

# **Better Housing by Design Project**

## **Decisions from April 9<sup>th</sup> PSC Work Session**

### **Topic 1: Eastern Portland minimum site frontage requirements.**

- **PSC's direction is to keep the proposal as is, applying the requirements to all four of the mapped centers.**

### **Topic 2: Historic district zoning.**

- **PSC's direction is to:**
  1. Apply base/bonus FARs of 3:1 and 4.5:1 in the RM4 zone in historic/conservation districts (instead of 4:1 and 6:1).
  2. In the Alphabet Historic District, apply RM4 zoning to all current RH zoning south of Glisan/Hoyt, and apply RM3 zoning to the RH zoning to the north.
  3. In the King's Hill Historic District, apply RM3 zoning to small properties at the southern edges of the district, and apply RM4 zoning to the east of the district (in Central City plan district).

### **Topic 3: FAR transfers for seismic upgrades.**

- **PSC's direction is to provide an additional FAR transfer allowance, equal to 50% of the base FAR, for historic properties in conjunction with seismic upgrades.**

### **Follow-up Requests:**

- Would like information on expected rent levels of the new development resulting from the BHD changes and estimates on how much affordable housing would result from the proposals. (Quinonez)