

**Appendix A: Development Program  
Technical Materials**

## **Entitlements: Expected and Maximum Build out and Density Bank**

### **Distribution**

The 1993 Specific Plan described a formula for entitlement allocation based on a gross FAR number shown in the Exhibit "Maximum Development Capacity," a ratio of land uses and maximum land uses on a neighborhood basis; this determines the maximum development capacity for each block. However, based on this formula, the total sum of the maximum development capacity for all blocks in all neighborhoods exceeds the total number of entitlements allocated to each neighborhood by the Specific Plan. To address this and achieve the development program established in *Table 3: Maximum and Expected Build-out Assumptions* in Volume 3, the entitlement allocations were adjusted to reflect a pro-rata share distribution incorporating the Specific Plan caps and ratios for each neighborhood. The result is a mix of entitlements on all blocks at the same ratio as described in the 1993 Specific Plan, capped to match not the maximum development capacity but the maximum specific entitlement allocations in each neighborhood. This entitlement allocation is known as the Maximum Build out scenario. The entitlements will be further distributed to the public and private parcels at the block level based on the percentage of net developable area at the same ratio. Parcels smaller than the minimum lot size, required by the zoning ordinance, shall forfeit associated entitlements to the Entitlement Bank for reallocation.

*Currently, the Entitlements Table only breaks the entitlements down to a block level, labeled A- CC, and some of those blocks are broken down further into sub-blocks; once the record of survey for the Bridge District has been recorded, the Entitlements Table will be updated to include the parcel geometry.*

### **Entitlement Bank**

The Expected build out program, also known as the Baseline Scenario, 80 percent of the Maximum Build out program in Table 3 of this Volume, using the same formula described above and reducing the pro-rata share by approximately 20 percent. The 20 percent of entitlements will be retained and owned by the city to be distributed to property owners in the District through an "Entitlement or Density Bank". The Density Bank will be managed district wide by the City on a per neighborhood basis. The initial entitlement bank balance consists of a half a million of flex entitlements, the 20% of entitlements described above, all the entitlements allocated to publicly owned parcels, and other entitlements awaiting reallocation.

#### **i. Transfers**

Transfers are intended to provide an opportunity for property owners to retain the unused entitlements from under-developed parcels and apply them to more dense projects on their remaining parcels within the same neighborhood. Property owners may transfer

entitlements when all of the following conditions are met: 1) the entitlements must be transferred to undeveloped parcels within the same ownership ; 2) the parcels are within the same neighborhood; and 3)the transfer/retention of the entitlements may not cause the receiving parcel, sub-block, or block to exceed either the maximum residential dwelling units or the maximum commercial square footage as defined in the maximum build out column in the Entitlements Table. Any entitlements that are not transferred and/or transferable will be retained and managed by the city to be made available for dense urban development within the District through the Density Bank Program. All transfer requests must be submitted to the city 30 days prior to the application for certificate of occupancy. Transfer requests that do not exceed the 100 percent development program for the parcels receiving the entitlements will be automatically approved and confirmation will be sent to the property owner within 30 days. Transfer requests in excess of the maximum build out program may be approved, however, may require additional environmental review, the character and mixture of uses must be determined by the city to be consistent with the neighborhood vision in the Specific Plan Volume 1 ,and the requested entitlements must not exceed the maximum development capacity for the parcel, sub-block or block.

ii.Additional and Exchange of Entitlements

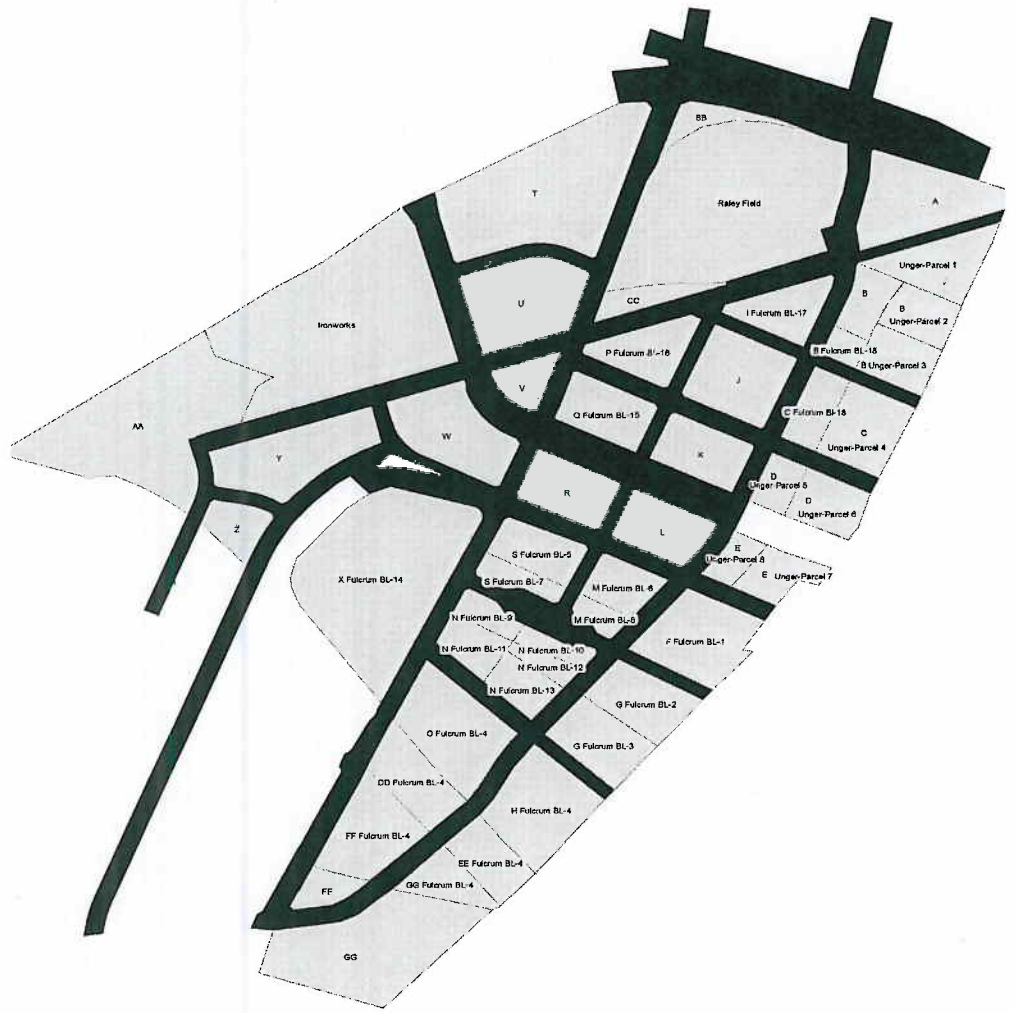
Applications for additional or exchange of one type of entitlement (commercial/residential) for another type must occur within the bank and are subject to the same conditions as the transfer requests that exceed the 100 percent development program regardless of whether the exchange is within the baseline entitlements amount.

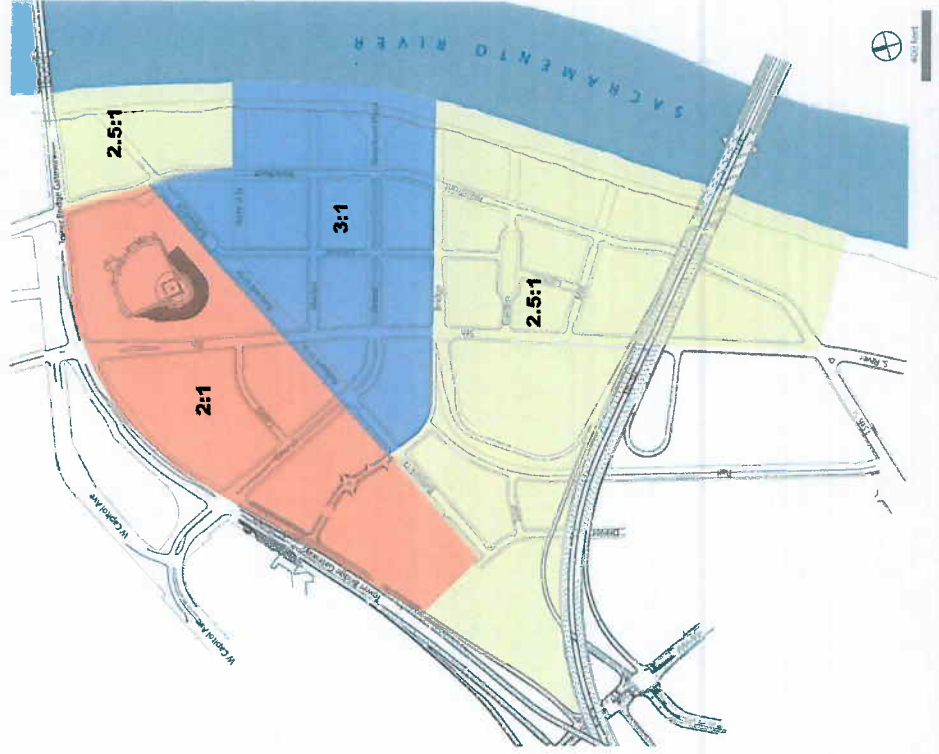
ii.Changes to the Development Program

When a development program for a parcel, sub-block or block, is developed that significantly alters the development program anticipated in the entitlement allocation and requires a discretionary action by the City to permit the use or development, the City will retain the right, via the bank, to reallocate the unused development potential for use on other sites.

# Entitlements Table

Block	SubBlock	Maximum Build Out		Baseline	
		DU	Comm	DU	Comm
A		132	228,393	106	182,714
AA		7	1,196	6	957
AA		341	182,819	273	146,255
B		41	70,081	33	56,065
B	Fulcrum BL-18	18	30,710	14	24,568
B	Unger-Parcel 1	77	133,096	62	106,477
B	Unger-Parcel 2	49	84,581	39	67,665
B	Unger-Parcel 3	54	93,266	43	74,612
BB		26	13,808	21	11,047
C	Fulcrum BL-18	54	92,696	43	74,157
C	Unger-Parcel 4	99	170,682	79	136,545
CC		52	8,353	41	6,683
CC		8	4,089	6	3,271
D	Unger-Parcel 5	36	62,309	29	49,847
D	Unger-Parcel 6	65	112,212	52	89,769
E	Unger-Parcel 7	54	92,610	43	74,088
E	Unger-Parcel 8	31	53,033	25	42,426
F	Fulcrum BL-1	112	193,554	90	154,843
FF	Fulcrum BL-4	83	209,221	66	167,377
FF	CEMEX	52	90,171	42	72,136
G	Fulcrum BL-2	76	131,218	61	104,975
G	Fulcrum BL-3	79	136,345	63	109,076
GG	Fulcrum BL-4	57	97,857	45	78,286
GG	CEMEX	240	414,546	192	331,637
H	Fulcrum BL-4	123	212,639	99	170,111
I	Fulcrum BL-17	31	98,579	25	78,863
I	Fulcrum BL-17	70	11,215	56	8,972
Ironworks		103	16,600	82	13,280
Ironworks		332	178,047	266	142,437
J		81	259,668	65	207,734
K		68	218,284	55	174,627
L		60	190,432	48	152,346
M	Fulcrum BL-6	45	114,349	36	91,480
M	Fulcrum BL-8	24	61,002	19	48,802
N	Fulcrum BL-10	26	66,936	21	53,549
N	Fulcrum BL-11	35	89,131	28	71,305
N	Fulcrum BL-12	15	38,196	12	30,557
N	Fulcrum BL-13	59	149,505	47	119,604
N	Fulcrum BL-9	27	67,247	21	53,797
O	Fulcrum BL-4	109	275,825	87	220,660
P	Fulcrum BL-16	29	92,588	23	74,071
P	Fulcrum BL-16	90	14,473	72	11,578
Q	Fulcrum BL-15	69	221,818	55	177,454
R		68	218,841	55	175,073
Raley Field		44	7,148	35	5,719
Raley Field		372	199,171	297	159,337
S	Fulcrum BL-5	55	138,801	44	111,041
S	Fulcrum BL-7	34	86,861	27	69,489
T		298	159,770	239	127,816
U		59	9,586	48	7,669
U		107	57,277	86	45,821
V		19	61,374	15	49,099
V		58	9,307	46	7,446
W		75	238,416	60	190,733
W		64	10,300	51	8,240
X	Fulcrum BL-14	238	602,926	190	482,341
Y		73	11,821	59	9,456
Y		135	72,498	108	57,998
Z		61	32,522	49	26,018
		<b>5,000</b>	<b>7,000,000</b>	<b>4,000</b>	<b>5,600,000</b>
		<b>12,000,000</b>		<b>9,600,000</b>	
Extra 500,000 or 500 du		<b>500,000</b>			
		<b>12,500,000</b>			





**Bridge District Specific Plan: Maximum Development Capacity**  
 SEPA Archibert - City of West Sacramento - Wood Lodge