

CENTRALCITY 2035

Bonus and Transfer– Decision Tables Q, I, Part 3 and Part 4 and Table K

PSC Work Session 7 – 03/14/2017



Bureau of Planning and Sustainability
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City of Portland, Oregon
Charis Webb, Mayor • Jason Anderson, Director



Central City Bonuses and Transfers

- I. Background
- II. Inclusionary Housing Program
- III. Integrating Inclusionary Housing Program into the Central City



I. Background

Current Bonus and Transfer System

- 19 bonuses and 5 transfers
- Used 43 times 2005 - 2014

Most popular bonuses:

- Ecoroof
- Locker room
- Residential

Most popular transfers:

- Historic resource
- Transfer within a project



I. Background

Overhaul Existing FAR Bonus System

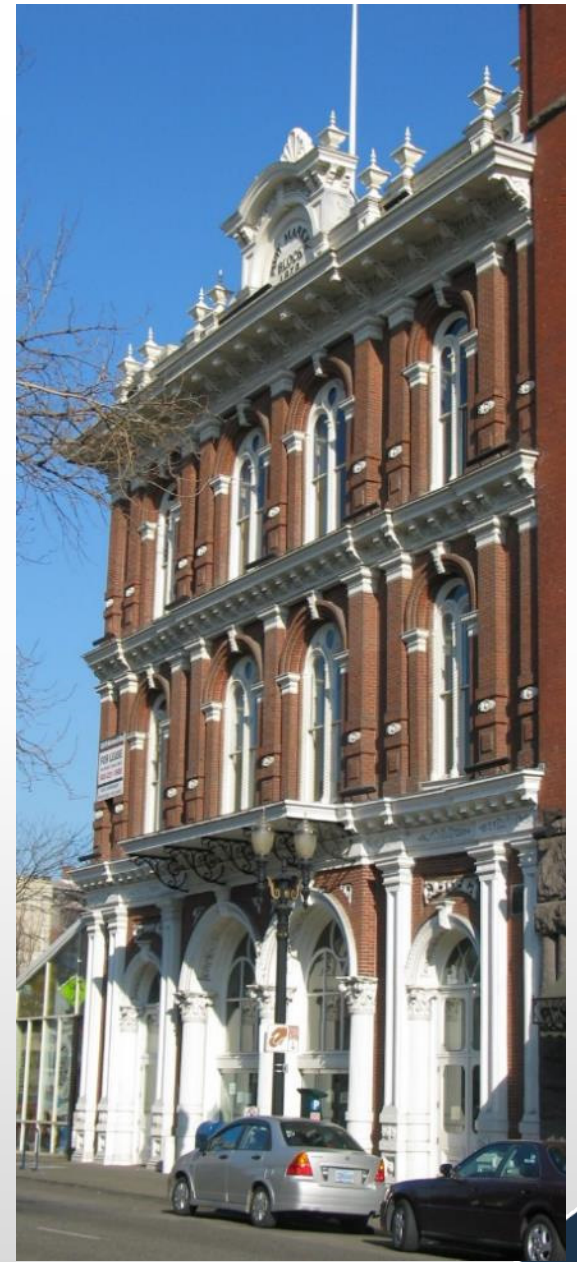
- **Prioritize 2 new affordable housing bonuses**
- New Riverfront Open Space bonus
- New Industrial Ground Floor Space bonus
- Existing South Waterfront greenway/open space bonuses retained



I. Background

Overhaul FAR Transfer System

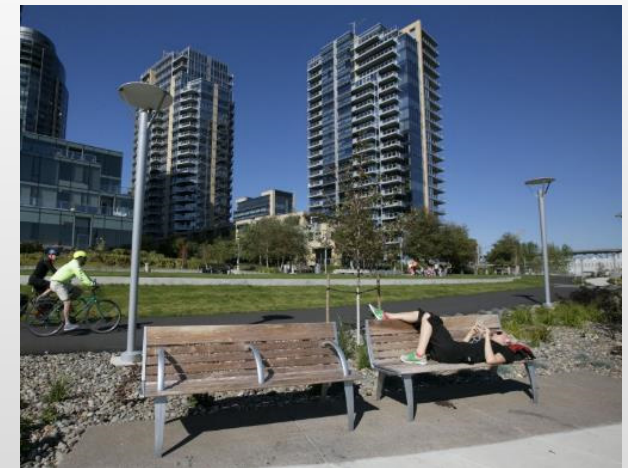
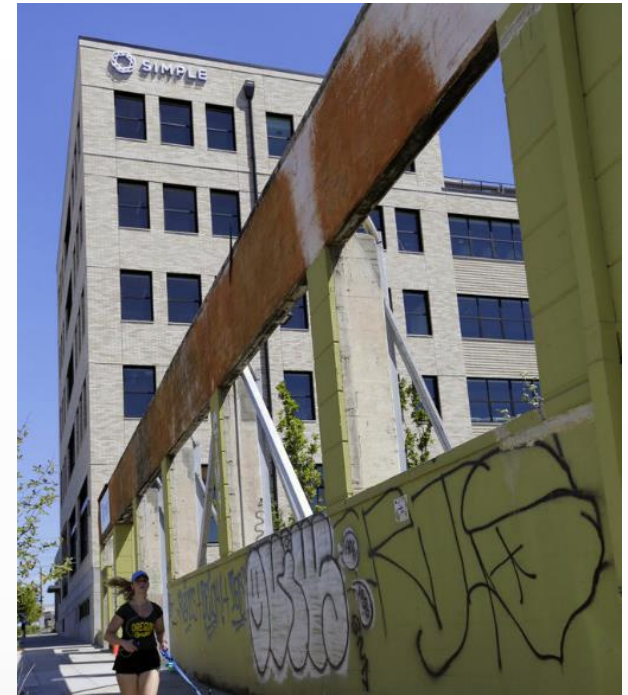
- **Prioritize expanded Historic Resource transfer**, require seismic upgrade
- Create new Transfer within a Subdistrict



I. Background

Public Testimony:

- Keep % for Art and Ecoroof bonuses
- Create new bonuses:
 - Tree planting
 - Structured parking
 - Willamette River fund
- Revise riverfront open space and industrial bonuses
- Remove ability to bonus or transfer in Historic Districts



II. Inclusionary Housing (IH) Program

Portland's IH Program

Title 33 – Zoning Code

- New chapter 33.245
- Project with 20+ units triggers program
- Inclusion rates and affordability levels
- FAR/Height bonuses
- Periodic calibration of inclusion rates with PHB

Title 30 – Housing Code

- Incentive packages
- In-lieu fee
- Off-site option
- Distribution, composition, quality of affordable units
- Administration and monitoring
- Periodic calibration of incentive package



II. Inclusionary Housing Program

Zones with Base FAR *above* 5:1

Mandatory Inclusionary Requirement	<ul style="list-style-type: none"> • 20% of Units at 80% Area Median Income
Incentives	<ul style="list-style-type: none"> • Density Bonus of 3:1 FAR • 10 Year Property Tax Exemption <u>on All Residential Units</u> • CET Exemption <u>on Affordable Units</u>
Deeper Affordability Option	<ul style="list-style-type: none"> • 10% of Units at 60% Area Median Income
Incentives	<ul style="list-style-type: none"> • Density Bonus of 3:1 FAR • 10 Year Property Tax Exemption <u>on All Residential Units</u> • CET Exemption <u>on Affordable Units</u> • SDC Waivers <u>on Affordable Units</u>



II. Inclusionary Housing Program

Off-Site Options to Satisfy IH Program Requirements	
Option #1 Construction of <i>New</i> Units	20% of the total units in sending site required at off-site location at 60% Area Median Income (AMI) Or 10% of the total units in sending site required at off-site location at 30% AMI
Option #2 Dedication of <i>Existing</i> Units:	25% of the total units in sending site required at off-site location at 60% AMI Or 15% of the total units in sending site required at off-site location at 30% AMI
Sites that do not trigger Inclusionary Housing (e.g. all commercial projects)	
May use the historic resource transfer or the affordable housing fund.	



III. Integrating Inclusionary Housing (IH) Program

1. Affordable Housing Bonus (item I 32):

- 1 sq. ft. of bonus floor area earned for each sq. ft. committed to residential uses up to an FAR of 3:1.
- Off site options and fee in lieu program are the same



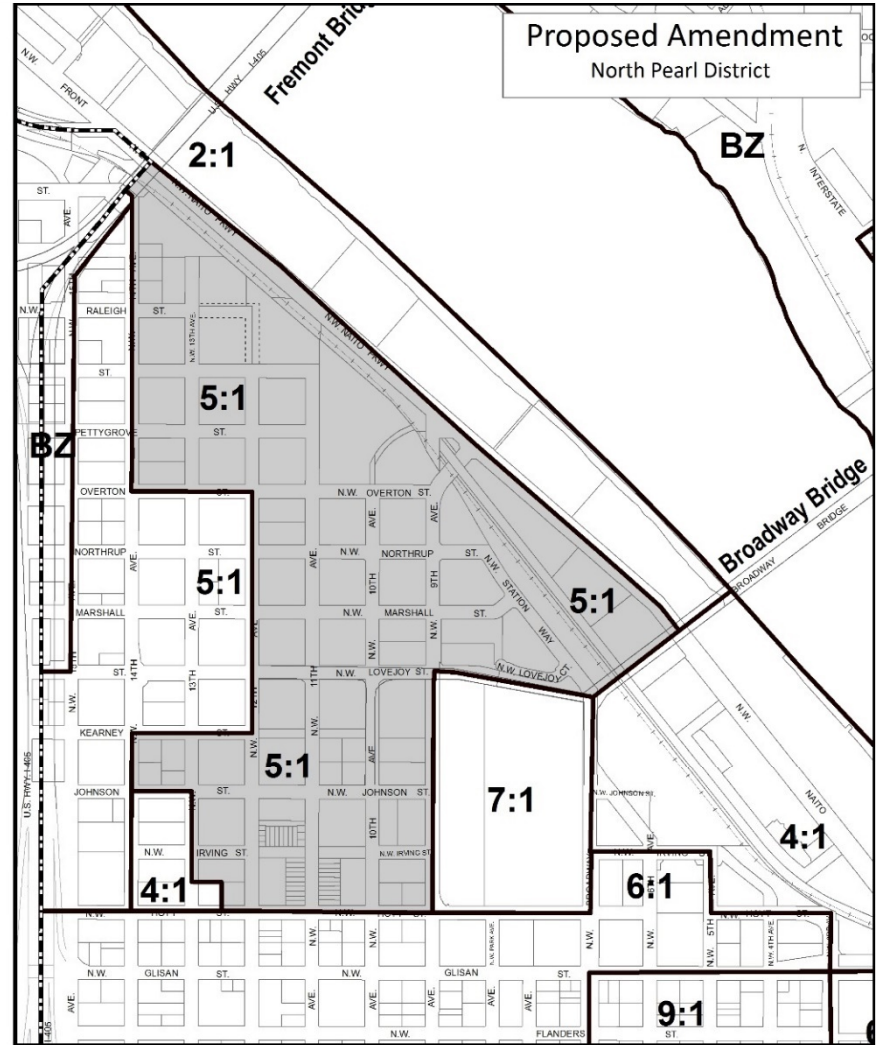
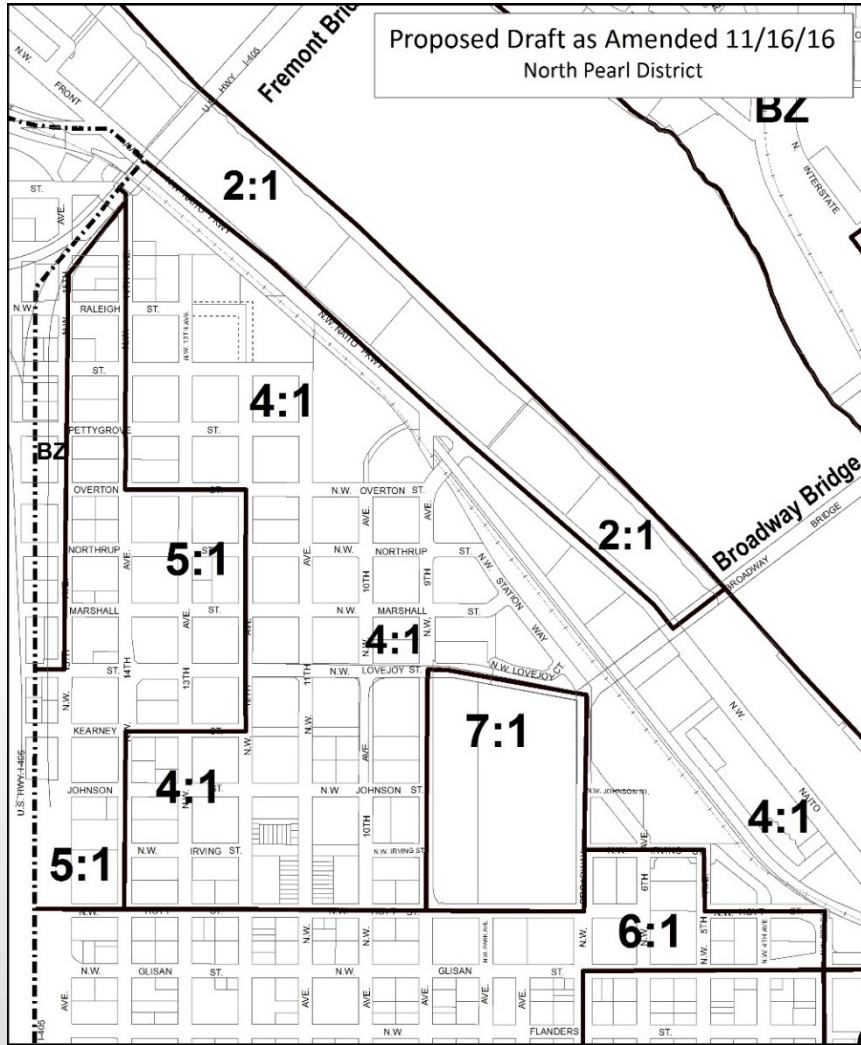
III. Integrating IH Program

2.a North Pearl:

- Increase base FAR from 4:1 to 5:1. (Item I 33)
- Set heights at 350' (Item I 34)
- Ensure density goals for area can be met



III. Integrating IH Program: North Pearl FAR (I 33)



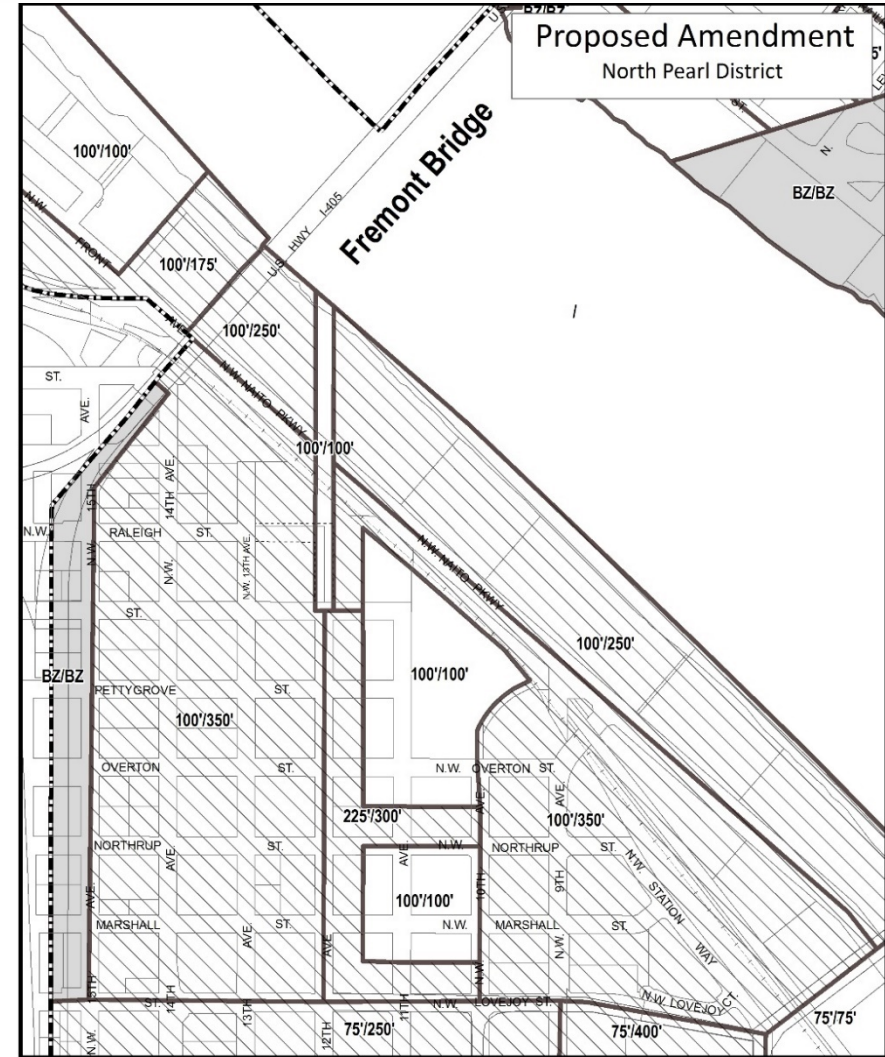
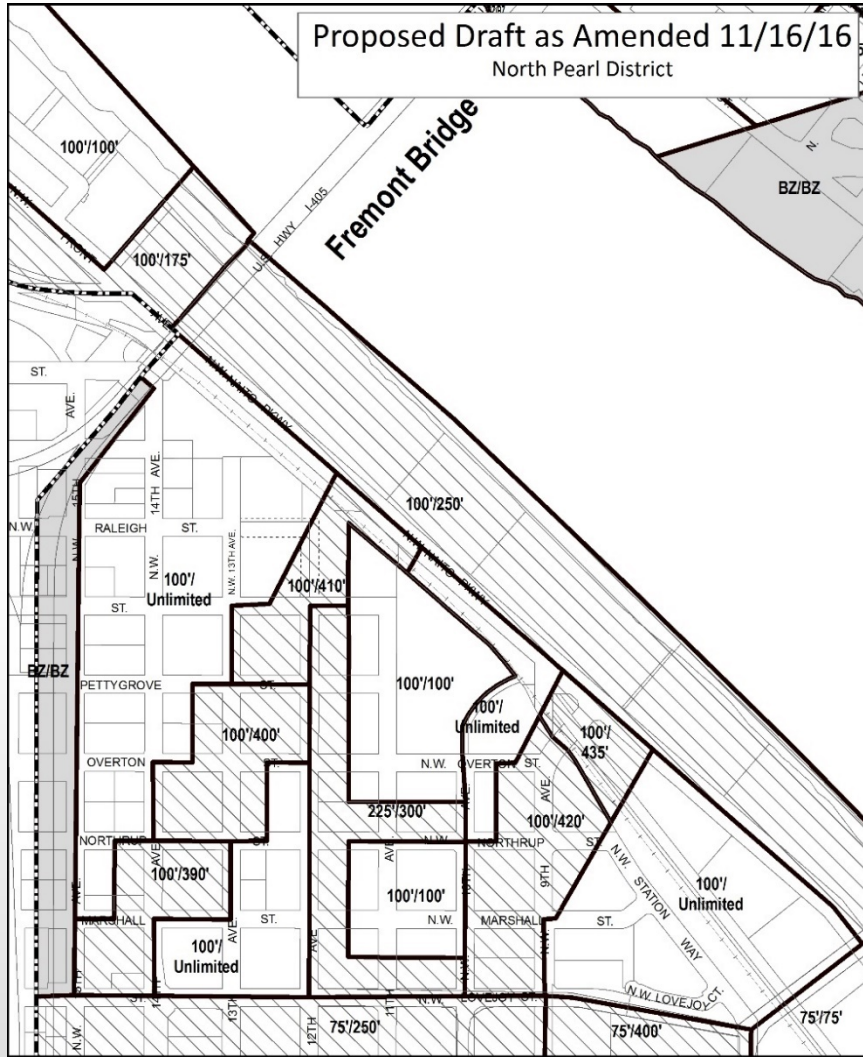
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Central City Plan
District Boundary
FAR area boundary

Focus Area(s)

NORTH
0 300 600
Scale in Feet

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III. Integrating IH Program: North Pearl Height (I 34)



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 Central City Plan District Boundary
 Base/Maximum Heights Boundary
 Area eligible for height increase
 Areas where height is determined by base zone



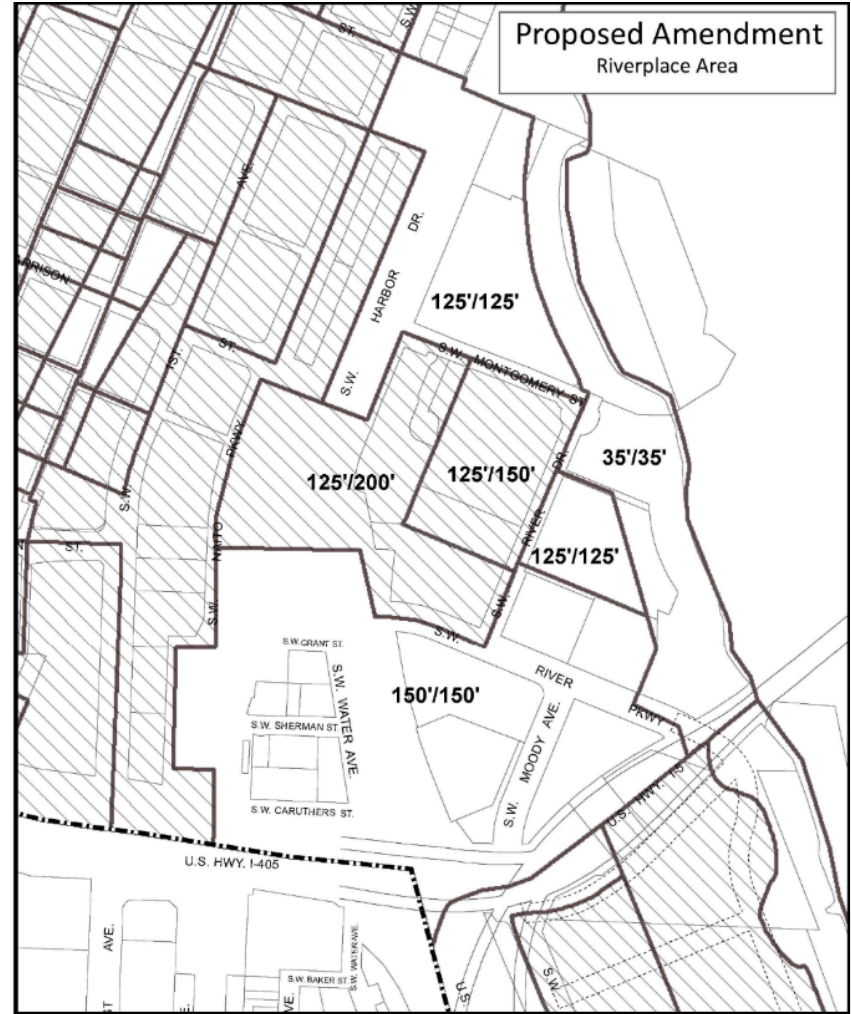
III. Integrating IH Program

2.b RiverPlace (item I 35):

- Increase base FAR from 4:1 to 5:1.
- “Right-size” with building heights set by PSC and support appropriate scale of development
- Key redevelopment site for residential and affordable housing
- Help activate the river



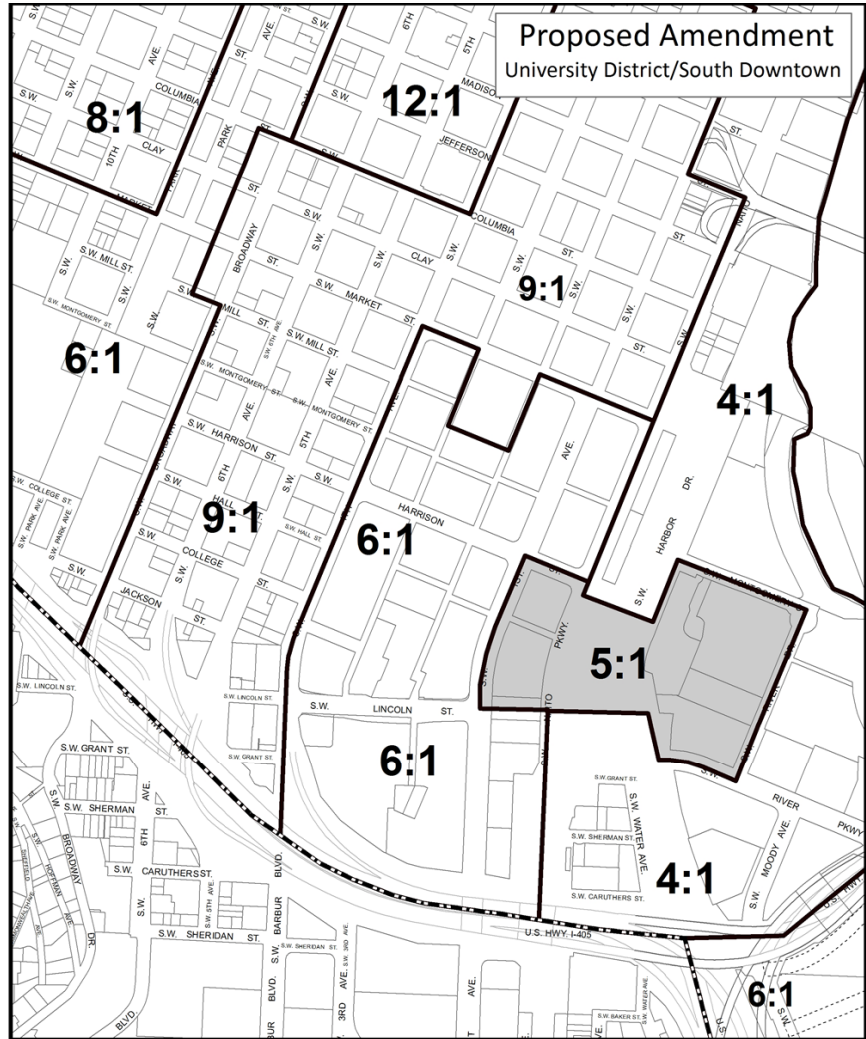
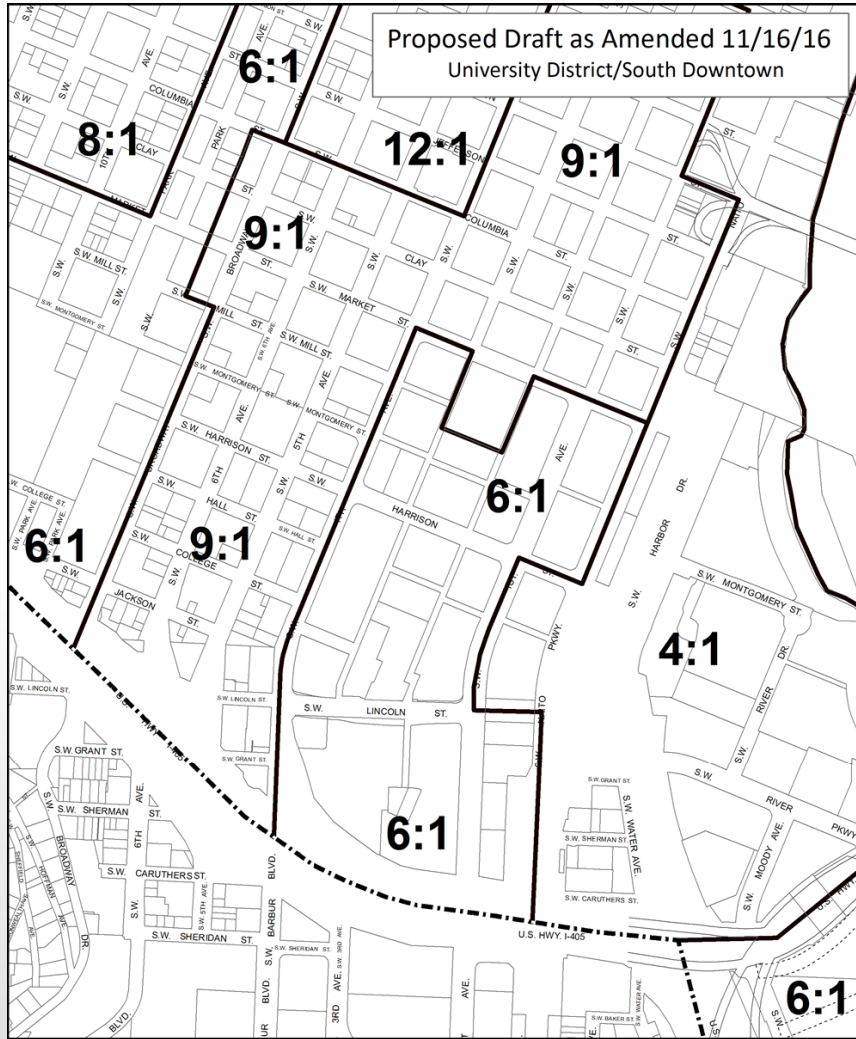
III. Integrating IH Program: RiverPlace



Height Changes from 11/16/16 PSC

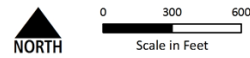


III. Integrating IH Program: RiverPlace FAR



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- Central City Plan District Boundary
- FAR area boundary
- Focus Area(s)



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III. Integrating IH Program

3. Technical Code Fixes (Items I 30 & I 31)

Updates to the bonus and transfer priorities:

- Affordable housing is the priority in projects -20+ units
- Non residential projects – affordable housing, historic resource transfer or riverfront open space
- Transfer within a subdistrict – after 3:1 from above options

South Waterfront

- Greenway expansion, creation of open space remain priorities *after affordable housing*
- Transfer within a subdistrict – after 3:1 from above options
- Historic Resource transfer is not available in the subdistrict
- Change amount that can be earned by bonus from 2:1 to 3:1



Central City Master Plan

Required Sites

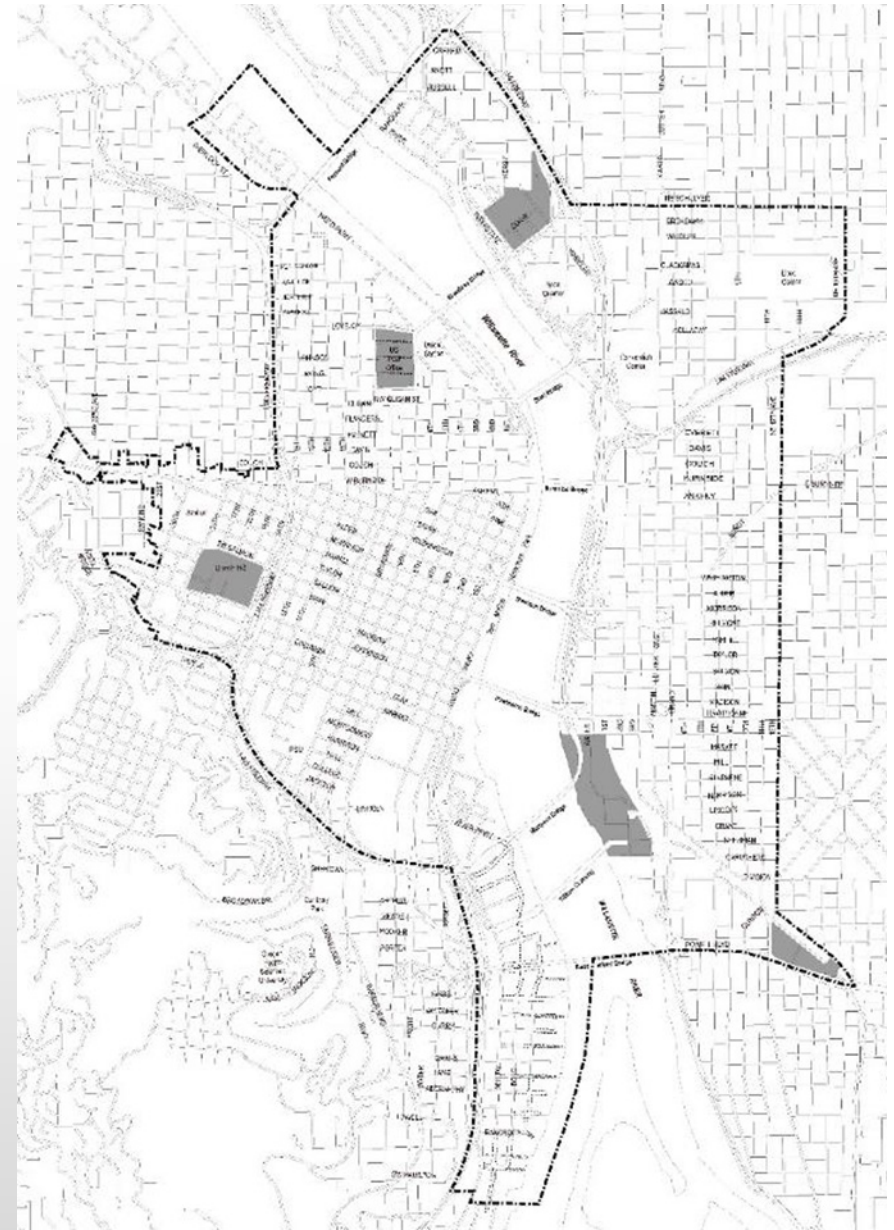
- OMSI Station Area
- Clinton Station Area
- Blanchard Properties
- Main Post Office Site
- Lincoln High School

Flexibility

- Floor Area Transfers on site
- Bonus height
- Voluntary program

Approval Criteria

- Building Massing
- Open Space Layout
- Circulation and Pedestrian Realm



Central City Master Plan – I 39

- 1) Define the “master plan boundary” as the “site”
 - Multiple ownerships within the boundary would be considered one “site.”
 - Inclusionary housing on-site provisions would apply

- 2) Benefits include:
 - Planning these sites in a holistic manner
 - Creating an urban design framework for these areas
 - More flexibility for campus style or larger facility developments



Item K11: Residential FAR

Request

Floor area above the maximum base FAR plus the initial 3:1 earned through bonuses should not count towards maximum FAR for a site if it is in residential use.

Recommendation

Continue to count residential floor area towards maximum FAR

Rationale

- Would expand *total* pool of available FAR
- Requires study of impacts to transportation system, infrastructure and urban form
- Would reduce incentive to use historic transfer





Proposed Draft

4:1 FAR

