

EXHIBIT "A"
Community Benefits Program for MUT

A. **Eligibility.** A project may be eligible for the Community Benefits (CB) standards (Table 55.3) provided that it complies with the following:

1. **Points System.** A minimum of **6** points is required to qualify for one of the Community Benefits standards (story, height, density, or FAR). Each additional standard requires 4 points thereafter. For example, if a developer wanted increased density and height, a total of 10 points is required. See Table 1 for CB Point Values.
2. **Process.** The applicant shall request a 4 point benefit OR a 2 point benefit with the option to add-on 2 additional points as applicable, and provide sufficient documentation to support the request. It is at the City’s discretion to determine eligibility for the point value requested by the applicant, and level of documentation required to satisfy the requested benefit.

Table 1 - CB Point Values

Community Benefit	4 points	2 points	Add-Ons (+2 points)
Child Care Facility	Serving at least 60 children and a minimum interior space of 8,000 sq. ft.	Serving at least 30 children and a minimum interior space of 4,000 sq. ft.	Specialized programing including language immersion facilities, care for children with special needs, or other specialized programing.
Publicly Accessible Open Space	.25 acres or 10% of project area (whichever is greater)	10% of project area	Donate land or build public facilities on City owned land
Shared Parking	Available to the public at all times	Available to the public on evenings and weekends	Link private parking lots for improved access and circulation
		10% of the spaces leased to offsite employees (of nearby businesses)	
Affordable Housing	5% above City standards	2.5% above City standards	
Community Facilities		8 times per calendar year	
Live/Work Units		5% of the total unit count	Adapt or repurpose existing building(s) that provide neighborhood character
New Streets or Pathways	New streets that result in blocks less than 400 ft. or as identified by the City	New publicly accessible bicycle & pedestrian pathways – 8 ft. wide min	

Business Façade Improvements	Frontage improvements to at least 5 nearby storefronts	Frontage improvements to at least 3 nearby storefronts	
Neighborhood Improvements		Install traffic calming features above and beyond nexus driven improvements required by the City	
Non-Profit Commercial Space		15% of gross floor area at a subsidized leasing rate	

B. Definitions:

1. **Child Care Facilities.** Provide a child care facility meeting state licensing requirements and which is open to the general public.
2. **Publicly Accessible Open Space.** Provide parks, plazas, courtyards, and other publicly accessible open space.
3. **Shared / Connected Parking.** Provide shared parking (as defined in Article 2 of the Zoning Code) which is publicly accessible for all users (even non-customers) and may include linking private lots for improved access and circulation. Restricted hours, time limitations, or paid meters may be permitted depending on the use.
4. **Affordable Housing.** Provide very-low income units onsite or offsite as part of the project. This is in addition to requirements for inclusion of affordable housing requirements established in the City’s Affordable Housing Ordinance (Article 29). Units shall be constructed at the same time/phase as the market rate units.
5. **Community Facilities or Services.** Allow public use of the project’s community rooms, conference rooms, office space, and/or amenity spaces. These can be used for neighborhood association meetings, non-profit organizations, or in support of other community or social service providers. This service shall be advertised on the project’s website with details of qualifying uses and waived cost.
6. **Live/Work Units.** Provide live/work units which comply with the zoning provisions of Article 31. Goals for these uses are to provide a range of housing types at an affordable level for artists, local or small scale businesses, or those starting new businesses. Units should be on the ground floor, along the project frontage(s), and/or adapt or repurpose existing buildings that provide neighborhood character.
7. **New Streets or Pathways.** Provide new streets, lanes, or pathways that are identified by the review authority as desired to improve walkability, reduce auto trip lengths, improve neighborhood connectivity, or result in blocks of less than four hundred (400) feet in length through the site.
8. **Business Façade Improvements.** Provide architectural enhancements to nearby storefronts which may include new paint, signage, lighting, and landscaping. Façade

improvements provide immediate aesthetic benefits to the neighborhood while also creating a catalyst for future design improvements in the surrounding areas.

9. **Neighborhood Improvements.** Install traffic calming features, neighborhood entry features, street trees, bike/pedestrian safety improvements, tot-parks/playgrounds, or other neighborhood improvement. The applicant shall conduct community outreach in the neighborhood to establish which improvement(s) best meets the area's needs.
 10. **Non-Profit Commercial Space.** Lease a portion of the commercial space to non-profit organization(s) that provide a demonstrated need for the area. The applicant shall conduct community outreach in the neighborhood to establish which non-profit best meets the area's needs.
- C. **Other Community Benefits.** In addition to the items listed above, the City may consider alternative community benefit options that meet the community's visions and goals. These will be evaluated based on community needs and priorities.