

Parking

EXISTING NC-65

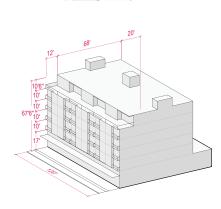
NEIGHBORHOOD COMMERCIAL 75

MAXIMUM DEVELOPMENT POTENTIAL

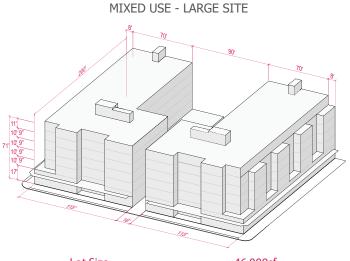
MIXED USE - SMALL SITE

Floor Area Ratio (FAR) Max Height Limit 65' Setbacks Front First floor dwellings must be 4' above or 10' back from street 10' next to residentially zoned lot 15' next to residentially zoned lot

1 per unit; No min. in Urban Villages



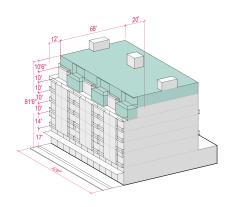
Lot Size	12,000sf
Total Allowed GSF	57,000sf
Efficiency Factor	.8
Commercial GSF	10,000sf
Residential NSF	37,600sf
Total Units	65
Average Net Unit Size	575sf
Parking Spaces Provided	underground



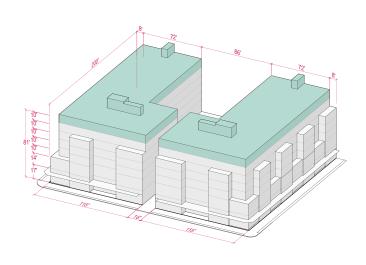
Lot Size	46,000s
Total Allowed GSF	218,500s
Efficiency Factor	3.
Commercial GSF	40,000s
Residential NSF	142,800s
Total Units	201
Average Net Unit Size	710s
Parking spaces provided	underground

PROPOSED MHA NC-75

Floor Area	5.5
Ratio (FAR) Max	5.5
Height Limit	75'
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Upper	Avg. depth of 10', max. depth of 20' above 55'
Rear	10 [†] next to residentially zoned lot
Sides	15' next to residentially zoned lot
Facade Modulation	Change of materials or a min. 18" deep setback at a min. of every 50' ft.
Parking	1 per unit; No min. in Urban Villages

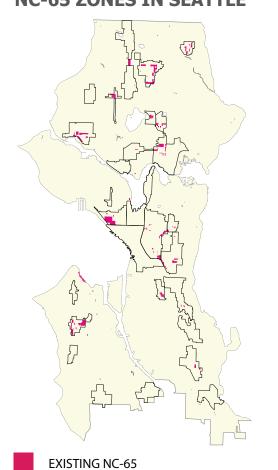


Lot Size	12,000sf
Total Allowed GSF	66,000st
Efficiency Factor	.8.
Commercial GSF	10,000st
Residential NSF	44,800st
Total Units	78
Average Net Unit Size	575 st
Parking Spaces Provided	underground



Lot Size	46,000st
Total Allowed GSF	253,000sf
Efficiency Factor	.8
Commercial GSF	40,000sf
Residential NSF	170,400sf
Total Units	240
Average Net Unit Size	710sf
Parking spaces provided	underground

NC-65 ZONES IN SEATTLE



URBAN VILLAGE BOUNDARIES

AFFORDABLE HOUSING QUANTITIES

MIXED USE - SMALL SITE

PERFORMANCE HOUSING (commercial addition)

High Market Area (7%) 5.46 (+.52) = 6 units Medium Market Area (6%) 4.68 (+.52) = 6 units Low Market Area (5%) 3.90 (+.52) = 5 units

PAYMENT HOUSING

High Market Area (\$20.75/sf)\$1,162k (+48k) = \$1,210kMedium Market Area (\$13.25/sf)\$742k (+42k) = \$784kLow Market Area (\$7/sf)\$392k (+30k) = \$422k

*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%) 16.80 (+2.54) = 20 units Medium Market Area (6%) 14.40 (+2.54) = 17 units Low Market Area (5%) 12.00 (+2.54) = 15 units

PAYMENT HOUSING

High Market Area (\$20.75/sf) \$4,420k (+288k) = \$4,708k Medium Market Area (\$13.25/sf) \$2,822k(+252k) = \$3,074k Low Market Area (\$7/sf) \$1,491k (+180k) = \$1,671k

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



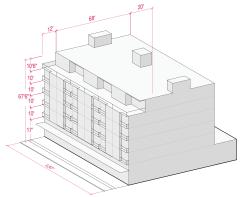




MAXIMUM DEVELOPMENT POTENTIAL

EXISTING NC65

Floor Area Ratio (FAR) Max	4.75
Height Limit	65′
Setbacks	
Front	First floor dwellings must be 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

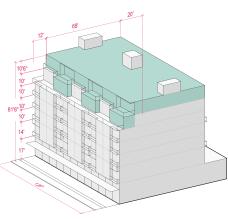


Lot Size	12,000sf
Total Allowed GSF	57,000sf
Efficiency Factor	.8
Commercial GSF	10,000sf
Residential NSF	37,600sf
Total Units	65
Average Net Unit Size	575sf
Parking Spaces Provided	underground

PROPOSED MHA NC75

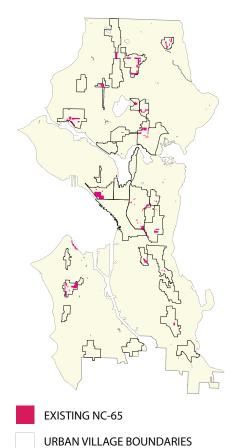
Floor Area	5.5
Ratio (FAR) Max	5.5
Height Limit	75′
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Upper	Avg. depth of 10', max. depth of 20' above 55'
Rear	10 next to residentially zoned lot
Sides	15' next to residentially zoned lot
Facade Modulation	Change of materials or a min. 18" deep setback at a min. of every 50'ft.
Parking	1 per unit; No min. in Urban Villages

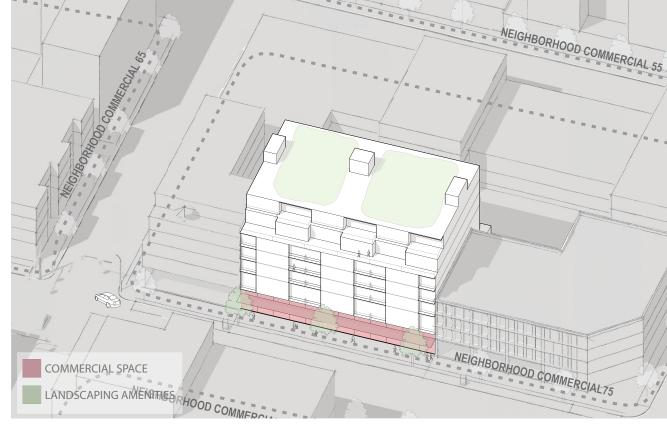




Lot Size	12,000sf
Total Allowed GSF	66,000sf
Efficiency Factor	.8
Commercial GSF	10,000sf
Residential NSF	44,800sf
Total Units	78
Average Net Unit Size	575 sf
Parking Spaces Provided	underground

EXAMPLE SITE





AFFORDABLE HOUSING QUANTITIES

PERFORMANCE HOUSING

(commercial addition)

High Market Area (7%) Medium Market Area (6%) Low Market Area (5%) 5.46 (+.52) = 6 units 4.68 (+.52) = 6 units 3.90 (+.52) = 5 units

PAYMENT HOUSING

High Market Area (\$20.75/sf) Medium Market Area (\$13.25/sf) Low Market Area (\$7/sf) \$1,162k (+48k) = \$1,210k \$742k (+42k) = \$784k \$392k (+30k) = \$422k

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



PRECEDENTS EXISTING ZONING









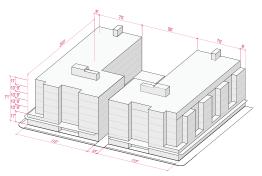
1300 E Pike St Webber Thompson NC-65 (Pedestrian Designated) 10,160 SF Lot 50-55 Units



MAXIMUM DEVELOPMENT POTENTIAL

EXISTING NC65

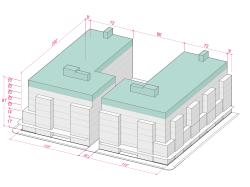
Floor Area Ratio (FAR) Max	4.75
Height Limit	65′
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Parking	1 per unit; No min. in Urban Villages



Lot Size	46,000sf
Total Allowed GSF	218,500sf
Efficiency Factor	.8
Commercial GSF	40,000sf
Residential NSF	142,800sf
Total Units	201
Average Net Unit Size	710sf
Parking spaces provided	underground

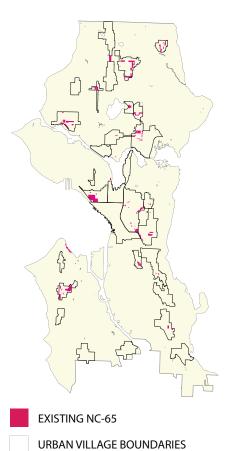
PROPOSED MHA NC75

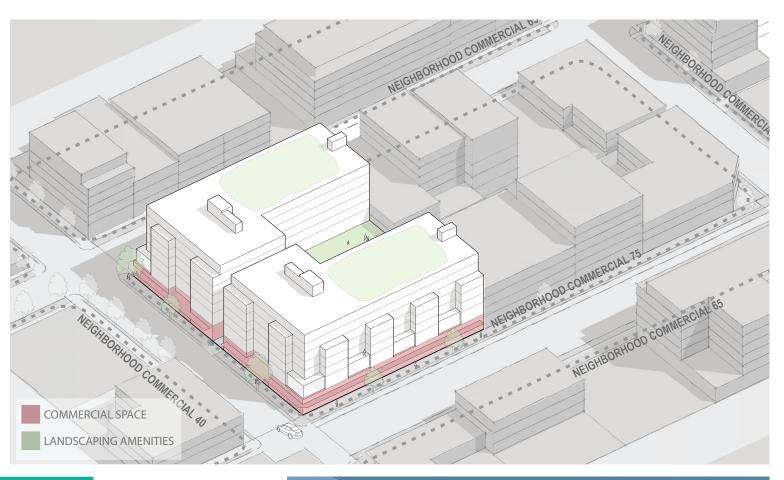
Floor Area	5.5
Ratio (FAR) Max	5.5
Height Limit	75′
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Upper	Avg. depth of 10', max. depth of 20' above 55'
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Facade Modulation	Change of materials or a min. 18" deep setback at a min. of every 50' ft.
Parking	1 per unit; No min. in Urban Villages
Example Floorplan typical floor	1197 SF 100 SF 1



Lot Size	46,000sf
Total Allowed GSF	253,000sf
Efficiency Factor	.8
Commercial GSF	40,000sf
Residential NSF	170,400sf
Total Units	240
Average Net Unit Size	710sf
Parking spaces provided	underground

EXAMPLE SITE





AFFORDABLE HOUSING QUANTITIES

PERFORMANCE HOUSING

(commercial addition)

High Market Area (7%) Medium Market Area (6%) Low Market Area (5%) 16.80 (+2.54) = 20 units 14.40 (+2.54) = 17 units 12.00 (+2.54) = 15 units

PAYMENT HOUSING

High Market Area (\$20.75/sf) Medium Market Area (\$13.25/sf) Low Market Area (\$7/sf) \$4,420k (+288k) = \$4,122k \$2,822k(+252k) = \$3,074k \$1,491k (+180k) = \$1,671k

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



PRECEDENTS EXISTING ZONING





6505 15th Ave NE GGLO NC-65 (Pedestrian Designation) 47,940 SF Lot 221 Units





4609 Union Bay Place DLR Group C-65 32,633 SF Lot 244 Units