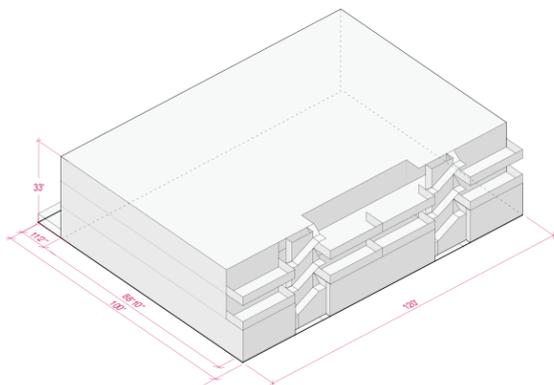


MAXIMUM DEVELOPMENT POTENTIAL

EXISTING NC30

Height Limit	30'
FAR* max	2.5
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

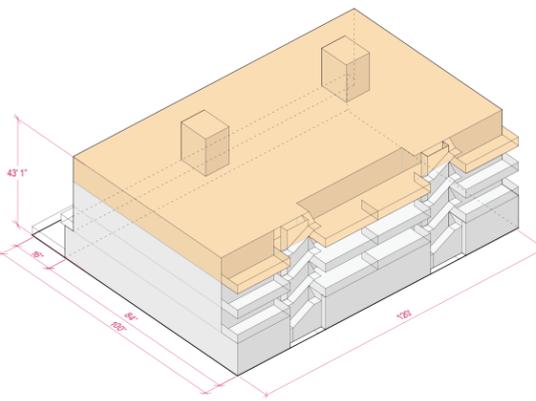


* FAR = Floor Area Ratio

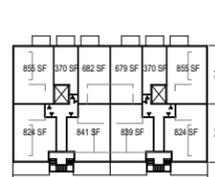
Lot Size	12,000sf
FAR max	x 2.5
Total Allowed GSF	= 30,000
Efficiency Factor	.8
Ground Floor Commercial GSF	4,000
Total Net Residential	20,800
Average net unit size	711
Total units	29
Parking spaces provided	0

PROPOSED MHA NC40

Height Limit	40'
FAR max	3.0
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



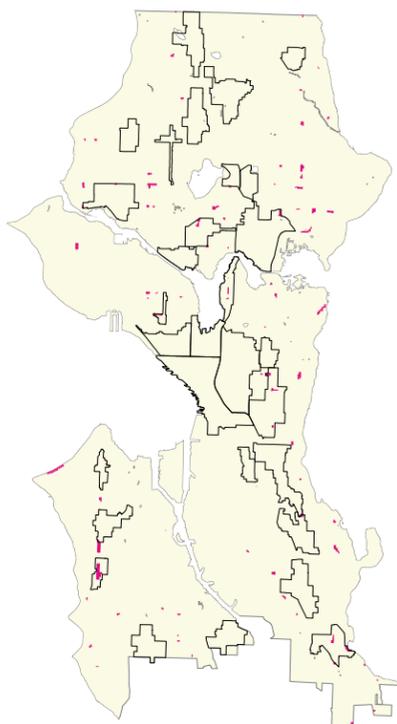
Example Floorplan ground floor



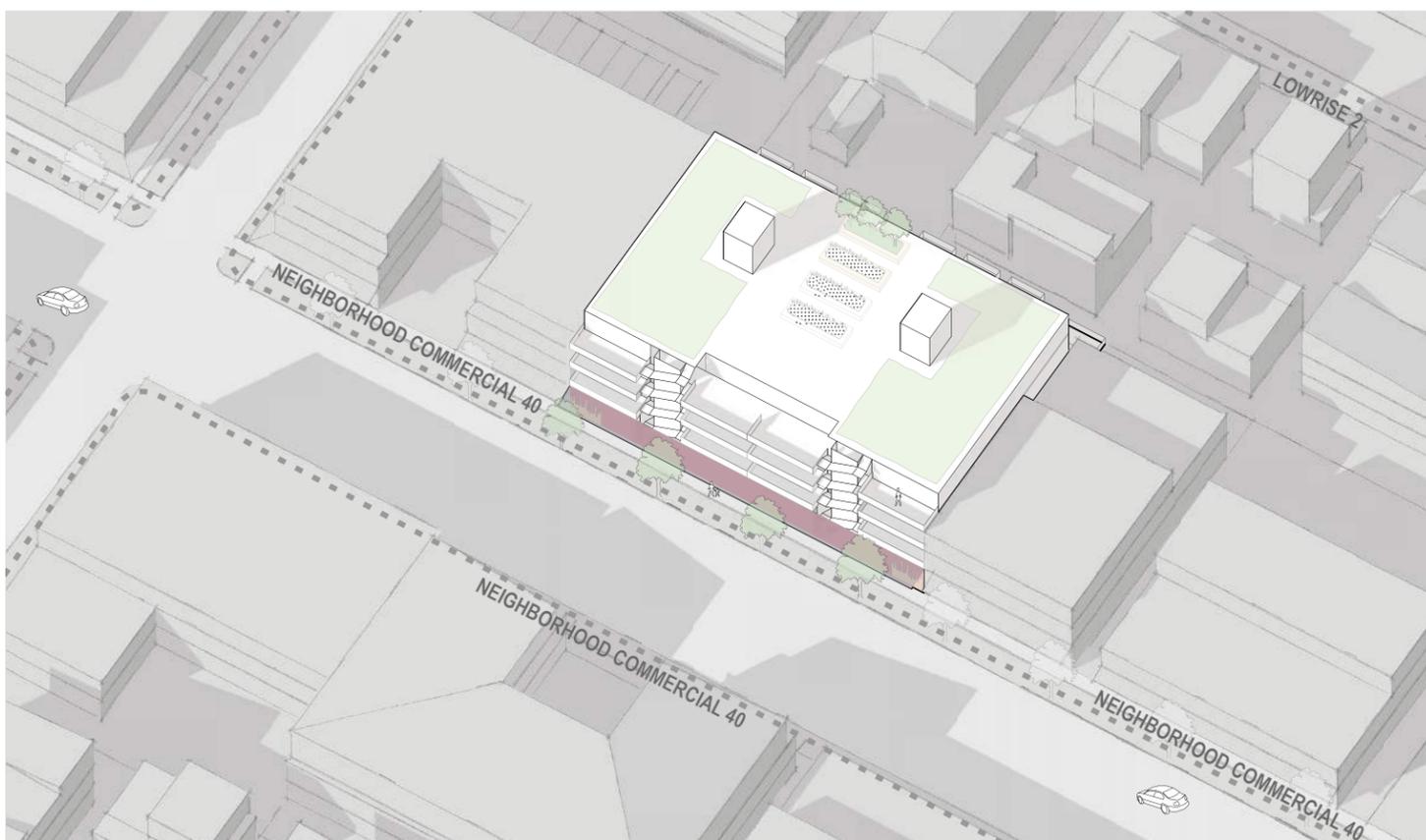
Example Floorplan typical floor

Lot Size	12,000sf
FAR max	x 3.0
Total Allowed GSF	= 36,000
Efficiency Factor	.8
Ground Floor Commercial GSF	4,000
Total Net Residential	25,600
Average net unit size	711
Total units	36
Parking spaces provided	0

EXAMPLE SITE



EXISTING NC-30
URBAN VILLAGE BOUNDARIES



AFFORDABLE HOUSING QUANTITIES

PERFORMANCE HOUSING

High Market Area (7%)	2.52 = 3 units
Medium Market Area (6%)	2.16 = 3 units
Low Market Area (5%)	1.80 = 2 units

PAYMENT HOUSING

High Market Area (\$18/sf)	\$576k
Medium Market Area (\$12/sf)	\$384k
Low Market Area (\$7/sf)	\$224k

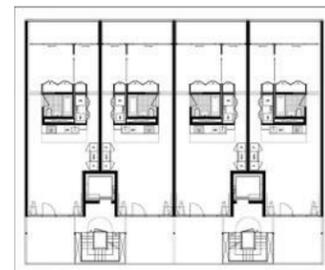
*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing



PRECEDENTS EXISTING ZONING



Park Modern
5621 University Way NE
BUILD

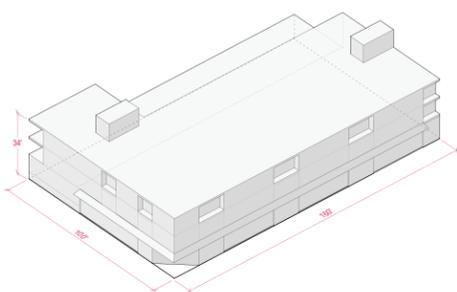


957 Pacific Street Brooklyn, NY
Loadingdock5 Architecture

MAXIMUM DEVELOPMENT POTENTIAL

EXISTING NC30

Height Limit	30'
FAR* max	2.5
Setbacks	
Front	Dwellings 4' above or 10' back
Rear	0
Sides	0
Parking	1 per unit; No min in Urban Villages

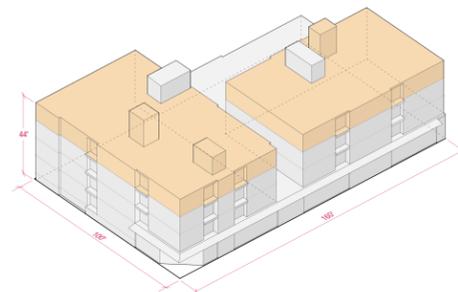


* FAR = Floor Area Ratio

Lot Size	16,000sf
FAR max	x 2.5
Total Allowed GSF	= 40,000
Efficiency Factor	.8
Ground Floor Commercial GSF	5,600
Total Net Residential	27,520
Average net unit size	827
Total units	33
Parking spaces provided	underground

PROPOSED MHA NC40

Height Limit	40'
FAR max	3.0
Setbacks	
Front	Dwellings 4' above or 10' back
Rear	0
Sides	0
Parking	1 per unit; No min in Urban Villages



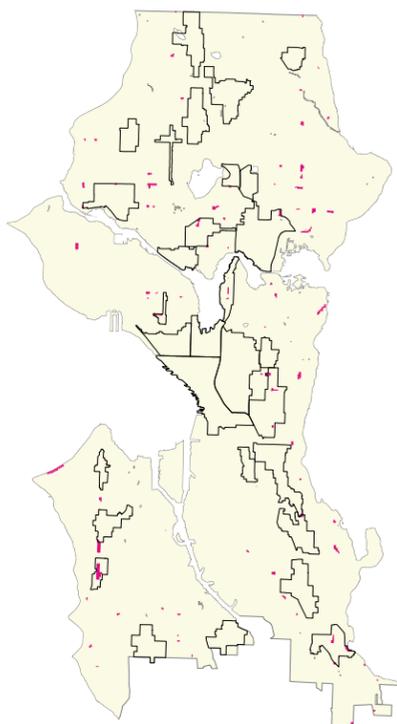
Example Floorplan ground floor



Example Floorplan typical floor

Lot Size	16,000sf
FAR max	x 3.0
Total Allowed GSF	= 48,000
Efficiency Factor	.8
Ground Floor Commercial GSF	5,600
Total Net Residential	33,920
Average net unit size	827
Total units	41
Parking spaces provided	underground

EXAMPLE SITE



EXISTING NC-30
URBAN VILLAGE BOUNDARIES



AFFORDABLE HOUSING QUANTITIES

PERFORMANCE HOUSING

(commercial addition)

High Market Area (7%)	2.87(+.14) = 4 units
Medium Market Area (6%)	2.46 (+.12) = 3 units
Low Market Area (5%)	2.05 (+.10) = 3 units

PAYMENT HOUSING

High Market Area (\$18/sf)	\$763.2k (+\$12.8k) = \$776k
Medium Market Area (\$12/sf)	\$508.8k (+\$11.2k) = \$520k
Low Market Area (\$7/sf)	\$296.8k (+\$8k) = \$304.8k

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



PRECEDENTS EXISTING ZONING



Tangletown Condominium
2101 N 55th St.
NC-30
90 units



2508 N 50th St
Caron
NC-30
5,225 SF Lot
17 units