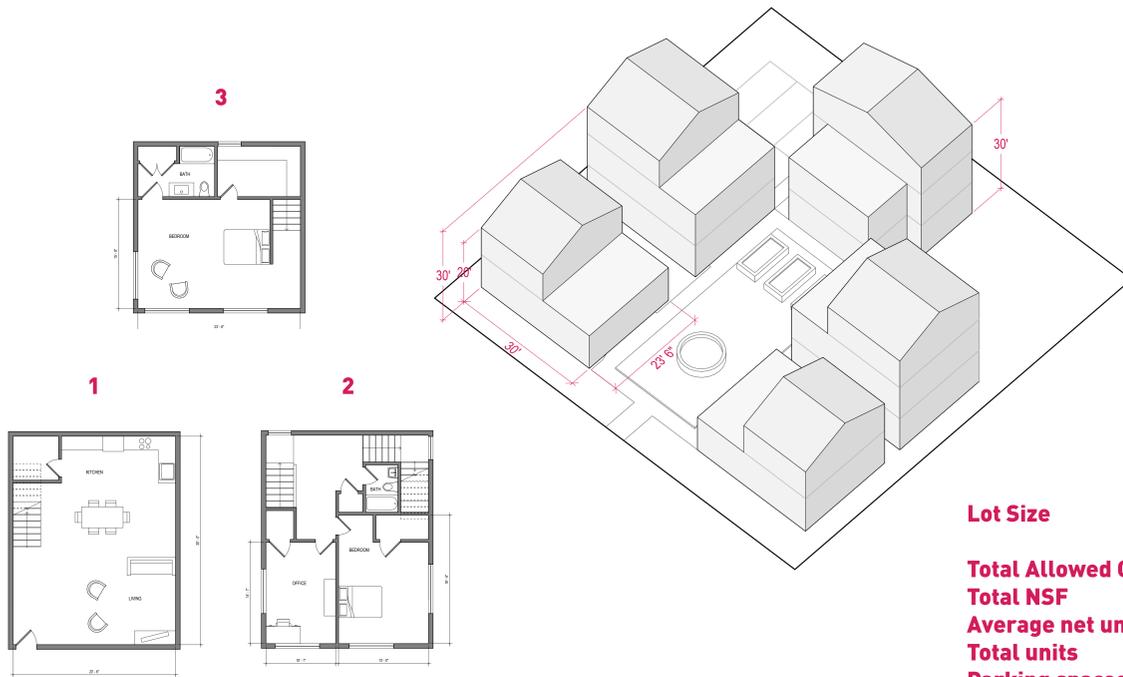


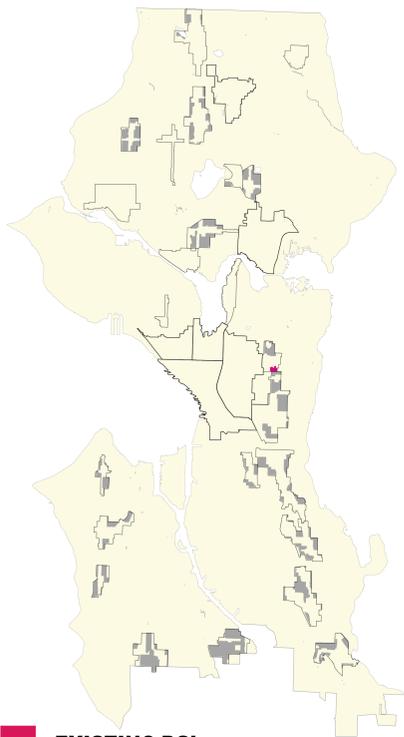
ZONE MASSING

Height Limit	30'
FAR max	.75
Max Density	1:2000 SF
Setbacks	
Front	10'
Rear	10'
Sides	5'



Lot Size	10,000sf
Total Allowed GSF	7,500
Total NSF	7,500
Average net unit size	1500
Total units	5
Parking spaces	3
Lot Coverage	30%

EXAMPLE SITE



- EXISTING RSL
- POTENTIAL RSL (SF IN URBAN VILLAGES)
- URBAN VILLAGE BOUNDARIES



AFFORDABLE HOUSING QUANTITIES

PERFORMANCE HOUSING	
High Market Area (7%)	.35 = 1 unit
Medium Market Area (6%)	.30 = 1 unit
Low Market Area (5%)	.25 = 1 unit
PAYMENT HOUSING	
High Market Area (\$18/sf)	\$135k
Medium Market Area (\$12/sf)	\$90k
Low Market Area (\$7/sf)	\$52.5k

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



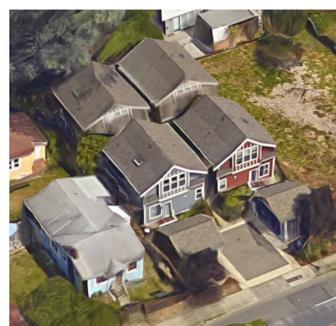
PRECEDENTS EXISTING ZONING



E Olive Courtyard (RSL)



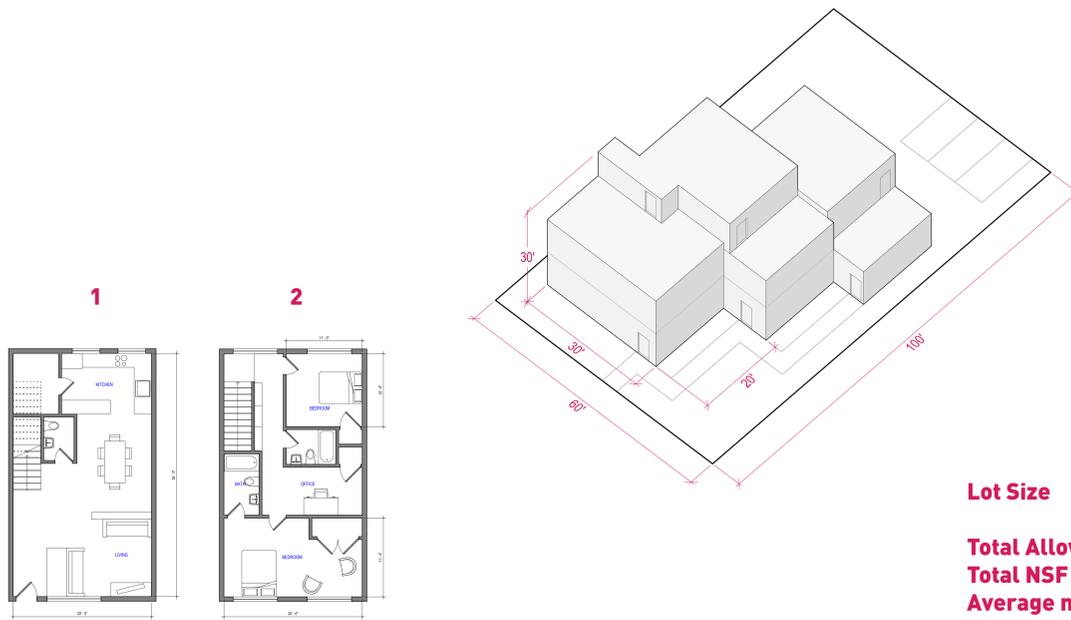
1630 23rd Ave (RSL)



Yesler Mews (LR)

ZONE MASSING

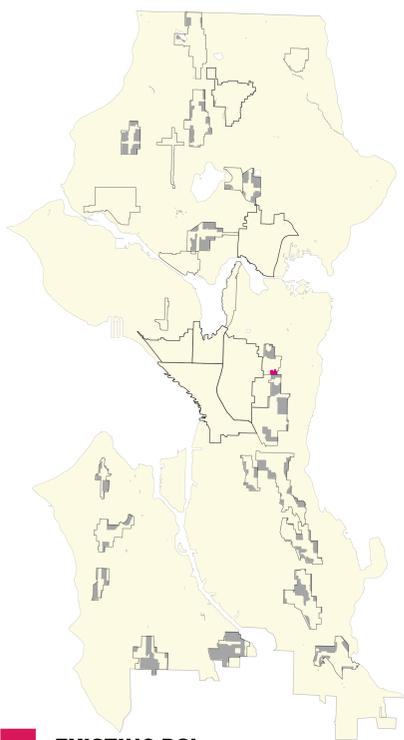
Height Limit	30'
FAR max	.75
Max Density	1:2000 SF
Setbacks	
Front	10'
Rear	10'
Sides	5'



Example Floorplan
1400 SF

Lot Size	6,000sf
Total Allowed GSF	4,500
Total NSF	4,500
Average net unit size	1500
Total units	3
Parking spaces	3
Lot Coverage	30%

EXAMPLE SITE



- **EXISTING RSL**
- **POTENTIAL RSL (SF IN URBAN VILLAGES)**
- URBAN VILLAGE BOUNDARIES**



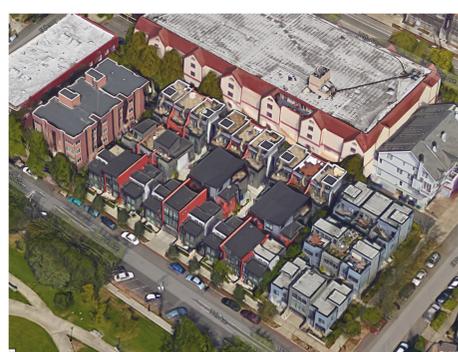
AFFORDABLE HOUSING QUANTITIES

PERFORMANCE HOUSING	
High Market Area (7%)	.21 = 1 unit
Medium Market Area (6%)	.18 = 1 unit
Low Market Area (5%)	.15 = 1 unit
PAYMENT HOUSING	
High Market Area (\$18/sf)	\$81k
Medium Market Area (\$12/sf)	\$54k
Low Market Area (\$7/sf)	\$31.5k

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



PRECEDENTS EXISTING ZONING



Cal Anderson Park Townhomes (LR)



1806 11th Ave (LR)



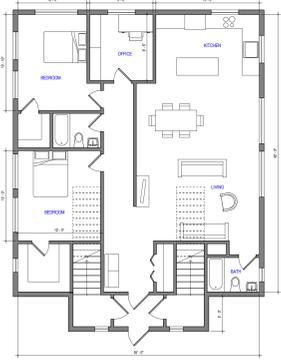
1800 11th Ave (LR)



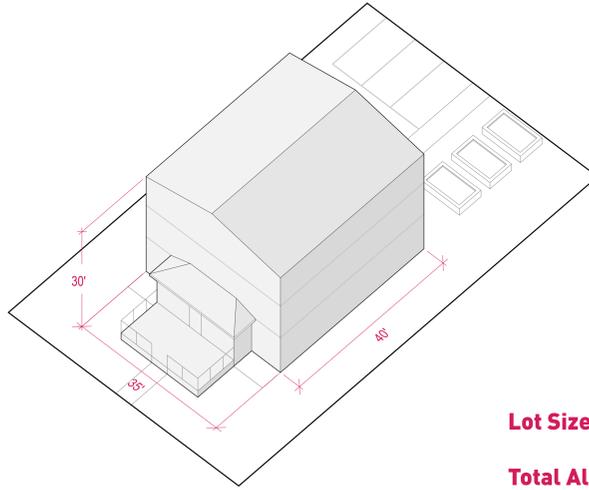
Lakeview Townhomes (LR)

ZONE MASSING

Height Limit	30'
FAR max	.75
Max Density	1:2000 SF
Setbacks	
Front	10'
Rear	10'
Sides	5'

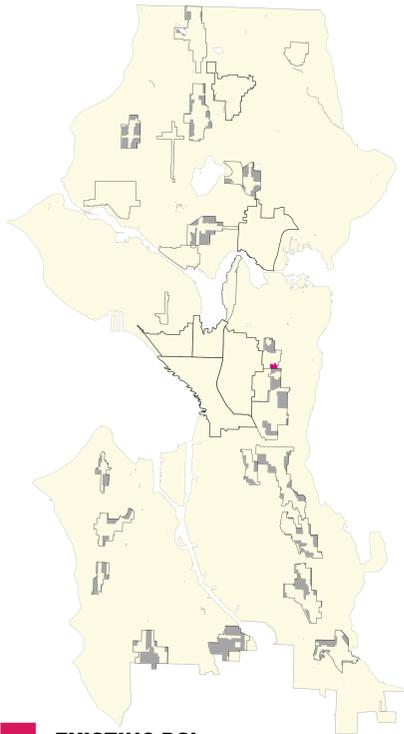


Example Floorplan
1400 SF



Lot Size	6,000sf
Total Allowed GSF	4,500
Total NSF	4,500
Average net unit size	1500
Total units	3
Parking spaces	0
Lot Coverage	25%

EXAMPLE SITE



- EXISTING RSL
- POTENTIAL RSL (SF IN URBAN VILLAGES)
- URBAN VILLAGE BOUNDARIES



AFFORDABLE HOUSING QUANTITIES

PERFORMANCE HOUSING

High Market Area (7%)	.21 = 1 unit
Medium Market Area (6%)	.18 = 1 unit
Low Market Area (5%)	.15 = 1 unit

PAYMENT HOUSING

High Market Area (\$18/sf)	\$81k
Medium Market Area (\$12/sf)	\$54k
Low Market Area (\$7/sf)	\$31.5k

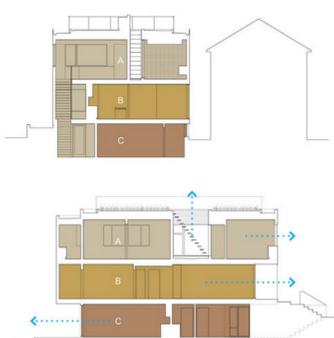
*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing



PRECEDENTS EXISTING ZONING



Eastlake Triplexes (LR)



Coleman Triplex (LR)
Workshop Architecture|Design



Beacon Hill Triplex (LR)