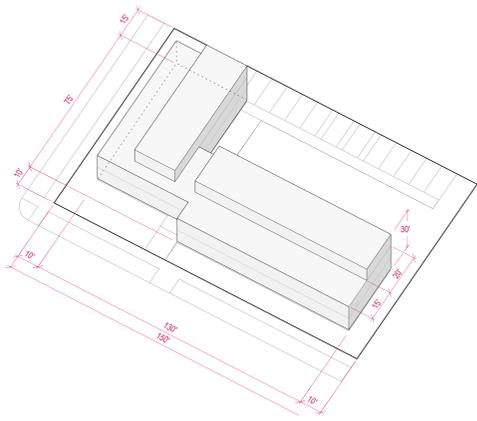


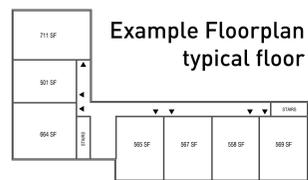
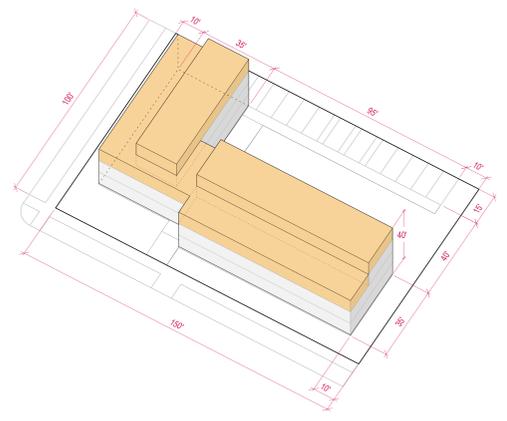
ZONE MASSING

EXISTING	
Height Limit	30'
FAR max	1.3
Setbacks	
Front	5' min
Rear	10' w Alley, 15' w/o
Sides	5' if bldg less than 40' in length or 7' average, 5' min.
Parking	1 per unit; No min in Urban Villages



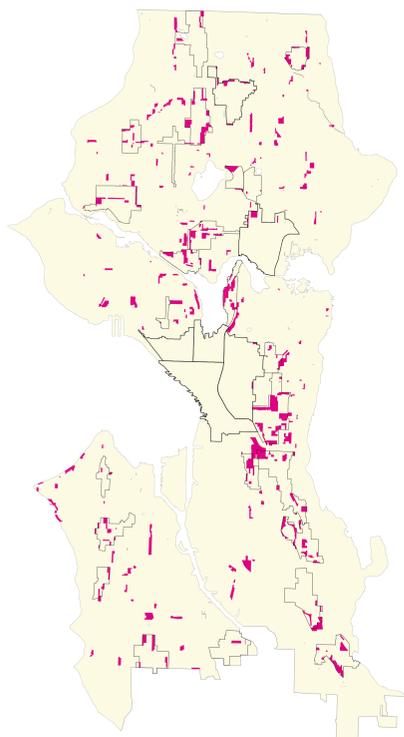
Lot Size	15,000sf
FAR max	x 1.3
Total Allowed GSF	= 19,500
Efficiency Factor	.8
Total NSF	15,600
Average net unit size	650
Total units	24

PROPOSED	
Height Limit	40'
FAR max	1.4
Setbacks	
Front	5' min
Rear	10' w Alley, 15' w/o
Sides	5' if bldg less than 40' in length or 7' average, 5' min.



Lot Size	15,000sf
FAR max	x 1.4
Total Allowed GSF	= 21,000
Efficiency Factor	.8
Total NSF	16,800
Average net unit size	650
Total units	26

EXAMPLE SITE



EXISTING LR2
URBAN VILLAGE BOUNDARIES



AFFORDABLE HOUSING QUANTITIES

PERFORMANCE HOUSING

High Market Area (7%)	1.81 = 2 units
Medium Market Area (6%)	1.55 = 2 units
Low Market Area (5%)	1.29 = 2 units

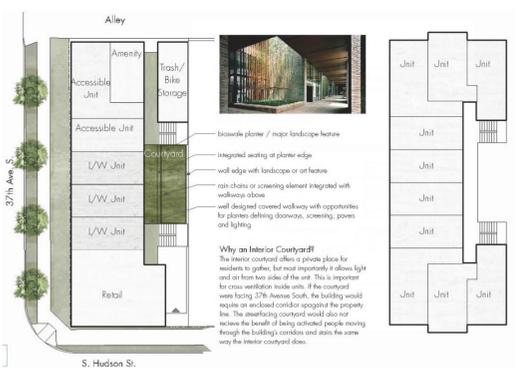
PAYMENT HOUSING

High Market Area (\$18/sf)	\$378k
Medium Market Area (\$12/sf)	\$252k
Low Market Area (\$7/sf)	\$147k

*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing

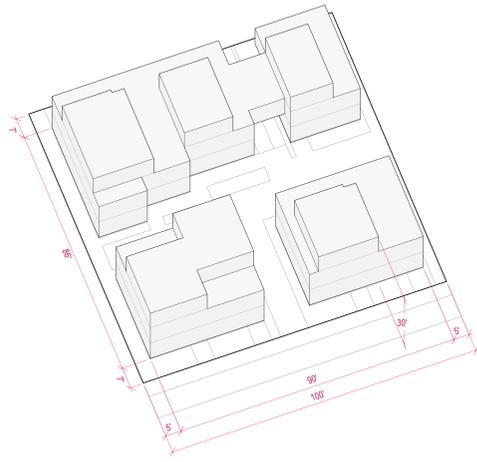


PRECEDENTS EXISTING ZONING



ZONE MASSING

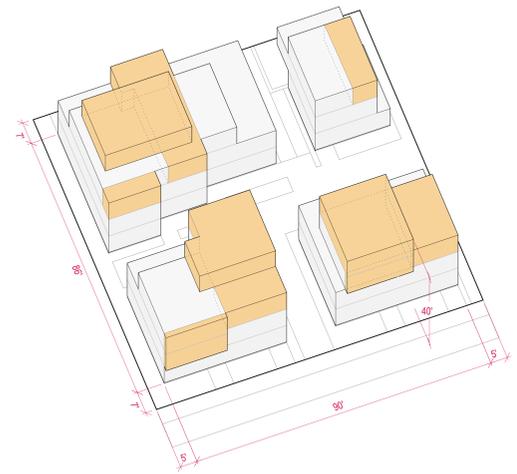
EXISTING	
Height Limit	30' + 5'
FAR max	1.2
Setbacks	
Front	7' average, 5' min
Rear	7' average, 5' min
Sides	5' if bldg less than 40' in length or 7' average, 5' min.



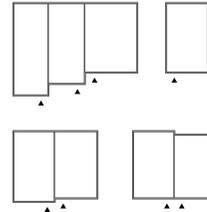
Lot Size 10,000sf
FAR max x 1.2
Total Allowed GSF = 12,000
Average net unit size 1500
Total units 8

PROPOSED

Height Limit	40' + 5'
FAR max	1.3
Setbacks	
Front	7' average, 5' min
Rear	7' average, 5' min
Sides	5' if bldg less than 40' in length or 7' average, 5' min.

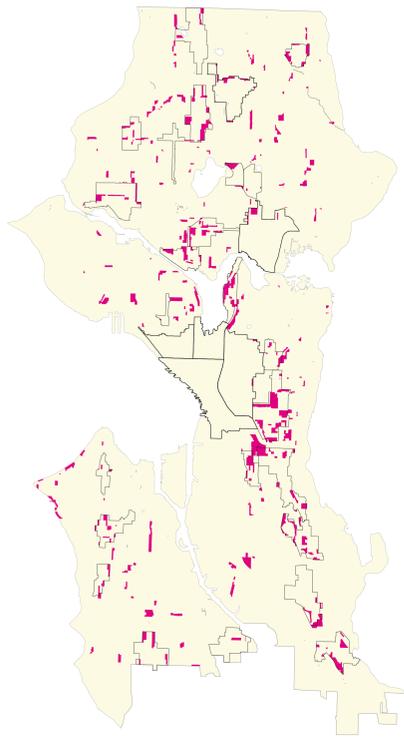


Lot Size 10,000sf
FAR max x 1.3
Total Allowed GSF = 13,000
Average net unit size 1625
Total units 8



Example Floorplan ground floor

EXAMPLE SITE



EXISTING LR2
 URBAN VILLAGE BOUNDARIES



AFFORDABLE HOUSING QUANTITIES

PERFORMANCE HOUSING

High Market Area (7%) .56 = 1 unit
 Medium Market Area (6%) .48 = 1 unit
 Low Market Area (5%) .40 = 1 unit

PAYMENT HOUSING

High Market Area (\$18/sf) \$252k
 Medium Market Area (\$12/sf) \$168k
 Low Market Area (\$7/sf) \$98k

*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing



PRECEDENTS EXISTING ZONING



19th and Pine
B9 Architects

208 18th Ave
JW Architects