

# Better Housing by Design Project

## Decisions and Follow-Up from November 13<sup>th</sup> PSC Work Session

### **Topic 1: Historic districts – allowances for development bonuses and FAR transfers.**

- PSC direction is to allow all bonus and transfer options in historic districts, with no requirement for stepping back bonus height in the RM4 zone.
- Follow-up: PSC supports further discussion of historic district approaches in the joint Landmarks-PSC work group.

### **Topic 2: 100' building height in RM4 zone.**

- PSC's direction is to continue to allow 100-foot building height in historic districts within 1000 feet of transit stations, with no requirement for upper level step backs.

### **Topic 3: Consistency in historic district provisions between multi-dwelling zones and commercial/mixed use zones.**

- PSC supports allowing development bonuses and FAR transfers to be used in historic districts in the commercial/mixed use zones. Also supports amendments to allow FAR to be transferred citywide.

### **Topics 4-6: Visitability standards.**

- PSC direction is to drop the visitability standards as a requirement in the multi-dwelling zones.
- Instead, staff should look into creating a voluntary incentive/bonus for projects providing visitable units.