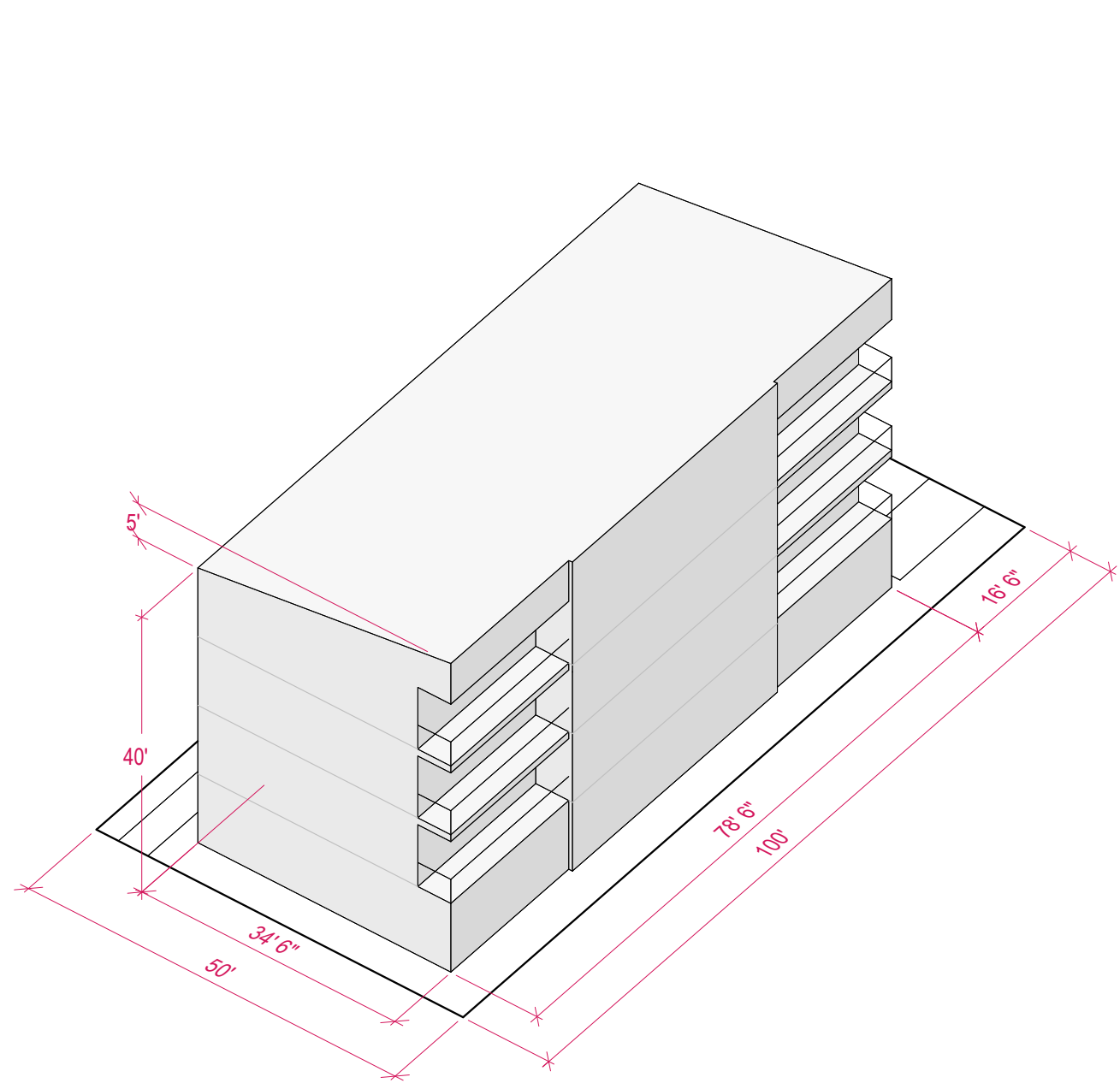


MAXIMUM DEVELOPMENT POTENTIAL

EXISTING LR3

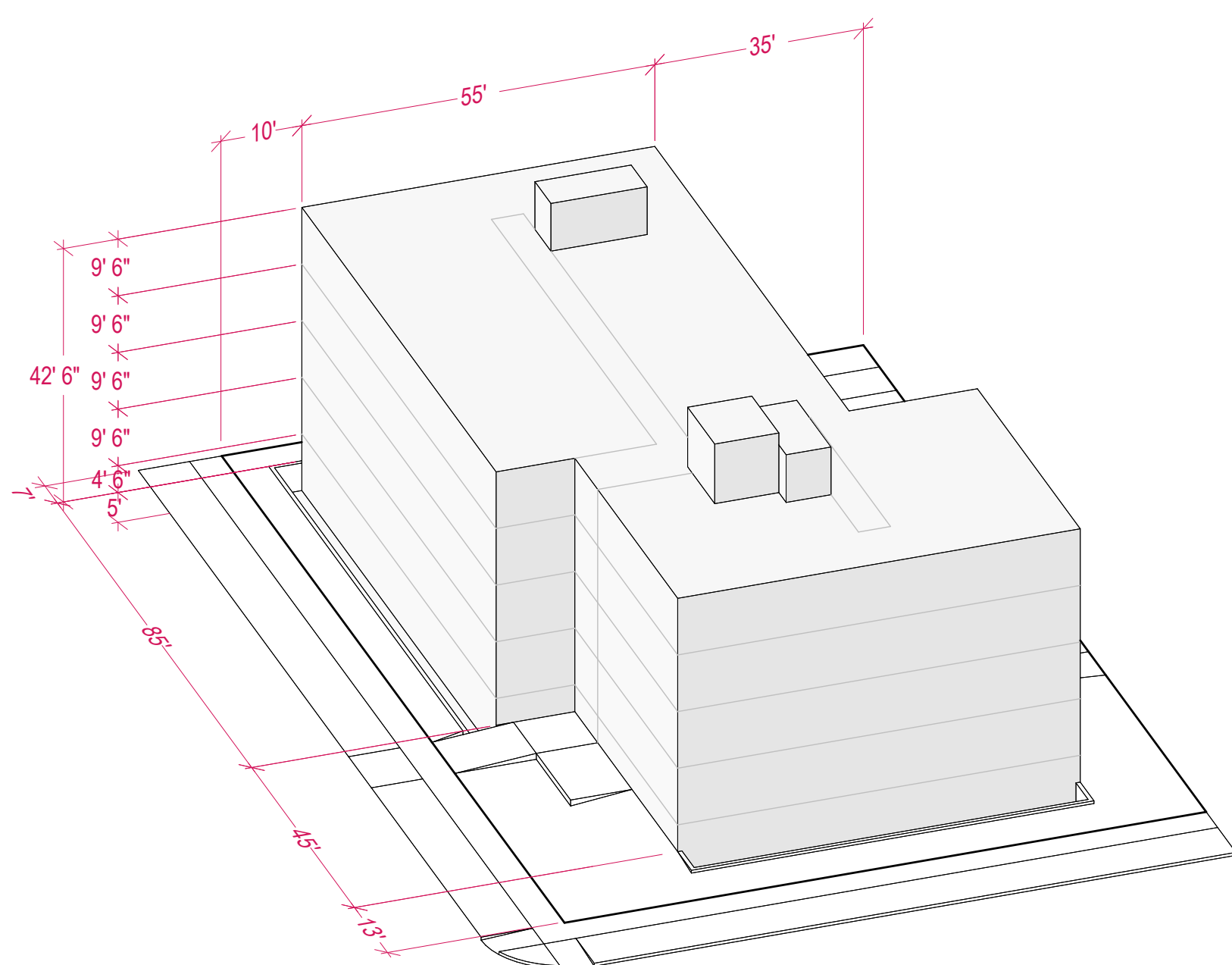
Height Limit	40'
Floor Area Ratio (FAR) max	2.0
Setbacks	
Front	5' min
Rear	10' w Alley, 15' w/o
Sides	5' if bldg less than 40' in length or 7' average, 5' min.
Parking	1 per unit; No min in Urban Villages

APARTMENTS - SMALL SITE



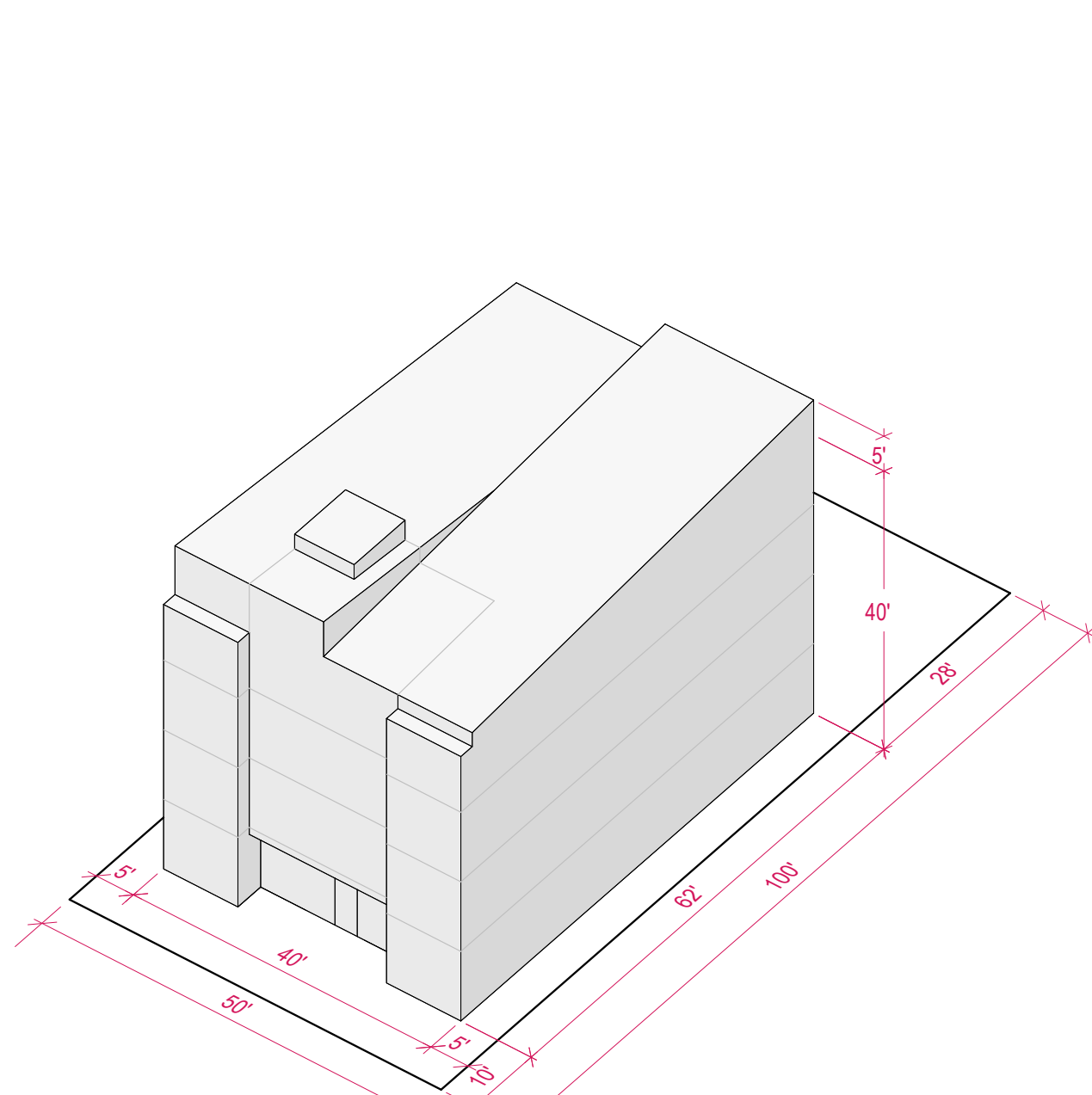
Lot Size	5,000sf
FAR max	x 2.0
Total Allowed GSF	= 10,000
Efficiency Factor	.8
Total NSF	8,000
Average net unit size	800
Total units	10
Parking spaces provided	5

APARTMENTS - LARGE SITE



Lot Size	15,000sf
FAR max	x 2.0
Total Allowed GSF	= 30,000
Efficiency Factor	.8
Total NSF	24,000
Area below grade	7,000
Total units	48 (10 below)
Average net unit size	650
Parking spaces provided	12

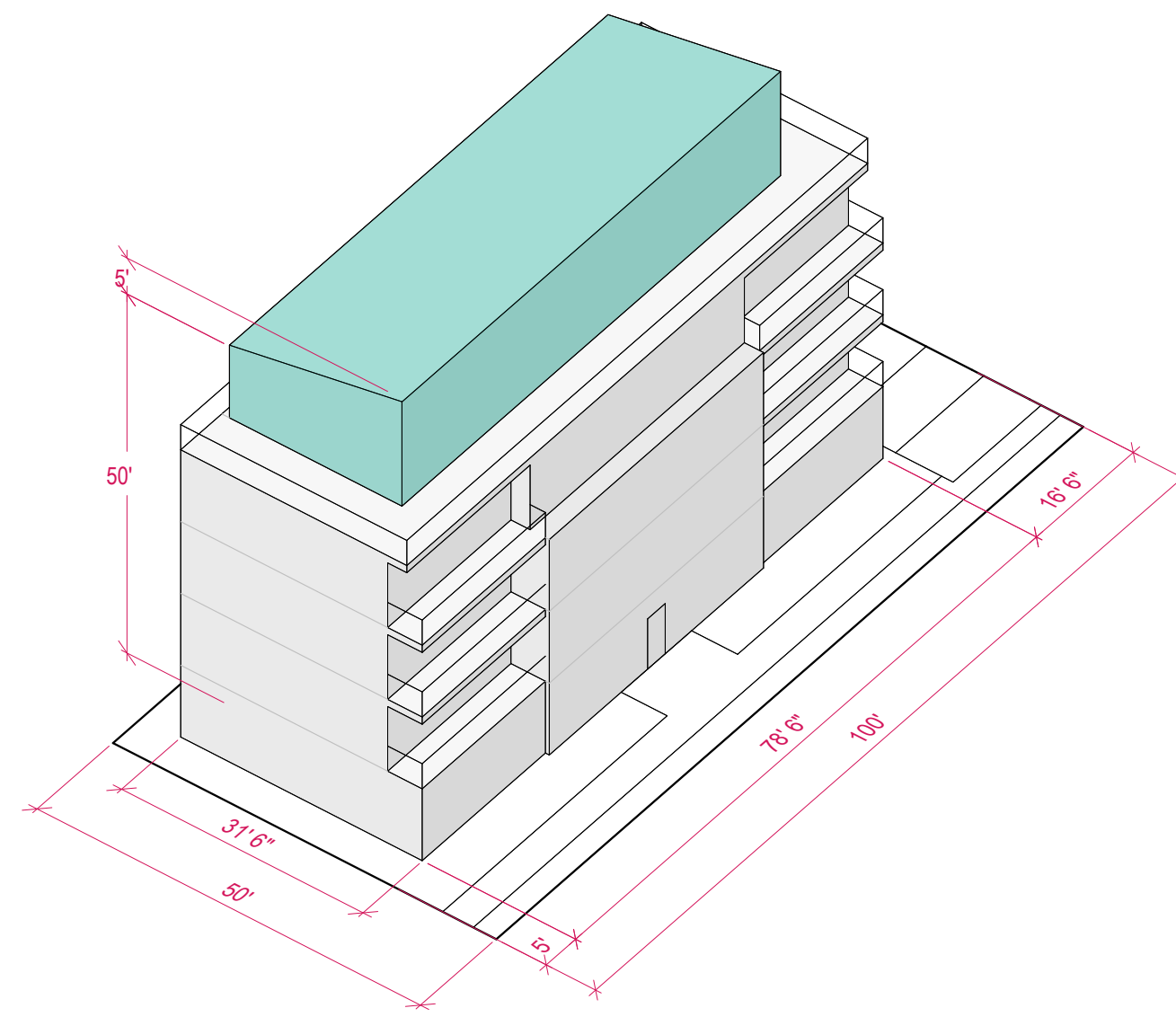
ROWHOUSES



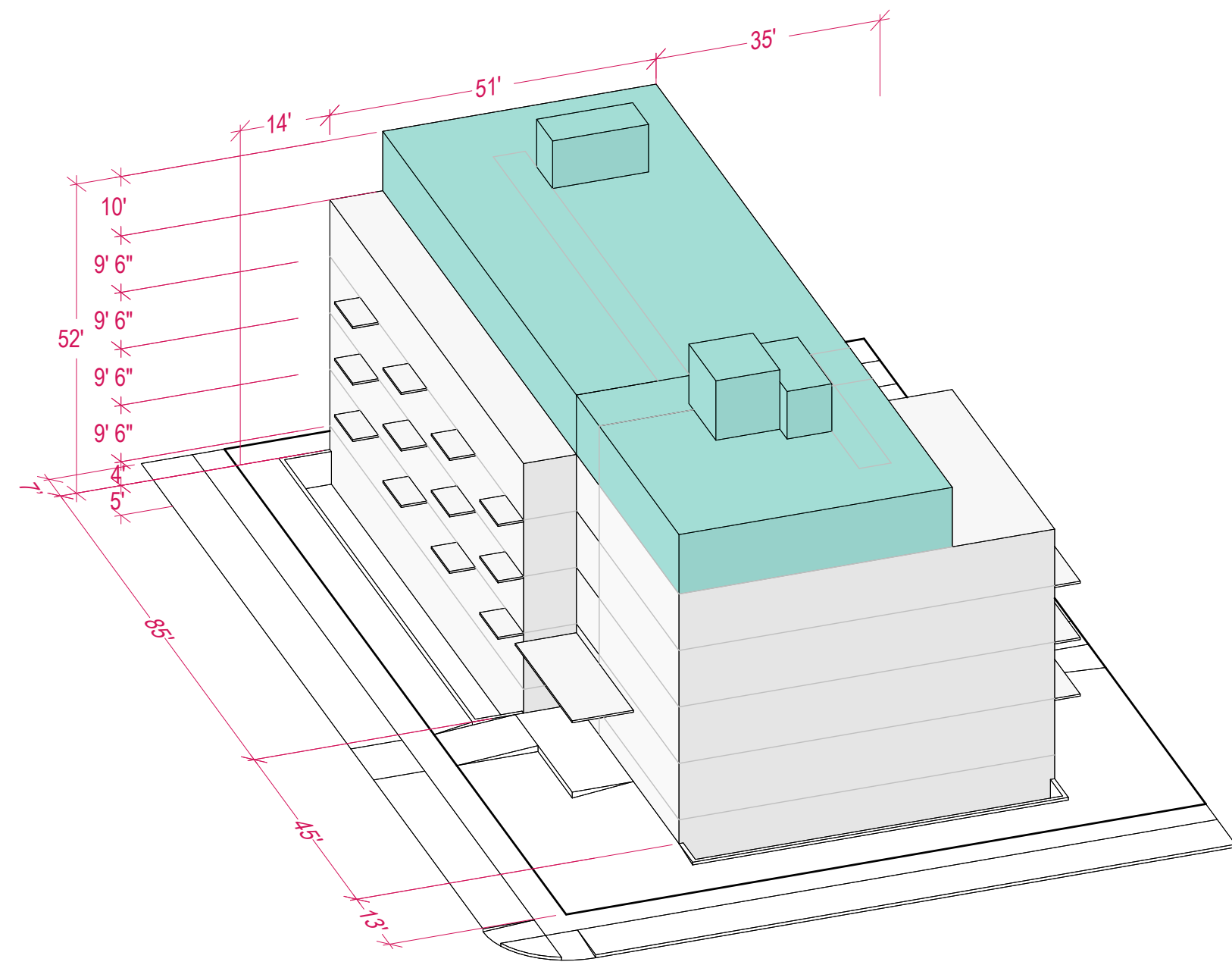
Lot Size	5,000sf
FAR max	x 2.0
Total Allowed GSF	= 10,000
Efficiency Factor	.8
Total NSF	8,000
Average net unit size	800
Total units	10
Parking spaces provided	0

PROPOSED MHA LR3

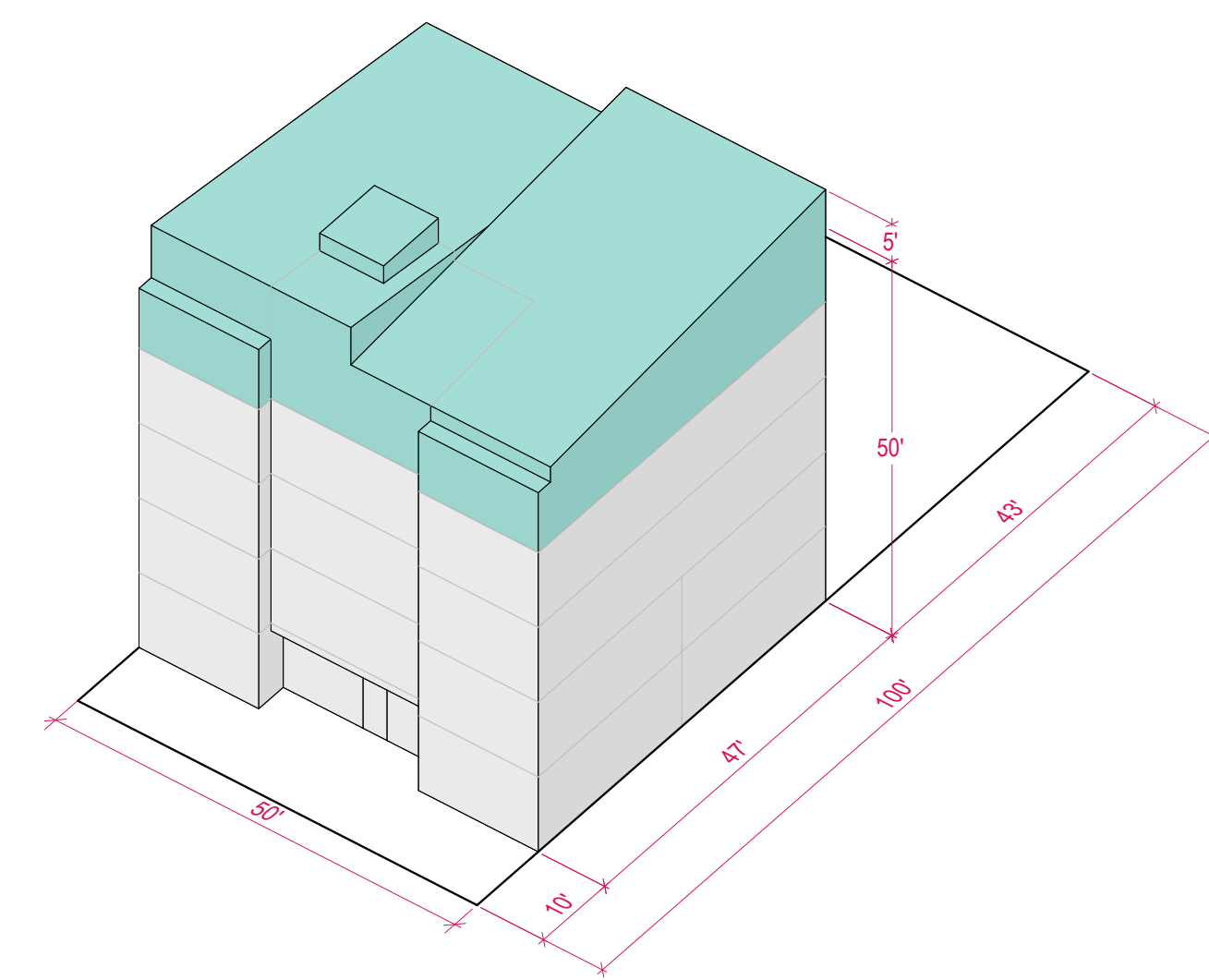
Height Limit	50'
Floor Area Ratio (FAR) max	2.2
Setbacks	
Front	5' min
Rear	10' w Alley, 15' w/o
Sides	5' if bldg less than 40' in length or 7' average, 5' min.
Parking	1 per unit; No min in Urban Villages



Lot Size	5,000sf
FAR max	x 2.2
Total Allowed GSF	= 10,100
Efficiency Factor	.8
Total NSF	8,800
Average net unit size	650
Total units	14
Parking spaces provided	5

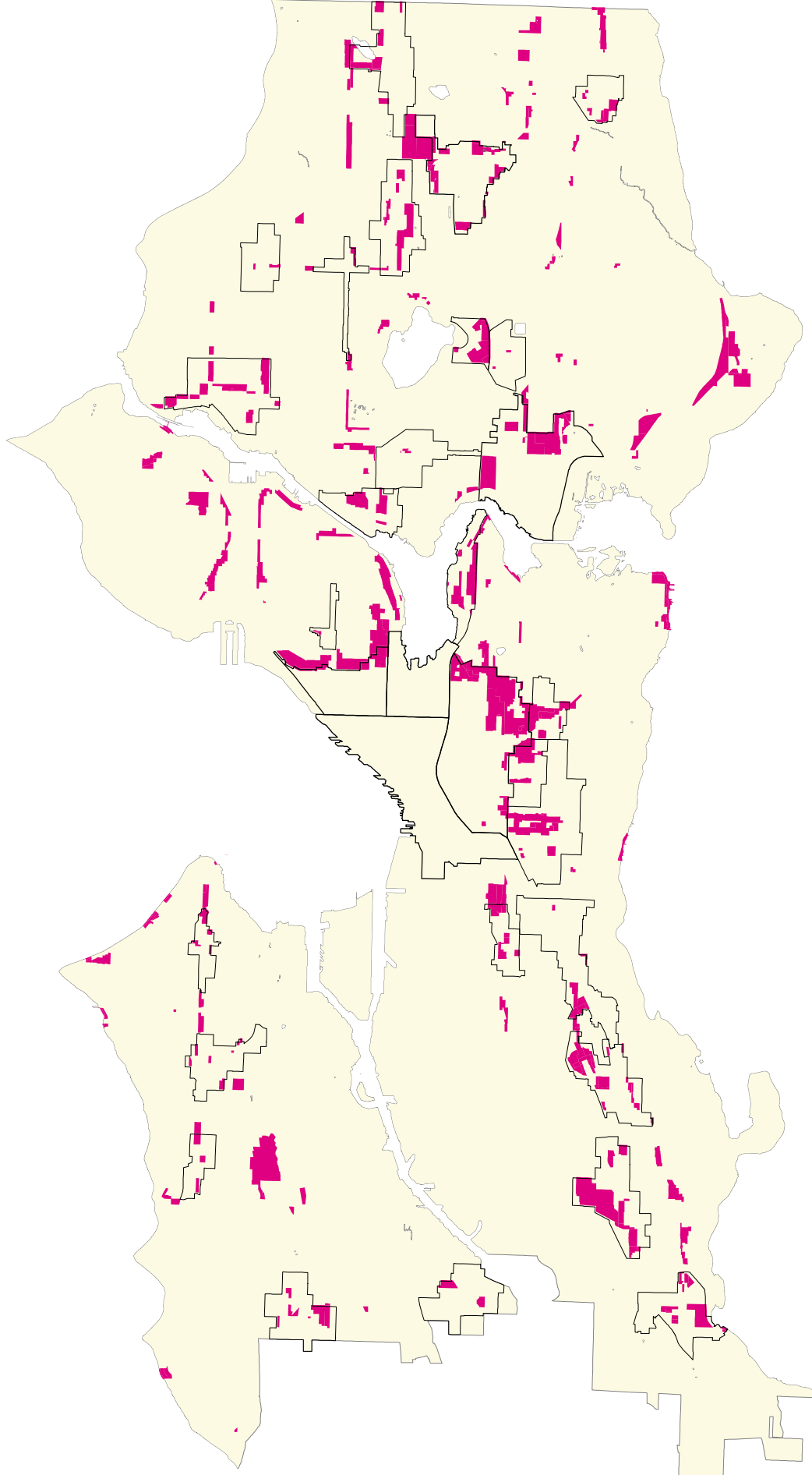


Lot Size	15,000sf
FAR max	x 2.2
Total Allowed GSF	= 33,000
Efficiency Factor	.8
Total NSF	26,400
SF below grade	7,000
Average net unit size	650
Total units	51 (10 below)
Parking spaces provided	12



Lot Size	5,000sf
FAR max	x 2.2
Total Allowed GSF	= 10,100
Efficiency Factor	.8
Total NSF	8,800
Average net unit size	650
Total units	14
Parking spaces provided	0

LR3 ZONES IN SEATTLE



- EXISTING LR3
- URBAN VILLAGE BOUNDARIES

AFFORDABLE HOUSING QUANTITIES

APARTMENTS - SMALL SITE

PERFORMANCE HOUSING

High Market Area (7%)	.95 = 1 unit
Medium Market Area (6%)	.81 = 1 unit
Low Market Area (5%)	.68 = 1 unit

PAYMENT HOUSING

High Market Area (\$18/sf)	\$198k
Medium Market Area (\$12/sf)	\$132k
Low Market Area (\$7/sf)	\$77k

\*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%)	3.54 = 4 units
Medium Market Area (6%)	3.04 = 4 unit
Low Market Area (5%)	2.53 = 3 units

PAYMENT HOUSING

High Market Area (\$18/sf)	\$720k
Medium Market Area (\$12/sf)	\$480k
Low Market Area (\$7/sf)	\$280k

\*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%)	.95 = 1 unit
Medium Market Area (6%)	.81 = 1 unit
Low Market Area (5%)	.68 = 1 unit

PAYMENT HOUSING

High Market Area (\$18/sf)	\$198k
Medium Market Area (\$12/sf)	\$132k
Low Market Area (\$7/sf)	\$77k

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

