

I. CENTRAL CITY - Proposed Bonuses and Transfers

A. Priority given to Affordable Housing Bonus

1. Maximum 3:1 bonus FAR available on most sites.
2. First 2:1 of bonus FAR must be earned through the affordable housing bonus.
3. The last 1:1 of bonus can be earned through other bonuses or transfers (* w/ few exceptions).

B. FAR Bonuses

1. Affordable housing bonus:
 - a. Units affordable @ 80% MFI for 60 years
 - b. Built on site or pay into an affordable housing fund.
2. Riverfront Open space bonus
 - a. For additional public accessible setback from the required river setback.
 - b. ONLY available to riverfront properties.
 - c. 1 sq. ft. of open space earns 3 sq. ft. of FAR.
3. Existing South Waterfront open space and greenway bonuses

C. FAR transfers:

1. Historic preservation: Landmarks and contributing resources that are seismically reinforced can transfer FAR.
2. Transfer w/in a project: Continue to allow FAR transfers within a project site.
3. Transfer w/in a sub-district: Allow unlimited transfer of FAR within a sub-district after use of the Affordable housing bonus and/or historic transfer.
4. Minimum FARs: Create minimum FARs to make sure FAR donating sites are not left w/ no development potential.

D. Exceptions to Affordable Housing bonus first rule:

1. FAR transfer based on a covenant prior to new code effective date.
2. FAR transfer from historic resources in the Skidmore/Old Town historic district or the New Chinatown/Japantown historic district.
3. Riverfront Open Space bonus.
4. Continuation of existing rules in South Waterfront.
5. West End: first 3:1 of bonus must be via Affordable Housing Bonus.

II. MIXED-USE ZONES: Proposed Bonuses

New Zone	Description	Generally Replaces	Height	Ht. w/ Bonus	FAR	FAR w/ Bonus
CM1	Small-scale MXU	CN1, CN2, CO1	35'	35'	1.5	2.5
CM2	Med.-scale MXU	CS, CM, CO2	45'	45'/55'	2.5	4.0
CM3	Large-scale MXU	EX, CX	65'	75'	3.0	5.0
CE	Med auto MXU	CG	45'	45'	2.5	3.0

- A. Draft Affordable Housing bonus.** Earn 100% of bonus by the following:
1. Provide, on site, housing affordable to households earning 80% MFI
 2. The sq. ft. of affordable housing provided must equal 25% of the amount of bonus area.
 3. The bonus can also be earned by payments into an affordable housing fund.
- B. Other Bonuses and Transfers:** - up to 50% of bonus FAR
1. Transfer from Landmarks and contributing resources.
 2. Plaza/Open Area bonus
 3. Green Building bonus

