

SEC. 51P-15.119.1 SPECIAL PROVISIONS

(a) Development bonuses for enhanced urban design.

(1) In reviewing a development plan submitted pursuant to this Article, points shall be assigned for each of the below enhanced urban design features:

(A) To prevent a wall effect along Northwest Highway for any building greater than 96 feet in height, 3 points assigned for any one of the following, as applicable:

(i) For a tower with a floor plate average of less than 15,000 square feet, no additional orientation requirement;

(ii) For a tower with a floor plate average between 15,000 square feet and 18,000 square feet, the tower dimension perpendicular to Northwest Highway must equal or exceed the tower dimension parallel to Northwest Highway;

(iii) For a tower with a floor plate average more than 18,000 square feet, the tower dimension perpendicular to Northwest Highway must be at least three times longer than the tower dimension parallel to Northwest Highway.

(B) 1 point for each 2.5 percent of building site area, on an individual building site basis, of usable open space located at grade and (maximum 5 points):

(i) Abutting any interior north/south property line within Tract B;
and/or

(ii) Abutting any interior east/west property line or located at the terminus of an adjacent interior east/west property line and either abutting, or across a street or driveway from, other such usable open space on other building sites.

(C) 6 points or a maximum density increase of 25 dwelling units per acre for locating all required off-street parking spaces, except for prospective tenant and delivery spaces, in a below ground structure.

(D) 2 points for the building elements specified in (i) below and either (ii) or (iii) below:

(i) A minimum of 75 percent of a building façade facing an east/west property line with ground floor dwelling units having individual entries. Individual entries may be gated and private yards may be fenced if the fencing is a minimum of 50 percent open, such as wrought iron. Fences and stoops for such dwelling units may be located within a required setback; and at least one of the following two building elements:

(ii) A minimum of two different facade materials on a building façade facing an east/west property line; or

(iii) Building articulation with a minimum depth of one foot for every 50 feet of length of a building facade.

(E) 2 points for the following landscaping elements:

(i) Tree planting which exceeds by at least 20 percent in quantity, or for installation of trees with a size in caliper inches which exceeds by at least 20 percent the minimum size requirement, pursuant to Sec. 51P-15.113(b) or Article X, as applicable; and

(ii) At least three of the following pedestrian amenities per building site in excess of the requirements of Sec. 51P-15.113(b): bench; drinking fountain; trash receptacle; pedestrian-scale lighting fixture; water feature; artwork visible from outside the building site.

(2) Points assigned pursuant to Section 119.1(a)(1) above may be utilized for the following development bonuses:

(A) Elimination of the tower spacing and urban form setback requirements: 2 points.

(B) Elimination of any property zoned MF-1, MF-1(A), MF-1(SAH), MF-2, MF-2(A), or MF-2(SAH) as a site of origination under Sec. 51A-4.412: 2 points.

(C) Increases of density in increments of five units per acre up to a maximum increase of 25 units per acre: 1 point for each five unit per acre increase up to the maximum.

(D) Reduction of the setback from an interior east/west property line of 10 feet: 2 points (maximum 10 foot reduction)

(E) One-time ten percentage point increase in applicable lot coverage: 3 points.

(b) Increases in density provided in Section 51P-15.119.1(a)(1)(C), Section 51P-15.119.1(a)(2)(C), and Section 51P-15.110(b)(2) may be combined up to a total maximum density of 115 dwelling units per acre. For density greater than 115 dwelling units per acre, Section 51P-15.110(b)(3) must be utilized. Total density may not exceed 125 units per acre.