

TOD Development Bonus Fee-in-lieu Calculation Template		DRAFT
Applicant Name:	Bonneville Partners	
Applicant phone/email:	512-474-2900	
Project Address:	916 E. 7th	
Site Plan/Building Permit case number(s):	SP-2007-0701C	
<b>A. Relevant TOD Zoning Information:</b>		
1 TOD District (Lamar/Justin, MLK, or Plaza Saltillo):	Plaza Saltillo TOD	See TOD Regulating Plan:
2 TOD Subdistrict:	Corridor Mixed Use	Figure 2-1 TOD Subdistricts
3 Minimum Density Required (dwelling units/acre):	none	Section 2.3 TOD Subdistricts
4 Maximum Density Allowed (dwelling units/acre):	45	Section 2.3 TOD Subdistricts
5 Maximum Floor-to-Area Ratio (FAR) Allowed:	2:1	Section 4.2.8 Floor to Area Ratio
6 Maximum Building Height Allowed (feet):	60	Section 4.2.9 Building Height
7 Minimum Building Height Required (stories): (only applicable to TOD Mixed-Use subdistrict)	none	Section 4.2.9 Building Height
<b>B. Compatibility Standards:</b>		
1 Is the project located 540 feet or less from property in an SF-5 or more restrictive zoning district, or across the street from or adjoining property on which a use permitted in an SF-5 or more restrictive zoning district is located)? (Y/N)	yes	See Chapter 25-2, Article 10 of the City of Austin Land Development Code
2 Is a structure proposed in the compatibility setback area? (Y/N)	yes	
If Yes, provide illustration of compatibility setback requirements on the property.	see attached	
3 Is a structure proposed in compatibility height-restricted area?	yes	
If Yes, provide illustration of compatibility height-restricted area on the property with maximum heights allowed	see attached	
4 Is the project located within 100 feet of the TOD boundary? (Y/N)	yes	Figure 2-1 TOD Subdistricts
If Yes, and applicant is seeking a height bonus within 100 feet of the TOD boundary, do 66% of triggering properties within 25 feet of the project site agree to waiver of compatibility height restrictions? (Y/N)	yes	
If Yes, note that compatibility setback requirements may not be waived within 100 feet of the TOD boundary	accounted for in site plan	
<b>C. Project Information:</b>		
1 # acres of site:	0.64	
2 # sq. ft. of site:	28,074	
3 # dwelling units proposed:	38	
4 Avg. square footage of dwelling units in the entire project:	904	
5 # sq. ft. of building space proposed	72,180	
6 # sq. ft. of building space proposed (excluding parking):	48,180	
Applicant signature and date:		
PDR site plan reviewer signature & date:		
NHCD final review of fee-in-lieu calculations (signature and date):		
NHCD receipt of payment (signature and date):		

<b>D. Development Bonus Calculation:</b>		
<u>Additional Density Requested</u>		
1 # dwelling units allowed on site by maximum density	<b>29.0025</b>	(Line A4 * Line C1)
2 # of additional dwelling units proposed exceeding that allowed by maximum density	<b>9</b>	(Line C3 - Line D1)
3 sq. ft. of additional dwelling units proposed	<b>8136</b>	(Line D2 * Line C4)
<u>Additional FAR Requested</u>		
4 # building sq. ft. allowed on site by maximum FAR	<b>56148</b>	(Line C2 * 2)
5 # additional building sq. ft. proposed exceeding max allowed by FAR	<b>none</b>	(Line C6 - D4)
<u>Additional Height and Compatibility Waivers Requested</u>		
6 # sq.ft. of building floors proposed in compatibility setback area or where the structure exceeds compatibility height restrictions or TOD maximum height allowed.	<b>11400</b>	Note: this can accommodate 12.6 average-sized units for this development
<b>E. Fee-in-lieu Calculation:</b>		
1 Based on the calculations in section D, which is the greater bonus area square footage requested? (Density, FAR, or Building Height/Compatibility Waiver):	<b>Height/Compatibility</b>	
2 Enter bonus area square footage here:	<b>11400</b>	
3 Fee-in-lieu = \$10 x bonus area sq. ft.:	<b>\$114,000.00</b>	
<b>F. Affordable Housing Calculation (if fee-in-lieu not granted)</b>		
Is the applicant/property owner requesting a Density Bonus, but is not requesting to exceed the TOD maximum height? (Y/N)	<b>square feet</b>	
<u>If yes, then if a fee-in-lieu is not granted</u> , the applicant/property owner shall be responsible for providing habitable space equal to 10% of the entire square footage of the development, with the option to provide additional affordable square footage. (See Section 4.3.2)	<b>yes</b>	
	<b>7218</b>	(Line C5 * 0.10) Note: this can accommodate 8 average-sized units for this development
Applicant signature and date:		
PDR site plan reviewer signature & date:		
NHCD final review of fee-in-lieu calculations (signature and date):		
NHCD receipt of payment (signature and date):		