

Attachment #1: Decision-Making Rubric

Options for Amendments

<i>Standard</i>	<i>Existing SPC Zoning (General Plan)</i>	<i>Proposed Amendments (Summary of Table 1)</i>	<i>Other Options</i>	<i>Straw Poll Vote</i>
Building Height	38 ft/3 stories	68 ft/6 stories 85 ft/8 stories at north node	58 ft/5 stories	Donaldson: No (58 ft.) Macleod: Yes (qualified 85ft.) Momin: Yes (68 ft.) Pilch: Yes (qualified 85 ft.) Watty: Yes (68 ft, 85 ft.)
SPC/R-3 Height Transition	Daylight Plane	Setbacks & New Upper Story Stepback	?	Donaldson: Yes (concerns) Macleod: Yes (concerns R-3) Momin: Yes Pilch: Yes (tweaks) Watty: Yes
Residential Density	Minimum: 20 du/acre Maximum: 63 du/acre	Minimum: 30 du/acre Maximum: None	?	Donaldson: No (max needed) Macleod: Yes Momin: Yes Pilch: Yes Watty: Yes
Floor Area Ratio	2.25 (3.0)	3.5 (4.5 at northern node)	4.0 (4.5 at northern node)	Donaldson: No (3.0 General Plan) Macleod: No (higher) Momin: Yes (more discussion) Pilch: Yes (higher or elimination) Watty: No (higher or remove FAR)
Open Space	200 sq. ft. common open space/unit	100 sq. ft. of common or private open space	80 sq. ft. of common or private open space	Donaldson: Yes Macleod: Yes (could reduce) Momin: Yes Pilch: Yes (also support 80 ft.) Watty: Yes (also support 80 ft)

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Residential Vehicle Parking	1 space /unit	1 space/unit, except allow by right reductions for bike parking and/or transit incentives	0.5 spaces/unit	<p>Donaldson: Yes (no reductions below .75)</p> <p>Macleod: No (no minimum, consider max, bike separate, TDM separate)</p> <p>Momin: Yes, (with .5 reduction)</p> <p>Pilch: No (no min consider max)</p> <p>Watty: Yes (bike parking increased)</p>
Residential Bicycle Parking	1 protected bicycle space per residential unit	1 space/unit, plus new long-tail bike and electric bike socket requirements	?	<p>Donaldson: Yes</p> <p>Macleod: No (1 reg bike, 1 cargo, electrical outlets for bike parking)</p> <p>Momin: Yes (1 min, max any)</p> <p>Pilch: No (same as Macleod)</p> <p>Watty: Yes</p>
Use Limitations	Commercial required on ground floor frontage (residential lobby entrance and rear units okay)	Require ground-floor commercial in nodes. Allow residential-only projects for 100% BMR projects, on Housing Element sites (outside of nodes), or with CUP	?	<p>Donaldson: No (eliminate CUP & nodes)</p> <p>Macleod: No (eliminate CUP, allow for 100% affordable)</p> <p>Momin: No (same)</p> <p>Pilch: Yes (stronger incentives for commercial outside of nodes)</p> <p>Watty: No (strike HE sites, allow 100% affordable)</p>
Community Benefits	15% Affordable Housing	15-20% Affordable Housing and/or Transportation, Sustainability, and/or Public Art Improvements	?	<p>Donaldson: Yes (15 % more discussion on improvements)</p> <p>Macleod: Yes, (more discussion)</p> <p>Momin: Yes (15% for 68 ft. more discussion, 20%)</p> <p>Pilch: Yes, (more discussion, 20% BMR highly incentivized)</p> <p>Watty: Yes, (20%, more discussion on sustainability)</p>