

Development Impact Project (Linkage) Policy Zoning Amendment Summary

- Threshold and exemption lowered to 50,000 square feet
- Rates will differ between lab and other commercial uses
- Increases will be phased in over two years
- First half of payment made at building permit, remaining payment at Certificate of Occupancy
- New policy does not apply to any projects that have already filed with BPDA as of the date of adoption

| <u>Policy Area</u> | <u>Current Policy</u> | <u>Fee Upon Adoption of this Zoning Amendment</u> | <u>Fee Upon One-Year Anniversary of Adoption of this Zoning Amendment</u> |
|-----------------------------------------------|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <u>Jobs Linkage</u> | <u>\$2.39/sf</u> | <u>Labs: \$3.59/sf</u> <u>All Other Uses</u> <u>\$3.08/sf</u> | <u>Labs: \$4.78/sf</u> <u>All Other Uses</u> <u>\$3.76/sf</u> |
| <u>Housing Linkage</u> | <u>\$13.00/sf</u> | <u>Labs: \$19.50/sf</u> <u>All Other Uses</u> <u>\$16.17/sf</u> | <u>Labs: \$26.00/sf</u> <u>All Other Uses</u> <u>\$19.33/sf</u> |
| <u>Total Linkage</u> | <u>\$15.39/sf</u> | <u>Labs: \$23.09/sf</u> <u>All Other Uses:</u> <u>\$19.25/sf</u> | <u>Labs: \$30.78/sf</u> <u>All Other Uses:</u> <u>\$23.09/sf</u> |
| <u>Gross Floor Area Threshold¹</u> | <u>100,000 SF</u> | <u>50,000 SF</u> | <u>50,000 SF</u> |
| <u>Square Foot Exemption</u> | <u>100,000 SF</u> | <u>50,000 SF</u> | <u>50,000 SF</u> |
| <u>Payment Schedule Jobs Trust:</u> | <u>2 equal, annual payments, triggered by permit</u> | <u>First payment at Building Permit, second payment at COO</u> | <u>First payment at Building Permit, second payment at COO</u> |
| <u>Payment Schedule: Housing Trust</u> | <u>7 equal, annual payments (triggered at either permit or COO, depending on location)</u> | <u>First payment at Building Permit, second payment at COO</u> | <u>First payment at Building Permit, second payment at COO</u> |

¹ This square footage threshold shall include space dedicated to research lab use mechanical equipment, such space shall be subject to the Research Lab linkage rate.

