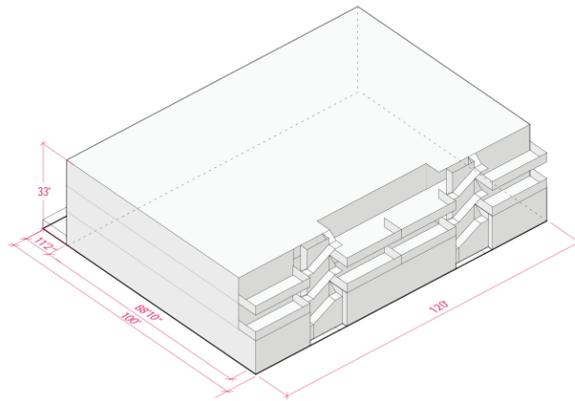


MAXIMUM DEVELOPMENT POTENTIAL

EXISTING NC-30

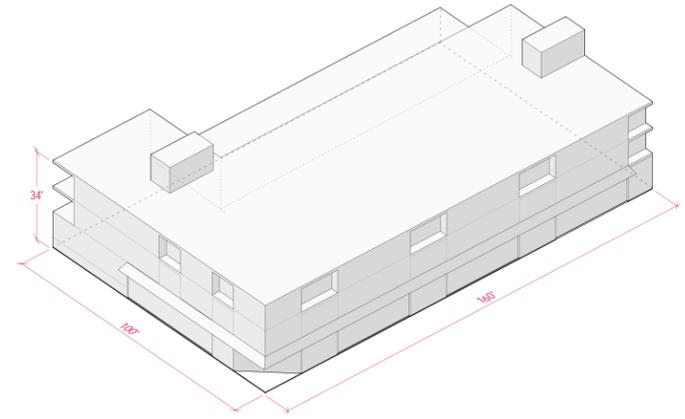
Floor Area Ratio (FAR)	2.5
Max Height Limit	30'
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Parking	1 per unit; No min. in Urban Villages

MIXED USE - SMALL SITE



Lot Size	12,000sf
Total Allowed GSF	30,000
Efficiency Factor	.8
Ground Floor Commercial GSF	4,000sf
Total Net Residential	20,800sf
Total Units	29
Average Net Unit Size	711sf
Parking spaces provided	0

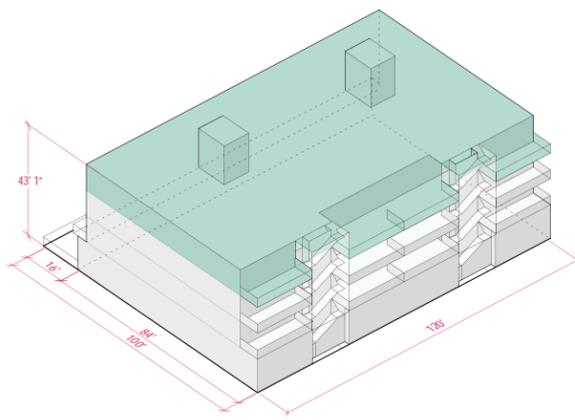
MIXED USE - LARGE SITE



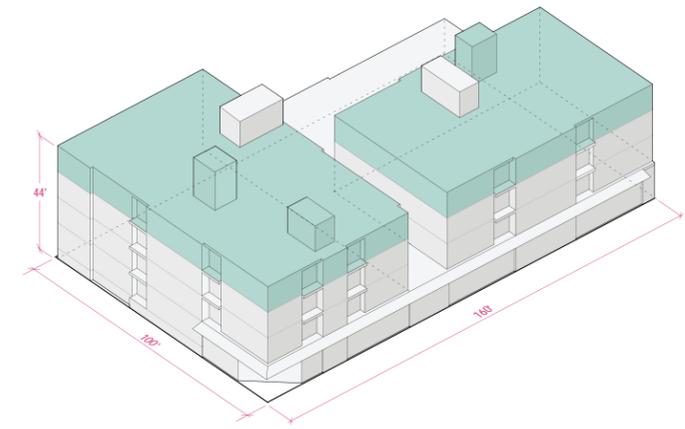
Lot Size	16,000sf
Total Allowed GSF	40,000sf
Efficiency Factor	.8
Ground Floor Commercial GSF	5,600sf
Total Net Residential	27,520sf
Total Units	33
Average Net Unit Size	827sf
Parking Spaces Provided	underground

PROPOSED MHA NC-40

Floor Area Ratio (FAR)	3.0
Max Height Limit	40'
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Parking	1 per unit; No min. in Urban Villages



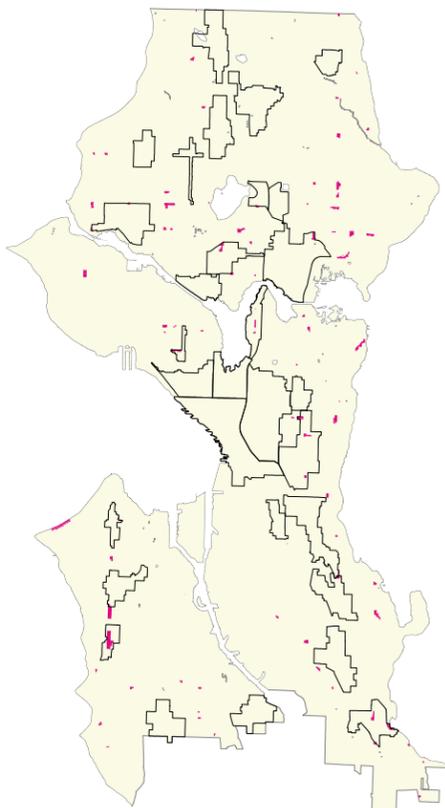
Lot Size	12,000sf
Total Allowed GSF	36,000sf
Efficiency Factor	.8
Ground Floor Commercial GSF	4,000sf
Total Net Residential	25,600sf
Total Units	36 / 18
Average Net Unit Size	689sf / 1108sf
Parking spaces provided	0



Lot Size	16,000sf
Total Allowed GSF	48,000sf
Efficiency Factor	.8
Ground Floor Commercial GSF	5,600sf
Total Net Residential	33,920sf
Total Units	41
Average Net Unit Size	827sf
Parking Spaces Provided	underground

AFFORDABLE HOUSING QUANTITIES

NC-30 ZONES IN SEATTLE



- EXISTING NC-30
- URBAN VILLAGE BOUNDARIES

MIXED USE - SMALL SITE

PERFORMANCE HOUSING	(commercial addition)
High Market Area (7%)	2.52(+.0) = 3 units
Medium Market Area (6%)	2.16(+.0) = 3 units
Low Market Area (5%)	1.80(+.0) = 2 units
PAYMENT HOUSING	
High Market Area (\$20.75/sf)	\$664k (+\$0) = \$664k
Medium Market Area (\$13.25/sf)	\$424k (+\$0) = \$424k
Low Market Area (\$7/sf)	\$224k (+\$0) = \$224k

*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%)	2.87(+.16) = 3 units
Medium Market Area (6%)	2.46(+.16) = 3 units
Low Market Area (5%)	2.05(+.16) = 3 units
PAYMENT HOUSING	
High Market Area (\$20.75/sf)	\$880k (+\$13k) = \$893k
Medium Market Area (\$13.25/sf)	\$562k (+\$11k) = \$573k
Low Market Area (\$7/sf)	\$297k (+\$8k) = \$305k

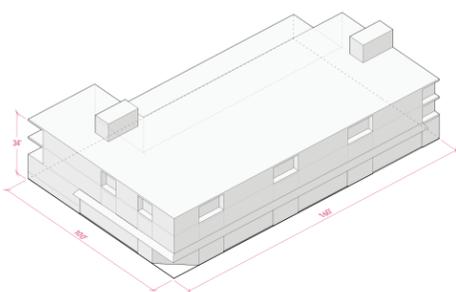
*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing



MAXIMUM DEVELOPMENT POTENTIAL

EXISTING NC30

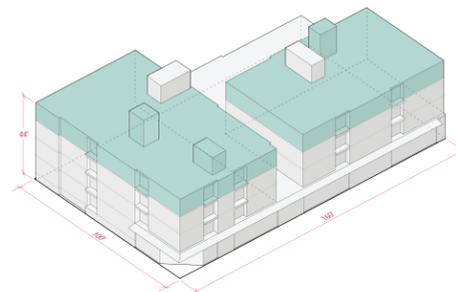
Floor Area Ratio (FAR) Max	2.5
Height Limit	30'
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Parking	1 per unit; No min. in Urban Villages



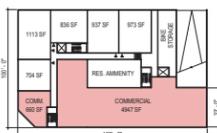
Lot Size 16,000sf
Total Allowed GSF 40,000sf
Efficiency Factor .8
Ground Floor Commercial GSF 5,600sf
Total Net Residential 27,520sf
Total Units 33
Average Net Unit Size 827sf
Parking Spaces Provided underground

PROPOSED MHA NC40

Floor Area Ratio (FAR) Max	3.0
Height Limit	40'
Setbacks	
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Sides	15' next to residentially zoned lot
Parking	1 per unit; No min. in Urban Villages



Lot Size 16,000sf
Total Allowed GSF 48,000sf
Efficiency Factor .8
Ground Floor Commercial GSF 5,600sf
Total Net Residential 33,920sf
Total Units 41
Average Net Unit Size 827sf
Parking Spaces Provided underground

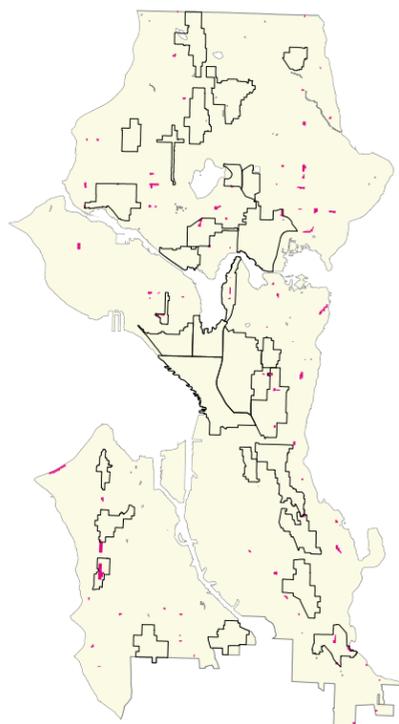


Example Floorplan ground floor

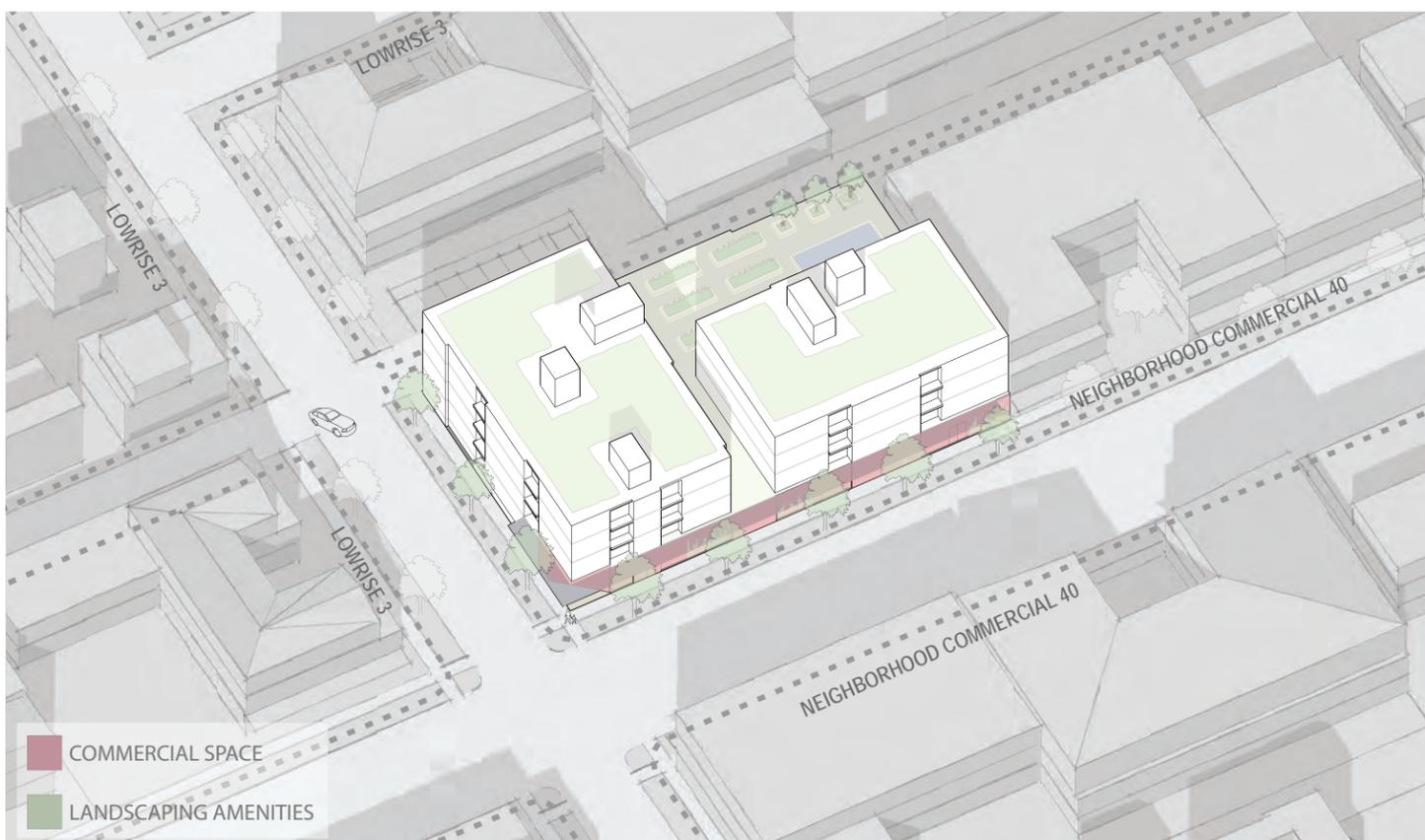


Example Floorplan typical floor

EXAMPLE SITE



EXISTING NC-30
URBAN VILLAGE BOUNDARIES



COMMERCIAL SPACE
LANDSCAPING AMENITIES

AFFORDABLE HOUSING QUANTITIES

PERFORMANCE HOUSING

(commercial addition)

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

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High Market Area (\$20.75/sf) \$880k (+\$13k) = \$893k
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PRECEDENTS EXISTING ZONING



Tangletown Condominium
2101 N 55th St.
NC-30
14,000 SF Lot
90 units

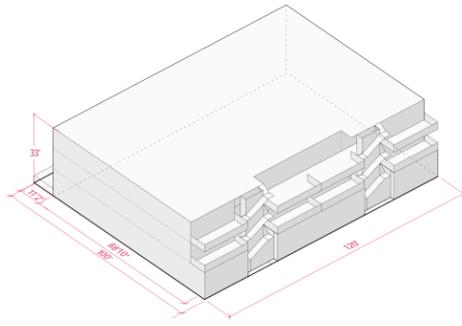


2508 N 50th St
Caron
NC-30
5,225 SF Lot
17 units

MAXIMUM DEVELOPMENT POTENTIAL

EXISTING NC30

Floor Area Ratio (FAR) Max	2.5
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Setbacks	
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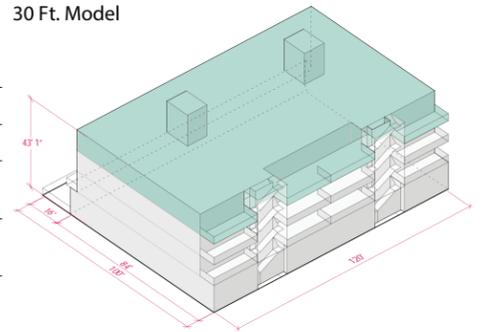


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Total Units	29
Average Net Unit Size	711sf
Parking spaces provided	0

PROPOSED MHA NC40

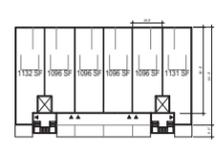
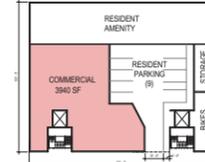
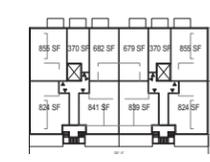
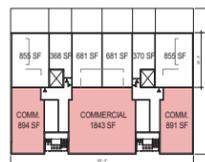
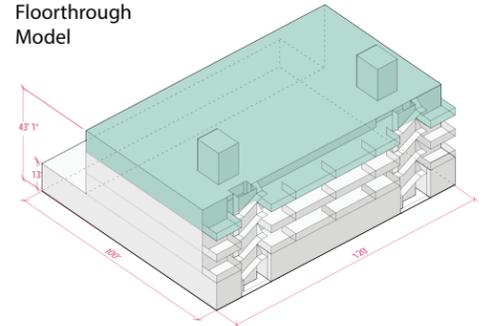
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30 Ft. Model



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Parking spaces provided	0

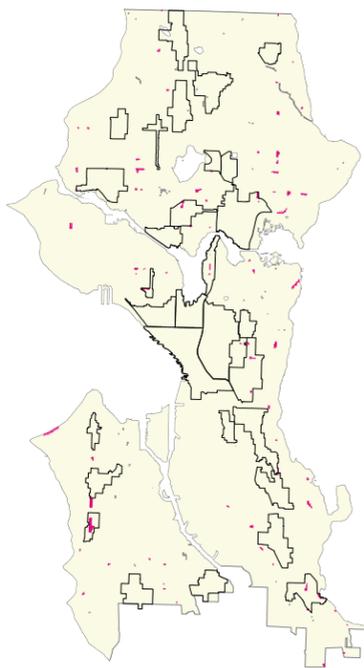
Floorthrough Model



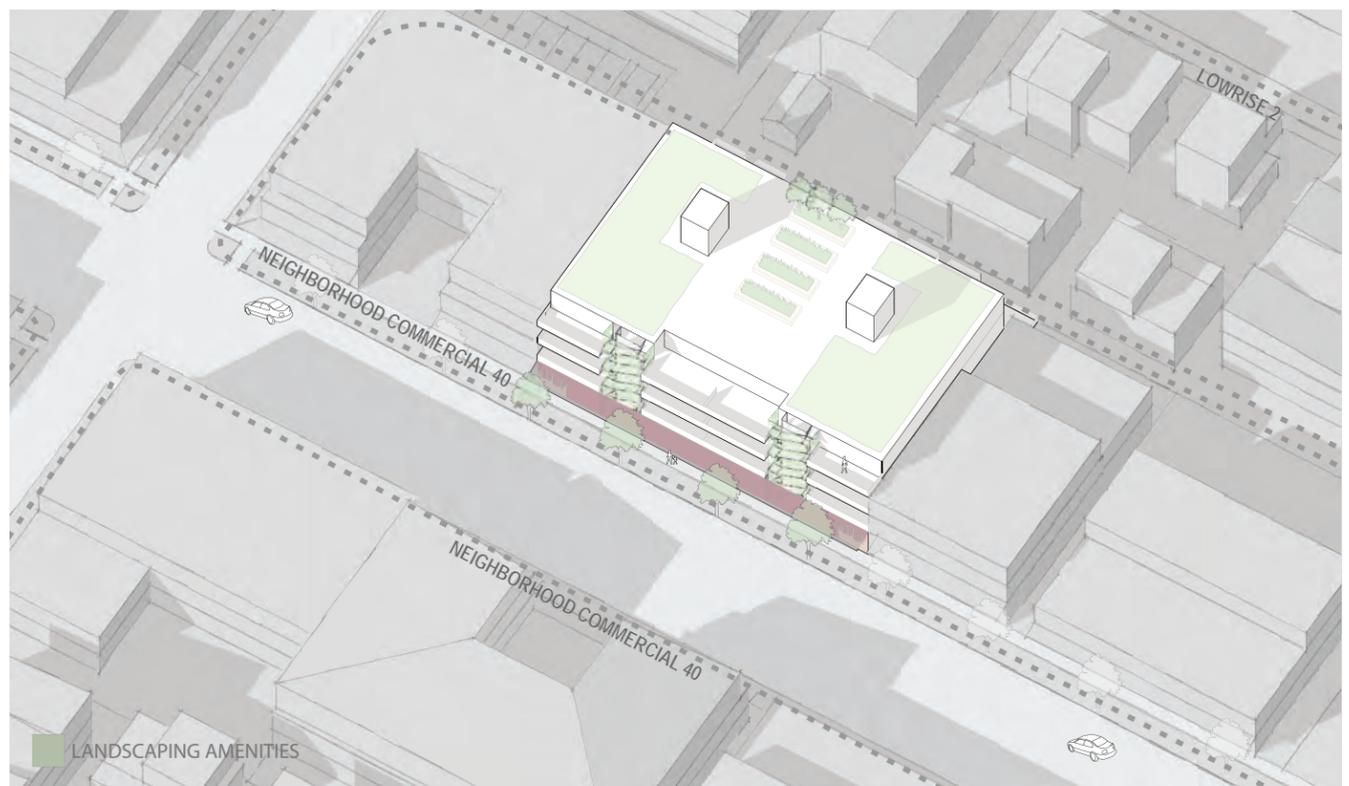
30 Ft. Example Floorplan

Floorthrough Example Floorplan

EXAMPLE SITE



- EXISTING NC-30
- URBAN VILLAGE BOUNDARIES



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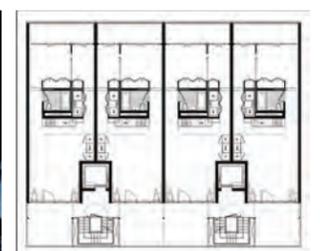
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PRECEDENTS EXISTING ZONING



Park Modern
5621 University Way NE
BUILD
LR3
7,400 SF Lot
12 Units



957 Pacific Street Brooklyn, NY
Loadingdock5 Architecture
18 units