

Decision Table Q: Bonus and Transfer Amendments, Part 1

This table highlights and responds to prohibiting the transfer of FAR from surface parking lots.

Contents of Decision Packet Q:

- Decision Table Q

Items Marked for Discussion:

- Q3

Ref #	Comment	Commenter(s)	Topic	Proposed draft	Request(s)	Staff recommendation	Staff rationale	Discuss?	PSC decision
Q3	NA	BPS Staff	Transfer of FAR from a surface parking lot	Reference: Volume 2A: Part 1 Central City Plan District, p. 63 33.510.205.D. Surface Parking lots are prohibited from being sending sites for an FAR transfer.	1) On February 14 th the PSC asked staff to come back with language that would prohibit transfers from the parking areas but allow developed areas of the site to transfer. 2) We also heard concerns about how this could impact historic landmarks that may need to sell their FAR to help support the cost of seismic upgrades.	Proposed Amendment: Amend 33.510.205.D. as shown here: 33.510.205.D Floor Area transfer options. Transferring floor area (from one site to another) is allowed as follows. The transferred floor area is in addition to the floor area allowed as shown on Map 510-2. There is no limit on the amount of floor area that can be transferred. Transferring floor area is only allowed in situations where stated. Adjustments to the requirements area prohibited. <u>When FAR is transferred from one site to another, the sending site must retain an amount equal to the minimum FAR required by 33.520.200.C., or an amount equal to the total surface parking area on the site multiplied by the maximum floor area ratio allowed shown on Map 510-2, whichever is more.</u> Surface parking lots are prohibited from bring a sending site for an FAR transfer.	1) The intent is to encourage redevelopment of surface parking lots. This proposed amendment requires floor area to be maintained on a site over the surface parking areas, but allows the developed portions of a site to transfer floor area. (See Scenario 1 on back) 2) Historic and conservation landmarks and contributing resources in historic districts receive an additional 3:1 of FAR that can be transferred off site as part of staff's proposed updates to the historic resource transfer (33.510.205.D.1). Revenue from the sale should help defray some additional cost of seismic upgrades for these historic properties. (See Scenario 2 on back)	<input checked="" type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other

Scenarios

The following scenarios describe how staff’s recommendation for Q3 would play out on a site with a non-historic building and a historic building.

Scenario 1: Site with a non-historic building and surface parking

Site Characteristics

Site Size	Building Size	Surface Parking	Base FAR	Minimum FAR 33.510.200.C.2
40,000 sq. ft.	40,000 sq. ft. (2 stories covering half the lot)	20,000 sq. ft.	5:1 (200,000 sq. ft.)	2:1 (80,000 sq. ft.)

Floor area that must remain on the site after transfer:

The amount of surface parking (20,000 sq. ft.) multiplied by the site’s allowed FAR (5:1) equals **100,000 sq. ft.** This is greater than the site’s minimum FAR of 80,00 sq. ft.

Calculation: 20,000 sq. ft. x 5 = **100,000 sq. ft.** > 80,000 sq. ft.

Amount that can be transferred from the site:

The total floor area allowed on the site, minus the floor area that must remain on the site, minus the floor area in the existing building equals the amount that can be transferred from the site.

Calculation: 200,000 sq. ft. - 100,000 sq. ft. - 40,000 sq. ft. = **60,000 sq. ft.**

Scenario 2: Site with a historic building and surface parking

In this scenario the historic building has an additional 3:1 (120,000 sq. ft.) to transfer because it can use the historic resource transfer (33.510.205.D.1).

Site Characteristics

Site Size	Building Size	Surface Parking	Base FAR	Minimum FAR 33.510.200.C.2
40,000 sq. ft.	40,000 sq. ft. (2 stories covering half the lot)	20,000 sq. ft.	5:1 (200,000 sq. ft.)	2:1 (80,000 sq. ft.)

Floor area that must remain on the site after transfer:

Same formula and calculation as above. **100,000 sq. ft.**

Amount that can be transferred from the site:

Same formula as Scenario 1, except, because the building is historic, the site can transfer additional floor area equal to 3:1 (120,000 sq. ft.)

Calculation: 200,000 sq. ft. - 100,000 sq. ft. - 40,000 sq. ft. + 120,000 sq. ft. = **180,000 sq. ft.**