



BONUS AMENITY MENU & DEVELOPMENT PROTOTYPES

TIER 1 AMENITIES

TIER 2 AMENITIES

TRANSPORTATION AND PEDESTRIAN AMENITIES

<p>A.1 5:1/2:1</p> <p>A.2 5:1/2:1</p>	<p>A.3 1:1</p>	<p>A.4-1 4 per bonus unit</p>	<p>A.4-2 4 sets per bonus unit</p>	<p>A.4-3 1 per bonus unit</p>	<p>A.5-1 50:1</p>	<p>A.5-2 2:1</p>	<p>A.5-3 2:1</p>	<p>A.5-4 1:1</p>
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REQUIREMENTS

A.1: Pedestrian promenades shall be a minimum of 16' in width and require buildings fronting the promenade to comply with design guidelines for pedestrian-scaled development.

A.2: Vehicle promenades must accommodate vehicle access and dedicate a minimum of 8' for a pedestrian sidewalk complete with pedestrian-scaled amenities such as street trees, planters, street lighting, curbs and gutters.

A.3: Sidewalk areas shall be widened utilizing area inside the property line to allow quasi-public space such as outdoor dining areas and entry plazas.

A.4-1: Purchase and install for public use 1 pedestrian bench, \$1,100 worth of wayfinding signs, 1 trash receptacle and 1 bike rack or 3 bollards that are consistent with the character and style of the Station Areas.

A.4-2: Pedestrian-scaled lighting consistent with the character and style of the Station Areas shall be purchased and installed for public use for a total cost of \$7,500.

A.4-3: Bus stop and pedestrian-scaled street lighting consistent with the character and style of the Station Areas shall be purchased and installed for public use.

A.5-1: Traffic lanes converted to parking or pedestrian areas that include new curbs and gutters, widened sidewalks, landscaped planters, street trees, street lighting and benches.

A.5-2: Bull-outs narrow the automobile right-of-way with a corresponding widened sidewalk at pedestrian crossings and create a hard boundary between the automobile and pedestrian realm through a combination of curbs and gutters, landscaping, and paver treatments.

A.5-3: Medians are to be constructed as elevated surfaces designed with planters, trees, and irrigation systems to divide opposing traffic lanes and narrow the automobile right-of-way.

A.5-4: Textured pavement consistent with the character and style of the Station Areas shall be installed at pedestrian crossings and intersections.

PUBLIC SERVICES AND ARCHITECTURE

<p>B.1 1 per 24 bonus units/ 1 per 8 bonus units</p>	<p>B.2 3:1/1:1</p>	<p>B.3 1 per bonus unit</p>	<p>B.5 4:1</p>	<p>B.6 4:1</p>	<p>D.1 3:1</p>	<p>D.2 1:5</p>	<p>D.3 10 additional windows per bonus unit</p>	<p>D.4 1:5</p>	<p>D.5 4 per bonus unit</p>
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REQUIREMENTS

B.1: Purchase one TDR certificate worth one development right in the TDR sending area.

B.2: Provide onsite or offsite project easements dedicated for the use of the Orange Blossom Trail and provide construction and irrigation costs consistent with improvements called for in the Orange Blossom Trail Plan.

B.3: Sell 1 unit at cost to a household with income between 80% to 100% median income.

B.5: Child care services must be licensed, in operation for less than 18 hours per day, and require a minimum 1000 sq. ft. Exempt from FAR.

B.6: Space available for public gatherings, meetings and recreational events. Requires a minimum of 1000 sq. ft. Exempt from FAR.

D.1: Preserve the historic character of an existing building identified as historic by the City of Redlands. Require projects to follow the City's Historic Preservation policies for rehabilitating historic structures.

D.2: Architectural ornamentation of buildings situated on corner lots should orientate prominent corner features such as towers, and entryways towards the street frontage.

D.3: Building walls shall reduce a continuous blank facade through the use of windows, variation in building materials and door features.

D.4: Building design and construction shall emphasize refined building materials such as brick, stone, tile, steel and other quality materials.

D.5: Porches shall be a minimum of 6' in depth and serve as a transitional space between the public and private realm.

GREEN BUILDING AND OPEN SPACE

<p>C.1 3:1/2:1</p>	<p>C.2 3:1/2:1</p>	<p>C.3-1 15:1</p>	<p>C.3-2 3:1</p>	<p>C.4-1 1:15</p>	<p>C.4-2 1:10</p>	<p>C.4-4 1:5</p>	<p>C.4-5 1:1</p>	<p>C.4-6 1:5</p>	<p>C.4-7 20 per bonus unit</p>
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REQUIREMENTS

C.1: Requires a minimum area of 300 sq. ft. with a combination of hardscape and landscaped areas accessible to the public.

C.2: Requires an uncovered minimum area of 500 sq. ft. with a combination of hardscape and landscaped areas accessible to the public.

C.3-1: Sculptures shall be installed in prominent locations and accessible to the public; adequately secured to the ground; and are subject to approval by the City.

C.3-2: Water features shall be visible and accessible to the public and are subject to approval by the City.

C.4-1: Requires USGBC LEED Silver certification.

C.4-2: Requires USGBC LEED Gold certification.

C.4-4: Projects shall install low-profile solar panels on rooftops oriented towards the sun for a maximum capture rate.

C.4-5: Green roofs shall be designed to increase onsite water retention, reduce urban runoff and heat island effect.

C.4-6: Permeable paving such as interlocking pavers and grass pavers shall be used to allow for water to naturally percolate into the ground.

C.4-7: Charging stations shall be open to the public.

TIER 1 (LOW) PROTOTYPES

TOWNHOMES	SMALL MIXED-USE	LARGE MULTI-FAMILY	LARGE MIXED-USE
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TIER 2 (HIGH) PROTOTYPES

D.3, D.4	C.4-5, C.2	B.6, A.2	B.5, C.1, C.4-5, D.2
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A.3 = Description Key Code
1:1 = Ratio of bonus sq. ft. gained in exchange for amenity sq. ft. provided, unless noted otherwise

OTHER TIER 2 AMENITY REQUIREMENTS			
B.4	Low-Income Housing	exempt	Allowed density bonus of 20-35% above maximum allowable density through Government Codes Section 65915. Developer must build 5-11% very low-income units, 10-20% low-income units, or 10-40% moderate income units. 20% bonus density is granted for senior housing projects of 35 units or more.
C.4-3	LEED Platinum	1:5	Requires USGBC LEED Platinum certification.