ATTACHMENT 5

TIERED MENU OF COMMUNITY BENEFITS (DRAFT)

COMMUNUNITY BENEFITS TABLE	
Tier 1A (Choose one of below *or* select Tier 1B)	
A. Increased Affordability Provide additional affordable units (for rent) above the Inclusionary Housing Affordability requirements in one of the following ways: • Additional 5% very low-income • Additional 10% low-income or • Additional 15% moderate-income level	Affordable Housing Agreements shall be executed and recorded prior to the Certificate of Occupancy. Refer to Inclusionary Requirements in BMC Section 10-1-646.
B. For sale housing development All units must be proposed for-sale	Condo Map approval required as a condition of approval
C. Large Family Housing Provide a development that includes following unit mixes: • No more than 20% of all units shall be studio units • 2BR – 40% + 3BR – 15% of all units OR 3BR – 10% + 4BR – 5% of all units	Bedroom standards pursuant to California Building Code (CBC) and Residential Code. Minimum average unit sizes: 1,200 for 3 bedroom, 1,400 for 4-bedroom.
D. Childcare and Family Resources Incorporate an onsite, fully-dedicated and licensed Childcare Facility and/or Family Resource Center as part of the housing / mixed-use development project.	See definition of *Childcare Facility and/or Family Resource Center.* Facility shall remain in use for the life of the project. Minimum capacity of 20 children plus one child per every two units proposed in the development.
E. Civic and Institutional Uses The project includes public/civic facility from the list below: School (public or nonprofit); Vocational School; Public/Municipal Library; Museum; Police Station; Fire Station; Cultural Center (nonprofit).	Facility shall remain in use for the life of the project.
F. High-Quality Design A Housing Development project that is built to all City's objective zoning, design, and subdivision standards without Exceptions to Development Standards.	Submit analysis of objective standards and how the project meets these standards
Tier 1B (If selecting this option, Tier 2 is not required)	
Workforce Programs Prevailing Wage + Skilled & Trained Workforce pursuant to labor standards of subparagraphs (A), (B), (C), (D), (E), (F), and (G) of paragraph (8) of subdivision (a) of Section 65913.4 for the California Government Code	

Tier 2 (Choose one of the below in addition to selection in Tier 1A)	
A. Additional Project Amenities The housing development provides greater than the required project amenities as listed below: 1) 50% larger open space area 2) 50% more trees in the front yard area 3) 50% more overall landscaping on the site 4) 25% more bicycle parking (short term or long term)	Only available to project not seeking deviation from Development Standards pursuant to State Density Bonus Law (GC 65915-65918).
B. Publicly Accessible Open Space (If not already required by the BMC based on Project size) Project includes a Publicly Accessible Open Space (PAOS) pursuant to the standards in the Specific Plan Document in which the Project is proposed.	Applicant shall be responsible for any maintenance or security associated with the PAOS for the life of the Project.
C. Enhanced Sustainability and Energy Efficiency High level of green building performance through CALGreen Tier 1 and Tier 2	Tiers 1 and 2 of CalGreen are voluntary reach codes in Part 11 of Title 24 of the California Code of Regulations.
D. Adaptive Reuse The Project partly or entirely consists of a conversion from a nonresidential use to a residential or mixed use.	At least 50% of the Project's total gross square footage consists of a conversion from a nonresidential use to a residential use
E. Public Parking Publicly accessible automobile parking spaces proposed with the project. Spaces shall be covered and available free of charge at all times. The number of spaces shall be 10% of the code-required spaces.	Applicant shall be responsible for any maintenance or security associated with public parking for the life of the Project.
F. Local Hire Program At least 25 percent of employees and contractors of the project shall be residents of Burbank or reside within 5 miles of the project site during the construction phase as well as post-construction ongoing operations.	Requires the signing of a covenant agreement with the city prior to the issuance of a Building Permit.
G. Transit Related Amenities (Only available to Transit-Oriented Projects in *Transit Center as described in Burbank 2035 General Plan*) • Climate controlled, code-entry bike storage rooms with dedicated areas for fix-it bike stations. • Transit shelter at pre-identified stop(s) within ½ mile of project site. • Crosswalk, directional curb ramps, and curb extensions beyond CSODS requirements. At pre-approved intersections as determined by City within ½ mile of Project site. • One-time Burbank Bus operations contributions, $ to be determined.	