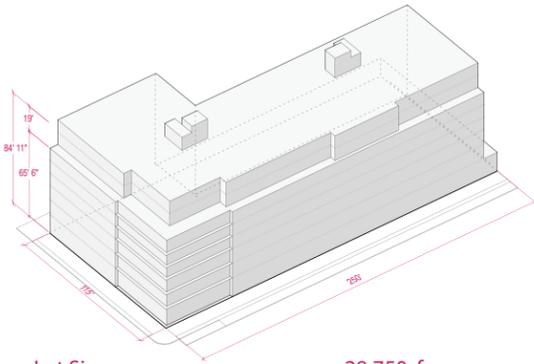


MAXIMUM DEVELOPMENT POTENTIAL

EXISTING NC85

Height Limit	85'
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

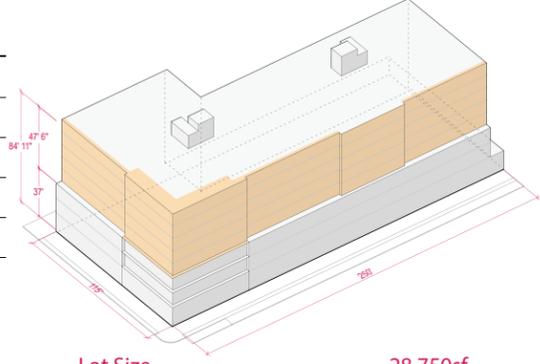


Lot Size	28,750sf
FAR max	x 6.0
Total Allowed GSF	= 172,500
Efficiency Factor	.8
Commercial GSF	20,845
Residential NSF	121,324
Average net unit size	790
Total units	153 (26 live-work)
Parking spaces provided	underground

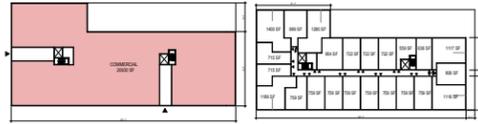
* FAR = Floor Area Ratio

PROPOSED MHA NC95

Height Limit	95'
FAR max	5.0 single use; 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



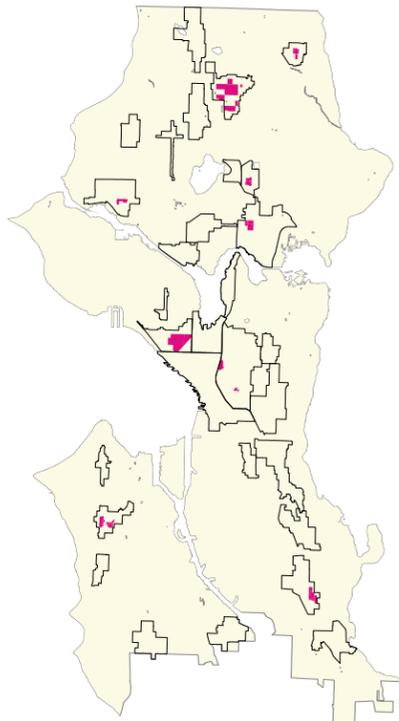
Lot Size	28,750sf
FAR max	x 6.25
Total Allowed GSF	= 179,687.5
Efficiency Factor	.8
Commercial GSF	20,845
Residential NSF	127,052
Average net unit size	790
Total units	161 (46 live-work)
Parking spaces provided	underground



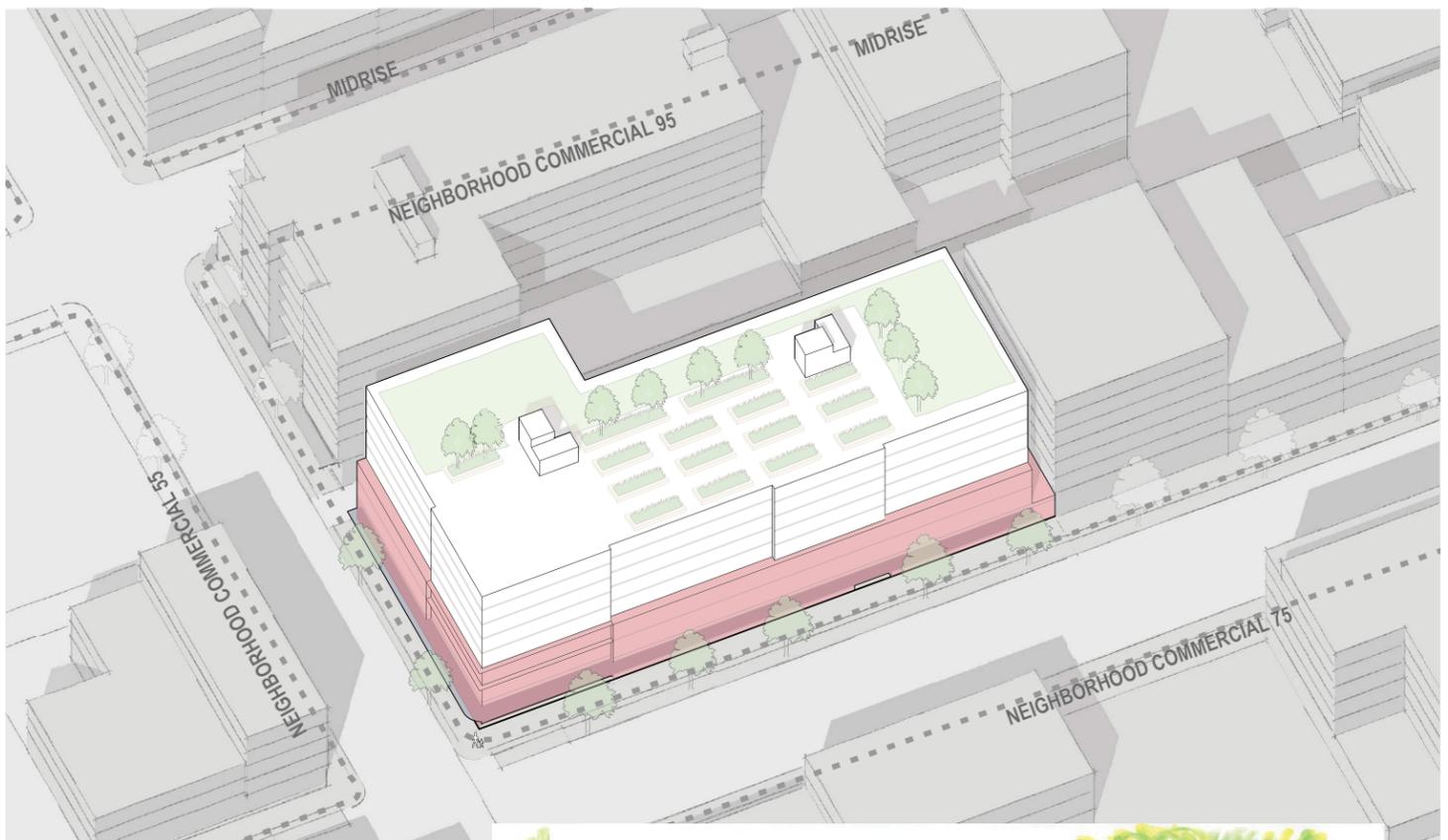
Example Floorplan ground floor

Example Floorplan typical floor

EXAMPLE SITE



EXISTING NC-85
URBAN VILLAGE BOUNDARIES



AFFORDABLE HOUSING QUANTITIES

PERFORMANCE HOUSING (commercial addition)

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

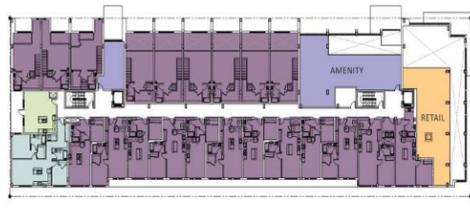
PAYMENT HOUSING

High Market Area (\$18/sf)	\$2,858.7k (+137.8k) = \$2,993.4k
Medium Market Area (\$12/sf)	\$1,906k (+118k) = \$2,024k
Low 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



PRECEDENTS EXISTING ZONING



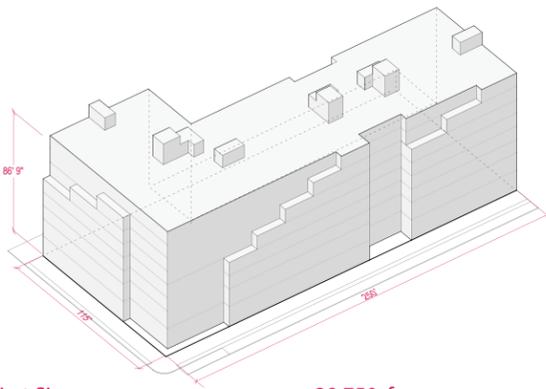
1701 NW 56th St.
Clark Design Group PLLC
NC-85
28,500 SF Lot
176 Units

4754 Fautleroy Way SW
Mithun
NC-85
12,000 SF Lot
108 Units (10 live-work)

MAXIMUM DEVELOPMENT POTENTIAL

EXISTING NC85

Height Limit	85'
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

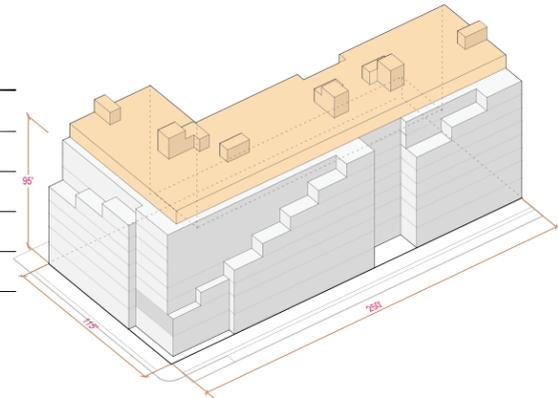


Lot Size	28,750sf
FAR max	x 6.0
Total Allowed GSF	= 172,500
Efficiency Factor	.8
Commercial GSF	17,065
Residential NSF	124,348
Average net unit size	774
Total units	161 (23 live-work)
Parking spaces provided	underground

* FAR = Floor Area Ratio

PROPOSED MHA NC95

Height Limit	95'
FAR max	5.0 single use; 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



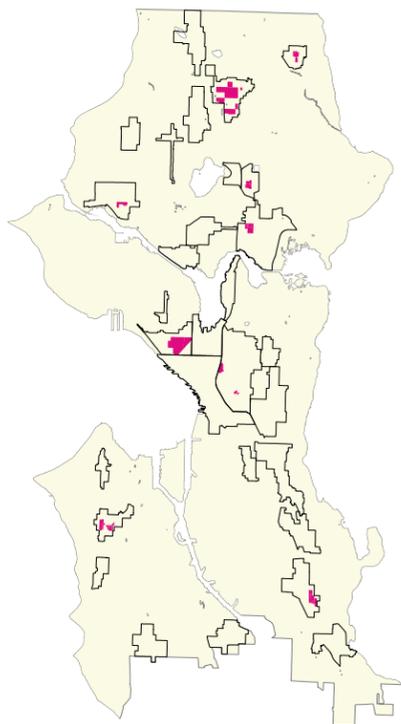
Lot Size	28,750sf
FAR max	x 6.25
Total Allowed GSF	= 179,687.5
Efficiency Factor	.8
Commercial GSF	17,065
Residential NSF	129,996
Average net unit size	774
Total units	168 (21 live-work)
Parking spaces provided	underground



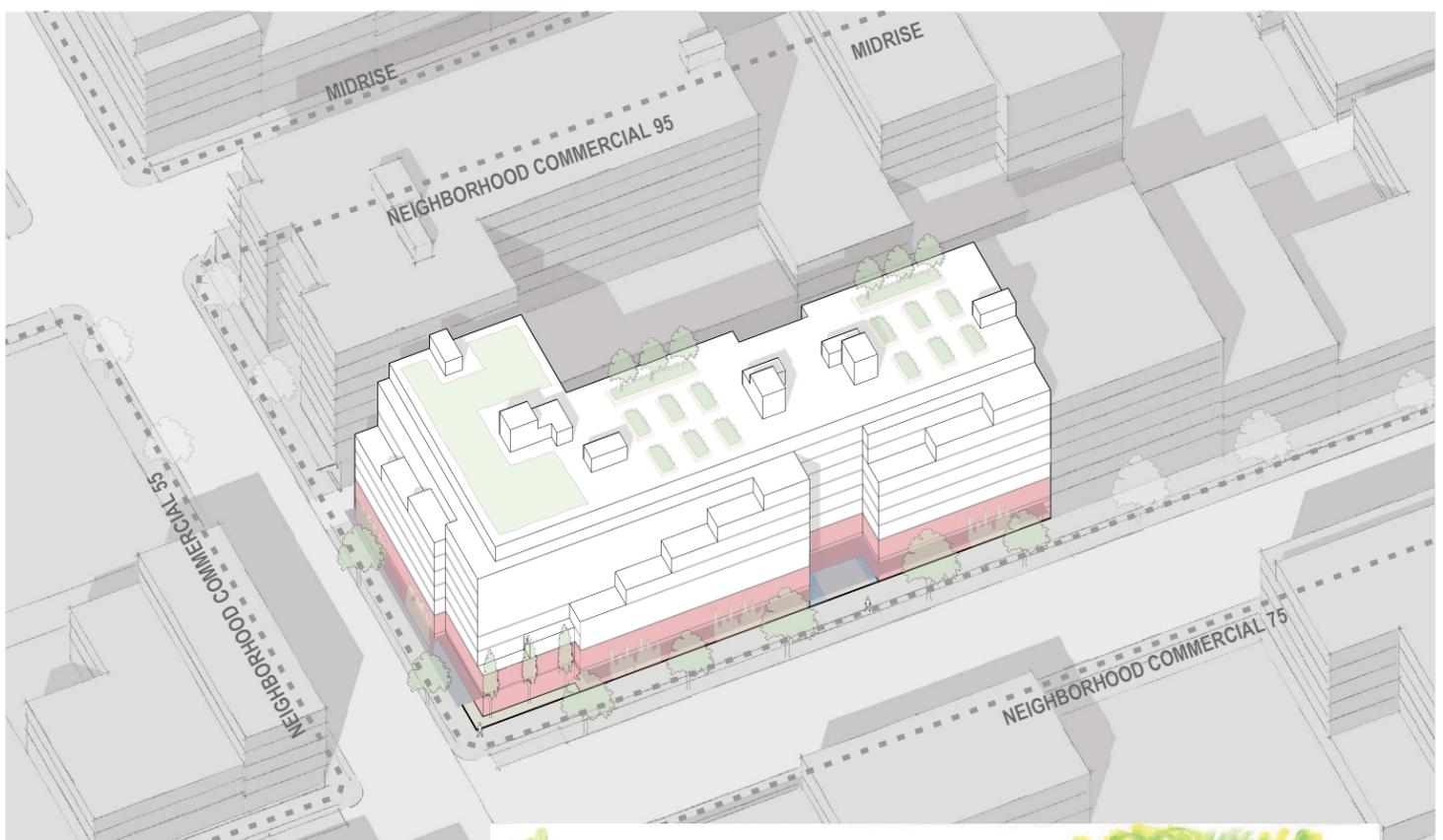
Example Floorplan ground floor

Example Floorplan typical floor

EXAMPLE SITE



EXISTING NC-85
URBAN VILLAGE BOUNDARIES



AFFORDABLE HOUSING QUANTITIES

PERFORMANCE HOUSING (commercial addition)

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

PAYMENT HOUSING

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

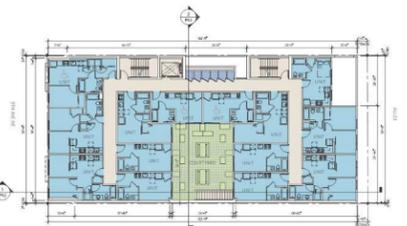
*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing



PRECEDENTS EXISTING ZONING



1208 Pine St.
Solterra
NC-85
10,470 SF Lot
72 Units

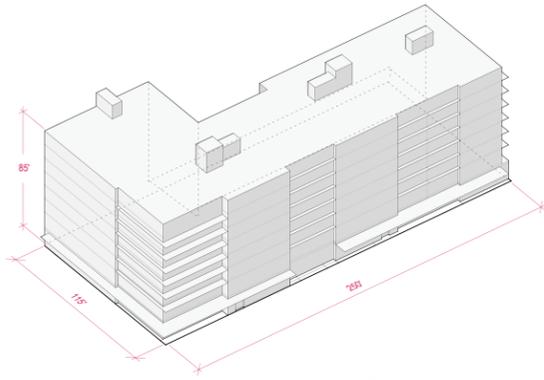


6404 & 6406 9th Ave. NE
Caron
NC-85
7,620 SF Lot
83 Units

MAXIMUM DEVELOPMENT POTENTIAL

EXISTING NC85

Height Limit	85'
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

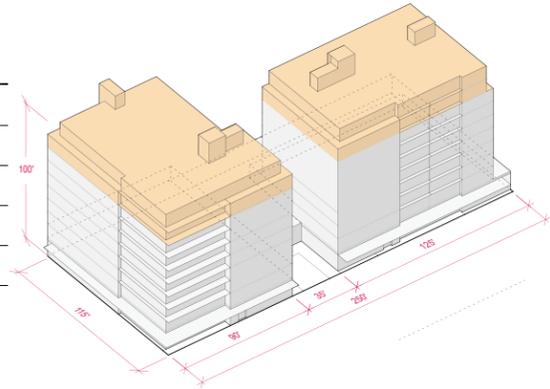


Lot Size	28,750sf
FAR max	x 6.0
Total Allowed GSF	= 172,500
Efficiency Factor	.8
Commercial GSF	17,660
Residential NSF	123,872
Average net unit size	759
Total units	163 (20 live-work)
Parking spaces provided	underground

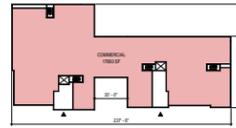
* FAR = Floor Area Ratio

PROPOSED MHA NC95

Height Limit	100'
FAR max	5.0 single use; 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



Lot Size	28,750sf
FAR max	x 6.25
Total Allowed GSF	= 179,687.5
Efficiency Factor	.8
Commercial GSF	17,660
Residential NSF	129,647.2
Average net unit size	759
Total units	171 (19 live-work)
Parking spaces provided	underground

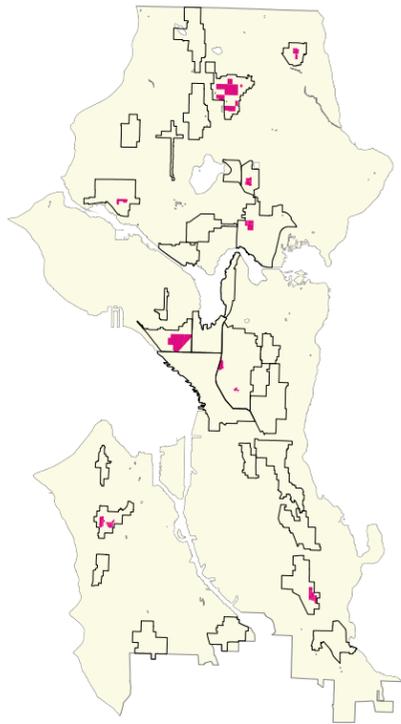


Example Floorplan ground floor

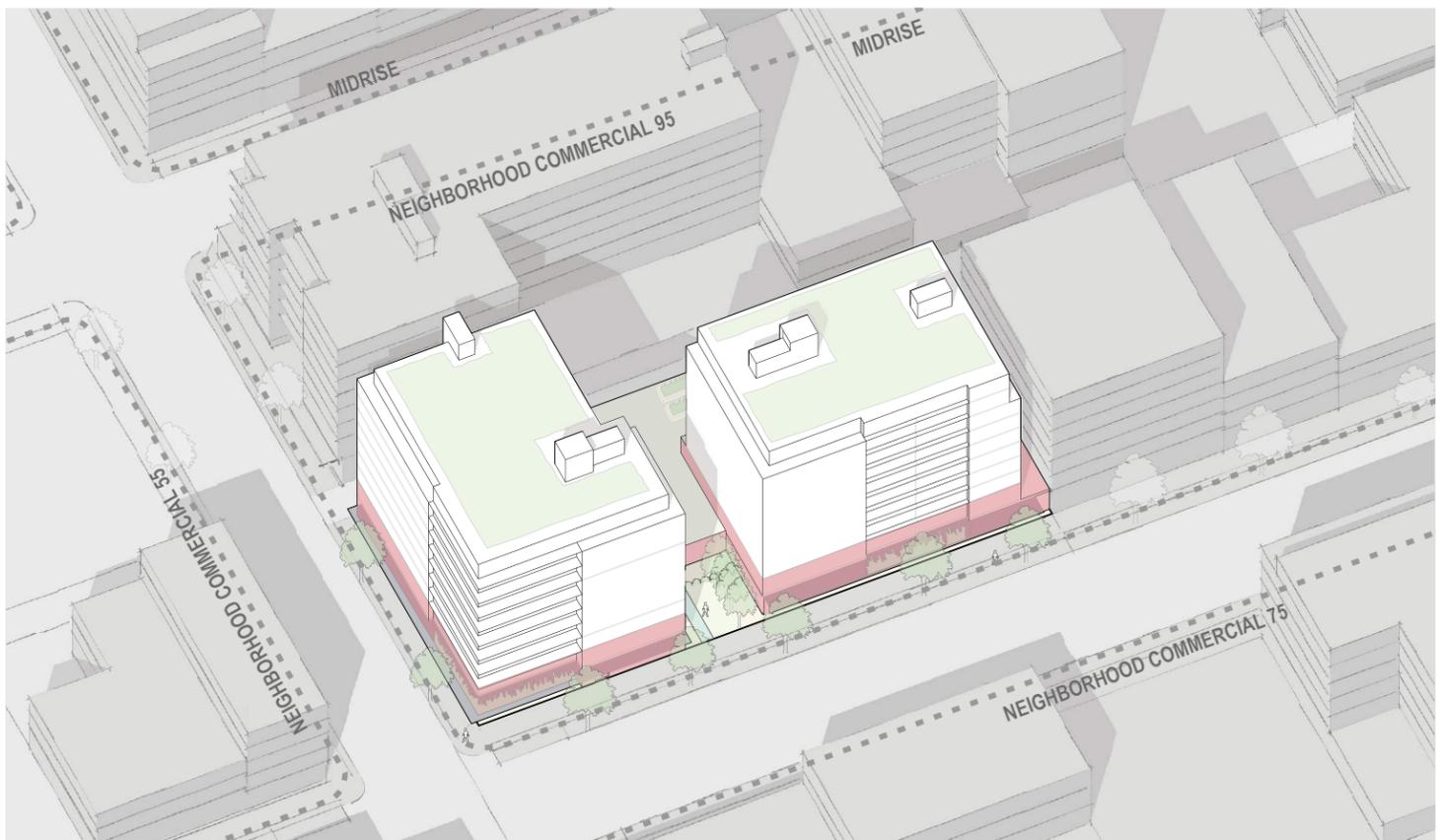


Example Floorplan typical floor

EXAMPLE SITE



EXISTING NC-85
URBAN VILLAGE BOUNDARIES



AFFORDABLE HOUSING QUANTITIES

PERFORMANCE HOUSING (commercial addition)

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

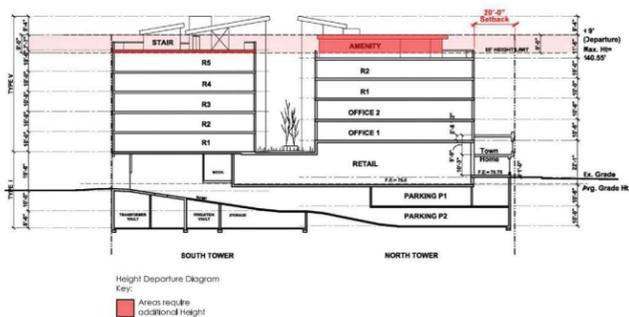
PAYMENT HOUSING

High Market Area (\$18/sf)	\$2,917.1k (+109.3k) = \$3,026.4k
Medium 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



PRECEDENTS EXISTING ZONING



5601 22nd Ave. NW
Studio Meng Strazzara
NC-65
30,000 SF Lot
80 Units



The Sparc
12192 NE 12th St. Bellevue, WA
GGLO
NC-95