



Lot Size

FAR max

Total Allowed GSF

Efficiency Factor

Commercial GSF

Residential NSF

Total units

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FAR max

Total Allowed GSF

Efficiency Factor

Commercial GSF

Residential NSF

Total units

Average net unit size

Parking spaces provided

Average net unit size

Parking spaces provided

NEIGHBORHOOD COMMERCIAL 95

774

= 179,687.5

168 (21 live-work)

underground

17,065

129,996

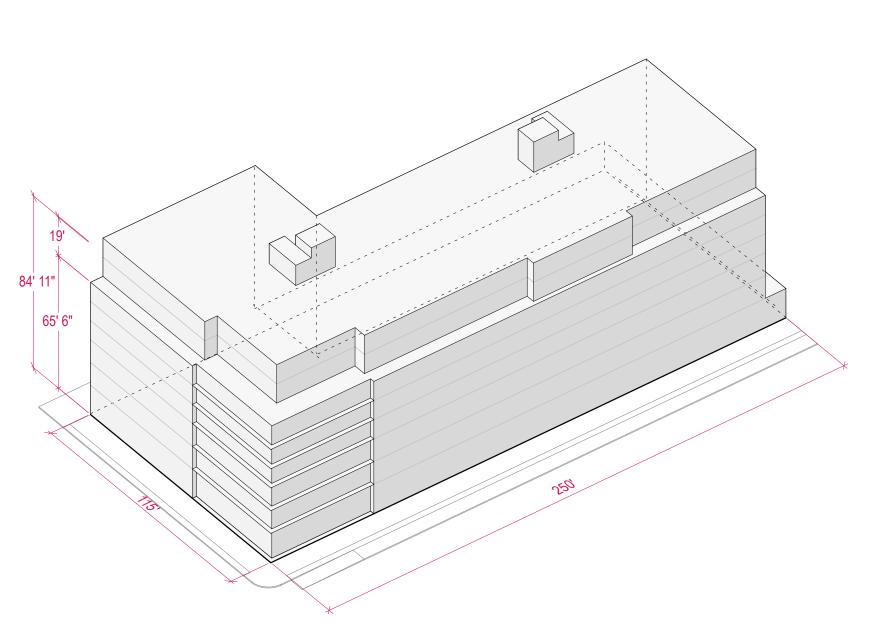
774

MAXIMUM DEVELOPMENT POTENTIAL

EXISTING NC-85

Height Limit	85'
Floor Area Ratio	4.5 single use;
(FAR) max	4.5 single use; 6.0 total mixed use
Setbacks	
Front	Dwellings 4' above or
	10' back
Rear	0
Sides	0
Parking	1 per unit; No min in Urban Villages

NC-95 - "5 OVER 3" CONSTRUCTION



28,750sf

= 172,500

x 6.0

20,845

121,324

28,750sf

= 179,687.5

161 (46 live-work)

underground

x 6.25

20,845

127,052

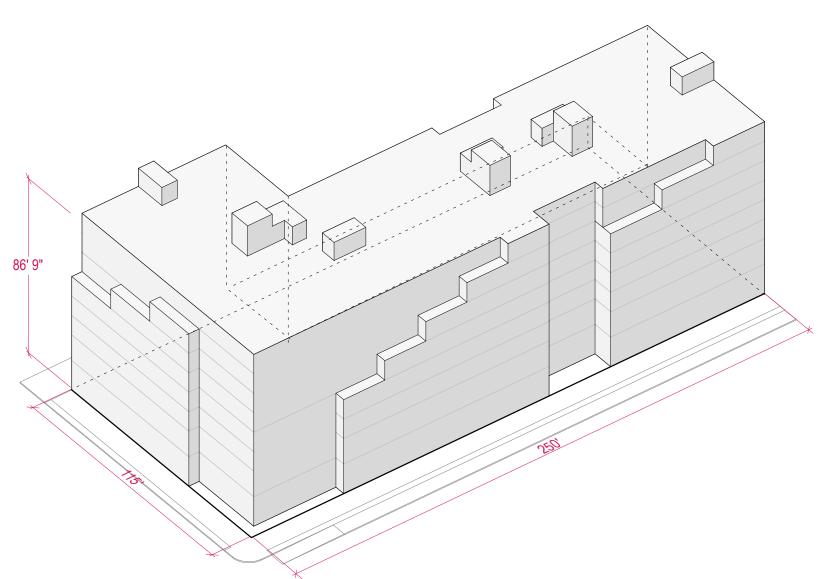
790

153 (26 live-work)

underground

790

VC-95 -	9	ST	ORY	HIGH	RISE
CC) [IST	RUC	TION	



*	
85'	

NC-100 - 100' HIGHRISE

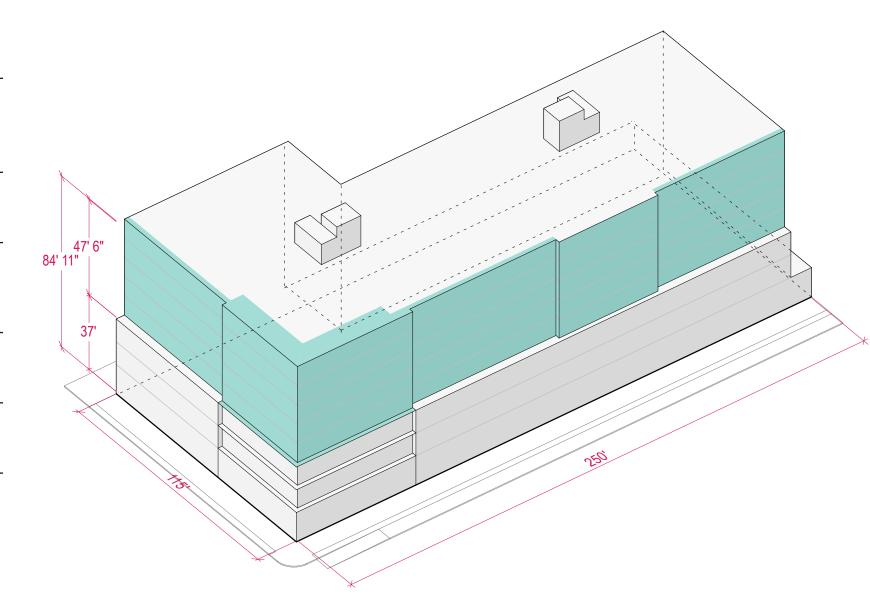
CONSTRUCTION TYPE OPTION

28,750sf Lot Size FAR max x 6.0 **Total Allowed GSF** = 172,500 **Efficiency Factor Commercial GSF** 17,065 Residential NSF 124,348 Average net unit size Total units 161 (23 live-work) Parking spaces provided underground

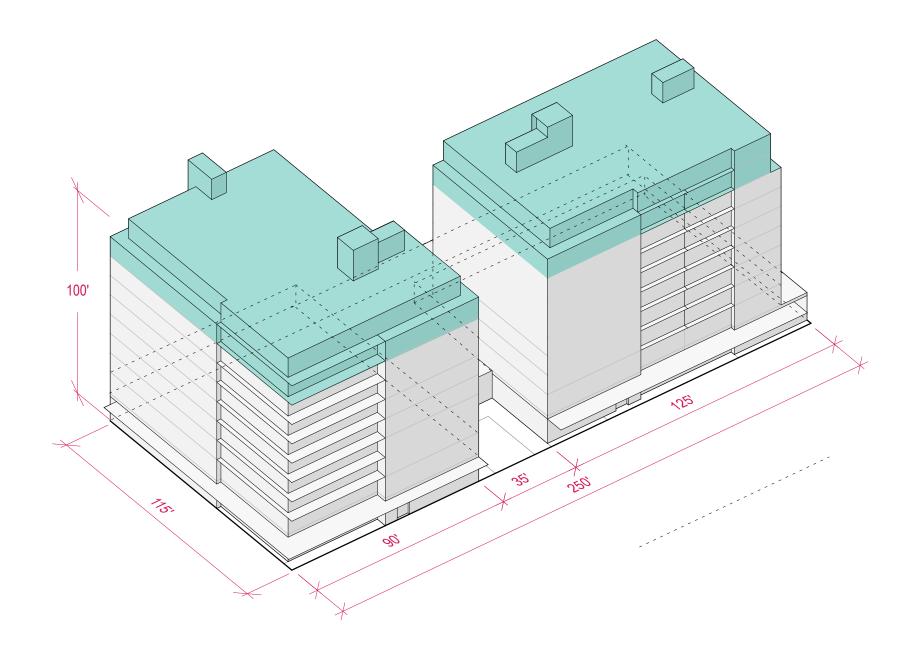
28,750sf Lot Size FAR max x 6.0 **Total Allowed GSF** = 172,500 **Efficiency Factor Commercial GSF** 17,660 Residential NSF 123,872 Average net unit size 759 Total units 163 (20 live-work) Parking spaces provided underground

PROPOSED MHA NC-95

Height Limit	95' (100' for NC-100)	
Floor Area Ratio	5.0 single use; 6.25 total mixed use	
(FAR) max	6.25 total mixed use	
Setbacks		
Front	Dwellings 4' above or	
	10' back	
Rear	0	
Sides	0	
Parking	1 per unit; No min in Urban Villages	



	7ES	
Lot Size FAR max		28,750sf x 6.25



Total Allowed GSF Efficiency Factor Commercial GSF Residential NSF Average net unit size Total units Parking spaces provided

Lot Size 28,750sf FAR max x 6.25 **Total Allowed GSF** = 179,687.5 **Efficiency Factor Commercial GSF** 17,660 Residential NSF 129,647.2 Average net unit size 759 171 (19 live-work) Total units Parking spaces provided underground

NC-85 ZONES IN SEATTLE

AFFORDABLE HOUSING QUANTITIES

EXISTING NC-85

URBAN VILLAGE BOUNDARIES

NC- 95 - "5 OVER 3" CONSTRUCTION

PERFORMANCE HOUSING (commercial addition)

High Market Area (7%) 11.27 (+1.49) = 13 unitsMedium Market Area (6%) 9.66 (+1.28) = 11 units 8.05 (+1.07) = 10 unitsLow Market Area (5%)

PAYMENT HOUSING

High Market Area (\$18/sf) \$2,858.7k (+134.8k) = \$2,993.4kMedium Market Area (\$12/sf) \$1,906k (+118k) = \$2,024kLow Market Area (\$7/sf) \$1,111.7k (+84.2k) = \$1,195.9k

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

NC-95 - 9 STORY HIGHRISE CONSTRUCTION

PERFORMANCE HOUSING (commercial addition)

High Market Area (7%) 11.76 (+1.18) = 13 units Medium Market Area (6%) 10.08 (+1.01) = 12 unitsLow Market Area (5%) 8.40 (+.84) = 10 units

PAYMENT HOUSING

High Market Area (\$18/sf) \$2,924.9k (+104.5k) = \$3,029.4kMedium Market Area (\$12/sf) \$1,950k (+91k) = \$2,041kLow Market Area (\$7/sf) \$1,137.5k (+65.3k) = \$1,202.8k

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

NC-100 - 100' HIGHRISE CONSTRUCTION TYPE OPTION

PERFORMANCE HOUSING (commercial addition)

High Market Area (7%) 11.97 (+1.26) = 14 units Medium Market Area (6%) 10.26 (+1.08) = 12 unitsLow Market Area (5%) 8.55 (+.90) = 10 units

PAYMENT HOUSING

High Market Area (\$18/sf)\$2,917.1k (+109.3k) = \$3,026.4kMedium Market Area (\$12/sf) \$1,945k (+95.6k) = \$2,040k Low Market Area (\$7/sf) \$1,134.4k (+68.3k) = \$1,202.7k

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





