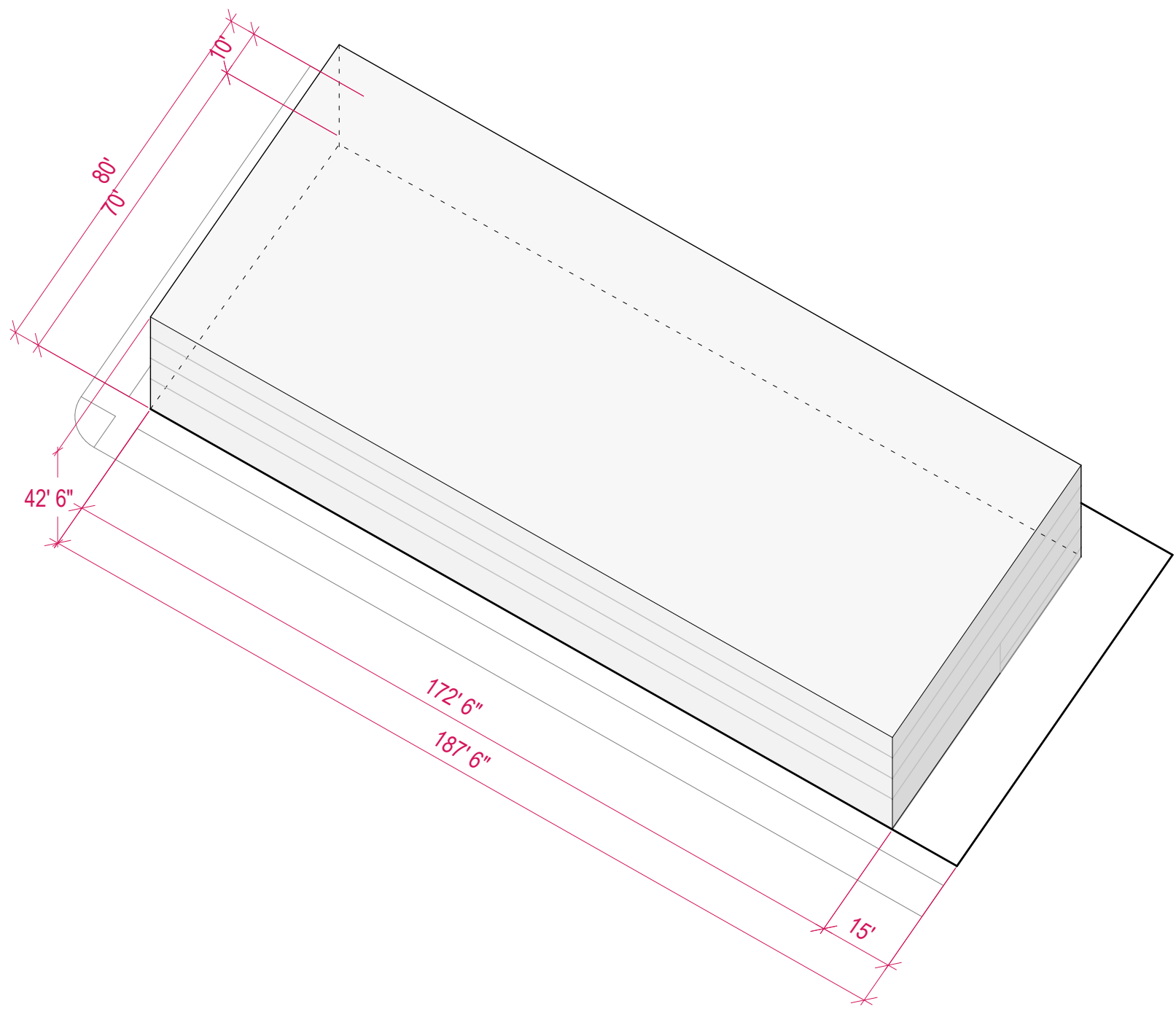


EXISTING NC-40

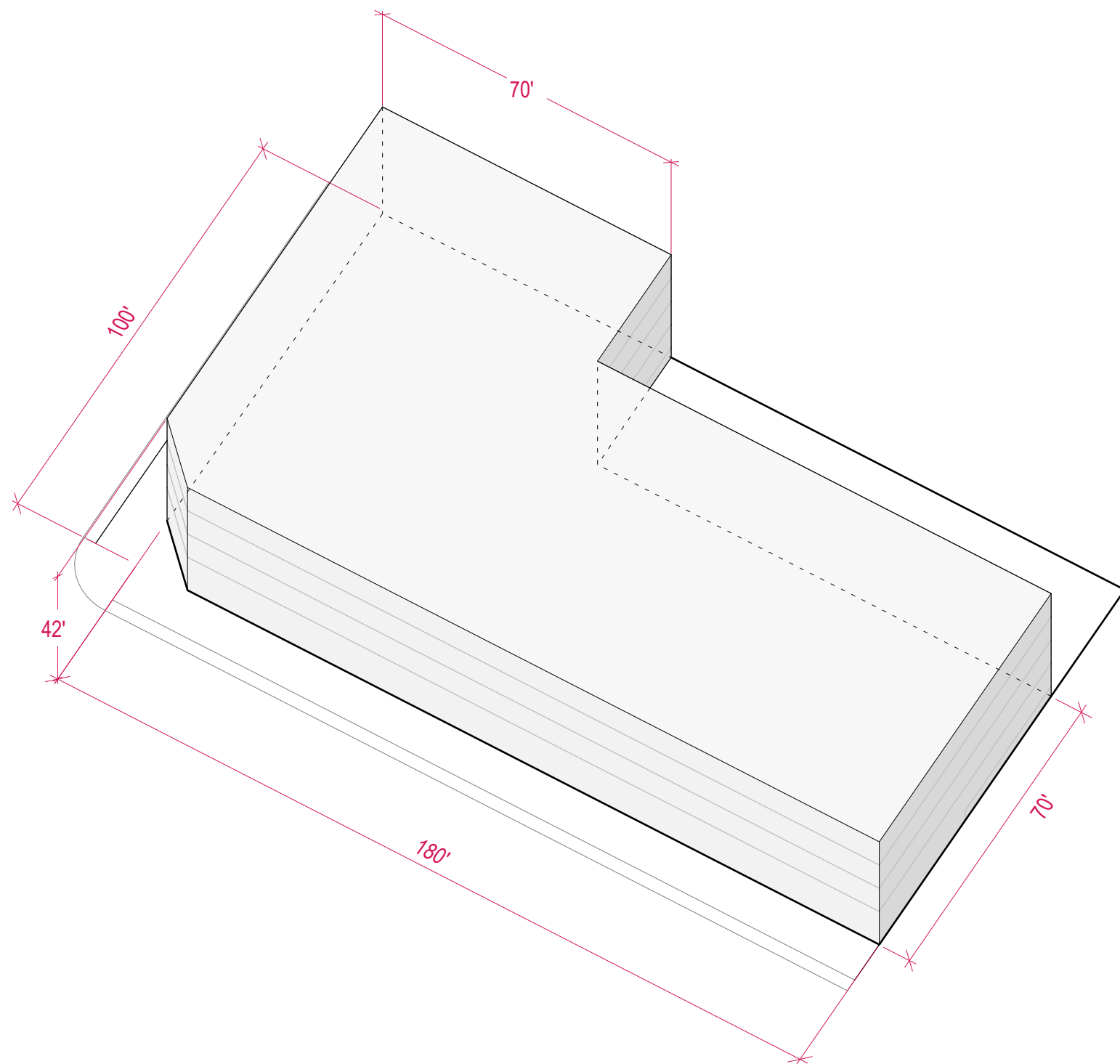
Height Limit	40'
Floor Area Ratio (FAR) max	3.25
Setbacks	
Front	Dwellings 4' above or 10' back
Rear	10' next to a residentially zoned lot
Sides	15' next to a residentially zoned lot
Parking	1 per unit; No min in Urban Villages

MIXED USE - SMALL SITE



Lot Size	15,000sf
FAR max	x 3.25
Total Allowed GSF	= 48,750
Efficiency Factor	.8
Ground Floor Commercial GSF	8,500
Total Net Residential	32,200
Average net unit size	796
Total units	40
Parking spaces provided	underground

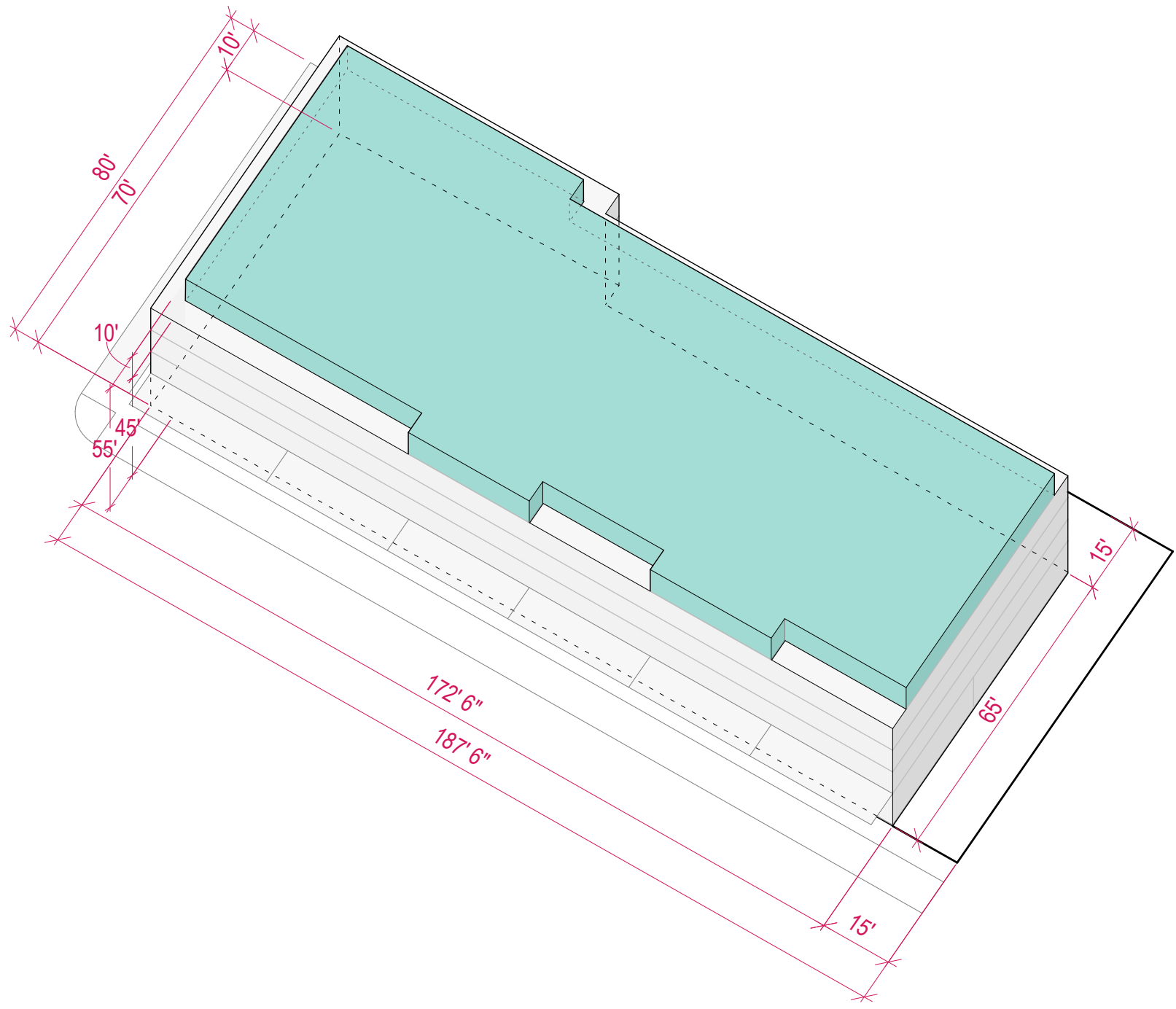
MIXED USE - LARGE SITE



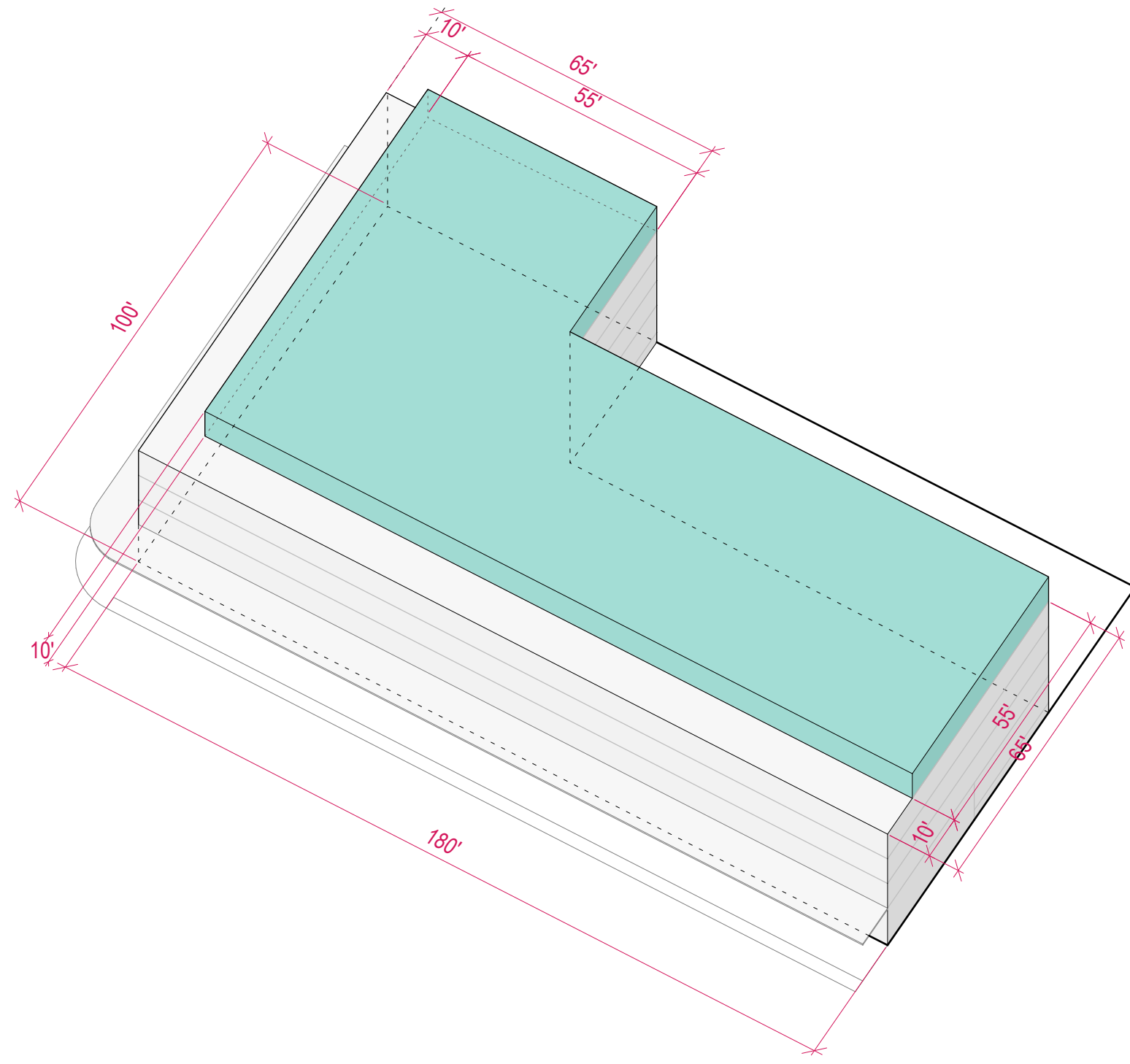
Lot Size	18,000sf
FAR max	x 3.25
Total Allowed GSF	= 58,500
Efficiency Factor	.8
Ground Floor Commercial GSF	11,000
Total Net Residential	38,000
Average net unit size	707
Total units	54
Parking spaces provided	underground

PROPOSED MHA NC-55

Height Limit	55'
Floor Area Ratio (FAR) max	3.75
Setbacks	
Front	Dwellings 4' above or 10' back
Rear	10' next to a residentially zoned lot
Sides	15' next to a residentially zoned lot
Parking	1 per unit; No min in Urban Villages



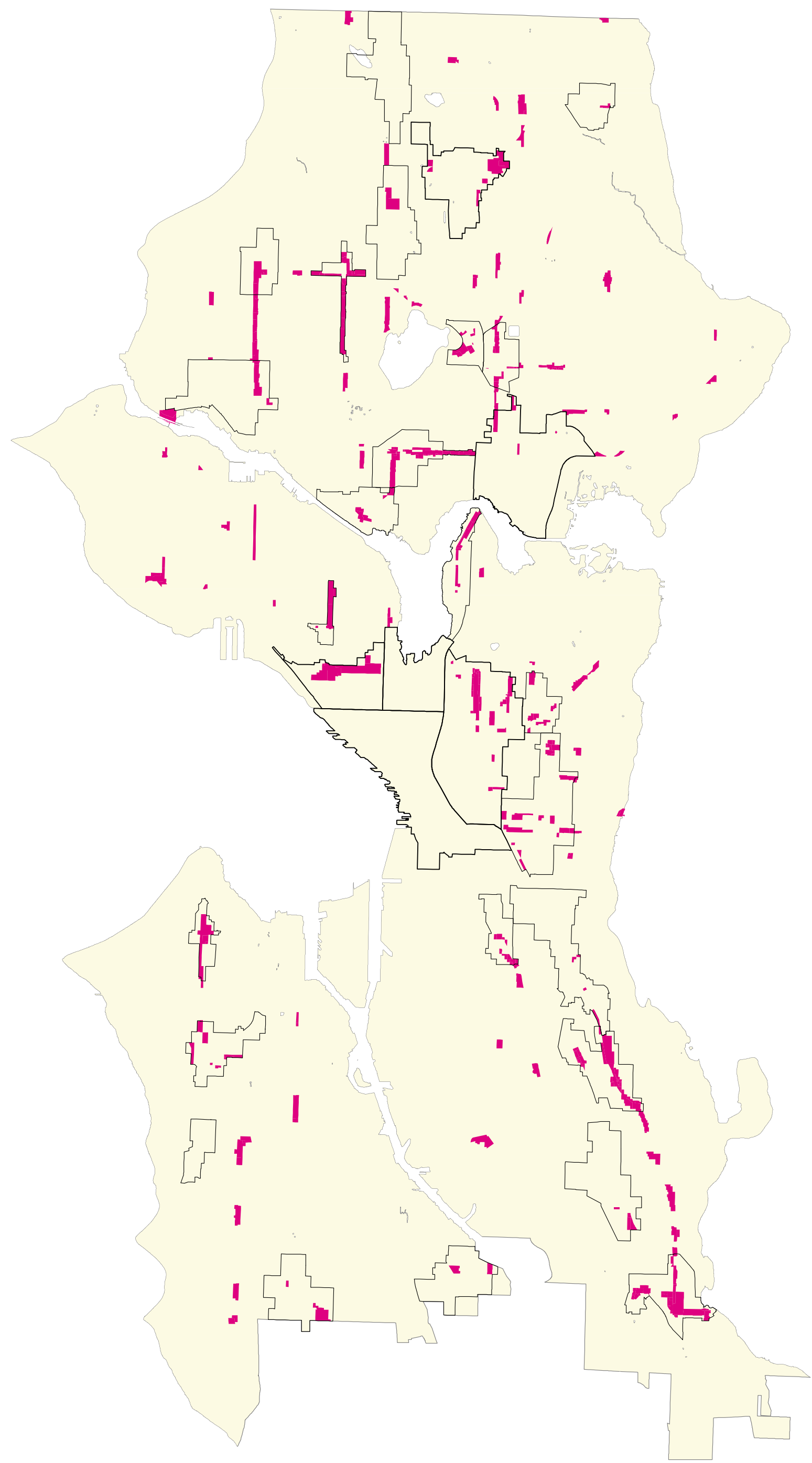
Lot Size	15,000sf
FAR max	x 3.75
Total Allowed GSF	= 56,250
Efficiency Factor	.8
Ground Floor Commercial GSF	8,500
Total Net Residential	38,200
Average net unit size	796
Total units	48
Parking spaces provided	underground



Lot Size	18,000sf
FAR max	x 3.75
Total Allowed GSF	= 67,500
Efficiency Factor	.8
Ground Floor Commercial GSF	11,000
Total Net Residential	45,200
Average net unit size	707
Total units	64
Parking spaces provided	underground

AFFORDABLE HOUSING QUANTITIES

NC-40 ZONES IN SEATTLE



- EXISTING NC-40
- URBAN VILLAGE BOUNDARIES

MIXED USE - SMALL SITE

PERFORMANCE HOUSING	(commercial addition)
High Market Area (7%)	3.36 (+.40) = 4 units
Medium Market Area (6%)	2.88 (+.34) = 4 units
Low Market Area (5%)	2.40 (+.28) = 3 units
PAYMENT HOUSING	
High Market Area (\$18/sf)	\$859.5k (+\$36k) = \$895.5k
Medium Market Area (\$12/sf)	\$573k (+\$31.5k) = \$604.5k
Low Market Area (\$7/sf)	\$334.3k (+\$22.5k) = \$356.8k

*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%)	4.48 (+.69) = 6 units
Medium Market Area (6%)	3.84 (+.59) = 5 units
Low Market Area (5%)	3.20 (+.50) = 4 units
PAYMENT HOUSING	
High Market Area (\$18/sf)	\$1,017k (+\$56k) = \$1,073k
Medium Market Area (\$12/sf)	\$678k (+\$49k) = \$727k
Low Market Area (\$7/sf)	\$395.5k (+\$35k) = \$430.5k

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

