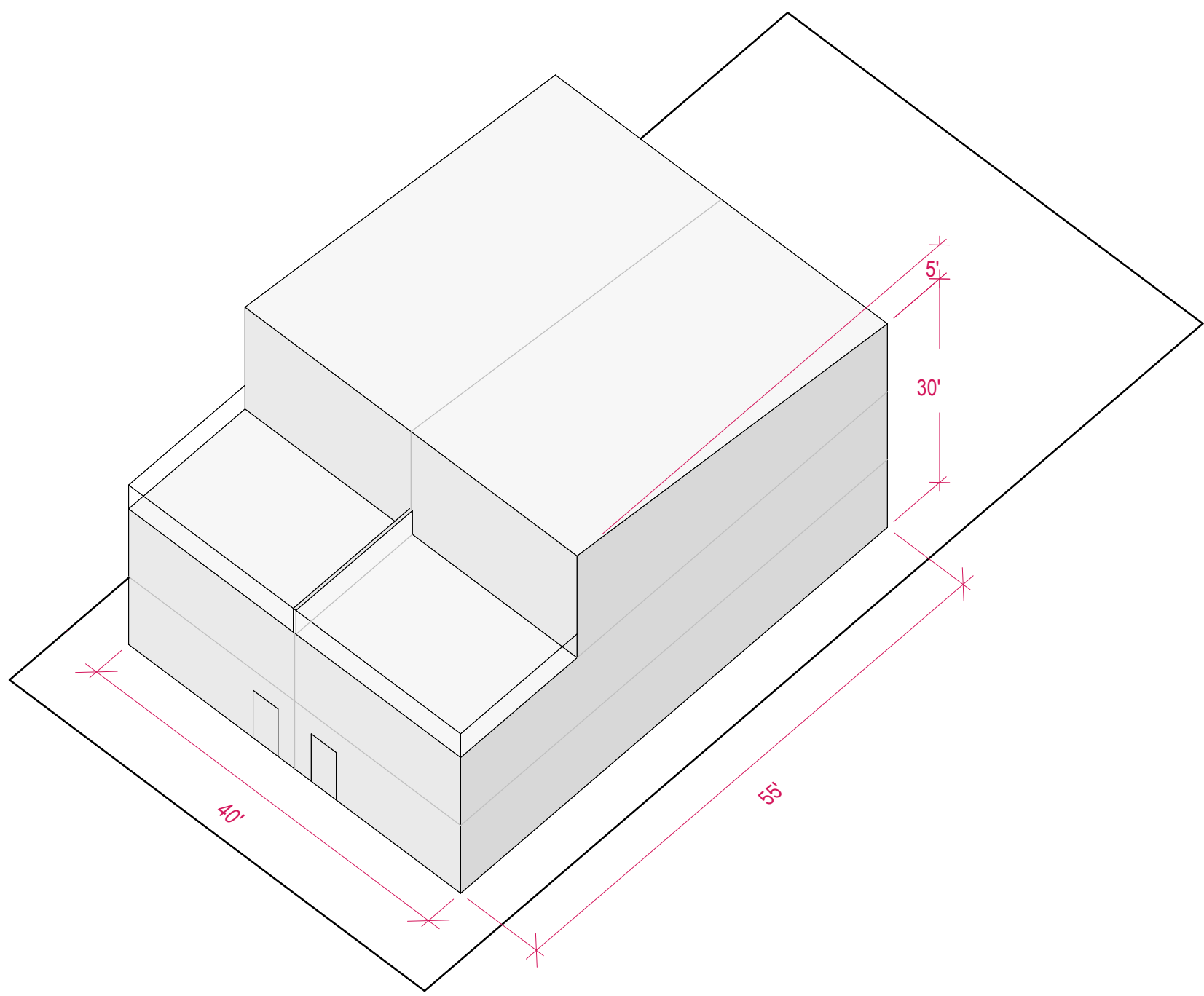


MAXIMUM DEVELOPMENT POTENTIAL

EXISTING LR1

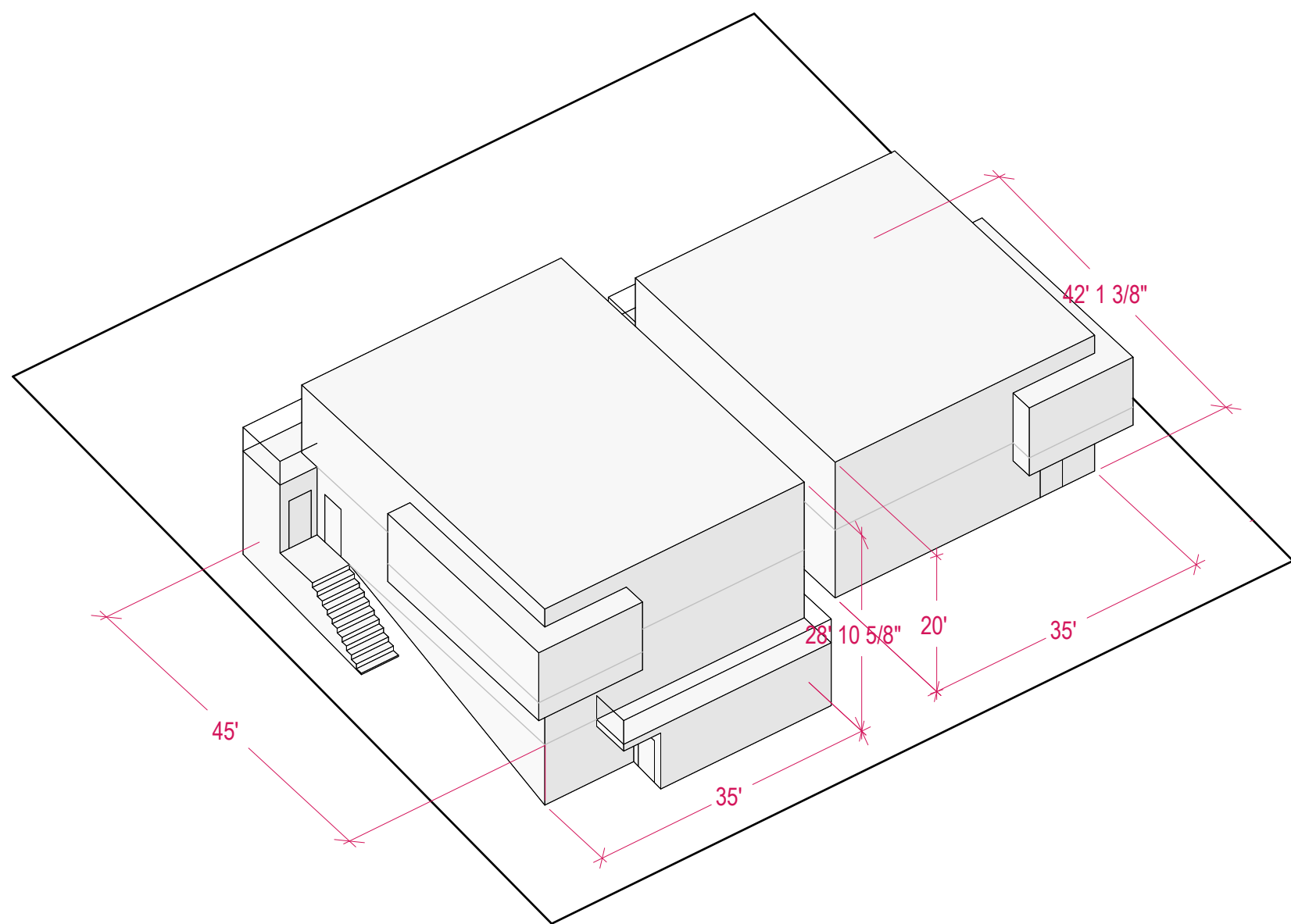
Height Limit	30'
Floor Area Ratio (FAR) max	1.2
Setbacks	
Front	5' min
Rear	10' w Alley, 15' w/o
Sides	5' if bldg less than 40' in length or 7' average, 5' min.
Parking	1 per unit; No min in Urban Villages
Maximum Density	1 : 2000 SF

APARTMENTS - SMALL SITE



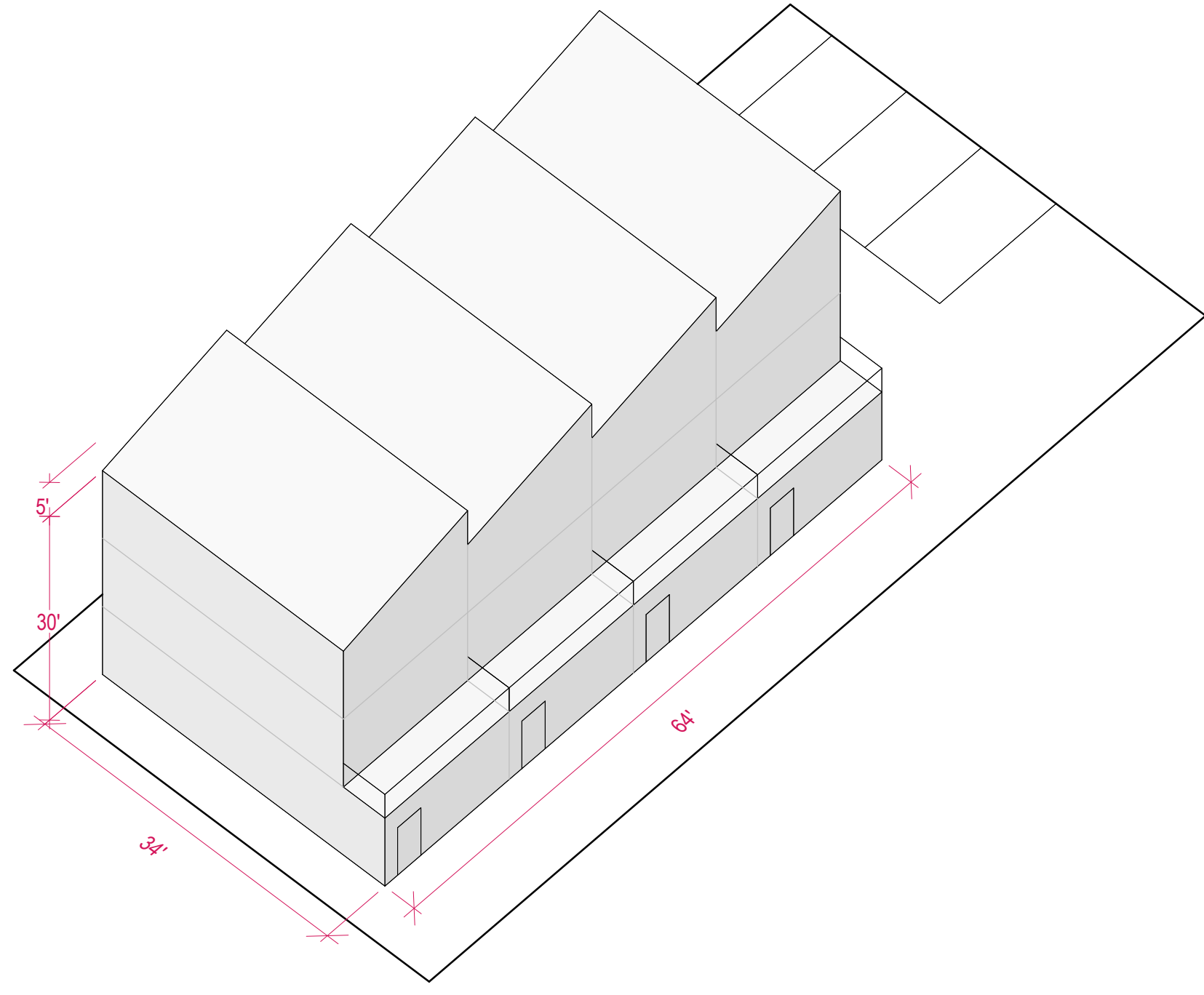
Lot Size	5,000sf
FAR max	x 1.2
Total Allowed GSF	= 6,000
Efficiency Factor	.8
Total NSF	4,800
Maximum Density	1:2000SF
Total units	2
Average net unit size	2,400
Parking spaces provided	0

APARTMENTS -LARGE SITE



Lot Size	2x5,000SF
FAR max	x 1.2
Total Allowed GSF	= 12,000
Efficiency Factor	.8
Total NSF	9,600
Maximum Density	1:2000SF
Total units	5
Average net unit size	1,900
Parking spaces provided	11

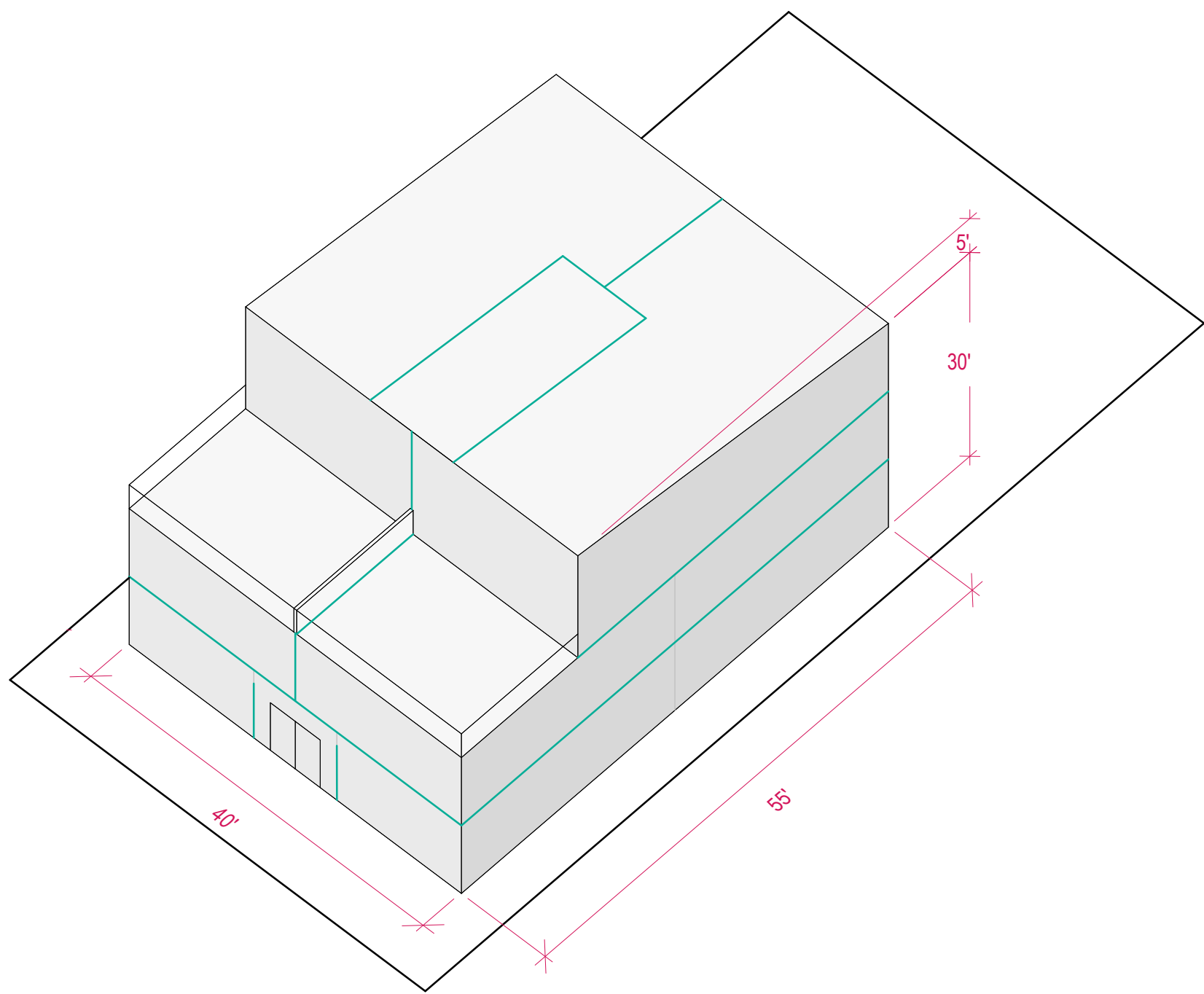
ROWHOUSES



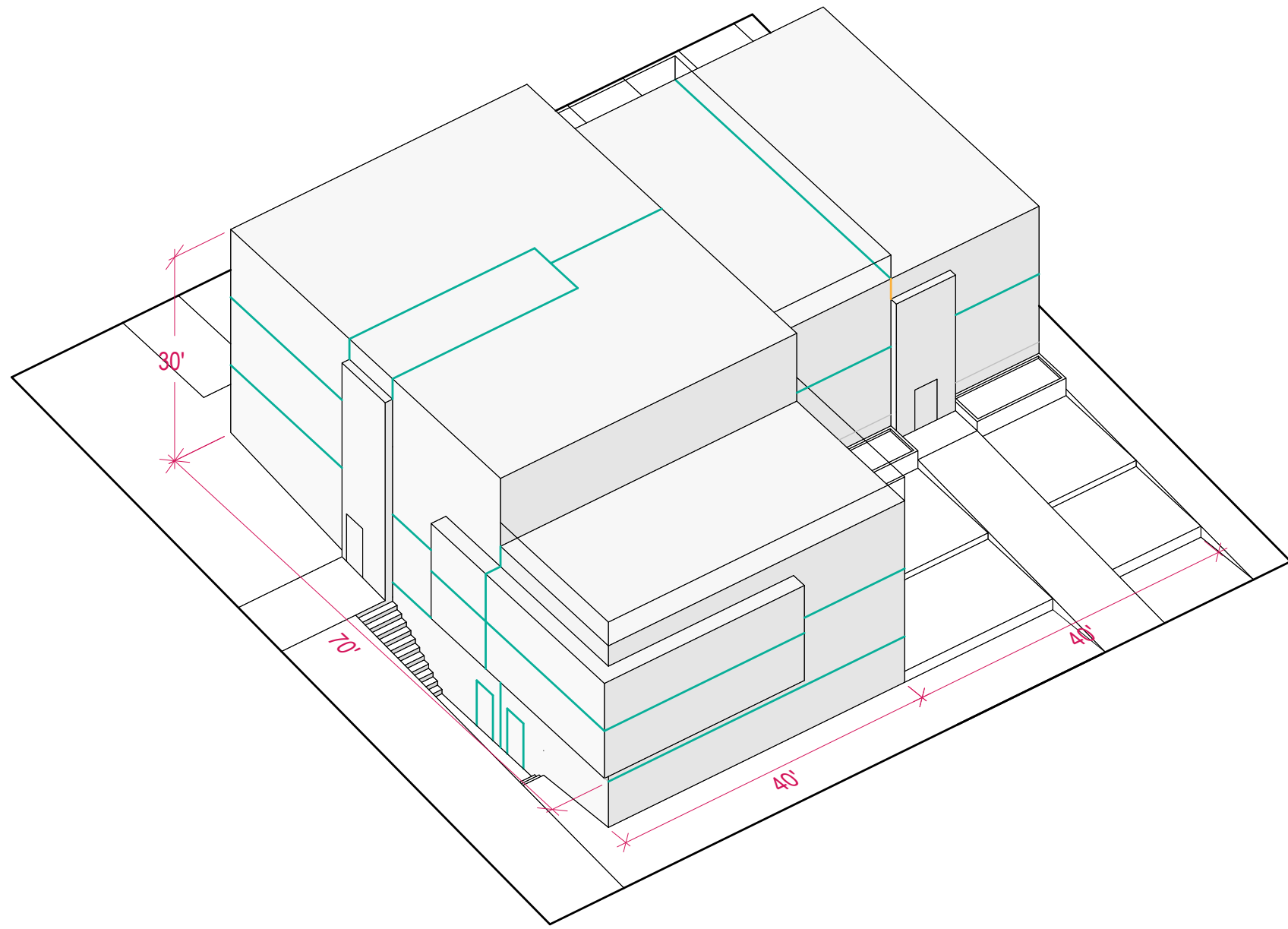
Lot Size	5,000sf
FAR max	x 1.2
Total Allowed GSF	= 6,000
Efficiency Factor	1
Total NSF	6,000
Average net unit size	1,500
Total units	4
Parking spaces provided	3

PROPOSED MHA LR1

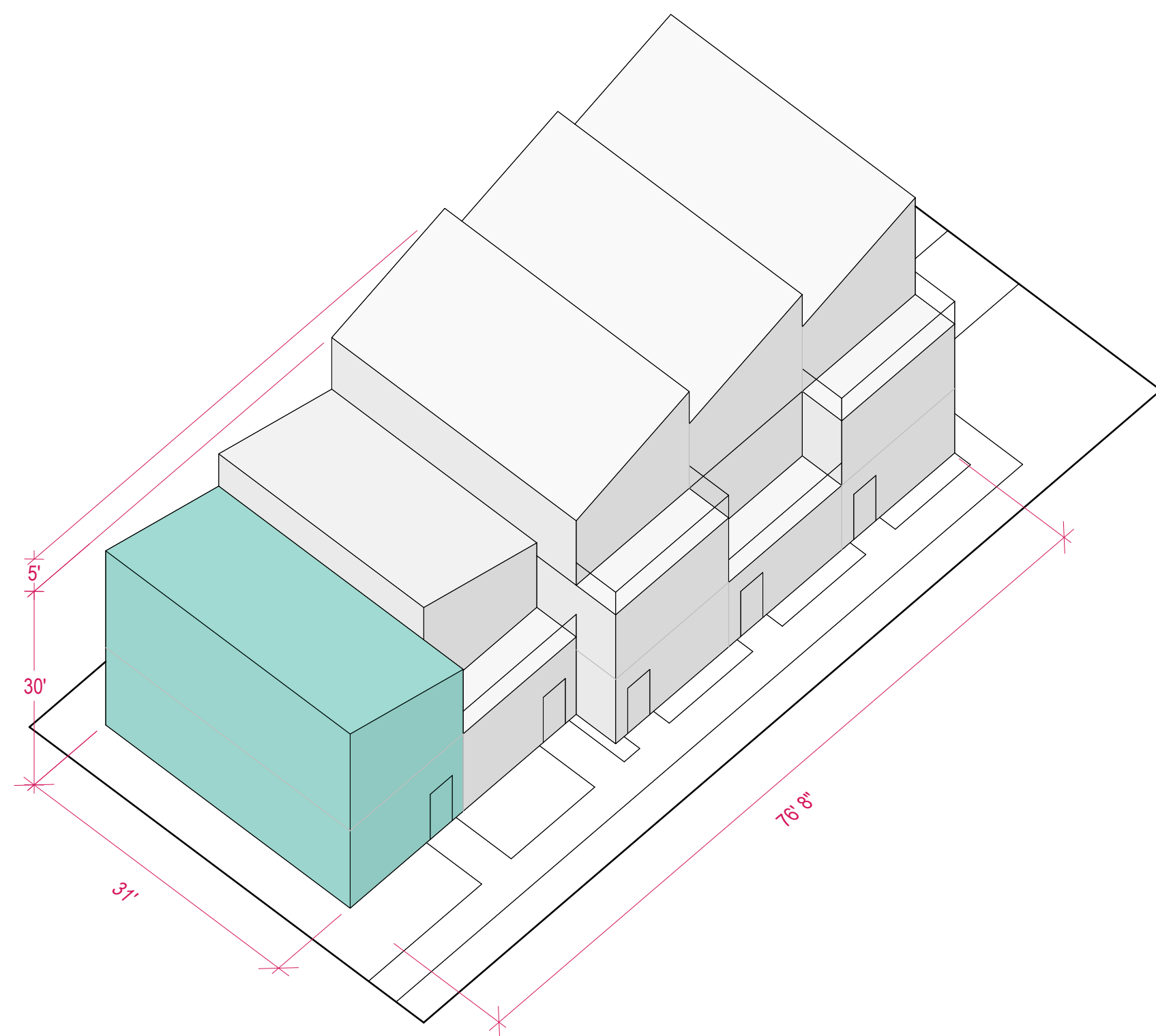
Height Limit	30'
Floor Area Ratio (FAR) max	1.2 (1.3 for townhouse/rowhouse)
Setbacks	
Front	5' min
Rear	10' w Alley, 15' w/o
Sides	5' if bldg less than 40' in length or 7' average, 5' min.
Parking	1 per unit; No min in Urban Villages
Maximum Density	N/A



Lot Size	5,000sf
FAR max	x 1.2
Total Allowed GSF	= 6,000
Efficiency Factor	.8
Total NSF	4,800
Maximum Density	N/A
Total units	10
Average net unit size	480
Parking spaces provided	0

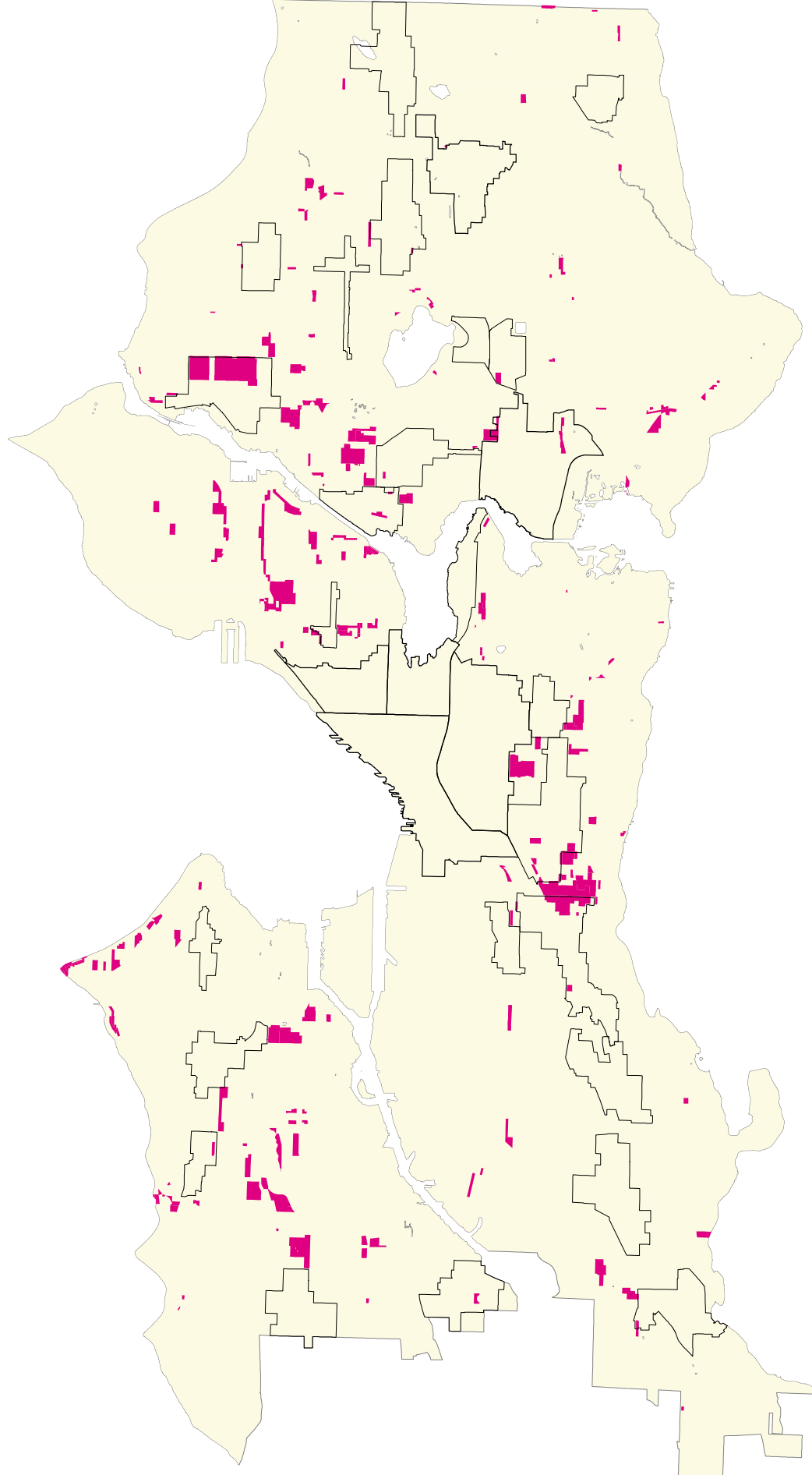


Lot Size	10,000sf
FAR max	x 1.2
Total Allowed GSF	= 12,000
Efficiency Factor	.8
Total NSF	9,600
Maximum Density	N/A
Total units	14
Average net unit size	700
Parking spaces provided	11



Lot Size	5,000sf
FAR max	x 1.3
Total Allowed GSF	= 6,000
Efficiency Factor	1
Total NSF	6,500
Average net unit size	1,300
Total units	5
Parking spaces provided	3

LR1 ZONES IN SEATTLE



EXISTING LR1

URBAN VILLAGE BOUNDARIES

AFFORDABLE HOUSING QUANTITIES

APARTMENTS - SMALL SITE

PERFORMANCE HOUSING

High Market Area (7%)	.67 = 1 unit
Medium Market Area (6%)	.58 = 1 unit
Low Market Area (5%)	.48 = 1 unit

PAYMENT HOUSING

High Market Area (\$18/sf)	\$108k
Medium Market Area (\$12/sf)	\$72k
Low Market Area (\$7/sf)	\$42k

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

APARTMENTS - LARGE SITE

PERFORMANCE HOUSING

High Market Area (7%)	.96 = 1 unit
Medium Market Area (6%)	.82 = 1 unit
Low Market Area (5%)	.69 = 1 unit

PAYMENT HOUSING

High Market Area (\$18/sf)	\$216k
Medium Market Area (\$12/sf)	\$144k
Low Market Area (\$7/sf)	\$84k

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

ROWHOUSES

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)	\$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

