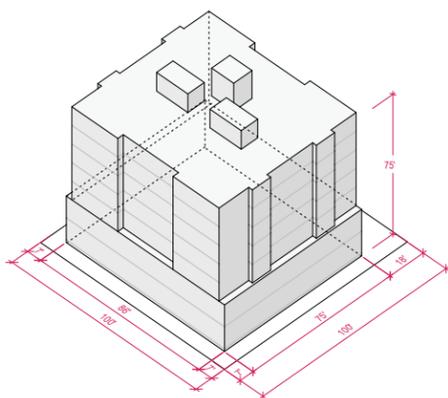


MAXIMUM DEVELOPMENT POTENTIAL

EXISTING MR

Height Limit	60' base ; 75' bonus
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

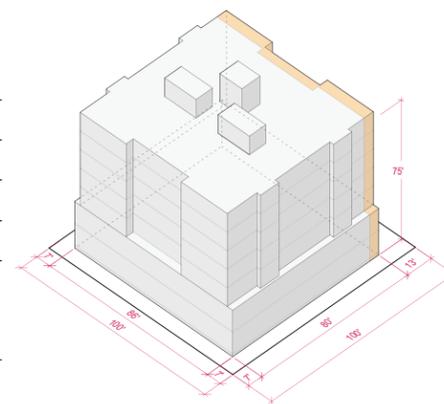
* FAR = Floor Area Ratio



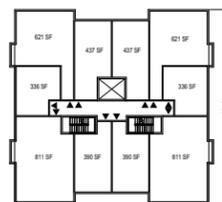
Lot Size	10,000sf
FAR max	x 4.25
Total Allowed GSF	= 42,500
Efficiency Factor	.8
Total NSF	34,000
Area below grade	3,084
Total units	72 total (6 partially below)
Average net unit size	514
Parking spaces provided	0

PROPOSED MHA MR

Height Limit	75'
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

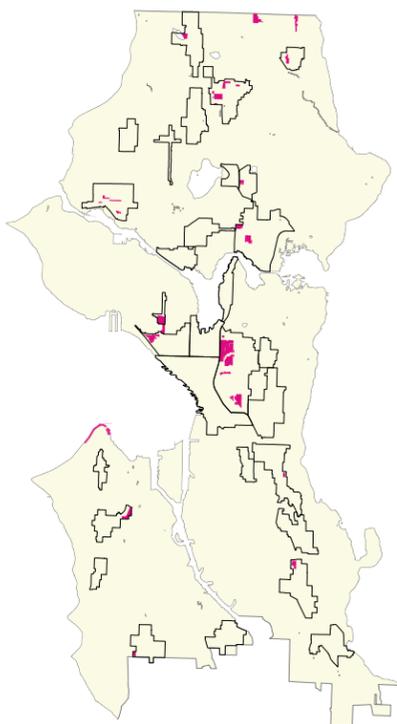


Lot Size	10,000sf
FAR max	x 4.5
Total Allowed GSF	= 45,000
Efficiency Factor	.8
Total NSF	36,000
SF below grade	3,084
Total units	76 total (6 partially below)
Average net unit size	514
Parking spaces provided	0



Example Floorplan typical floor

EXAMPLE SITE



EXISTING MR
URBAN VILLAGE BOUNDARIES



AFFORDABLE HOUSING QUANTITIES

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

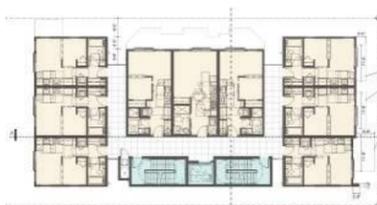
PAYMENT HOUSING

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



PRECEDENTS EXISTING ZONING



323 Bellevue Ave. E.
d/Arch Llc
MR
7,206.6 SF Lot
34-47 units



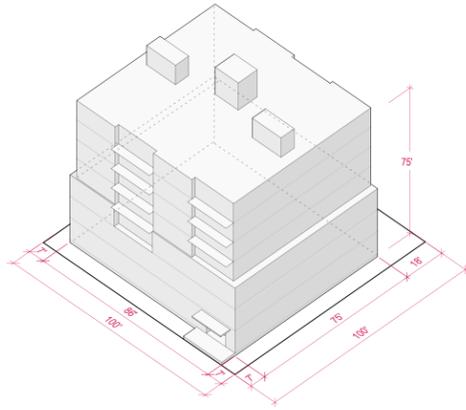
422 Summit Ave E
Runberg Architecture Group
MR
48 units

MAXIMUM DEVELOPMENT POTENTIAL

EXISTING MR

Height Limit	60' base ; 75' bonus
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

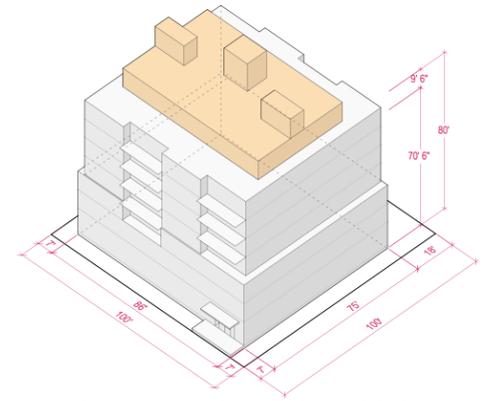
* FAR = Floor Area Ratio
** Additional 15' setback at front and rear above 70'; additional 5' side setback above 70'



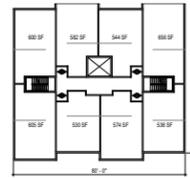
Lot Size	10,000sf
FAR max	x 4.25
Total Allowed GSF	= 42,500
Efficiency Factor	.8
Total NSF	34,000
Area below grade	2,252
Total units	64 total (4 partially below)
Average net unit size	563
Parking spaces provided	0

PROPOSED MHA MR

Height Limit	80'
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

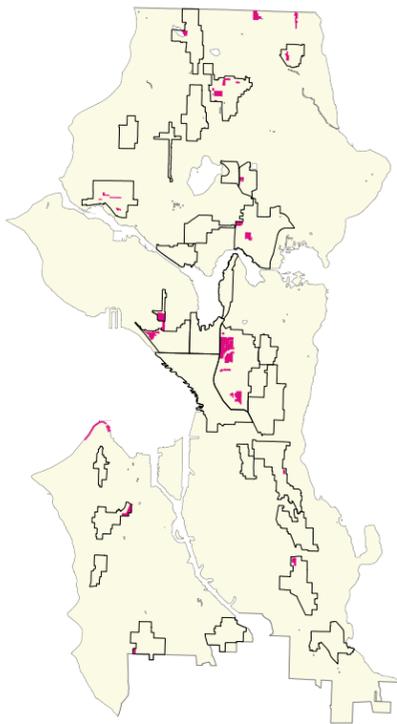


Lot Size	10,000sf
FAR max	x 4.5
Total Allowed GSF	= 45,000
Efficiency Factor	.8
Total NSF	36,000
SF below grade	2,252
Total units	68 total (4 partially below)
Average net unit size	563
Parking spaces provided	0

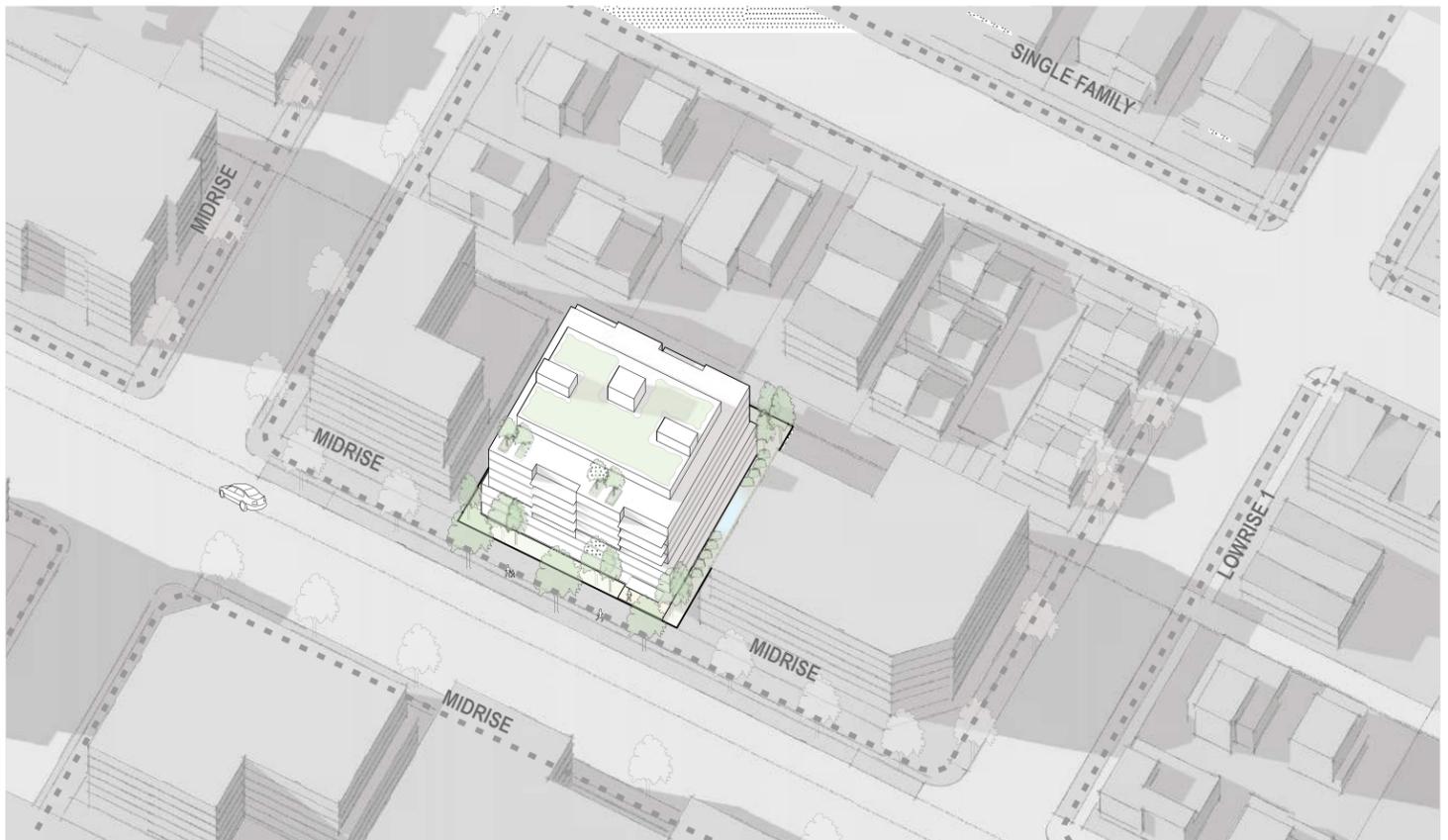


Example Floorplan typical floor

EXAMPLE SITE



EXISTING MR
URBAN VILLAGE BOUNDARIES



AFFORDABLE HOUSING QUANTITIES

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

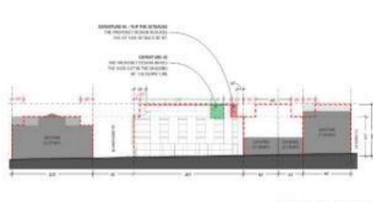
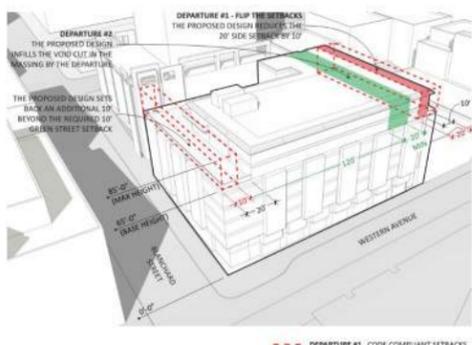
PAYMENT HOUSING

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

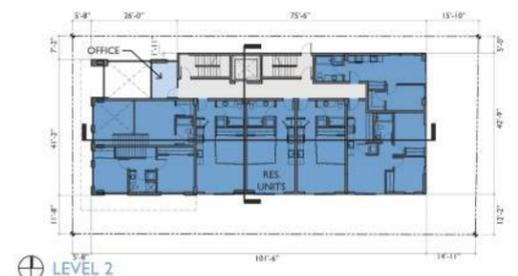
*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing



PRECEDENTS EXISTING ZONING



2134 Western Ave.
Clark Design Group PLLC
Setback Example

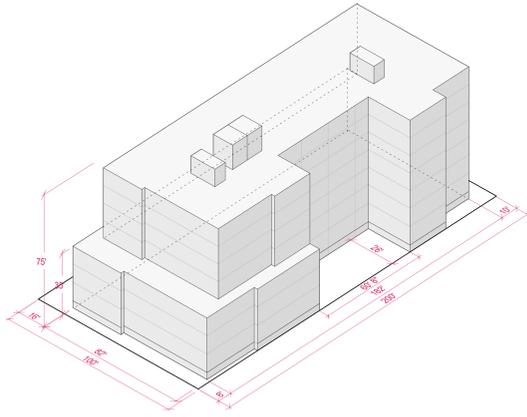


1820 Boylston Ave.
Nicholson Kovalchick Architects
MR
7,350 SF Lot
55 units

MAXIMUM DEVELOPMENT POTENTIAL

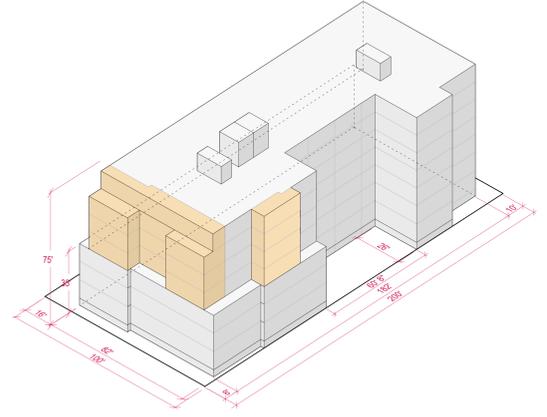
EXISTING MR

Height Limit	60' base ; 75' bonus
FAR* max	3.2 base; 4.25 bonus
Setbacks	
Front	7' average, 5' min
Rear	10' w Alley, 15' w/o
Sides	7' average, 5' min.
Parking	1 per unit; No min in Urban Villages



PROPOSED MHA MR

Height Limit	75'
FAR max	4.5
Setbacks	
Front	7' average, 5' min
Rear	10' w Alley, 15' w/o
Sides	7' average, 5' min.
Parking	1 per unit; No min in Urban Villages



* FAR = Floor Area Ratio

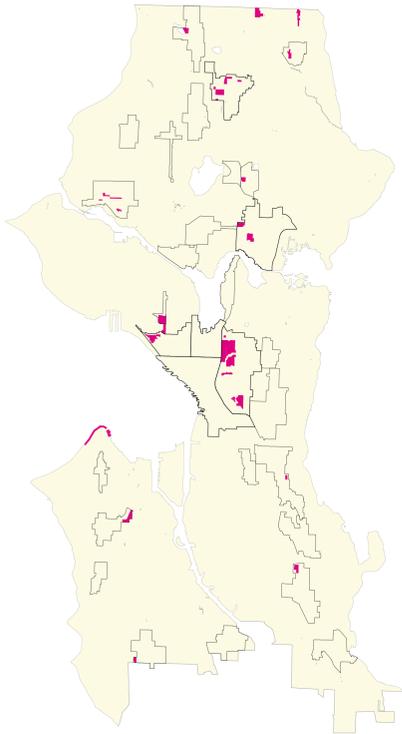
Lot Size	20,000sf
FAR max	x 4.25
Total Allowed GSF	= 85,000
Efficiency Factor	.8
Total NSF	68,000
Total units	112
Average net unit size	605
Parking spaces provided	underground



Example Floorplan
typical floor

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

EXAMPLE SITE



EXISTING MR
URBAN VILLAGE BOUNDARIES



AFFORDABLE HOUSING QUANTITIES

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



PRECEDENTS EXISTING ZONING



1250-1262 Alki Ave. SW
SolTerra
MR
22,553 SF Lot
100 units



1307 Harbor Ave. SW
The Miller Hull Partnership
MR
13,012 SF Lot
15 units