**Existing LR3**

**Apartment - Small Site**
- Lot Size: 5,000sf
- Total Allowed GSF: 10,000sf
- Efficiency Factor: .8
- Total NSF: 8,000sf
- Total Units: 10
- Average Net Unit Size: 100sf
- Parking Spaces Provided: 4

**Apartment - Large Site**
- Lot Size: 15,000sf
- Total Allowed GSF: 30,000sf
- Efficiency Factor: .8
- Total NSF: 24,000sf
- Total Units: 50
- Average Net Unit Size: 160sf
- Parking Spaces Provided: 12

**Rowhouses**
- Lot Size: 5,000sf
- Total Allowed GSF: 10,000sf
- Efficiency Factor: .8
- Total NSF: 8,000sf
- Total Units: 10
- Average Net Unit Size: 100sf
- Parking Spaces Provided: 4

**Proposed MHA LR3**

**Apartment - Small Site**
- Lot Size: 5,000sf
- Total Allowed GSF: 11,000sf
- Efficiency Factor: .8
- Total NSF: 26,400sf
- Total Units: 48
- Average Net Unit Size: 650sf
- Parking Spaces Provided: 12

**Apartment - Large Site**
- Lot Size: 5,000sf
- Total Allowed GSF: 33,000sf
- Efficiency Factor: .8
- Total NSF: 24,000sf
- Total Units: 51
- Average Net Unit Size: 655sf
- Parking Spaces Provided: 12

**Rowhouses**
- Lot Size: 5,000sf
- Total Allowed GSF: 11,000sf
- Efficiency Factor: .8
- Total NSF: 8,000sf
- Total Units: 10
- Average Net Unit Size: 629sf
- Parking Spaces Provided: 4

**Affordable Housing Quantities**

**Performance Housing**
- High Market Area (7%): .98 = 1 unit
- Medium Market Area (6%): .84 = 1 unit
- Low Market Area (5%): .7 = 1 unit

**Payment Housing**
- High Market Area ($20.75/sf): $228k
- Medium Market Area ($13.25/sf): $146k
- Low Market Area ($7/sf): $77k

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

**Performance Housing**
- High Market Area (7%): 3.57 = 4 units
- Medium Market Area (6%): 3.06 = 4 units
- Low Market Area (5%): 2.55 = 3 units

**Payment Housing**
- High Market Area ($20.75/sf): $830k
- Medium Market Area ($13.25/sf): $530k
- Low Market Area ($7/sf): $280k

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

**Lowrise 3 Zoning in Seattle**

**Existing LR3**

**Urban Village Boundaries**
**MAXIMUM DEVELOPMENT POTENTIAL**

**EXISTING LR3**
- Lot Size: 5,000sf
- Total Allowed GSF: 10,000sf
- Efficiency Factor: .8
- Total NSF: 8,000sf
- Total Units: 22
- Average Net Unit Size: 800sf
- Parking Spaces Provided: 5

**Proposed MHA LR3**
- Lot Size: 5,000sf
- Total Allowed GSF: 11,000sf
- Efficiency Factor: .8
- Total NSF: 8,800sf
- Total Units: 14
- Average Net Unit Size: 650sf
- Parking Spaces Provided: 5

**EXAMPLE SITE**

**AFFORDABLE HOUSING QUANTITIES**

**Performance Housing**
- High Market Area (7%): .98 = 1 unit
- Medium Market Area (6%): .84 = 1 unit
- Low Market Area (5%): .7 = 1 unit

**Payment Housing**
- High Market Area ($20.75/sf): $228k
- Medium Market Area ($13.25/sf): $146k
- Low Market Area ($7/sf): $77k

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

**PRECEDENTS** **EXISTING ZONING**
**MAXIMUM DEVELOPMENT POTENTIAL**

**EXISTING LR3**

- **Lot Size**: 15,000sf
- **Total Allowed GSF**: 33,000sf
- **Efficiency Factor**: .8
- **Total NSF**: 26,400sf
- **SF Below Grade**: 7,000sf
- **Total Units**: 51 (10 below)
- **Average Net Unit Size**: 655sf
- **Parking Spaces Provided**: 12

**PROPOSED MHA LR3**

- **Lot Size**: 15,000sf
- **Total Allowed GSF**: 30,000sf
- **Efficiency Factor**: .8
- **Total NSF**: 24,000sf
- **SF Below Grade**: 7,000sf
- **Total Units**: 48 (10 below)
- **Average Net Unit Size**: 650sf
- **Parking Spaces Provided**: 12

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**EXAMPLE SITE**

**AFFORDABLE HOUSING QUANTITIES**

**PERFORMANCE HOUSING**

- High Market Area (7%): 3.57 = 4 units
- Medium Market Area (6%): 3.06 = 4 units
- Low Market Area (5%): 2.55 = 3 units

**PAYMENT HOUSING**

- High Market Area ($20.75/sf): $810k
- Medium Market Area ($13.25/sf): $530k
- Low Market Area ($7/sf): $280k

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

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**PRECEDENTS EXISTING ZONING**

- **LOWRISE 3**
- **Apartments - Large Site**
- **Example Floorplan**
- **typical fl oor**

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**LANDSCAPING AMENITIES**
**EXISTING LR3**

- Lot Size: 5,000sf
- Total Allowed GSF: 10,000sf
- Efficiency Factor: .8
- Total NSF: 8,000sf
- Total Units: 10
- Average Net Unit Size: 800sf
- Parking Spaces Provided: 0

**PROPOSED MHA LR3**

- Lot Size: 5,000sf
- Total Allowed GSF: 11,000sf
- Efficiency Factor: .8
- Total NSF: 8,800sf
- Total Units: 14
- Average Net Unit Size: 629sf
- Parking Spaces Provided: 0

*Front facade must reflect modulation consistent w/ rowhouse typology*

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**EXAMPLE SITE**

- Levels 2-3
- Level 5
- Example Floorplan

**AFFORDABLE HOUSING QUANTITIES**

**PERFORMANCE HOUSING**

- High Market Area (7%) = .98 – 1 unit
- Medium Market Area (6%) = .84 – 1 unit
- Low Market Area (5%) = .70 – 1 unit

**PAYMENT HOUSING**

- High Market Area ($20.75/sf) = $228k
- Medium Market Area ($13.25/sf) = $146k
- Low Market Area ($7/sf) = $77k

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

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**PRECEDENTS EXISTING ZONING**

- LR3
- Lot Size: 4,600 SF
- 20 units

- LR2
- Lot Size: 3,900 SF
- 18 units