility Improvements 2. 2% Public Art on-site 3. Sustainability/LEED Platinum

TABLE 7-C

Tier 1 - Permitted by Right
Tier II - Mid-Range
Tier III - Maximum Height & FAR w/ Community Benefits

7.3.1 Public Open Space

COMMUNITY BENEFIT

Open space provides the significant public benefit of a place to rest, relax, and congregate in an urban environment. A well-designed plaza, courtyard, or other outdoor space provides a counterpoint to the built environment of streets and buildings, and adds enhancements to the public experience of Downtown.

STANDARDS

A. Publicly accessible open space shall meet the requirements of Section 5.3. and the design standards of Section 5.4.

B. Publicly accessible open space shall be located at sidewalk level and shall be open with no fences or other means of enclosure prohibiting physical or visual access and use of the space during open hours.

C. Publicly Accessible Open Space shall be "open-to-public" at a minimum from 7am-10pm; public access hours shall be indicated on signage required.

D. 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.

E. Signage consistent with 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.

7.3.2 Diverse Housing Mix

COMMUNITY BENEFIT

Downtown is intended to be livable and accessible for residents of all ages and households of all compositions. There are many factors that create opportunities to ensure livability for all ages, but maintaining a diverse housing unit mix is essential. Providing housing diversity creates opportunities for not only smaller households, but also those with children or households with multiple generations.

STANDARDS

To qualify for the community benefit program, projects will be required to comply with the following guidelines, in addition to the percentage mix defined in Table 7-C.

A. Projects that qualify under the housing diversity benefit shall provide two-bedroom units at a minimum of 900 square feet and three-bedroom units at a minimum of 1,100 square feet.

B. A majority of the units described in section A shall be located on the lower levels of a project, and preferably located within close proximity to each other.

C. Studio units shall be limited to no more than 10% of the overall project unit mix.

D. Units that qualify under the diverse housing mix program shall be limited to one en-suite bedroom/bathroom. All other bathrooms must be accessed from hallways or common areas such as living rooms or kitchens.

E. Common indoor space shall be provided in the project for youth and may include homework or study rooms, hobby rooms, game rooms, or indoor playroom.

F. At least a portion of any private courtyard or open space must include a playground or other outdoor recreational activity equal to 16 square feet for every bedroom participating in the diverse housing mix community benefit program. Exception may be granted for projects that are within .25 mile walking distance to a neighborhood playground or mini-park. Outdoor space will count towards the open space requirement, but not the publicly accessible portion unless public access is provided.

G. Playgrounds and other recreational activities for youth shall be located on lower levels of the project.

H. Outdoor recreational space intended for youth shall be located in close proximity and visible from a majority of the units participating in the diverse housing mix program.

ABOVE: Providing a diverse housing mix as a community benefit

7.3.3 Mobility

COMMUNITY BENEFIT

Urban environments, such as Downtown Glendale, offer a multitude of mobility options independent of single occupant automobiles. Walkability, bicycling, transit, and other modes can be efficient and healthy ways to move around Downtown, while mitigating the impact of additional vehicle miles traveled.

STANDARDS

A. Provide a bicycle share system that is equal to one bicycle for every fifty units that qualify under the housing diversity program. Non-residential buildings shall provide one space for every 12,000 square feet. Other alternative modes, independent of automobiles, may be considered and approved per the Director of Community Development.

B. Provide one space for every fifty units that qualify under the housing diversity program for automobile sharing programs for public use. At the time of Certificate of Occupancy a project must demonstrate an agreement with an independent vendor to provide the automobiles for each parking space. The spaces must be located in the publicly accessible portion of the parking garage or provide public access to secure parking garage areas.

C. Provide monthly transit passes to residents that equal to 10% of total units. Non-residential buildings provide on-site transit pass sales.

D. Projects must also provide one of the following:

- Agree and successfully complete an annual survey of residents to determine mobility habits and travel patterns.
- Successfully post city-provided bicycle, transit, and walking maps in common areas such as building lobbies and community rooms provided by the city.
- Designate a pick-up/drop-off location for ridesharing (such as Uber/Lyft) and carpool/vanpool.

7.3.4 Sustainability

COMMUNITY BENEFIT

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.

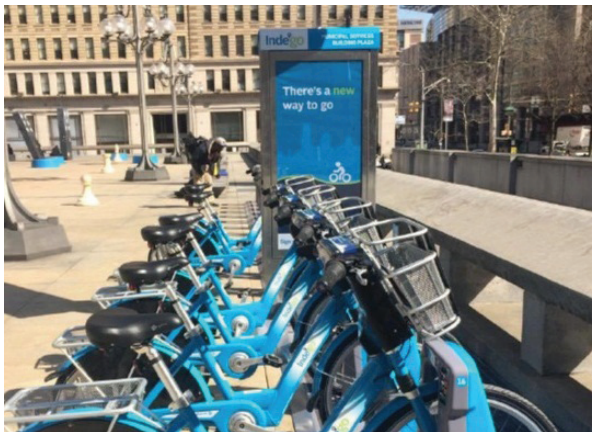
STANDARDS

To qualify for the development potential under Sustainable Design, applications will require the following:

A. Developer shall post a performance bond equal to the value of the additional floor area up to a million dollars enabled by the provision of this benefit.

B. The bond shall be released upon the building's post-construction certification as LEED Platinum by the U.S. Green Building Council.

BELOW: Sustainable building design using a green roof with integrated solar panels.



ABOVE: A publicly accessible bike share station.

7.3.5 Public Art

COMMUNITY BENEFIT

Public art helps to improve the character and physical environment of Glendale. It promotes and enhances the general welfare by allowing citizens to experience and interact with artworks in an environment that is open to all. Public art encourages community pride through its power to create distinctive places that are unique to Glendale. Placing works of art in key public locations helps establish a cultural legacy for the City by allowing the shared cultural experience of art, accessible to all, to extend over many generations.

STANDARDS

A. Projects must comply with the Urban Art requirements of GMC Chapter 30.37 and the public art must be installed and maintained on-site in the publicly accessible open space area.

B. The applicant shall submit an application for the Urban Art Plan, and the application shall be considered by City Council or as part of the project's design review process.i

C. The urban artwork approved with the Urban Art Plan shall be installed in compliance with the Urban Art Plan prior to issuance of Final Certificate of Occupancy.

ABOVE: Public art as a community benefit

7.3.6 Priority Uses

COMMUNITY BENEFIT

To ensure a livable urban environment for all, the City may identify particular uses that are deficient in or around downtown, or would add to the overall quality of life for residents, visitors, and those employed within the City.

A project shall provide one of the following:

A. Child care or day care facility open to the public.

B. Artist studio.

C. Performance venue such as a community theater or art gallery.

D. Other use defined as a priority by City Council and approved by the Director of Community Development.

ABOVE: A day care facility or artist studio as a community benefit.