HOUSING AFFORDABILITY AND LIVABILITY AGENDA

DRAFT

NEIGHBORHOOD COMMERCIAL 40

EXISTING NC-30

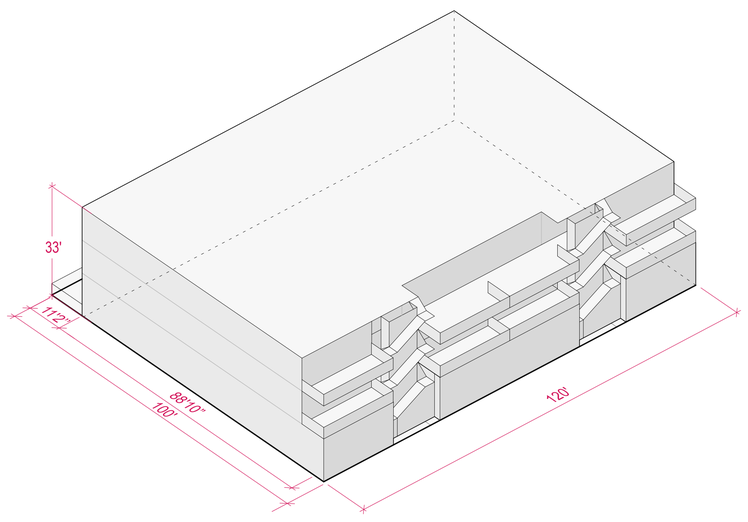
Floor Area Ratio (FAR) Max	2.5
Height Limit	30’
Setbacks	
Front	Dwellings 4’ above or 10’ back from street
Rear	10’ next to residentially zoned lot
Sides	15’ next to residentially zoned lot
Parking	1 per unit; No min. in Urban Villages

PROPOSED MHA NC-40

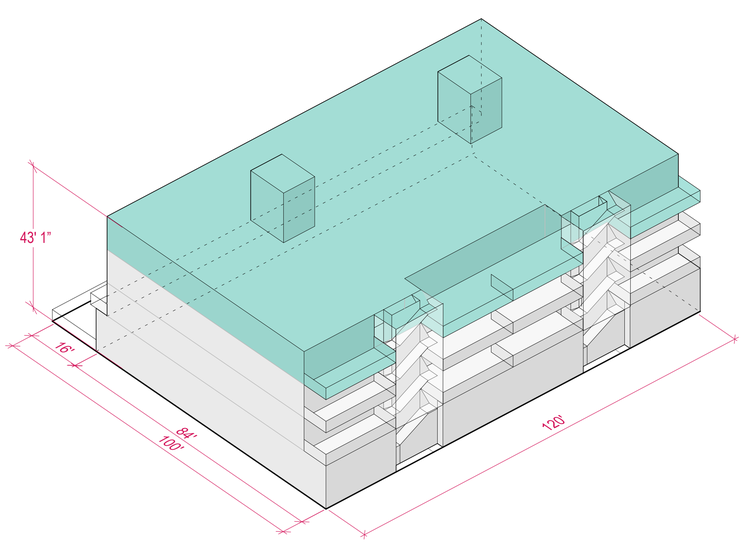
Floor Area Ratio (FAR) Max	3.0
Height Limit	40’
Setbacks	
Front	Dwellings 4’ above or 10’ back from street
Rear	10’ next to residentially zoned lot
Sides	15’ next to residentially zoned lot
Parking	1 per unit; No min. in Urban Villages

MAXIMUM DEVELOPMENT POTENTIAL

MIXED USE - SMALL SITE

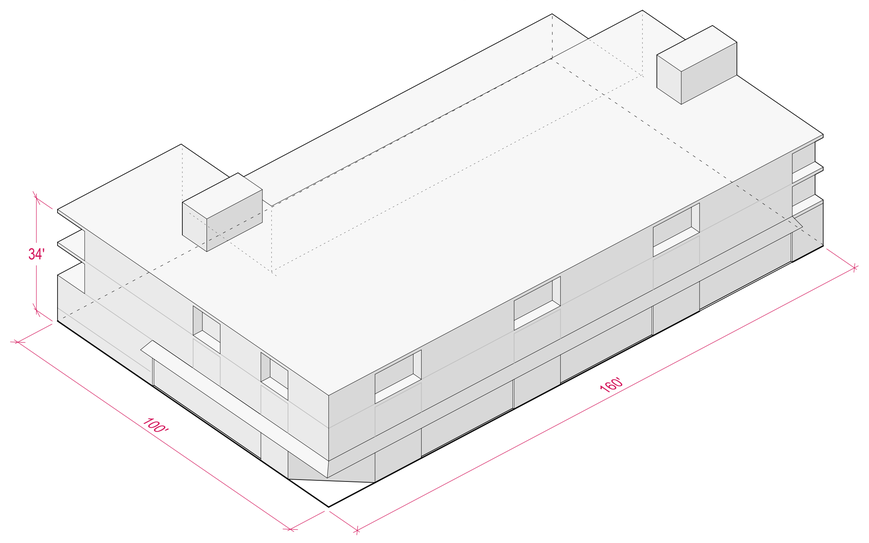


Lot Size	12,000sf
Total Allowed GSF	30,000
Efficiency Factor	.8
Ground Floor Commercial GSF	4,000sf
Total Net Residential	20,800sf
Total Units	29
Average Net Unit Size	711sf
Parking spaces provided	0

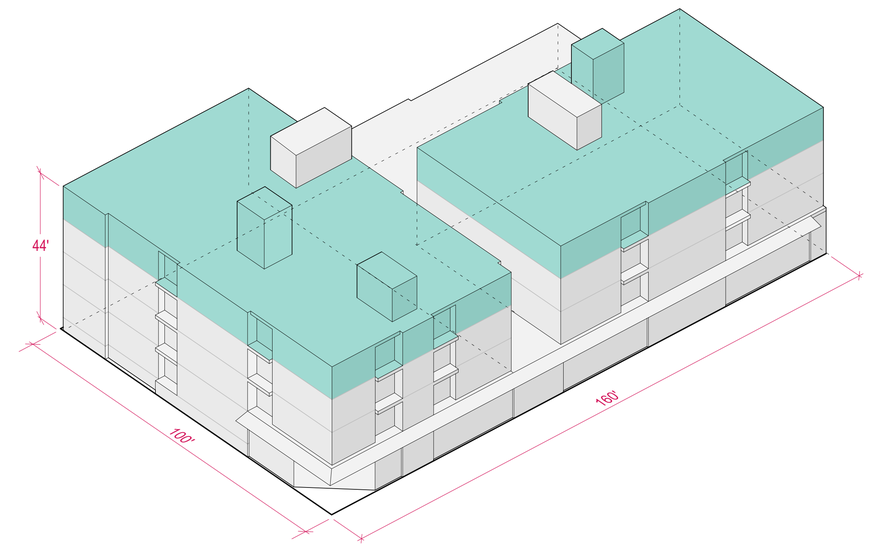


Lot Size	12,000sf
Total Allowed GSF	36,000sf
Efficiency Factor	.8
Ground Floor Commercial GSF	4,000sf
Total Net Residential	25,600sf
Total Units	36 / 18
Average Net Unit Size	689sf / 1108sf
Parking spaces provided	0

MIXED USE - LARGE SITE

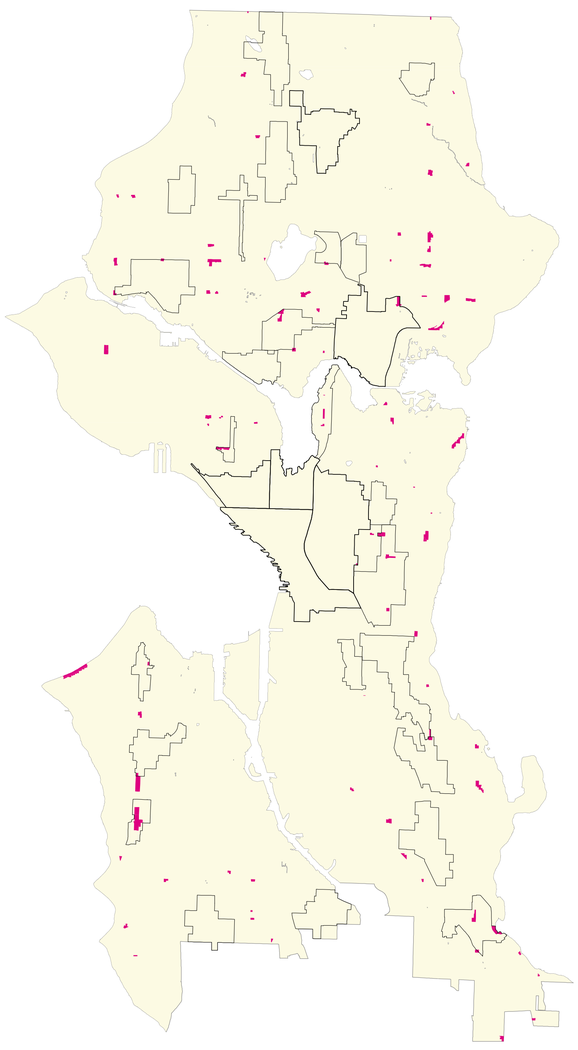


Lot Size	16,000sf
Total Allowed GSF	40,000sf
Efficiency Factor	.8
Ground Floor Commercial GSF	5,600sf
Total Net Residential	27,520sf
Total Units	33
Average Net Unit Size	827sf
Parking Spaces Provided	underground



Lot Size	16,000sf
Total Allowed GSF	48,000sf
Efficiency Factor	.8
Ground Floor Commercial GSF	5,600sf
Total Net Residential	33,920sf
Total Units	41
Average Net Unit Size	827sf
Parking Spaces Provided	underground

NC-30 ZONES IN SEATTLE



EXISTING NC-30

URBAN VILLAGE BOUNDARIES

AFFORDABLE HOUSING QUANTITIES

MIXED USE - SMALL SITE

PERFORMANCE HOUSING (commercial addition)

High Market Area (7%)	2.52(+.07) = 3 units
Medium Market Area (6%)	2.16 (+.07) = 3 units
Low Market Area (5%)	1.80 (+.07) = 2 units

PAYMENT HOUSING

High Market Area ($18/sf)	$558k (+$8k) = $566k
Medium Market Area ($12/sf)	$372k (+$7k) = $379k
Low Market Area ($7/sf)	$217k (+$5k) = $222k

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

MIXED USE - LARGE SITE

PERFORMANCE HOUSING (commercial addition)

High Market Area (7%)	2.52(+.16) = 3 units
Medium Market Area (6%)	2.16 (+.16) = 3 units
Low Market Area (5%)	1.80 (+.16) = 2 units

PAYMENT HOUSING

High Market Area ($18/sf)	$738k (+$24k) = $762k
Medium Market Area ($12/sf)	$492k (+$21k) = $513k
Low Market Area ($7/sf)	$287k (+$15k) = $302k

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