
From: Foster, Nicholas (CPC)
Sent: Tuesday, May 15, 2018 11:02 AM
To: Grob, Carly (CPC); Conner, Kate (CPC); Ikezoe, Paolo (CPC)
Subject: RE: 469 Stevenson PPA Blurb

Hi all:

Ok, after looking at the matrices (for the 40th time!), I give up on their bad math. As such, how's this as a modified version of Carly's text:

1. The project as proposed is seeking to utilize the Individually Requested State Density Bonus Program. In order to determine the allowable density bonus, the applicant must provide a base project that is deemed completely code-compliant, and does not require any exceptions, variances or modifications from the Planning Code. This means the base project cannot assume that the Inclusionary Affordable Dwelling Units provided onsite are exempt from the density calculation since such exemption requires Conditional Use Authorization pursuant to Planning Code Section 124(f). If Conditional Use Authorization is required to exceed the principally permitted density, that base project is therefore not considered code-compliant.

While the base project that was submitted appears to be code-compliant, future submittals should clearly show that the base project is not exempting the square footage allocated to affordable Dwelling Units from the calculation of total allowable gross floor area. The figures on page 0.06 "planning summary" of the PPA submittal state that the base Floor Area Ratio (FAR) for the subject property is 9:1, or 259,110 gross square feet, with use of Transferable Development Rights (TDRs). That calculation correctly reflects the maximum allowable FAR with no exemption of floor area for Inclusionary Affordable Dwelling Units. Please note that discrepancies appear on page 0.80 ("area tabulation-baseline") with different values for total gross floor area for the base project that do not match the values found on page 0.06. Nevertheless, Department Staff assumed these values to be tabulation errors and are basing comments on the values provided on the "planning summary" sheet, or page 0.06.

In areas where density is controlled by the permitted building envelope, both the base and the bonus density are calculated as a bonus of additional residential floor area. **Although the amount of density bonus is calculated on the number of affordable units and the level of affordability, the amount of density bonus shall be calculated as additional gross floor area.**

While the bonus project that was submitted appears correctly calculate the maximum gross floor area allowed utilizing the State Density Bonus Program, future submittals should clearly show that the bonus project is calculating the bonus off the maximum gross floor area permitted for the base project. The figures on page 0.06 "planning summary" state that the bonus project is eligible for up to 349,799 gross square feet, which is correct. However, as with the base project, discrepancies appear on page 0.08 ("area tabulation-proposed") with different values for total gross floor area for the base project that do not match the values found on page 0.06. Nevertheless, Department Staff assumed these values to be tabulation errors and are basing comments on the values provided on the "planning summary" sheet, or page 0.06.

In future submittals, please also describe the waivers, incentives and concessions sought for the bonus project. Please describe how the requested waivers are necessary to accommodate the additional density, and how the requested incentives and concessions result in actual and identifiable cost reductions for the project. Planning Staff may request supportive documentation for the requested waivers, incentives and concessions.

Additional comments may be found in Appendix A.

One concern have is the highlighted text. Carly, I took that sentence (more-or-less) as-is from your blurb, but I find that it reads as if we're saying they can calculate it BOTH ways, which, is something I thought we were definitely not trying to convey.

Thoughts?

Thanks!

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From: Grob, Carly (CPC)
Sent: Friday, May 04, 2018 11:06 AM
To: Foster, Nicholas (CPC); Conner, Kate (CPC); Ikezoe, Paolo (CPC)
Subject: 469 Stevenson PPA Blurb

Hi All,

I'm attaching a draft PPA blurb for 469 Stevenson. It is very drafty. Comments are appreciated.

Thanks!

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