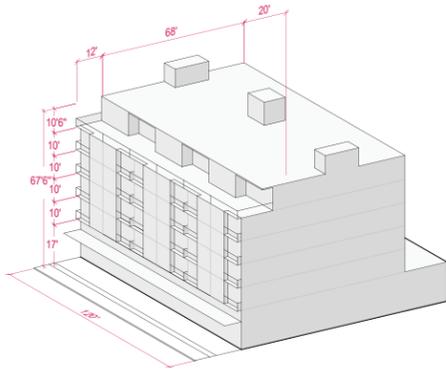


MAXIMUM DEVELOPMENT POTENTIAL

EXISTING NC65

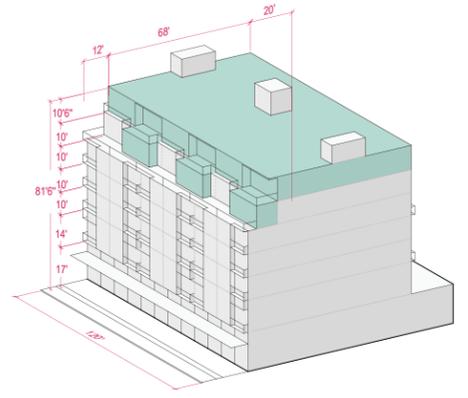
Floor Area Ratio (FAR) Max	4.75
Height Limit	65'
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Parking	1 per unit; No min. in Urban Villages



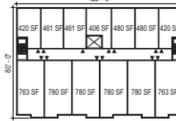
Lot Size	12,000sf
Total Allowed GSF	57,000sf
Efficiency Factor	.8
Commercial GSF	10,000sf
Residential NSF	37,600sf
Total Units	65
Average Net Unit Size	575sf
Parking Spaces Provided	underground

PROPOSED MHA NC75

Floor Area Ratio (FAR) Max	5.5
Height Limit	75'
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Upper	Avg. depth of 10'; max. depth of 20' above 55'
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Facade Modulation	Change of materials or a min. 18" deep setback at a min. of every 50' ft.
Parking	1 per unit; No min. in Urban Villages

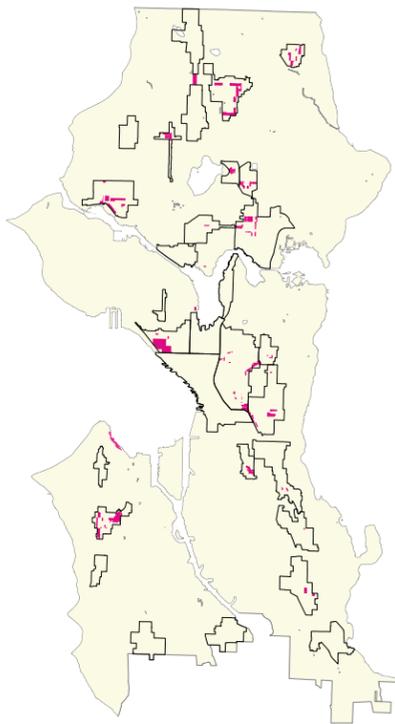


Lot Size	12,000sf
Total Allowed GSF	66,000sf
Efficiency Factor	.8
Commercial GSF	10,000sf
Residential NSF	44,800sf
Total Units	78
Average Net Unit Size	575 sf
Parking Spaces Provided	underground

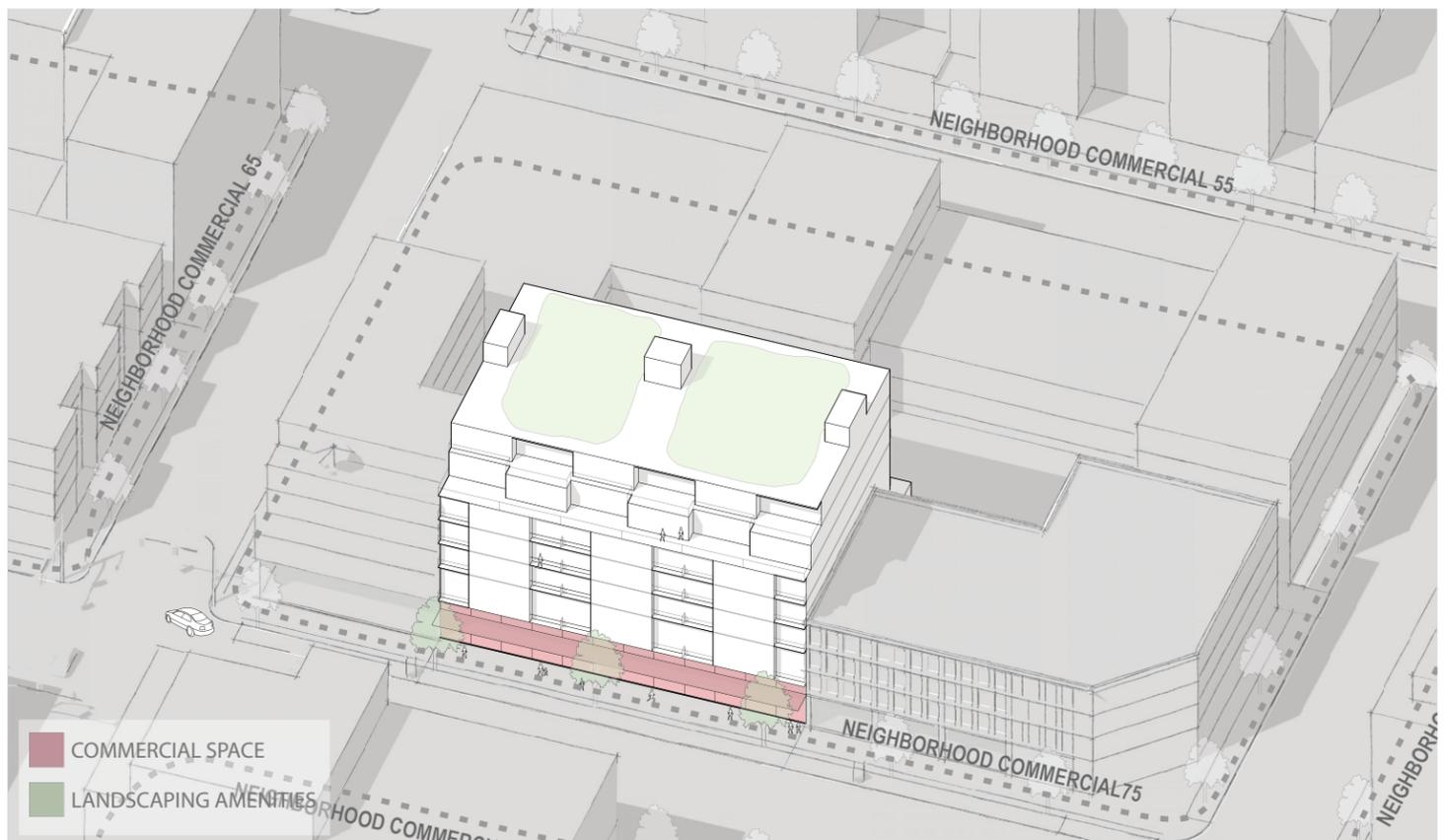


Example Floorplan typical floor

EXAMPLE SITE



- EXISTING NC-65
- URBAN VILLAGE BOUNDARIES



AFFORDABLE HOUSING QUANTITIES	
PERFORMANCE HOUSING	(commercial addition)
High Market Area (7%)	5.46 (+.52) = 6 units
Medium Market Area (6%)	4.68 (+.52) = 6 units
Low Market Area (5%)	3.90 (+.52) = 5 units
PAYMENT HOUSING	
High Market Area (\$20.75/sf)	\$1,162k (+48k) = \$1,210k
Medium Market Area (\$13.25/sf)	\$742k (+42k) = \$784k
Low Market Area (\$7/sf)	\$392k (+30k) = \$422k

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



PRECEDENTS EXISTING ZONING



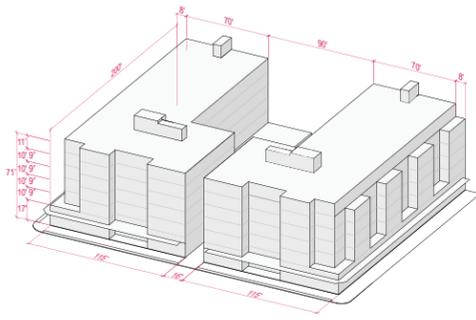
2020 S Jackson St
Runberg Architecture Group
NC-65
12,212 SF Lot
68 Units (66 affordable, 2 live-work)

1300 E Pike St
Webber Thompson
NC-65 (Pedestrian Designated)
10,160 SF Lot
50-55 Units

MAXIMUM DEVELOPMENT POTENTIAL

EXISTING NC65

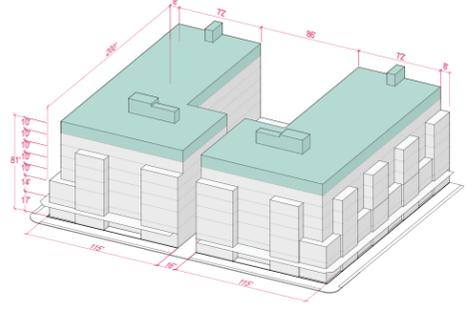
Floor Area Ratio (FAR) Max	4.75
Height Limit	65'
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Parking	1 per unit; No min. in Urban Villages



Lot Size	46,000sf
Total Allowed GSF	218,500sf
Efficiency Factor	.8
Commercial GSF	40,000sf
Residential NSF	142,800sf
Total Units	201
Average Net Unit Size	710sf
Parking spaces provided	underground

PROPOSED MHA NC75

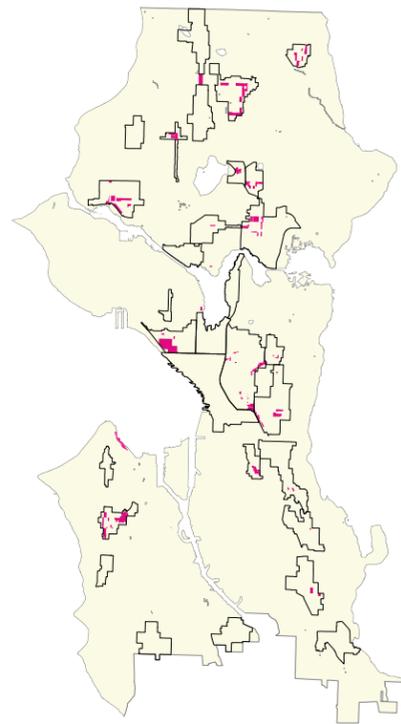
Floor Area Ratio (FAR) Max	5.5
Height Limit	75'
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Upper	Avg. depth of 10'; max. depth of 20' above 55'
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Facade Modulation	Change of materials or a min. 18" deep setback at a min. of every 50' ft.
Parking	1 per unit; No min. in Urban Villages



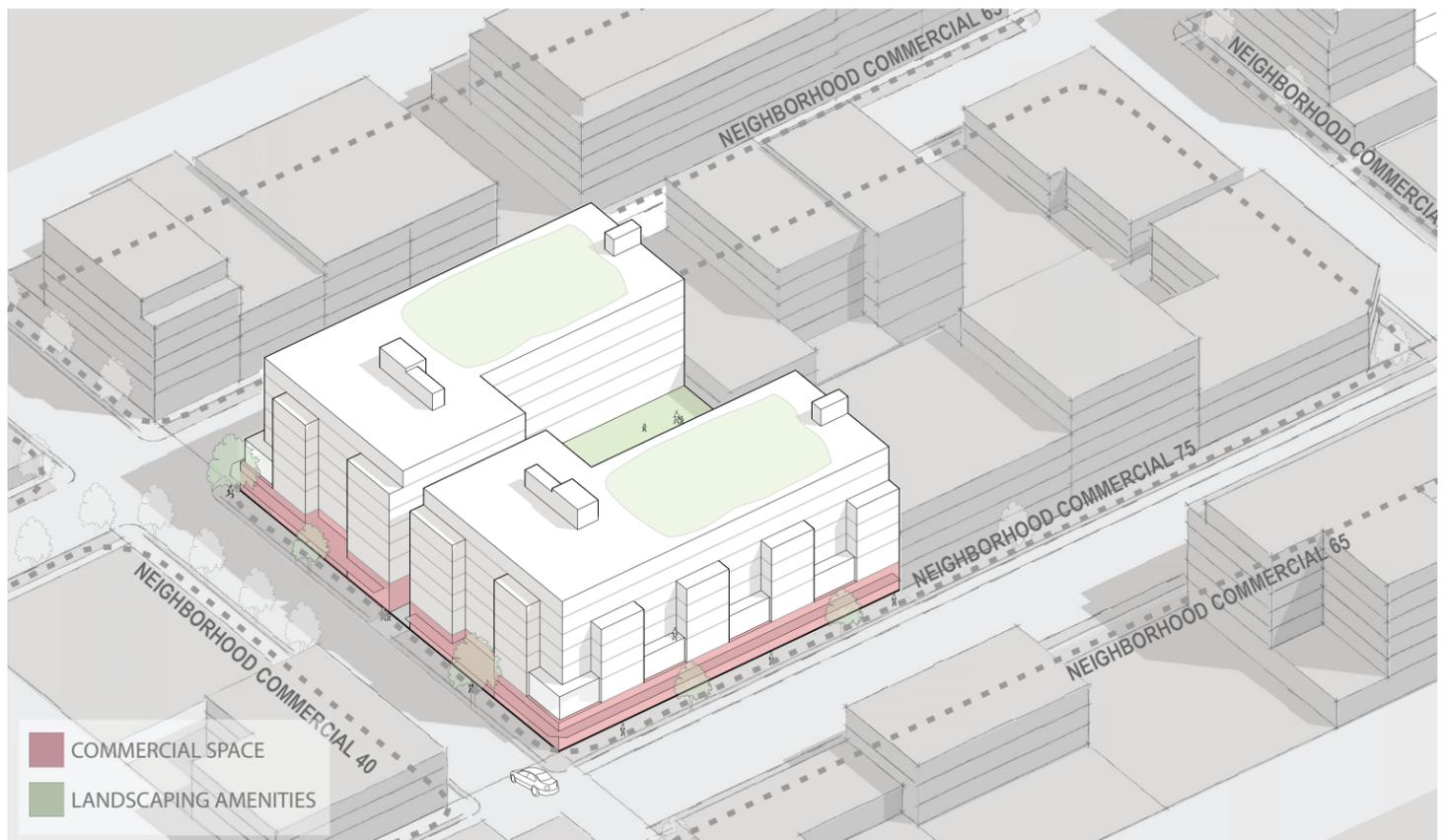
Lot Size	46,000sf
Total Allowed GSF	253,000sf
Efficiency Factor	.8
Commercial GSF	40,000sf
Residential NSF	170,400sf
Total Units	240
Average Net Unit Size	710sf
Parking spaces provided	underground



EXAMPLE SITE



EXISTING NC-65
URBAN VILLAGE BOUNDARIES



AFFORDABLE HOUSING QUANTITIES

PERFORMANCE HOUSING	(commercial addition)
High Market Area (7%)	16.80 (+2.54) = 20 units
Medium Market Area (6%)	14.40 (+2.54) = 17 units
Low Market Area (5%)	12.00 (+2.54) = 15 units
PAYMENT HOUSING	
High Market Area (\$20.75/sf)	\$4,420k (+288k) = \$4,122k
Medium Market Area (\$13.25/sf)	\$2,822k(+252k) = \$3,074k
Low Market Area (\$7/sf)	\$1,491k (+180k) = \$1,671k

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



PRECEDENTS EXISTING ZONING



6505 15th Ave NE
GGLO
NC-65 (Pedestrian Designation)
47,940 SF Lot
221 Units



4609 Union Bay Place
DLR Group
C-65
32,633 SF Lot
244 Units