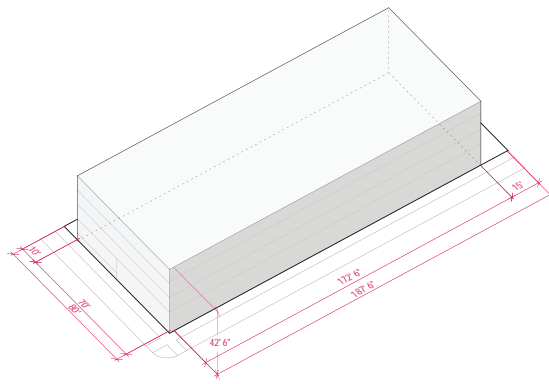


## MAXIMUM DEVELOPMENT POTENTIAL

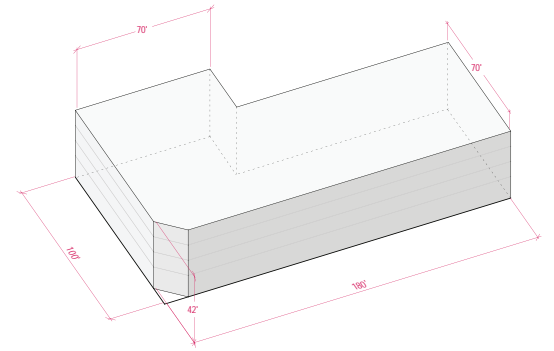
MIXED USE - SMALL SITE

### 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



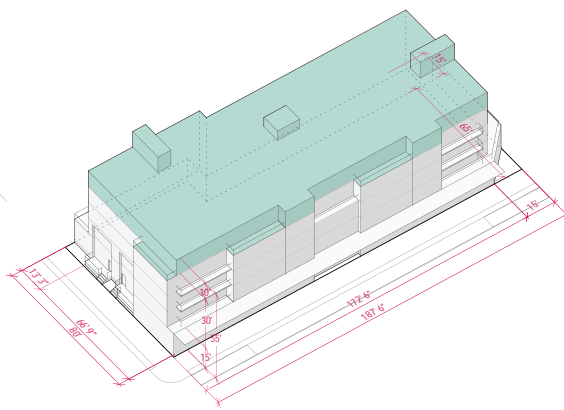
Lot Size	15,000sf
Total Allowed GSF	48,750sf
Efficiency Factor	.8
Ground Floor Commercial GSF	5,000sf
Total Net Residential	35,000sf
Total Units	40
Average Net Unit Size	875sf
Parking Spaces Provided	underground



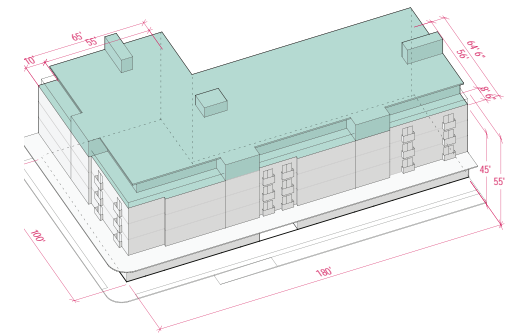
Lot Size	18,000sf
Total Allowed GSF	58,500sf
Efficiency Factor	.8
Ground Floor Commercial GSF	7,500sf
Total Net Residential	40,800sf
Total Units	54
Average Net Unit Size	755sf
Parking Spaces Provided	underground

### 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' 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



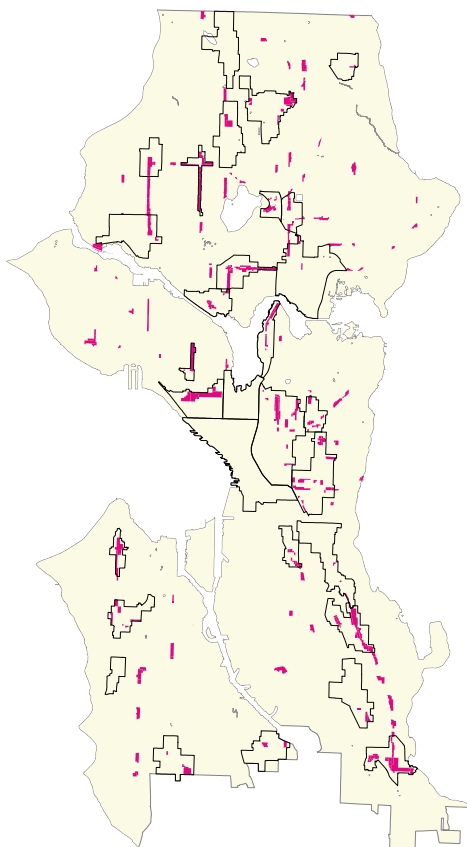
Lot Size	15,000sf
Total Allowed GSF	56,250sf
Efficiency Factor	.8
Ground Floor Commercial GSF	5,000sf
Total Net Residential	41,000sf
Total Units	52
Average Net Unit Size	788sf
Parking Spaces Provided	underground



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

## AFFORDABLE HOUSING QUANTITIES

### NC-40 ZONES IN SEATTLE



- EXISTING NC-40
- URBAN VILLAGE BOUNDARIES

#### MIXED USE - SMALL SITE

<b>PERFORMANCE HOUSING</b>	(commercial addition)
High Market Area (7%)	3.64 (+.09) = 4 units
Medium Market Area (6%)	3.12 (+.09) = 4 units
Low Market Area (5%)	2.60 (+.09) = 3 units
<b>PAYMENT HOUSING</b>	
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

<b>PERFORMANCE HOUSING</b>	(commercial addition)
High Market Area (7%)	4.48 (+.33) = 5 units
Medium Market Area (6%)	3.84 (+.33) = 5 units
Low Market Area (5%)	3.20 (+.33) = 4 units
<b>PAYMENT HOUSING</b>	
High Market Area (\$20.75/sf)	\$1,245k (+\$28k) = \$1,273k
Medium Market Area (\$13.25/sf)	\$795k (+\$25k) = \$820k
Low Market Area (\$7/sf)	\$420k (+\$18k) = \$438k

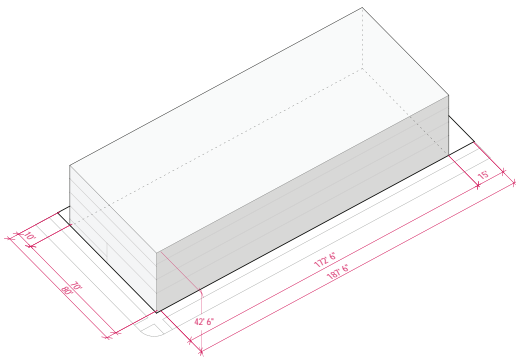
\*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing



**MAXIMUM DEVELOPMENT POTENTIAL**

**EXISTING NC-40**

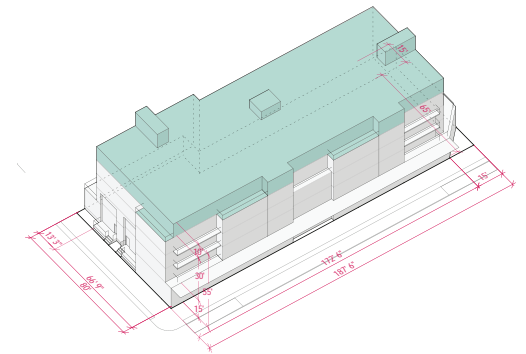
Floor Area Ratio (FAR) Max	3.25
Height Limit	40'
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Parking	1 per unit; No min. in Urban Villages



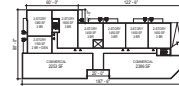
Lot Size	15,000sf
Total Allowed GSF	48,750sf
Efficiency Factor	.8
Ground Floor Commercial GSF	5,000sf
Total Net Residential	35,000sf
Total Units	40
Average Net Unit Size	875sf
Parking Spaces Provided	underground

**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' 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



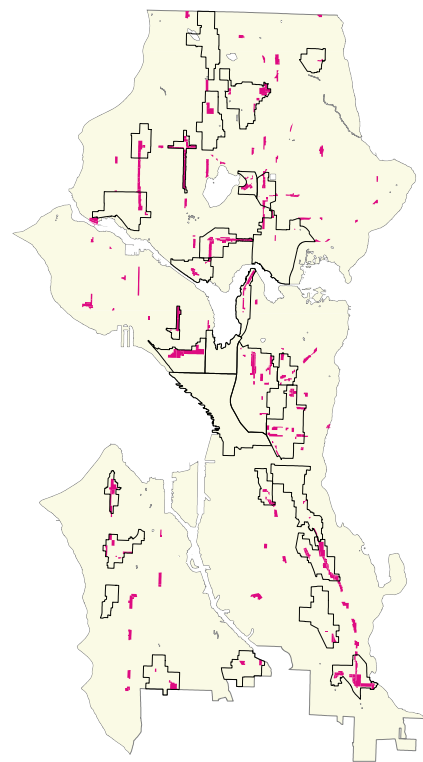
typical floor



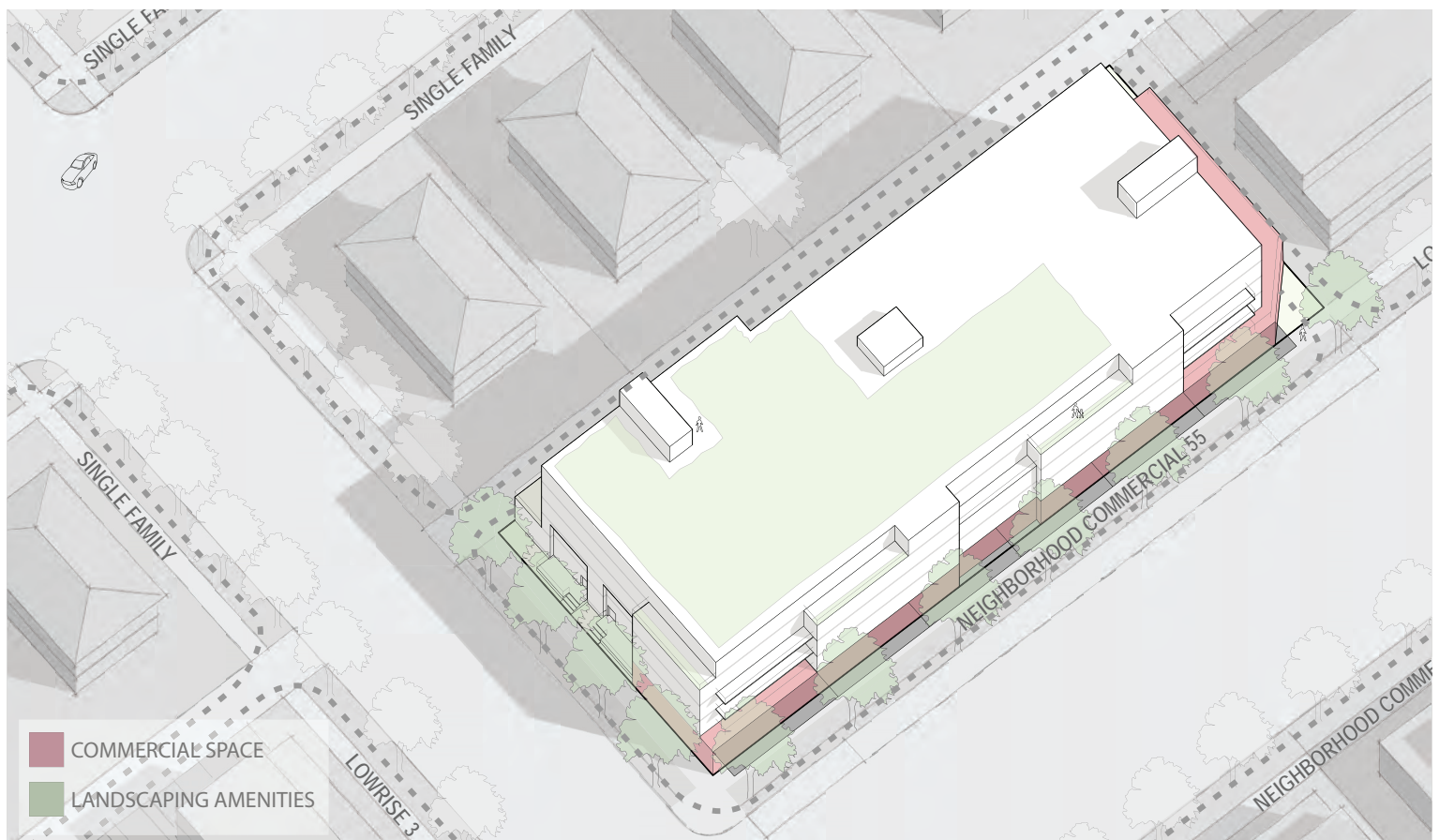
Example Floorplan ground floor

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	underground

**EXAMPLE SITE**



EXISTING NC-40  
URBAN VILLAGE BOUNDARIES



**AFFORDABLE HOUSING QUANTITIES**

<b>PERFORMANCE HOUSING</b>	(commercial addition)
High Market Area (7%)	3.64 (+.09) = 4 units
Medium Market Area (6%)	3.12 (+.09) = 4 units
Low Market Area (5%)	2.60 (+.09) = 3 units
<b>PAYMENT HOUSING</b>	
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



**PRECEDENTS** EXISTING ZONING



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

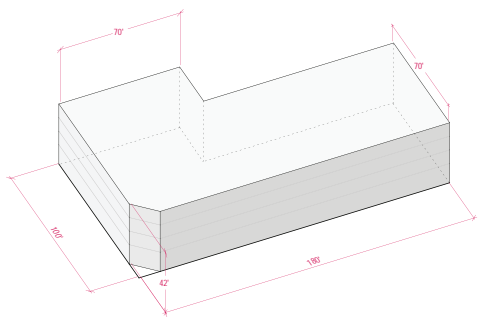


4561 MLK Way S  
Nicholson Kovalchick Architects  
NC-40  
33,662 SF Lot  
94 units (2 live work)

**MAXIMUM DEVELOPMENT POTENTIAL**

**EXISTING NC-40**

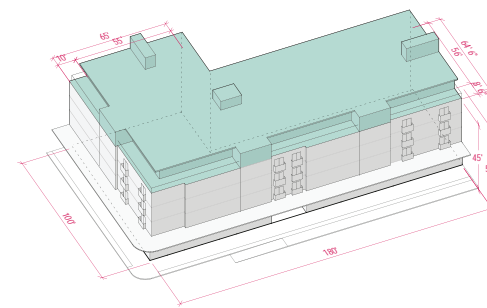
Floor Area Ratio (FAR) Max	3.25
Height Limit	40'
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Parking	1 per unit; No min. in Urban Villages



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

**PROPOSED MHA NC-55**

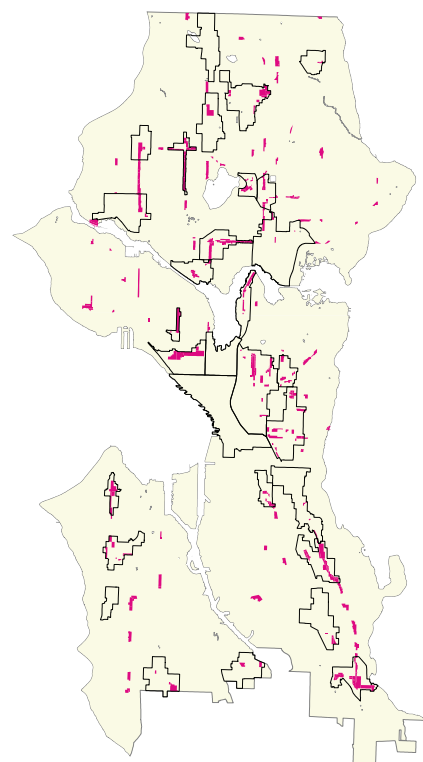
Floor Area Ratio (FAR) Max	3.75
Height Limit	55'
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Upper	Avg. depth of 5', max. depth of 15' above 45'
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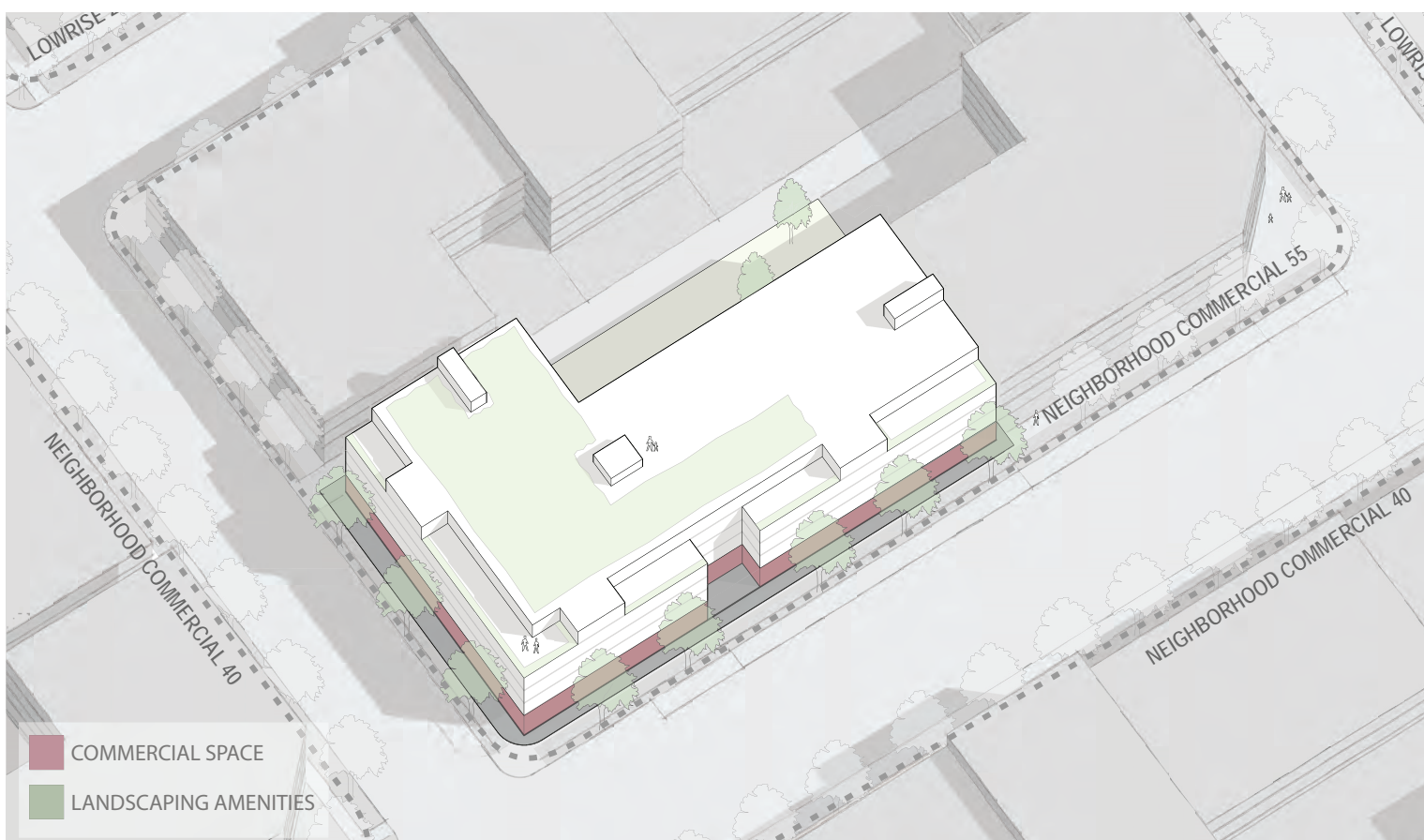
Example Floorplan typical floor	
Example Floorplan ground floor	

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**



EXISTING NC-40  
URBAN VILLAGE BOUNDARIES



COMMERCIAL SPACE  
LANDSCAPING AMENITIES

**AFFORDABLE HOUSING QUANTITIES**

**PERFORMANCE HOUSING (commercial addition)**

High Market Area (7%)	4.48 (+.33) = 5 units
Medium Market Area (6%)	3.84 (+.33) = 5 units
Low Market Area (5%)	3.20 (+.33) = 4 units

**PAYMENT HOUSING**

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

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



**PRECEDENTS EXISTING ZONING**



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