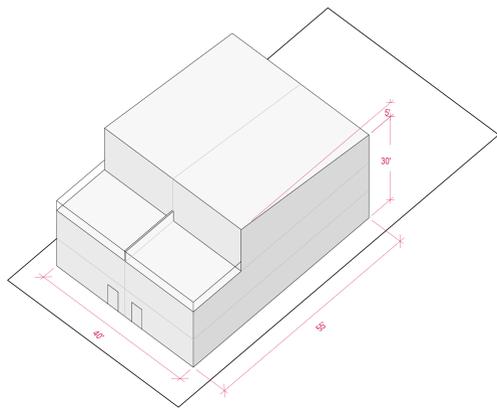


**MAXIMUM DEVELOPMENT POTENTIAL**

**EXISTING LR1**

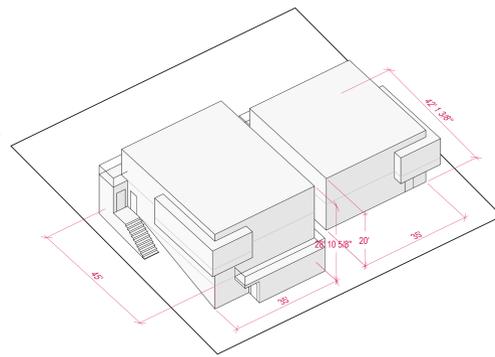
Max Density	1:2000 SF
Floor Area Ratio (FAR) Max	1.2
Height Limit	30'
Setbacks	
Front	5' min
Rear	10' w alley 15' w/o alley
Sides	< 40' bldg: 5' > 40' bldg: 7' avg, 5' min.
Parking	1 per unit; No min. in Urban Villages

**APARTMENTS - SMALL SITE**



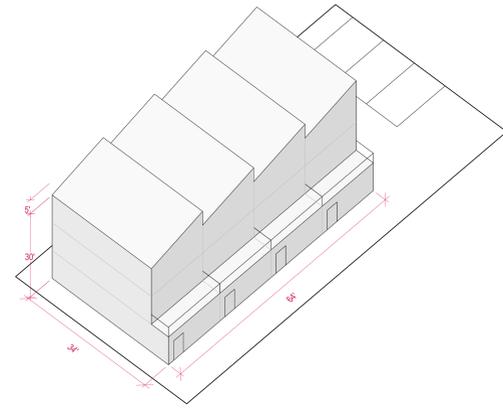
Lot Size	5,000sf
Total Allowed GSF	6,000sf
Efficiency Factor	.8
Total NSF	4,800sf
Maximum Density	1:2000sf
	max 3 per lot
Total Units	2
Average Net Unit Size	2,400sf
Parking Spaces Provided	0

**APARTMENTS - LARGE SITE**



Lot Size	10,000sf
Total Allowed GSF	12,000sf
Efficiency Factor	.8
Total NSF	9,600sf
SF Below Grade	1,300sf
Maximum Density	1:2000sf
	max 3 per lot
Total Units	5
Average Net Unit Size	1,900sf
Parking Spaces Provided	11

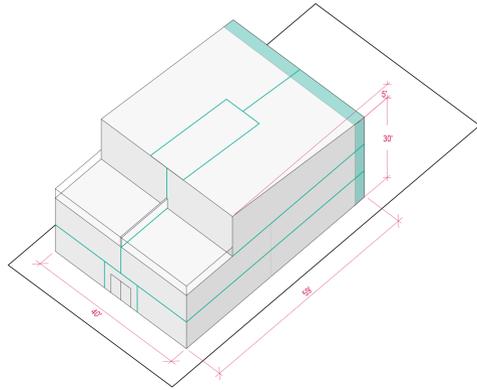
**ROWHOUSES**



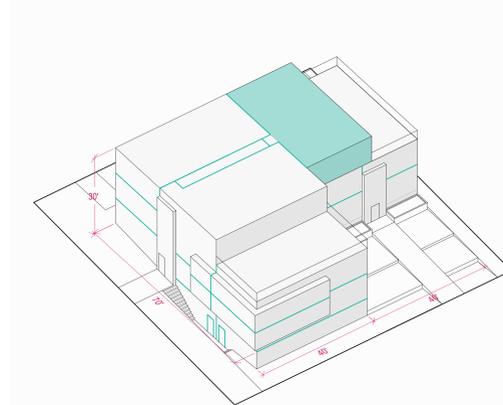
Lot Size	5,000sf
Total Allowed GSF	6,000sf
Efficiency Factor	1
Total NSF	6,000sf
Total Units	4
Average Net Unit Size	1,500sf
Parking Spaces Provided	3

**PROPOSED MHA LR1**

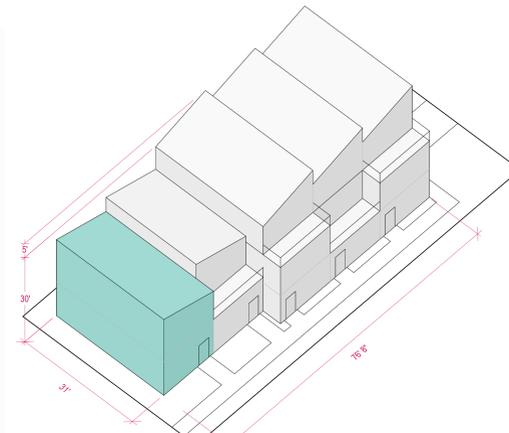
Max Density	1 2-BR for every 7 studios/ 1-BR
Floor Area Ratio (FAR) Max	1.3
Height Limit	30'
Setbacks	
Front	5' min
Rear	10' w alley 15' w/o alley
Sides	< 40' bldg: 5' > 40' bldg: 7' avg, 5' min.
Parking	1 per unit; No min. in Urban Villages



Lot Size	5,000sf
Total Allowed GSF	6,500 sf
Efficiency Factor	.8
Total NSF	5,200sf
Maximum Density	1 2-BR : 7 studios/1-BR
Total Units	9
Average Net Unit Size	578sf
Parking Spaces Provided	0

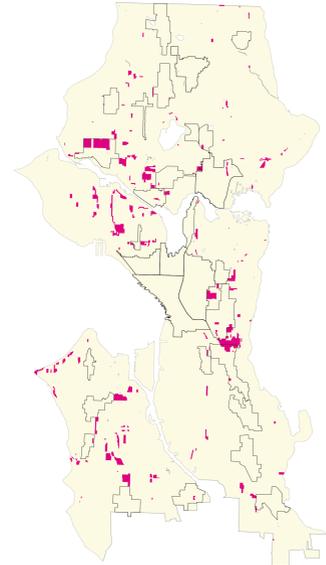


Lot Size	10,000sf
Total Allowed GSF	13,000sf
Efficiency Factor	.8
Total NSF	10,400sf
SF Below Grade	1,400sf
Maximum Density	1 2-BR : 7 studios/1-BR
Total Units	15 (2 below)
Average Net Unit Size	787sf
Parking Spaces Provided	11



Lot Size	5,000sf
Total Allowed GSF	6,000sf
Efficiency Factor	1
Total NSF	6,500sf
Total Units	5
Average Net Unit Size	1,300sf
Parking Spaces Provided	3

**LR1 ZONES IN SEATTLE**



EXISTING LR1  
URBAN VILLAGE BOUNDARIES

**AFFORDABLE HOUSING QUANTITIES**

APARTMENTS - SMALL SITE	
<b>PERFORMANCE HOUSING</b>	
High Market Area (7%)	.63 = 1 unit
Medium Market Area (6%)	.54 = 1 unit
Low Market Area (5%)	.45 = 1 unit
<b>PAYMENT HOUSING</b>	
High Market Area (\$18/sf)	\$135k
Medium Market Area (\$12/sf)	\$86k
Low Market Area (\$7/sf)	\$45.5k
*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing	

APARTMENTS - LARGE SITE	
<b>PERFORMANCE HOUSING</b>	
High Market Area (7%)	1.05 = 1 unit
Medium Market Area (6%)	.90 = 1 unit
Low Market Area (5%)	.75 = 1 unit
<b>PAYMENT HOUSING</b>	
High Market Area (\$18/sf)	\$299k
Medium Market Area (\$12/sf)	\$191k
Low Market Area (\$7/sf)	\$101k
*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing	

ROWHOUSES	
<b>PERFORMANCE HOUSING</b>	
High Market Area (7%)	.35 = 1 unit
Medium Market Area (6%)	.30 = 1 unit
Low Market Area (5%)	.25 = 1 unit
<b>PAYMENT HOUSING</b>	
High Market Area (\$18/sf)	\$117k
Medium Market Area (\$12/sf)	\$78k
Low Market Area (\$7/sf)	\$46k
*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing	

