

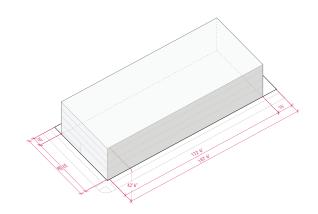
NEIGHBORHOOD COMMERCIAL 55

MAXIMUM DEVELOPMENT POTENTIAL

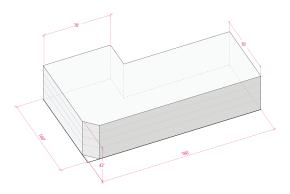
MIXED USE - SMALL SITE

EXISTING NC-40

Floor Area Ratio (FAR) Max	3.25
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



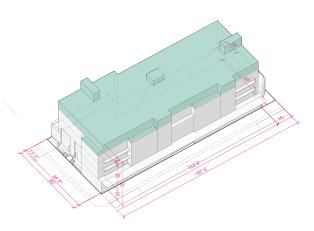
Lot Size	15,000sf
Total Allowed GSF	48,750sf
Efficiency Factor	.8.
Ground Floor Commercial C	SSF 5,000sf
Total Net Residential	35,000sf
Total Units	40
Average Net Unit Size	875sf
Parking Spaces Provided	underground



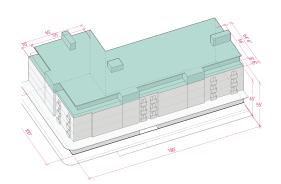
Lot Size	18,000sf
Total Allowed GSF	58,500sf
Efficiency Factor	.8
Ground Floor Commercial GS	F 7,500sf
Total Net Residential	40,800sf
Total Units	54
Average Net Unit Size	755sf
Parking Spaces Provided ur	nderground

PROPOSED MHA NC-55

Floor Area Ratio (FAR) Max	3.75
Height Limit	55'
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Upper	Avg. depth of 5', max. depth of 15' above 45'
Rear	10 ⁷ 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

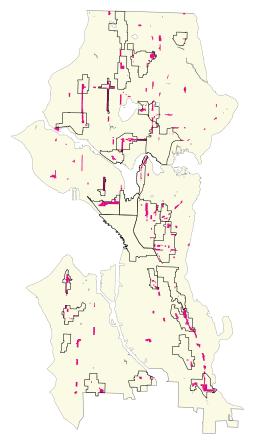


Lot Size	15,000sf
Total Allowed GSF	56,250sf
Efficiency Factor	.8
Ground Floor Commercial GSF	5,000sf
Total Net Residential	41,000sf
Total Units	52
Average Net Unit Size	788sf
Parking Spaces Provided und	lerground



ot Size	18.000sf
otal Allowed GSF	67,500sf
Efficiency Factor	.8
Ground Floor Commercial G	SF 7,500sf
otal Net Residential	48,000sf
otal Units	64
Average Net Unit Size	750sf
Parking Spaces Provided	underground

NC-40 ZONES IN SEATTLE



EXISTING NC-40

URBAN VILLAGE BOUNDARIES

AFFORDABLE HOUSING QUANTITIES

MIXED USE - SMALL SITE

PERFORMANCE HOUSING (commercial addition)

High Market Area (7%)3.64 (+.09) = 4 unitsMedium Market Area (6%)3.12 (+.09) = 4 unitsLow Market Area (5%)2.60 (+.09) = 3 units

PAYMENT HOUSING

High Market Area (\$20.75/sf) \$1,063k (+\$8k) = \$1,071k
Medium Market Area (\$13.25/sf) \$679k (+\$7k) = \$686k
Low Market Area (\$7/sf) \$359k (+\$5k) = \$364k

*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%)4.48 (+.33) = 5 unitsMedium Market Area (6%)3.84 (+.33) = 5 unitsLow Market Area (5%)3.20 (+.33) = 4 units

PAYMENT HOUSING

 $\begin{array}{ll} \mbox{High Market Area ($20.75/sf)} & $1,245k\ (+$28k) = $1,273k \\ \mbox{Medium Market Area ($13.25/sf)} & $795k\ (+$25k) = $820k \\ \mbox{Low Market Area ($7/sf)} & $420k\ (+$18k) = $438k \\ \end{array}$

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





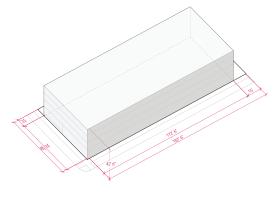


NEIGHBORHOOD COMMERCIAL 55

Mixed Use - Small Site

MAXIMUM DEVELOPMENT POTENTIAL

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



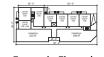
Lot Size	15,000sf
Total Allowed GSF	48,750sf
Efficiency Factor	.8
Ground Floor Commercial GSF	5,000sf
Total Net Residential	35,000sf
Total Units	40
Average Net Unit Size	875sf
Parking Spaces Provided und	erground

PROPOSED MHA NC-55

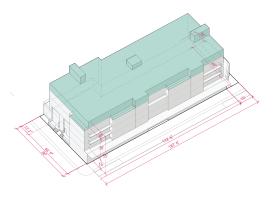
Floor Area	3.75
Ratio (FAR) Max	3.73
Height Limit	55'
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Upper	Avg. depth of 5', max. depth of 15' above 45'
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Facade Modulation	Change of materials or a min. 18" deep setback at a min. of every 50'ft.
Parking	1 per unit; No min. in Urban Villages



typical floor

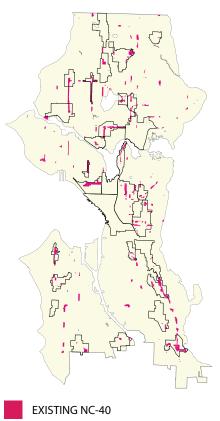


Example Floorplan ground floor



15,000sf Lot Size **Total Allowed GSF** 56,250sf **Efficiency Factor** Ground Floor Commercial GSF 5,000sf Total Net Residential 41,000sf **Total Units** 52 Average Net Unit Size 788sf Parking Spaces Provided underground

EXAMPLE SITE





URBAN VILLAGE BOUNDARIES

PERFORMANCE HOUSING (commercial addition) High Market Area (7%) 3.64 (+.09) = 4 unitsMedium Market Area (6%) 3.12 (+.09) = 4 unitsLow Market Area (5%) 2.60 (+.09) = 3 units **PAYMENT HOUSING** High Market Area (\$20.75/sf) \$1,063k (+\$8k) = \$1,071kMedium Market Area (\$13.25/sf) \$679k (+\$7k) = \$686k Low Market Area (\$7/sf) \$359k (+\$5k) = \$364k *If rounding down to provide affordable performance unit, developer

must pay for the fraction they are rounding off as payment housing

AFFORDABLE HOUSING QUANTITIES



PRECEDENTS EXISTING ZONING









5201 Rainier Ave S S+H Works NC-40 (NC-65 Pending) 24,408 SF Lot 102 Units

4561 MLK Way S Nicholson Kovalchick Architects NC-40 33,662 SF Lot 94 units (2 live work)



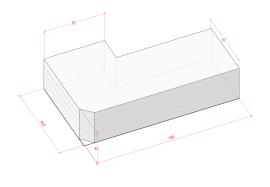
NEIGHBORHOOD COMMERCIAL 55

Mixed Use - Large Site

MAXIMUM DEVELOPMENT POTENTIAL

EXISTING NC-40

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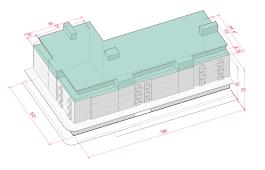
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Total Allowed GSF	58,500sf
Efficiency Factor	.8
Ground Floor Commercial GSF	7,500sf
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Total Units	54
Average Net Unit Size	755sf
Parking Spaces Provided und	derground

PROPOSED MHA NC-55

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Height Limit	55′
Setbacks	
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Parking Sur Sur	1 per unit; No min. in Urban Villages
100735 80336 81336 81336 81336 81336 81336	Example Floorplan typical floor

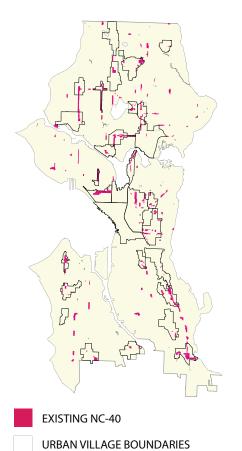


Example Floorplan ground floor



Lot Size 18,000sf
Total Allowed GSF 67,500sf
Efficiency Factor .8
Ground Floor Commercial GSF 7,500sf
Total Net Residential 48,000sf
Total Units 64
Average Net Unit Size 750sf
Parking Spaces Provided underground

EXAMPLE SITE





AFFORDABLE HOUSING QUANTITIES

PERFORMANCE HOUSING

(commercial addition)

High Market Area (7%) Medium Market Area (6%) Low Market Area (5%)

4.48 (+.33) = 5 units 3.84 (+.33) = 5 units 3.20 (+.33) = 4 units

PAYMENT HOUSING

High Market Area (\$20.75/sf) Medium Market Area (\$13.25/sf) Low Market Area (\$7/sf) \$1,245k (+\$28k) = \$1,273k \$795k (+\$25k) = \$820k \$420k (+\$18k) = \$438k

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PRECEDENTS EXISTING ZONING







400 Roy St Grace Architects PLLC NC-40 18,000 SF Lot 64 Units