

# Town Council Hearing

Proposed Transfer of Development  
Intensity (TDI) Ordinance

MESA + PLANNING



# 4. Incentives

To Incentivize Implementation of the Comprehensive Plan, **Bonus** accrued to the party who:

- A. Sets aside **Public Land** = Parks, Trails, Open Space in accordance with the Comp Plan.
- B. Sets aside site for a **Public Facility** = Fire Station, Public Museum, Library, Public School, etc. that the Town seeks.
- C. Preservation of **Landmark Landforms** = major promontories or other natural features.
- D. **(Pg. 8): 15% bonus when Public Land Set Aside is Open Space and advances Westlake Academy Plan.**



# 4. Incentives

**Section 6, E:** When the applicant for a Severance or a Transfer **supports the Westlake Public Art Program** in any of the following ways, the applicant shall qualify for a bonus under this bonus Section:

- a. When the applicant is a sponsor of a Public Art Competition Event and assumes the financial costs thereof (including prize awards), that applicant may receive a bonus at transfer of the Severed Development Intensity equal to 15% of the Severed Intensity or an additional 15% bonus added to any bonus received in accordance with item “C” or “D”, above (whichever constitutes the larger bonus benefit).
- b. When the applicant donates to the acquisition of Public Art or acquires Public Art for the benefit of the Town and that acquisition is approved and supported by the Town Manager, or designee, and the value of that acquisition is equal to, or greater than, the normal cost of sponsoring a “Competition Event” (described in “a.” above); that applicant may receive a bonus at transfer of Severed Development Intensity equal to 15% of the Severed Intensity or an additional 15% bonus added to any bonus received in accordance with item “C” or “D”, above (whichever constitutes the larger bonus benefit).

# 4. Incentives

## Development Intensity Bonus

