

## **OPTIONS FOR LUC 20.25A.075.A – REQUIREMENTS FOR ADDITIONAL HEIGHT**

### **Option 1 - Lower End of Planning Commission Range**

#### **A. Requirements for Additional Height**

1. Applicability. Buildings with heights that exceed the trigger for additional height shall be subject to the floor plate reduction requirement in paragraph A.2 and the outdoor plaza space requirement in paragraph A.3.

2. Floor Plate Reduction Requirement

a. The maximum floor plates above the trigger for additional height shall be reduced by:

- i. 15 percent in nonresidential towers located in the DT-O-1 and DT-O-2 Districts;
- ii. 10 percent in nonresidential towers located in the DT-MU, DT-MU Civic Center, DT-OLB Central, and DT-OLB South Districts; and
- iii. 10 percent in residential towers in all Districts with a trigger height.

b. The reduction shall be applied on all floor plates above the trigger for additional height. The applicable percent reduction may be averaged among all floor plates above 80 feet, but no single floor plate shall exceed the maximum floor plate size above 80 feet.

3. Outdoor Plaza Space Requirement. Buildings with heights that exceed the trigger for additional height shall provide outdoor plaza space in the amount of ten percent of the site, provided that the outdoor plaza space shall be no less than 3,000 square feet in size (or 1,500 square feet on DT-Site Sites). In no event shall the Outdoor Plaza Space be required by the Director to exceed one acre in size. The open space shall be provided within 30 inches of the adjacent sidewalk and shall comply with the requirements for Outdoor Plazas in the Amenity Incentive System of LUC 20.25A.070.D.2. Vehicle and loading drive surfaces shall not be counted as outdoor plaza space.

a. Modification of the Plaza Size with Criteria. The Director may approve a modification to the 10 percent requirement for outdoor plaza space through an administrative departure pursuant to 20.25A.030.D.1, provided that the following minimum criteria are met:

- i. The outdoor plaza is not less than 3,000 square feet in size or 1,500 square feet on a DT-Small Site;
- ii. The outdoor plaza is functional and is not made up of isolated unusable fragments;
- iii. The outdoor plaza meets the design criteria for Outdoor Plazas in the Floor Area Ratio and Amenity Incentive System, Chart LUC 20.25A.070.D.4; and
- iv. The size of the plaza is roughly proportional to the additional height requested.

## **Option 2 - No Reduction Below 20,000 sf (Safe Harbor)**

### **A. Requirements for Additional Height**

1. Applicability. Buildings with heights that exceed the trigger for additional height shall be subject to the floor plate reduction requirement in paragraph A.2 and the outdoor plaza space requirement in paragraph A.3.
2. Floor Plate Reduction Requirement
  - a. The maximum floor plates above the trigger for additional height shall be reduced by:
    - i. 15 percent in nonresidential towers located in the DT-O-1 and DT-O-2 Districts;
    - ii. 10 percent in nonresidential towers located in the DT-MU, DT-MU Civic Center, DT-OLB Central, and DT-OLB South Districts; provided that, the reduction shall not require an applicant to reduce any floor plate to less than 20,000 gsf in size; and
    - iii. 10 percent in residential towers.
  - b. The reduction shall be applied on all floor plates above the trigger for additional height. The applicable percent reduction may be averaged among all floor plates above 80 feet, but no single floor plate shall exceed the maximum floor plate size above 80 feet.
3. Outdoor Plaza Space Requirement. Buildings with heights that exceed the trigger for additional height shall provide outdoor plaza space in the amount of ten percent of the site, provided that the outdoor plaza space shall be no less than 3,000 square feet in size (or 1,500 square feet on DT-Site Sites). In no event shall the Outdoor Plaza Space be required by the Director to exceed one acre in size. The open space shall be provided within 30 inches of the adjacent sidewalk and shall comply with the requirements for Outdoor Plazas in the Amenity Incentive System of LUC 20.25A.070.D.2. Vehicle and loading drive surfaces shall not be counted as outdoor plaza space.
  - a. Modification of the Plaza Size with Criteria. The Director may approve a modification to the 10 percent requirement for outdoor plaza space through an administrative departure pursuant to 20.25A.030.D.1, provided that the following minimum criteria are met:
    - i. The outdoor plaza is not less than 3,000 square feet in size or 1,500 square feet on a DT-Small Site;
    - ii. The outdoor plaza is functional and is not made up of isolated unusable fragments;
    - iii. The outdoor plaza meets the design criteria for Outdoor Plazas in the Floor Area Ratio and Amenity Incentive System, Chart LUC 20.25A.070.D.4; and
    - iv. The size of the plaza is roughly proportional to the additional height requested.

### **Option 3 – Departure from Reduction for Exemplary Design**

#### **A. Requirements for Additional Height**

1. Applicability. Buildings with heights that exceed the trigger for additional height shall be subject to the floor plate reduction requirement in paragraph A.2 and the outdoor plaza space requirement in paragraph A.3.
2. Floor Plate Reduction Requirement
  - a. The maximum floor plates above the trigger for additional height shall be reduced by:
    - i. 15 percent in nonresidential towers located in the DT-O-1 and DT-O-2 Districts.
    - ii. 10 percent in nonresidential towers located in the DT-MU, DT-MU Civic Center, DT-OLB Central, and DT-OLB South Districts; provided that, a departure from a reduction requirement may be granted pursuant to LUC 20.25A.030.D.1 if:
      - (1) Imposition of the required reduction would result in a floor plate of less than 20,000 gsf in size;
      - (2) The requested departure from the required reduction is necessary to accommodate unique architectural features or urban forms that would better advance the goals identified in LUC 20.25A.140 than would a strict adherence to the floor plate reduction requirements and applicable design guidelines; and,
      - (3) The granted departure does not result in a nonresidential tower floor plate that is greater than the floor plate that would have been required before the reduction was imposed.
    - iii. 10 percent in residential towers in all Districts with a trigger height.
  - b. The reduction shall be applied on all floor plates above the trigger for additional height. The applicable percent reduction may be averaged among all floor plates above 80 feet, but no single floor plate shall exceed the maximum floor plate size above 80 feet.
3. Outdoor Plaza Space Requirement. Buildings with heights that exceed the trigger for additional height shall provide outdoor plaza space in the amount of ten percent of the site, provided that the outdoor plaza space shall be no less than 3,000 square feet in size (or 1,500 square feet on DT-Site Sites). In no event shall the Outdoor Plaza Space be required by the Director to exceed one acre in size. The open space shall be provided within 30 inches of the adjacent sidewalk and shall comply with the requirements for Outdoor Plazas in the Amenity Incentive System of LUC 20.25A.070.D.2. Vehicle and loading drive surfaces shall not be counted as outdoor plaza space.
  - a. Modification of the Plaza Size with Criteria. The Director may approve a modification to the 10 percent requirement for outdoor plaza space through an administrative departure pursuant to 20.25A.030.D.1, provided that the following minimum criteria are met:
    - i. The outdoor plaza is not less than 3,000 square feet in size or 1,500 square feet on a DT-Small Site;

- ii. The outdoor plaza is functional and is not made up of isolated unusable fragments;
- iii. The outdoor plaza meets the design criteria for Outdoor Plazas in the Floor Area Ratio and Amenity Incentive System, Chart LUC 20.25A.070.D.4; and
- iv. The size of the plaza is roughly proportional to the additional height requested.