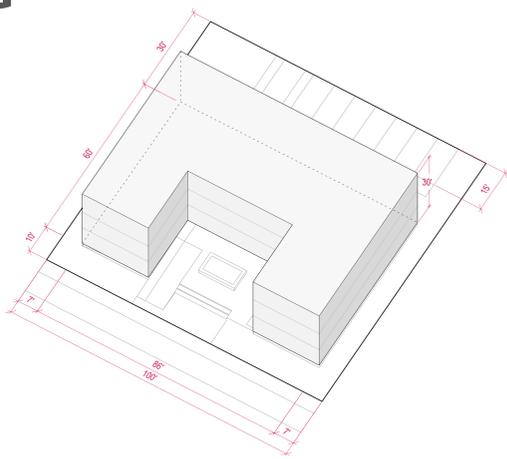


**ZONE MASSING**

**EXISTING**

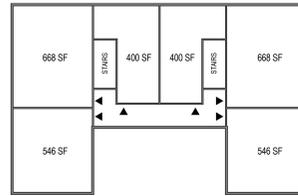
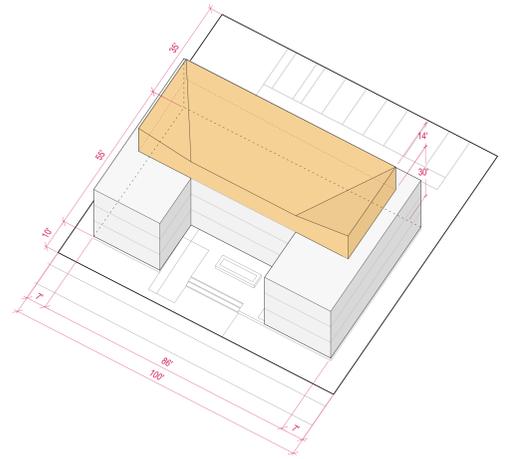
Height Limit	30' + 5'
FAR max	1.3
Setbacks	
Front	5' min
Rear	10' w Alley, 15' w/o
Sides	5' if bldg less than 40' in length or 7' average, 5' min.



Lot Size	10,000sf
FAR max	x 1.3
Total Allowed GSF	= 13,000
Efficiency Factor	.8
Total NSF	10,400
Average net unit size	650
Total units	16

**PROPOSED**

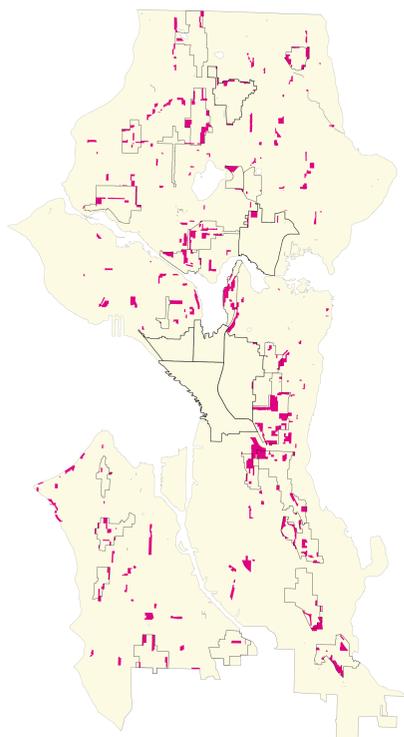
Height Limit	40' + 5'
FAR max	1.4
Setbacks	
Front	5' min
Rear	10' w Alley, 15' w/o
Sides	5' if bldg less than 40' in length or 7' average, 5' min.



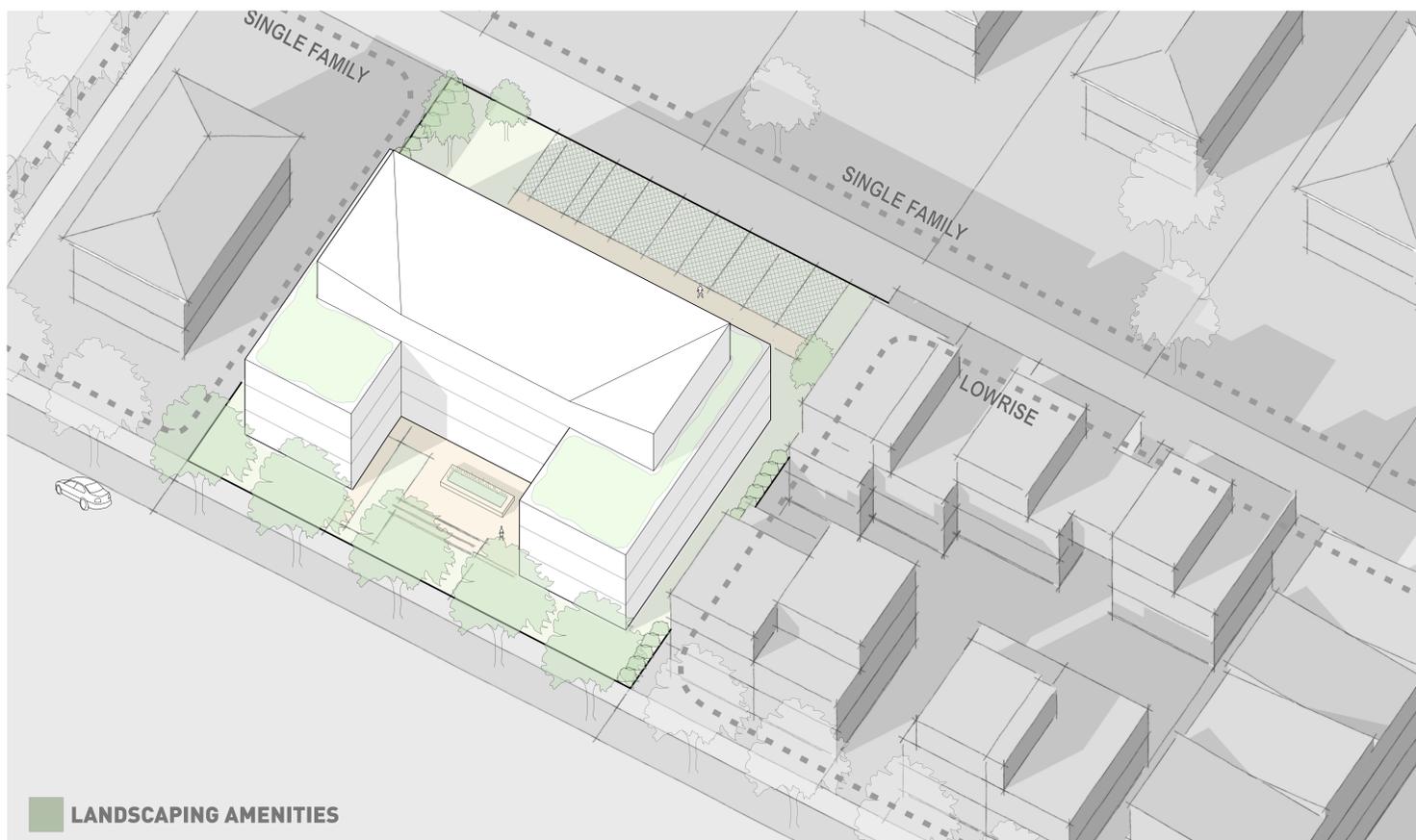
Example Floorplan typical floor

Lot Size	10,000sf
FAR max	x 1.4
Total Allowed GSF	= 14,000
Efficiency Factor	.8
Total NSF	11,200
Average net unit size	650
Total units	17

**EXAMPLE SITE**



- EXISTING LR2
- URBAN VILLAGE BOUNDARIES



**AFFORDABLE HOUSING QUANTITIES**

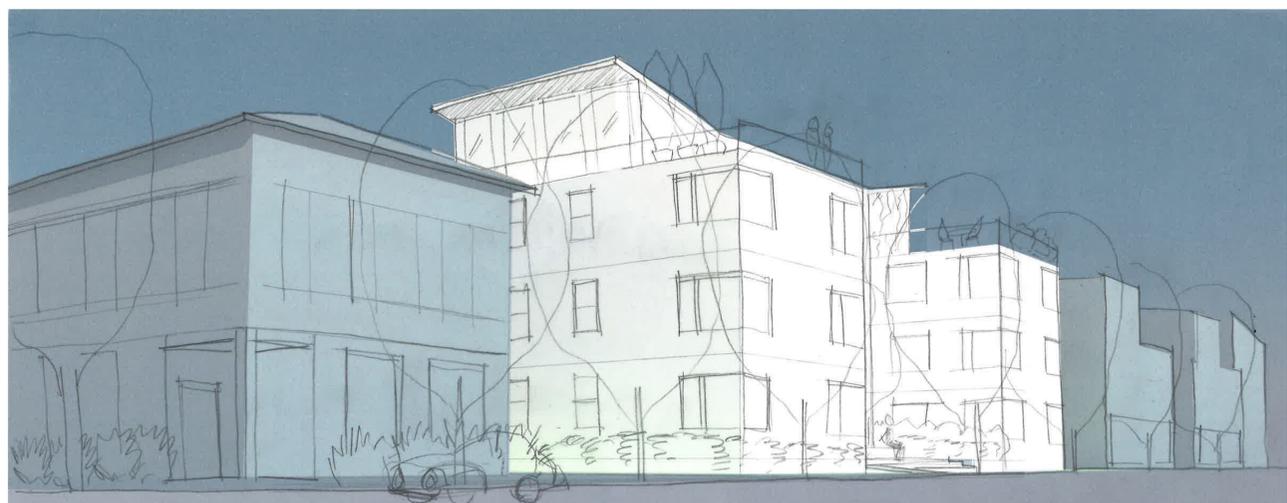
**PERFORMANCE HOUSING**

High Market Area (7%)	1.21 = 2 units
Medium Market Area (6%)	1.03 = 2 units
Low Market Area (5%)	.86 = 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



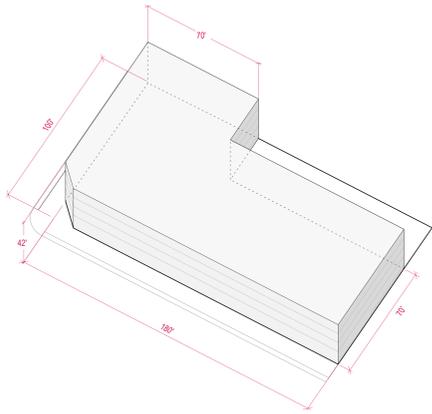
**PRECEDENTS** EXISTING ZONING



**ZONE MASSING**

**EXISTING**

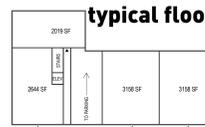
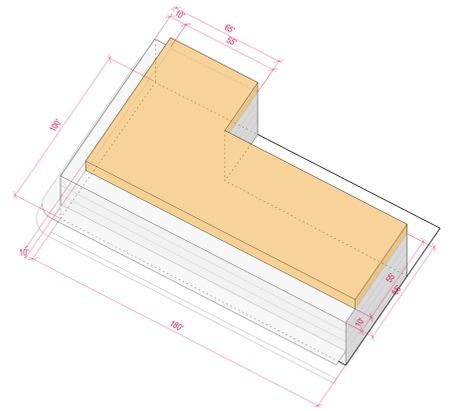
Height Limit	40'
FAR max	3.25
Setbacks	
Front	Dwellings 4' above or 10' back
Rear	0
Sides	0



Lot Size	18,000sf
FAR max	x 3.25
Total Allowed GSF	= 58,500
Efficiency Factor	.8
Total NSF	46,800
Ground Floor Commercial	5,000
Total Net Residential	41,800
Average net unit size	750
Total units	58

**PROPOSED**

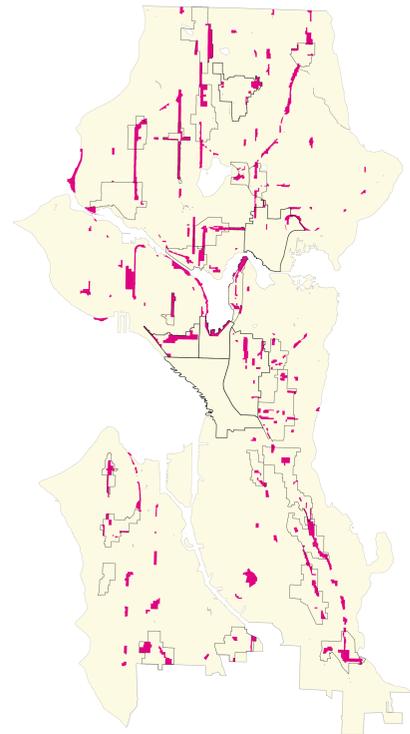
Height Limit	55'
FAR max	3.75
Setbacks	
Front	Dwellings 4' above or 10' back
Rear	0
Sides	0



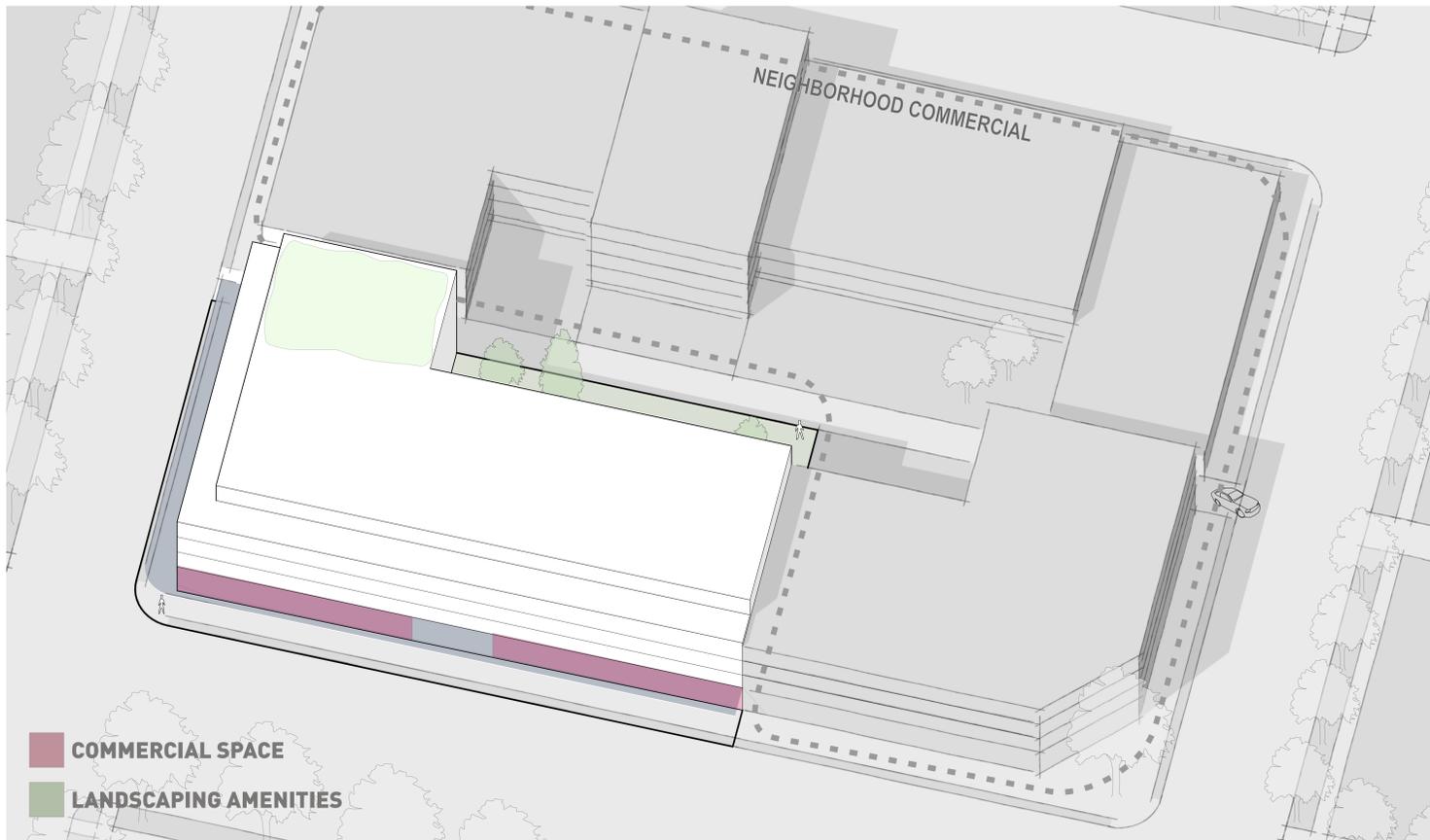
**Example Floor-plan**

Lot Size	18,000sf
FAR max	x 3.75
Total Allowed GSF	= 67,500
Efficiency Factor	.8
Total NSF	54,000
Ground Floor Commercial	5,000
Total Net Residential	49,000
Average net unit size	750
Total units	65

**EXAMPLE SITE**



**EXISTING NC40**  
**URBAN VILLAGE BOUNDARIES**



**COMMERCIAL SPACE**  
**LANDSCAPING AMENITIES**

**AFFORDABLE HOUSING QUANTITIES**

**PERFORMANCE HOUSING**

(commercial addition)

High Market Area (7%)	4.57 (+.47) = 5 units
Medium Market Area (6%)	3.92 (+.40) = 5 units
Low Market Area (5%)	3.27 (+.33) = 4 units

**PAYMENT HOUSING**

High Market Area (\$18/sf)	\$1.13M (+40k) = \$1.17M
Medium Market Area (\$12/sf)	\$.75M (+35k) = \$.79M
Low Market Area (\$7/sf)	\$.44M (+25k) = \$.47M

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



**PRECEDENTS EXISTING ZONING**



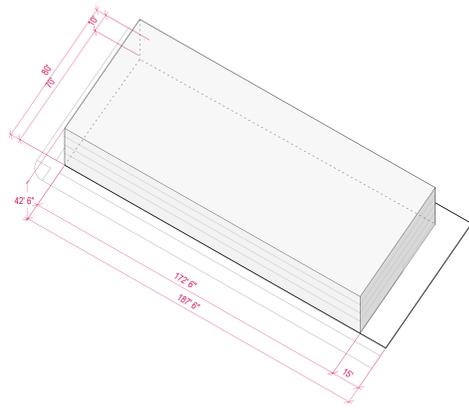
1 SOUTH ELEVATION - design review  
1/16" = 1'-0"



**ZONE MASSING**

**EXISTING**

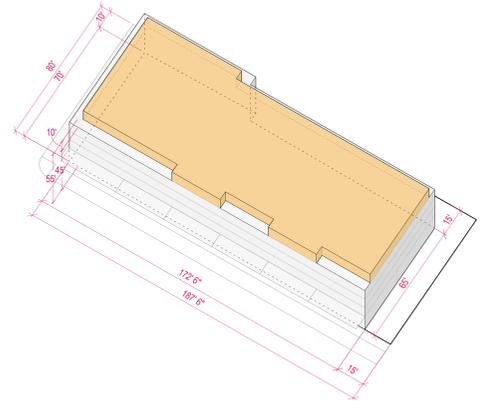
Height Limit	40'
FAR max	3.25
Setbacks	
Front	Dwellings 4' above or 10' back
Rear	10' next to a residentially zoned lot
Sides	15' next to a residentially zoned lot
Parking	1 per unit; No min in Urban Villages



Lot Size	15,000sf
FAR max	x 3.25
Total Allowed GSF	= 48,750
Efficiency Factor	.8
Total NSF	39,000
Ground Floor Commercial	5,000
Total Net Residential	34,000
Average net unit size	750
Total units	45

**PROPOSED**

Height Limit	55'
FAR max	3.75
Setbacks	
Front	Dwellings 4' above or 10' back
Rear	10' next to a residentially zoned lot
Sides	15' next to a residentially zoned lot



1162 SF	963 SF	863 SF	763 SF	764 SF	761 SF
991 SF	658 SF	654 SF	763 SF	764 SF	761 SF

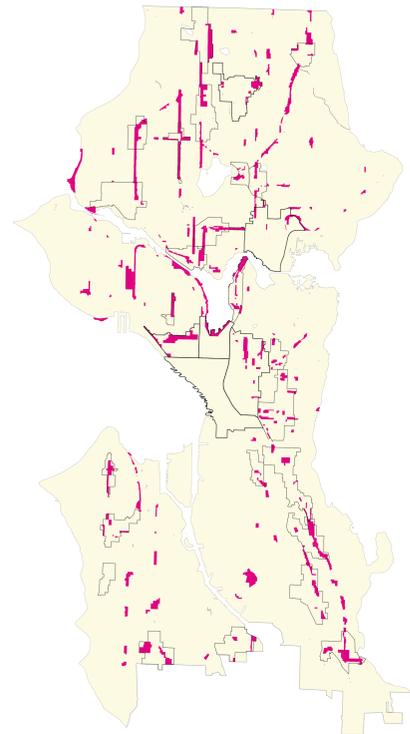
typical floor

3275 SF	2579 SF	3500 SF
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Example Floor-plan

Lot Size	15,000sf
FAR max	x 3.75
Total Allowed GSF	= 56,250
Efficiency Factor	.8
Total NSF	45,000
Ground Floor Commercial	5,000
Total Net Residential	40,000
Average net unit size	750
Total units	53

**EXAMPLE SITE**



EXISTING NC40  
URBAN VILLAGE BOUNDARIES



COMMERCIAL SPACE  
LANDSCAPING AMENITIES

**AFFORDABLE HOUSING QUANTITIES**

**PERFORMANCE HOUSING**

(commercial addition)

High Market Area (7%)	3.73 (+.47) = 5 units
Medium Market Area (6%)	3.20 (+.40) = 4 units
Low Market Area (5%)	2.67 (+.33) = 3 units

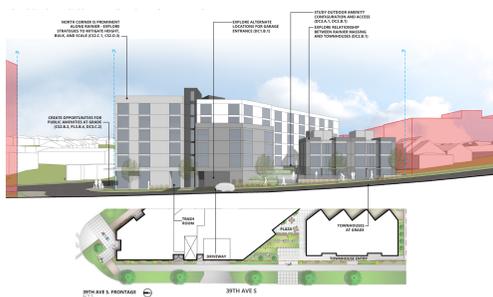
**PAYMENT HOUSING**

High Market Area (\$18/sf)	\$.93M (+40k) = \$.97M
Medium Market Area (\$12/sf)	\$.62M (+35k) = \$.66M
Low Market Area (\$7/sf)	\$.36M (+25k) = \$.39M

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



**PRECEDENTS EXISTING ZONING**



5201 Rainier Ave S  
S+H Works

4561 MLK Way S  
Nicholson Kovalchick Architects