

Saltillo TOD Density Bonus Comparison

SALTILLO TOD REGULATING PLAN

4.3 DEVELOPMENT BONUSES		4.3.2 Density Bonus	4.3.3 Density & Height Bonus	4.3.4 Super Density Bonus	NOTES re: FAIR MARKET CASE
A. Applicability					
Eligible Subdistricts					
	Live/Work Flex	X			
	TOD Mixed Use	X			Fair Market is TOD Mixed Use with an existing base height of 60'. They are eligible for 4.3.2 Density Bonus ONLY. They are NOT eligible for 4.3.3 Density and Height bonus.
	TOD Mixed Use (if base height is less than 60')		X		
	Corridor Mixed Use	X			
	TOD Urban Mixed Use			X	TOD Urban Mixed Use allows height up to 85'.
B. Waiver of Site Development Standards and Building Height Allowance					
3b. Building Height Allowance					
	May reach 60' as measured by the LDC		X		
	May reach 85' as measured by the LDC			X	Only Super Density Bonus has a building height allowance up to 85'
4. Active Edge Requirements					
	Subsection 5.7.2 waived with exceptions			X	
5. Parking Requirements					
	Minimum parking requirements may be reduced provided that certain fetures and amenities are included			X	
C. Affordability Standards					
Affordable housing square footage requirements					
	A minimum of 25% of the entire SF of the development	X	X		Fair Market Proposed Gross Floor Area = 150,617 SF 25% of 150,617 SF = 37,654 SF affordable housing loss or (38) 1,000 SF Units
	A minimum of 75% of the entire SF of the development according to specific MFI requirements as listed in Subsection 4.3.4 C 1,2,3,4.			X	Fair Market Proposed Gross Floor Area = 150,617 SF 75% of 150,617 SF = 112,963 SF affordable housing loss or (113) 1,000 SF Units
D. Fee In-Lieu					
	1. Must demonstrate a compelling reason to not provide on-site housing	X	X		Super Density has no Fee In-Lieu option.

The applicant is offering an additional \$6/SF fee in lieu or \$448,146 to be paid to help fund an existing Habitat for Humanity project that will build 13 affordable homes.

On the surface this looks like a win but in reality it comes at the cost of the opportunity to build an additional **38 - 113 affordable units** in the Saltillo TOD where we already have a plan in place to create affordable housing.

"The Saltillo TOD is an opportunity to create affordability where the market is not going to create it by itself."

- Mayor Adler, City Council Work Session Transcript – 10/17/2017

"I don't think we should give away height and density without taking a look at whether or not we can use those as tools for driving increased affordability, and permanent affordability. And I look forward to that part of the conversation continuing on as part of codenext or otherwise."

- Mayor Adler, City Council Regular Meeting Transcript – 10/19/2017

"We shouldn't have downtown levels of zoning without community benefits east of I-35"

- Greg Cesar, City Council Work Session Transcript – 10/17/2017

"I don't think we should have a zoning category like (CURE)...without community benefits." "I think we should probably have a discussion outside of this one about other kind of code amendments that make sense to do."

- Kathie Tovo, City Council Work Session Transcript – 10/17/2017

Let's work together to take real action on amending the Saltillo TOD Regulating plan to meet the needs of our growing city. In the meanwhile, let's honor the plan that we have as the strongest tool in our kit for provided the real affordable units or city needs. We know you agree that this is a huge priority. Lets honor our plan, let's update it and make it better, let's press pause on projects asking for entitlements that don't match the intention of our current codes or our dreams for their future.