

# CR & CRT Zone Public Benefits Categories ATTACHMENT A

**HOUSING  
FOR ALL**

**ENVIRONMENTAL  
RESILIENCE**

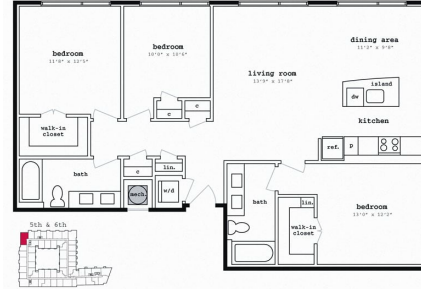
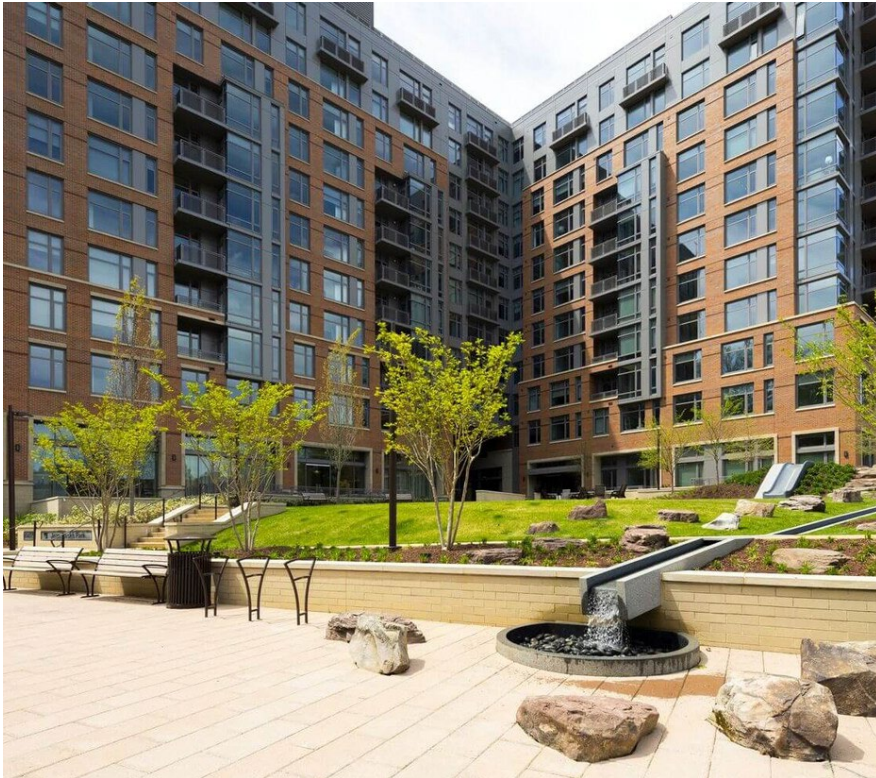
**INFRASTRUCTURE  
FOR COMPACT  
GROWTH**

**COMPLETE  
COMMUNITY  
AMENITIES**

# HOUSING FOR ALL

## Public Benefit Categories

- Greater percentages of MPDUs than code/sector plan requirements
- Family sized market rate & affordable units for rent & sale
- Deeper levels of affordability as average AMI

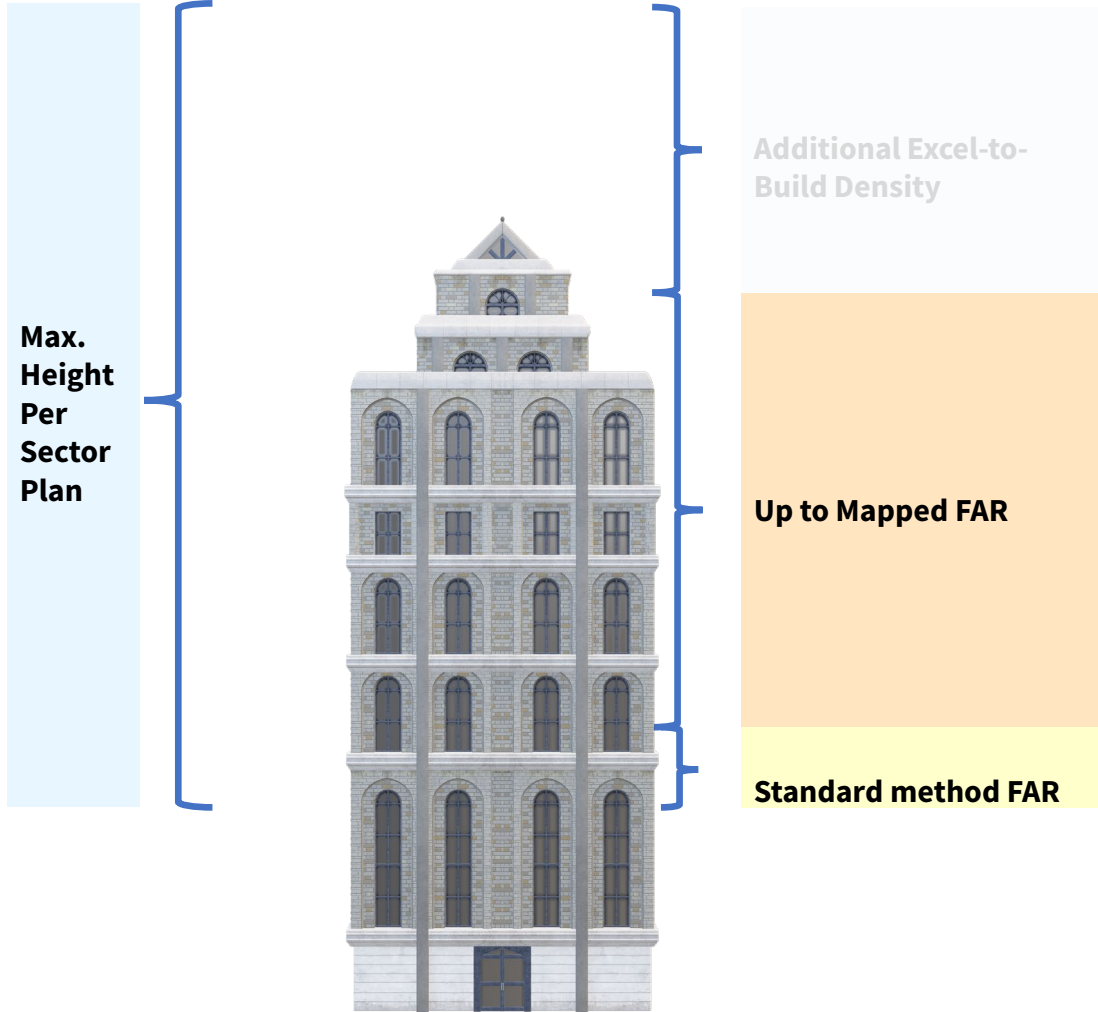


# HOUSING FOR ALL

MPDU %	Total "Earned" FAR
Min. Requirement per MPDU Law or Sector Plan	-
Min. Req. +2.5%	1.25
Min. Req. +5.0%	1.5
Min. Req. +7.5%	1.75
Min. Req. +10%	2.0
25% MPDUs at avg. 60% AMI	Up To Mapped FAR

**NOTES:**

- “Earned” FAR does not include the MPDU density bonus.
- Qualifying projects providing 20% MPDUs receive a 30% additional density bonus per House Bill 538.
- Projects providing 25% MPDUs receive impact tax reductions.
- Projects providing 25% MPDUs at various levels of affordability averaging at 60% of AMI receive impact tax reductions and do not need to provide any additional public benefits.



# HOUSING FOR ALL

TIERS	<u>Additional Housing Related Public Benefits</u>
<b>TIER 1 (.25 FAR)</b>	<ul style="list-style-type: none"> <li data-bbox="537 339 2474 496">• <u>In multifamily apartment buildings, provide a minimum of 5% of all units (Market Rate + MPDUs) with 3 bedrooms or greater. Provide a proportional number of units with 3 bedrooms or greater as MPDUs, or</u></li> <li data-bbox="537 511 2474 611">• <u>In single family, townhomes and two-over-twos, provide a minimum of 5% of all MPDUs with 4 bedrooms or greater.</u></li> </ul>
<b>TIER 2 (1.0 FAR)</b>	<ul style="list-style-type: none"> <li data-bbox="537 654 2474 811">• <u>In multifamily apartment buildings, provide a minimum of 10% of all units (Market + MPDUs) with 3 bedrooms or greater. Provide a proportional amount of units with 3 bedrooms or greater as MPDUs, or</u></li> <li data-bbox="537 825 2474 925">• <u>In single family, townhomes and two-over-two's, provide a minimum of 10% of all MPDUs with 4 bedrooms or greater. or</u></li> <li data-bbox="537 939 2474 1039">• <u>Enter into an agreement with DHCA to provide at least 15% of the dedicated MPDUs at various levels of affordability averaging at 60%.</u></li> </ul>
<b>TIER 3 (1.5 FAR)</b>	<ul style="list-style-type: none"> <li data-bbox="537 1068 2474 1168">• <u>Enter into an agreement with DHCA to provide at least 20% of all units as MPDUs at various levels of affordability averaging at 60% of AMI.</u></li> </ul>
<b>TIER 4 (2.0 FAR or Up To Mapped FAR)</b>	<ul style="list-style-type: none"> <li data-bbox="537 1189 2474 1289">• <u>Provide a minimum of 25% of all units as MPDUs at various levels of affordability averaging at 60% of AMI.</u></li> </ul>

# ENVIRONMENTAL RESILIENCE

## Public Benefit Categories

### ENERGY

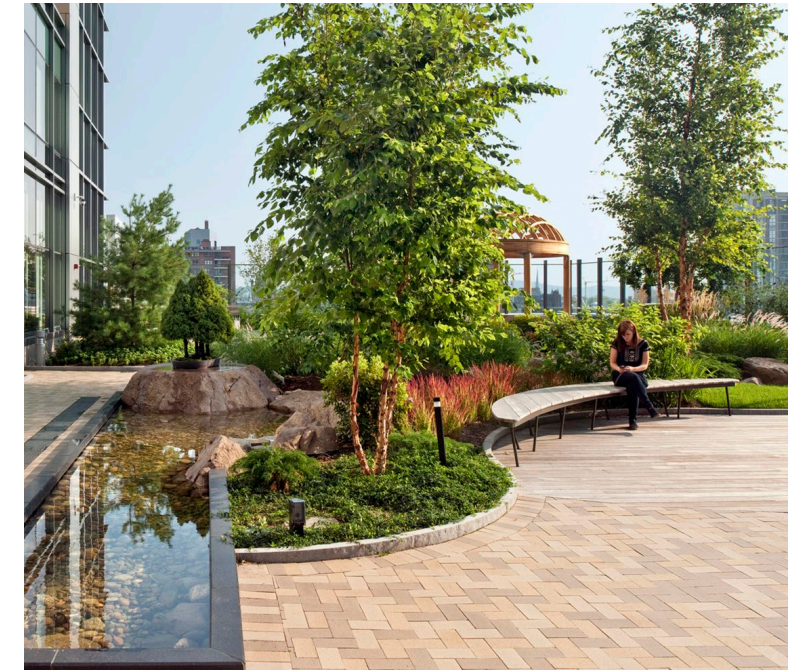
- Exceed energy efficient standards
- Use renewables and/or generate onsite energy to work towards net zero target

### GREEN BUILDING

- Meet/Exceed Alternative Compliance Path through LEED Certification or other DPS approved certification programs.

### SUSTAINABLE SITE DESIGN

- Green site design principles such as: biophilic design, enhanced green roof, bird friendly design, pervious pavement, tree save and adaptive reuse.



# ENVIRONMENTAL RESILIENCE

## ENERGY: Performance Thresholds & “Earned” FAR increments

<b>TIER</b>	<b>ENERGY EFFICIENCY</b>	<b>RENEWABLE ENERGY</b>
TIER 1 0.25 FAR	Exceed current energy efficient standards by 10%	Utilize or generate 1/3 of renewable energy onsite or within regional catchment area. (PJM or Maryland SREC market)
TIER 2 1.0 FAR	Exceed current energy efficiency standards by 17.5%	Utilize or generate 2/3 of renewable energy onsite or within regional catchment area. (PJM or Maryland SREC market)
TIER 3 1.5 FAR	Exceed current energy efficiency standards above 25%	Utilize or generate 3/4 of renewable energy onsite or within regional catchment area. (PJM or Maryland SREC market)
TIER 4 2.0 FAR or up to mapped FAR	Achieve a net zero energy performance	Generate 100% renewable energy onsite.

*Note: Thresholds to be reviewed with code cycle updates.*

# ENVIRONMENTAL RESILIENCE

## Green Buildings: Performance Thresholds & “Earned” FAR increments

<b>TIER</b>	<b>GREEN BUILDING</b>
TIER 1 0.25 FAR	Meet Alternative Compliance Path for Green Code and achieve LEED Silver + 21 points.
TIER 2 1.0 FAR	Meet Alternative Compliance Path for Green Code and achieve LEED Gold
TIER 3 1.5 FAR	Meet Alternative Compliance Path for Green Code and achieve LEED Gold and one of the following: full electrification or mass timber construction
TIER 4 2.0 FAR or up to mapped FAR	Meet Alternative Compliance Path for Green Code and achieve LEED Platinum

*Note: Thresholds to be reviewed with code cycle updates.*

# ENVIRONMENTAL RESILIENCE

## Sustainable Site Design: Performance Thresholds & “Earned” FAR increments

TIER	SUSTAINABLE SITE DESIGN
TIER 1 0.25 FAR	Design a site that includes one of the following sustainable elements: <ul style="list-style-type: none"><li>- 2 principles of Biophilic design</li><li>- Enhanced green roof with a minimum coverage of 20% of the roof (min. 6 inches in depth)</li><li>- 2 categories of bird friendly design</li><li>- Pervious pavement for 10% of the surfaces</li><li>- Retain min. 10% DBH of existing trees on site with adequate soil volume (All trees 3”-24” DBH)</li><li>- OR Adaptively reuse at least 10,000 SF of floor area of an existing building onsite or within the plan area.</li></ul>
TIER 2 1.0 FAR	Design a site that includes two of the following sustainable elements: <ul style="list-style-type: none"><li>- 4 principles of Biophilic design</li><li>- Enhanced green roof with a minimum coverage of 40% of the roof (min. 6 inches in depth)</li><li>- 3 categories of bird friendly design</li><li>- Pervious pavement for 25% of the surfaces</li><li>- Retain 10%-30% DBH of existing trees on site with adequate soil volume (All trees 3”-24” DBH)</li><li>- OR Adaptively reuse at least 50,000 SF of floor area of an existing building onsite or within the plan area.</li></ul>
TIER 3 1.5 FAR	Design a site that includes three of the following sustainable elements: <ul style="list-style-type: none"><li>- 6 principles of Biophilic design</li><li>- Enhanced green roof with a minimum coverage of 50% of the roof (min. 6 inches in depth)</li><li>- 4 categories of bird friendly design</li><li>- Pervious pavement for 40% of the surfaces</li><li>- Retain 30%-50% DBH of existing trees on site with adequate soil volume (All trees 3”-24” DBH)</li><li>- OR Adaptively reuse at least 75,000 SF of floor area of an existing building onsite or within the plan area</li></ul>
TIER 4 2.0 FAR or up to mapped FAR	Design a site that includes four of the following sustainable elements: <ul style="list-style-type: none"><li>- 6 principles of Biophilic design</li><li>- Enhanced green roof with a minimum coverage of 60 % of the roof (min. 6 inches in depth)</li><li>- 5 categories of bird friendly design</li><li>- Pervious pavement for 50% of the surfaces</li><li>- Retain &gt;50% DBH of existing trees on site with adequate soil volume (All trees 3”-24” DBH)</li><li>- OR Adaptively reuse at least 100,000 SF of floor area of an existing building onsite or within the plan area.</li></ul>



# INFRASTRUCTURE FOR COMPACT GROWTH

## Public Benefit Categories

### Offsite Improvements

- Provide offsite streetscape improvements along a public street.
- Construct offsite bicycle improvements.
- Upgrade offsite stormwater facilities or runoff conveyance/storage.

### Public Facility

- Dedicate land and/or financially contribute to a major public facility per the Sector Plan or a Functional Plan.
- Underground utilities along site frontage of Subject Property and/or offsite.

### Grid and trail extensions

- Reduce curb cuts or construct a portion of trail or contribute to an existing CIP to MCDOT.
- Dedicate right-of-way for new public street that provides through block connectivity with preferred intersection spacing per the Complete Streets Design Guide.
- Provide a major connection over an environmentally sensitive area or major arterial highway that will highly contribute to the network.



# INFRASTRUCTURE FOR COMPACT GROWTH

TIERS	Offsite Improvements
TIER 1 0.25 FAR	Provide offsite streetscape improvements at least 2,000 square feet <i>or</i> Contribute a minimum of \$0.33 per s.f. of gross floor area to a CIP project within the plan area
TIER 2 1.0 FAR	Provide offsite streetscape improvements for at least 4,000 square feet <i>or</i> Construct offsite bicycle infrastructure improvements for at least 1,000 linear feet <i>or</i> Provide offsite stormwater management upgrades with an estimated cost of at least \$300,000 <i>or</i> Contribute a minimum of \$1.00 per s.f. of gross floor area
TIER 3 1.5 FAR	Provide offsite streetscape improvements for at least 5,000 square feet <i>or</i> Construct offsite bicycle infrastructure improvements for at least 1,800 linear feet <i>or</i> Provide offsite stormwater management upgrades with an estimated cost of at least \$500,000 <i>or</i> Contribute a minimum of \$2.00 per s.f. of gross floor area
TIER 4 2.0 FAR	Provide a major improvement or reinforcement to run off conveyance/storage and/or stormwater treatment facility as recommended in a Sector Plan.

# INFRASTRUCTURE FOR COMPACT GROWTH

TIERS	Public Facility
TIER 1 0.25 FAR	Dedicate land and/or construct a public facility like a bus stop/BRT station, bike parking, etc. with an estimated cost of at least \$100,000 <i>or</i> Contribute a min. of \$0.33 per s.f. of gross floor area to a CIP project within the plan area
TIER 2 1.0 FAR	Dedicate land and/or construct a public facility like a bus stop/BRT station, bike parking, etc. with an estimated cost of at least \$300,000 <i>or</i> Underground all transformers and utility boxes located along site frontages <i>or</i> Contribute a min. of \$1.00 per s.f. of gross floor area to a CIP project within the plan area
TIER 3 1.5 FAR	Dedicate land and/or construct a public facility like a new BRT station or enhancing a light rail or metro station etc. with an estimated cost of at least \$500,000 <i>or</i> Provide undergrounding of utilities along site frontage of Subject Property and/or offsite, with an estimated cost of at least \$500,000 <i>or</i> Contribute a min. of \$2.00 per s.f. of gross floor area to a CIP project within the plan area
TIER 4 2.0 FAR	Dedicate and fully construct a major public facility like a police station or a structured public parking garage with an estimated cost of at least \$1,000,000 <i>or</i> Provide undergrounding of utilities along site frontage of Subject Property and/or offsite, with an estimated cost of at least \$1,000,000.

# INFRASTRUCTURE FOR COMPACT GROWTH

<b>TIERS</b>	<b>Grid and trail extensions</b>
TIER 1 0.25 FAR	Construct a trail extension on private property with a cost of at least \$100,000 or Construct a public trail extension for a minimum 2,500 linear feet or Contribute a minimum of \$0.33 per s.f. of gross floor area to a CIP project within the plan area or Within a project design, reduce existing curb cuts by 50%.
TIER 2 1.0 FAR	Construct a public trail extension for a minimum 3,500 feet linear feet or Contribute a minimum of \$1.00 per s.f. of gross floor area or Build one new public street that provides through block connectivity as recommended by the Complete Streets Design Guide.
TIER 3 1.5 FAR	Construct a public trail extension for a minimum 6,000 linear feet or Within a proposed subdivision design, provide a grid of public streets as recommended by the Complete Streets Design Guide.
TIER 4 2.0 FAR	Provide a major connection over an environmentally sensitive area or major arterial highway that will highly contribute enhancing the bike, pedestrian and/or transit network.

# AMENITIES FOR COMPLETE COMMUNITIES ATTACHMENT A

## Public Benefit Categories

### Art and Placemaking

- Provide artistic elements in projects, install public art, or organize publicly accessible programming.
- Affordable housing for artists.
- Arts or cultural public facilities like theater, art gallery, performance venue etc.

### Nbhd Services & Mixed Use

- Provide retail uses, space for community meeting rooms and events, or a major public facility like a library or a recreation center.

### Great Public Realm

- Improve an existing park or provide a new park or privately owned public open space with high quality features and amenities.

### Design Excellence

- Substantially conform to Design Guidelines and implement design excellence strategies related to building footprint, massing, architecture, parking, wellness etc.



# AMENITIES FOR COMPLETE COMMUNITIES

TIERS	Art and Placemaking
TIER 1 0.25 FAR	<p>Provide artistic elements on buildings, garages or within streetscapes facing the public realm. <i>or</i>            Provide (at least) monthly recurring publicly accessible programming such as Farmers' Market, Concerts etc. for min. 1year. <i>or</i>            Contribute a min. of \$0.33 per s.f. of gross floor area for art or placemaking to the PATSC, an urban district, a local arts nonprofit, or a regional service center</p>
TIER 2 1.0 FAR	<p>Install public art reviewed by the Art Review Panel or partner with an urban district, an arts nonprofit, or a regional service center to install art facing the public realm. <i>or</i>            Provide (at least) monthly recurring publicly accessible programming such as Farmers' Market, Concert Series etc. for min. 3 years. <i>or</i>            Contribute a min. of \$1.00 per s.f. of gross floor area for art or placemaking to the PATSC, an urban district, a local arts nonprofit, or a regional service center.</p>
TIER 3 1.5 FAR	<p>Provide at least 5% of units as artist housing or live/work units for artists earning up to 70% AMI in addition to the MPDUs provided <i>or</i>            Contribute a min. of \$2.00 per s.f. of gross floor area for art or placemaking to the PATSC, an urban district, a local arts nonprofit, or a regional service center.</p>
TIER 4 2.0 FAR or Mapped FAR	<p>Provide a major Public Facility like a theater, art gallery, or a performance venue at least 20,000 s.f. in size onsite or within the plan area.</p>

# AMENITIES FOR COMPLETE COMMUNITIES

TIERS	Neighborhood Services & Mixed Use
TIER 1 0.25 FAR	Provide at least one bay of min. 2,000 s.f. within project for retail use, directly accessible by the public from a street/open space.
TIER 2 1.0 FAR	Provide at least three bays for a total of 10,000 s.f. within project for retail uses, directly accessible by the public from a street or open space.
TIER 3 1.5 FAR	Provide at least 15,000 SF within project for public use (Conference space, meeting rooms, event space etc. ) onsite or within the plan area.
TIER 4 2.0 FAR or Mapped FAR	Provide a major public facility like a recreation center, library, educational facility etc. at least 20,000 s.f. in size onsite or within the plan area.

# AMENITIES FOR COMPLETE COMMUNITIES ATTACHMENT A

TIERS	Great Public Realm
TIER 1 0.25 FAR	<p>Provide intergenerational amenities and inclusive design features within the public open space provided onsite. Min 0.25 acres. <i>or</i></p> <p>Improve an existing park or public open space with intergenerational amenities and inclusive design features. Min 0.25 acres. <i>or</i></p> <p>Contribute a min. of \$0.33 per s.f. of gross floor area for creating or improving public space.</p>
TIER 2 1.0 FAR	<p>Exceed the minimum required % of public open space on site by at least 50% as a min. 0.25 Acre Neighborhood Green per Energized Public Spaces Design Guidelines. <i>or</i></p> <p>Contribute a minimum of \$1.00 per s.f. of gross floor area.</p>
TIER 3 1.5 FAR	<p>Provide a POPS or dedicate land, construct and convey a park facility as a min. 1.5-acre Civic Green/Plaza per Energized Public Spaces Design Guidelines. <i>or</i></p> <p>Contribute a min. of \$2.00 per s.f. of gross floor area creating or improving public space.</p>
TIER 4 2.0 FAR or Mapped FAR	<p>Provide a POPS or dedicate land, construct and convey a park facility as an “Urban Recreational Park” (minimum 3 acres), with approval on location and design from planning and parks staff.</p>



# AMENITIES FOR COMPLETE COMMUNITIES

TIERS	Design Excellence
TIER 1 0.25 FAR	Substantially conform to design guidelines and implement at least 3 strategies from the list <i>or</i> Achieve WELL CORE Bronze certification.
TIER 2 1.0 FAR	Substantially conform to design guidelines and implement at least 5 strategies from the list <i>or</i> Achieve WELL CORE Silver Certification.
TIER 3 1.5 FAR	Substantially conform to design guidelines and implement at least 7 strategies from the list <i>or</i> Achieve WELL CORE Gold Certification
TIER 4 2.0 FAR or Mapped FAR	Substantially conform to the applicable design guidelines and implement 9 strategies from the list. <i>or</i> Achieve WELL Platinum Certification or Living Building Challenge certification for the project.

## List of Implementation Strategies

- Designing a building with a clear base, middle and top.
- Providing human scaled architectural elements along the ground floor facing all streets and public open spaces.
- Providing direct entry to all ground floor residential units lining a street or public open space.
- Adjusting the building massing and facade design to respond to the context of surrounding buildings.
- Lining at least 75% of the ground floor with active uses along all streets and major public spaces and providing ground floor entrances into the building every 100 feet.
- Placing all onsite parking below ground or lining all sides facing a street or open space with active uses like residential or commercial floor spaces.
- Designing the footprint, massing and building facades to respond to solar orientation and local climate.
- Reducing the floor plate for the top two floors by at least 20% to create terraces and an interesting skyline.
- Designing all structured parking to be adaptable for alternative uses in the future.