



Downtown Bonus & TDR Program

DOC-1, DOC-2, & DMC Zones

Adopted, April 2006

25% Other

- Open Space TDR
- Landmark TDR
- Public Amenity Features
- Within-block TDR

1/5 Landmark TDR,
required if available
in bank

75% Housing/Childcare

- Housing TDR
- Housing/Childcare Bonus
 - Cash Option
 - Performance Option
- Landmark Housing TDR

First increment of FAR above Base FAR
for LEED certification

Base FAR