

Table 7: Development Standards for Base Level Projects and Community Benefit Projects

	Base Tier	Community Benefits Bonus Tier 1	Community Benefits Bonus Tier 2	Community Benefits Bonus Tier 3	Community Benefits Bonus Tier 4
LAND USE DESIGNATIONS					
Gateway Barrel District (G-B)	Optional	Optional	Optional	Optional	Optional
Gateway Hub (G-H)	Optional	Optional	Optional	Optional	Not permitted
Gateway Corridor (G-C)	Optional	Optional	Optional	Not permitted	Not permitted
Gateway Neighborhood (G-N)	Optional	Optional	Not permitted	Not permitted	Not permitted
DEVELOPMENT STANDARDS					
Minimum residential density (du/ac) ^{1, 2}	18	27	35	44	53
Maximum residential density (du/ac) ³	NA	NA	NA	NA	NA
Building Height, Maximum Height	50	60	70	80	90
Building Height, Maximum Stories	4	5	6	7	8
Building Height, Minimum Stories ²	2	2	3	3	3
Baseline Architectural Standards ⁴	Required	Required	Required	Required	Required
Community Benefits	Conditioned⁵	Required⁶	Required⁶	Required⁶	Required⁶
Conditional Use Permit	Required	Not Required	Not Required	Not Required	Not Required
Design Review approval	Required	Not Required	Not Required	Not Required	Not Required
Other committee approvals	TBD ⁷	Not Required ⁸	Not Required ⁸	Not Required ⁸	Not Required ⁸
<p>Notes</p> <ol style="list-style-type: none"> Projects that do not provide the designated minimum residential density will need to obtain a use permit demonstrating projects support Gateway Area vision and objectives. For details, see Gateway Zoning Code. Some use types (such as theaters) are exempt from minimum density requirements and minimum story requirements. Also exempt from minimum density requirements and minimum story requirements are some building types (such as historically significant structures and the adaptive reuse of existing buildings). For details, see Gateway Zoning Code. The maximum number of residential units for any project will be determined through other development standards, such as building height, setbacks, and Building Code requirements for minimum unit size. Determined by applicable zone district. See Gateway Zoning Code. Community benefits are not necessarily required but may be required as Conditions of Approval issued through discretionary processes, which may be required as determined by Gateway Zoning Code. The number of committees that must issue approvals will vary depending on applicable zone district and project type. Required community benefits determined by applicable zone district. See Gateway Zoning Code. Projects within the Base Tier may be required to receive approval from one or more discretionary City committees and may be subject to committee-issued conditions of approval. Requirements to receive approval from City committees will vary depending on location and project type. See Gateway Zoning Code to determine if any discretionary committee approvals are required. Projects that qualify for any of the Community Benefit Bonus Tiers are not required to receive approval from any City committees and are not subject to any conditions of approval issued by any City committees. 					