

# Impacts on Proposed TDR Bonuses

## 100% Utilization

Sending 23,000 acres x .2 = 4,600 TDR Units

Assume 7,000 acres max for Rural Villages

Minimum density needed = (2 x 7,000) = 14,000 units

Base	(7,000 x .2)	= 1,400
1 DU Bonus	(7,000 x .2)	= 1,400
1 unit Bonus for Env Mgmt		= 1,400
1 unit Bonus for Dedication		= 1,400
1 unit Bonus for Early Entry		<u>= 1,400</u>

8,400 units @ 2.0 DU's/acre or 15,400 @ 3.0 DU's/acre

14,000

- 8,400

5,600 Shortfall (will need additional 940 units to achieve total 14,000 minimum)

Total required @ 100% for Rural Villages = 2,100 TDR's

	4,600 TDR's	
	<u>- 2,340</u>	for 100% for Rural Village
6.5:1 ratio →	2,260	for TDR balance for remaining
→	16,000	acres of receiving
Assume .6 Bonus total for non-village receiving		

## 50% Utilization

4,600 TDR's x .5 = 2,300 TDR's

Rural Village acres = 7,000 x .5 = 3,500 acres

3,500 acres x 2.0 (minimum) = 7,000 units

Base (Receiving) = 700

TDR (Sending) = 700

1 DU Bonus = 700

1 DU Bonus (Dedication) = 700

1 DU Bonus (Early Entry) = 700

4,200 units

7,000

- 4,200

2,800 Shortfall (will need additional 1,350 TDR's to achieve  
50 development at 2.0 DU/acre minimum)

Total TDR's required @ 50% = 1,050

@ 2 DU's Village, 1 DU Receiving

7,000 x 2 = 14,000

15,700

30,700

- 4,600

26,100

- 7,000

19,100

@ 3 DU's Village, 1 DU Receiving

7,000 x 3 = 21,000

16,700

37,700

- 4,600

33,100

- 7,000

26,000