

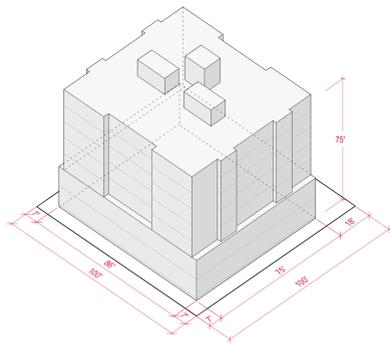
## MAXIMUM DEVELOPMENT POTENTIAL

### EXISTING MR

Height Limit	60' base; 75' bonus
Floor Area Ratio (FAR) max	3.2 base; 4.25 bonus
Setbacks	
Front*	7' average, 5' min
Rear*	10' w Alley, 15' w/o
Sides*	From street: 7' average, 5' min. From interior: 7' average, 5' min if height is less 42'; 10' average, 7' min if height is greater 42'
Parking	1 per unit; No min in Urban Villages

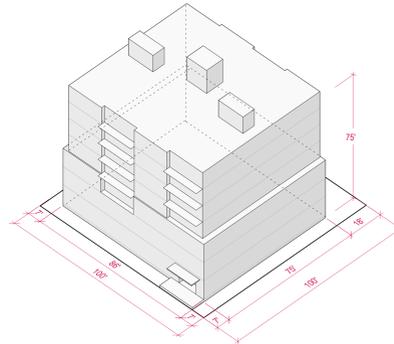
\*\*Additional 15' setback at front and rear above 70'; additional 5' side setback above 70'

#### APARTMENTS - SMALL SITE - ADDITIONAL DEPTH



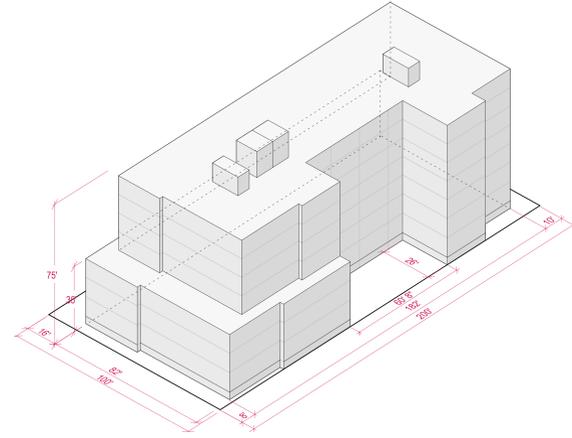
Lot Size	10,000sf
FAR max	x 4.25
Total Allowed GSF	= 42,500
Efficiency Factor	.8
Total NSF	34,000
Area below grade	3,084
Total units	72 total (6 partially below)
Average net unit size	514
Parking spaces provided	0

#### APARTMENTS - SMALL SITE - ADDITIONAL HEIGHT



Lot Size	10,000sf
FAR max	x 4.25
Total Allowed GSF	= 42,500
Efficiency Factor	.8
Total NSF	34,000
Area below grade	2,252
Total units	64 total (4 partially below)
Average net unit size	563
Parking spaces provided	0

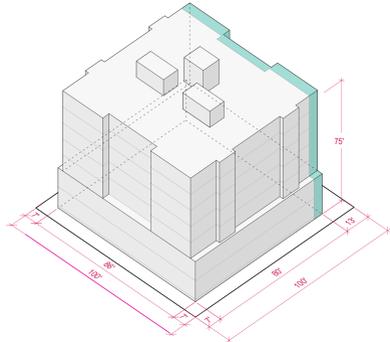
#### APARTMENTS - LARGE SITE



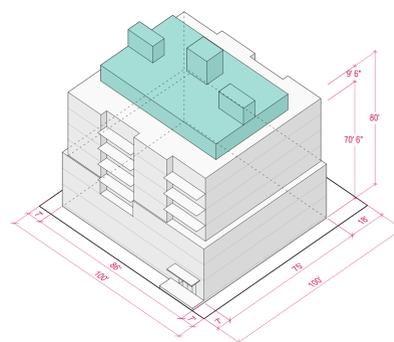
Lot Size	20,000sf
FAR max	x 4.25
Total Allowed GSF	= 85,000
Efficiency Factor	.8
Total NSF	68,000
Total units	112
Average net unit size	605
Parking spaces provided	underground

### PROPOSED MHA MR

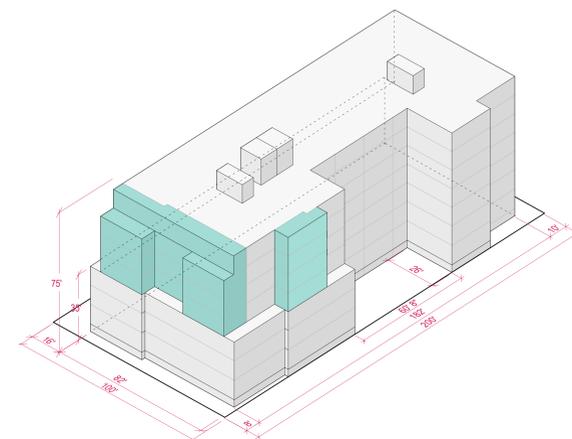
Height Limit	75' (80' for proposed additional height)
Floor Area Ratio (FAR) max	4.5
Setbacks	
Front*	7' average, 5' min
Rear*	10' w Alley, 15' w/o
Sides*	From street: 7' average, 5' min. From interior: 7' average, 5' min if height is less 42'; 10' average, 7' min if height is greater 42'
Parking	1 per unit; No min in Urban Villages



Lot Size	10,000sf
FAR max	x 4.5
Total Allowed GSF	= 45,000
Efficiency Factor	.8
Total NSF	36,000
SF below grade	3,084
Total units	76 total (6 partially below)
Average net unit size	514
Parking spaces provided	0

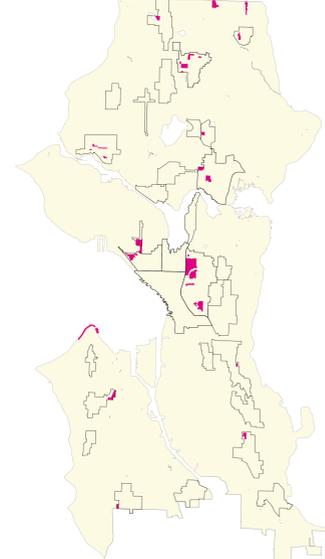


Lot Size	10,000sf
FAR max	x 4.5
Total Allowed GSF	= 45,000
Efficiency Factor	.8
Total NSF	36,000
SF below grade	2,252
Total units	68 total (4 partially below)
Average net unit size	563
Parking spaces provided	0



Lot Size	20,000sf
FAR max	x 4.5
Total Allowed GSF	= 90,000
Efficiency Factor	.8
Total NSF	72,000
Total units	119
Average net unit size	605
Parking spaces provided	underground

### MR ZONES IN SEATTLE



EXISTING MR  
URBAN VILLAGE BOUNDARIES

## AFFORDABLE HOUSING QUANTITIES

#### APARTMENTS - SMALL SITE - ADDITIONAL DEPTH

##### PERFORMANCE HOUSING

High Market Area (7%)	5.32 = 6 units
Medium Market Area (6%)	4.56 = 5 units
Low Market Area (5%)	3.80 = 4 units

##### PAYMENT HOUSING

High Market Area (\$18/sf)	\$865.5k
Medium Market Area (\$12/sf)	\$577k
Low Market Area (\$7/sf)	\$336.6k

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

#### APARTMENTS - SMALL SITE - ADDITIONAL HEIGHT

##### PERFORMANCE HOUSING

High Market Area (7%)	4.76 = 5 units
Medium Market Area (6%)	4.08 = 5 units
Low Market Area (5%)	3.40 = 4 units

##### PAYMENT HOUSING

High Market Area (\$18/sf)	\$850.5k
Medium Market Area (\$12/sf)	\$567k
Low Market Area (\$7/sf)	\$330.8k

\*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%)	8.33 = 9 units
Medium Market Area (6%)	7.14 = 8 units
Low Market Area (5%)	5.95 = 6 units

##### PAYMENT HOUSING

High Market Area (\$18/sf)	\$1,620k
Medium Market Area (\$12/sf)	\$1,080k
Low Market Area (\$7/sf)	\$630k

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

