

CENTRALCITY 2035

Decision Packet I: Misc. Code Carryover Item I-32: IZ Bonus FAR

PSC Work Session 8

April 11, 2017

 **Bureau of Planning and Sustainability**
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City of Portland, Oregon
Charter Cities, Mayor • Jason Anderson, Director



Carry-over Item I-32: Inclusionary Housing Bonus FAR Calculation

- **Option A:** 3:1 FAR for the site (existing provision)
- **Option B:** 1 sq. ft. earned for each sq. ft. of residential up to 3:1 maximum
- **Option C:** 1 sq. ft. earned for each net building sq. ft. (excludes parking), up to 3:1 maximum



Carry-over Item I-32: Inclusionary Housing Bonus FAR Calculation

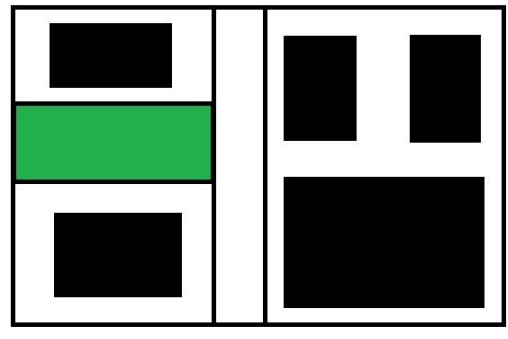
Scenario 1 Master Plan or Large Site

Site: 230,400 sq. ft. (5 acres)

Base FAR: 5:1 = 5 X 230,400 = 1,152,000 sq. ft.

Bonus FAR: 3:1 = 3 X 230,400 = 691,200 sq. ft.

Total FAR: base + bonus = 1,843,200 sq. ft.



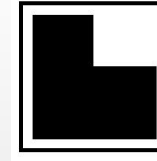
Scenario 2 Full Block

Site: 40,000 sq. ft.

Base FAR: 5:1 = 5 X 40,000 = 200,000 sq. ft.

Bonus FAR: 3:1 = 3 X 40,000 = 120,000 sq. ft.

Total FAR: base + bonus = 320,000 sq. ft.



Carry-over Item I-32: Inclusionary Housing Bonus FAR Calculation

Staff Recommendation:

Option C: 1 sq. ft. of floor area earned for each sq. ft. of net building area (up to 3:1 maximum)

- Allocates bonus proportionally to project, not all at once and in relation to only one building
- Intended to encourage residential development on larger sites
- Could reduce complexity for accessing FAR for a mixed use development.
- Easier to track earning and use of bonus FAR when distributed by project rather than by site



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Decision Packet P: Policy Amendments Carryover Item P2

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Carry-over Item P2

Housing and Neighborhoods

Policy 2.9 Reconnecting neighborhoods across infrastructure. Develop and implement strategies to lessen the impact of freeways and other transportation systems on neighborhood continuity including capping, burying or developing other innovative approaches.



Freeway Capping Concept at Morrison and Yamhill

