

Proposed Intensity Map

Figure LU-18 illustrates the potential range in scale of future building heights and intensities in the downtown. This map is included for illustrative purposes only but represents the highest potential intensity; therefore, the General Plan, Zoning and Height Area Maps that implement it can be amended within these intensity levels without amending the DOSP. The purpose of this map is to show the proposed levels of allowed height and intensity in relation to each other, as the areas that would be subject to a Zoning Incentive Program. Proposed Heights and Floor Area Ratios (FAR) are the maximum that would be allowed and will be further refined based on community input and the results of the ongoing Zoning Incentive Program analysis. This study will help to determine how much change between base and bonus intensity is most likely to incentivize developers to participate in such a Zoning Incentive Program. With these findings, the heights and FARs will be calibrated to maximize value capture downtown without hindering future growth and development.

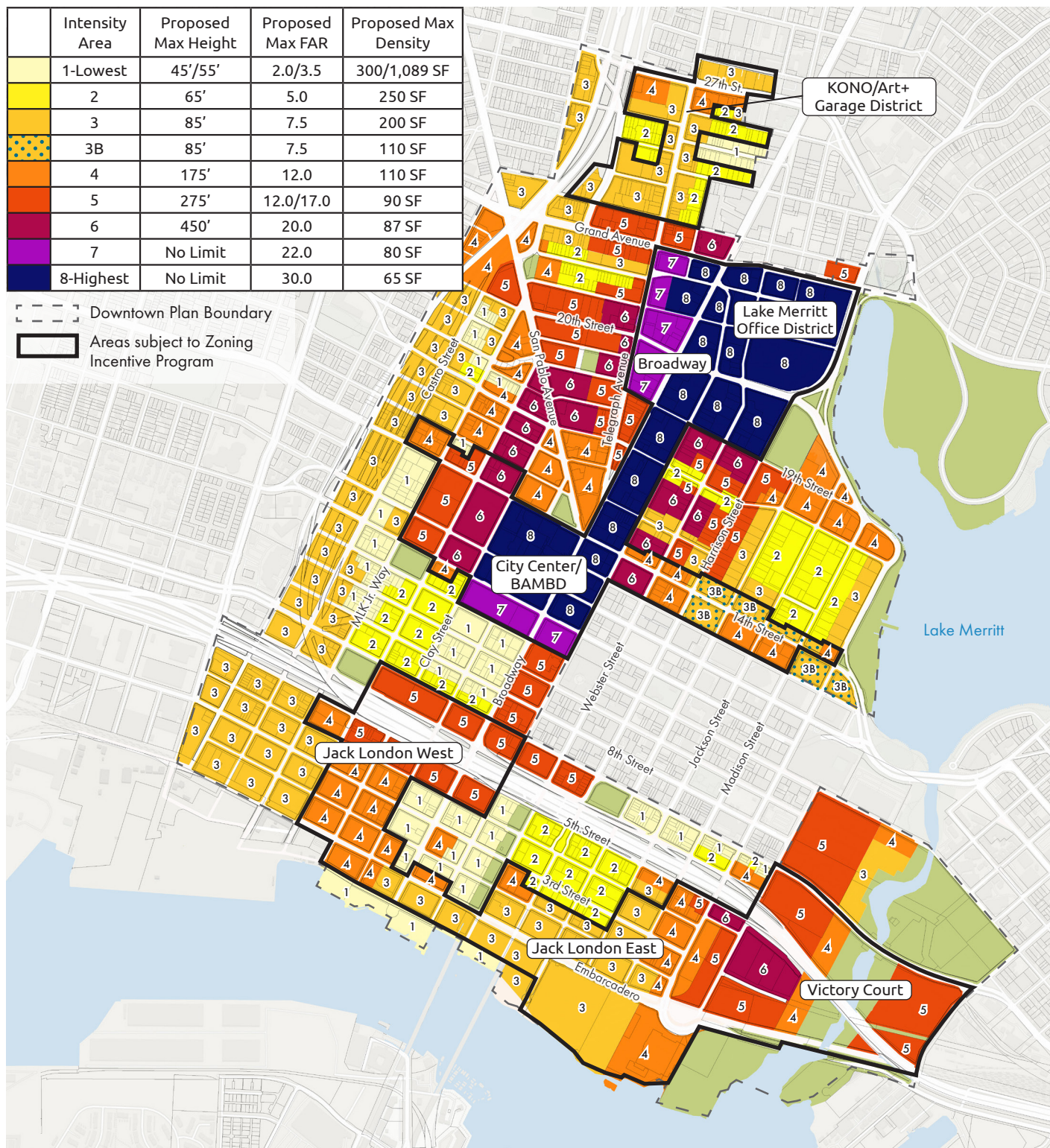


Figure LU-18: Proposed Maximum Intensity Map

