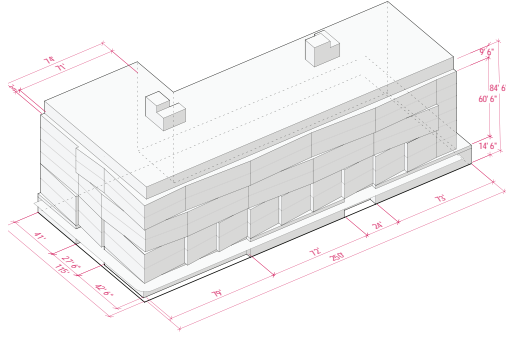


## MAXIMUM DEVELOPMENT POTENTIAL

### EXISTING NC-85

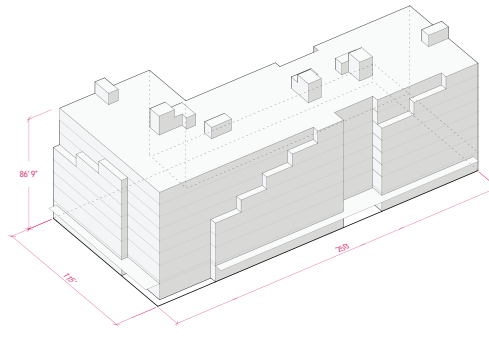
Floor Area Ratio (FAR) Max	4.5 single use 6.0 total mixed use
Height Limit	85'
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Parking	1 per unit; No min. in Urban Villages

NC-95 - "5 OVER 3" CONSTRUCTION



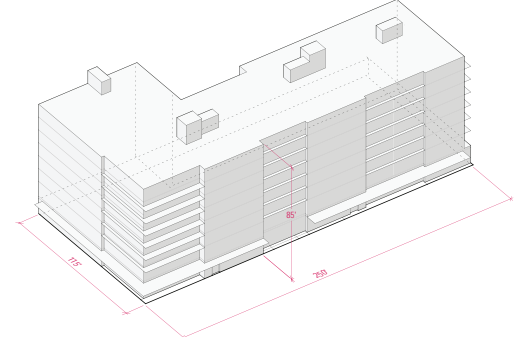
Lot Size	28,750sf
Total Allowed GSF	172,500sf
Efficiency Factor	.8
Commercial GSF	43,125sf
Residential NSF	103,500sf
Total Units	95 (18 live-work)
Average Net Unit Size	1,056sf
Parking spaces provided	underground

NC-95 - 9 STORY HIGHRISE CONSTRUCTION



Lot Size	28,750sf
Total Allowed GSF	172,500sf
Efficiency Factor	.8
Commercial GSF	43,125sf
Residential NSF	103,500sf
Total Units	116 (10 live-work)
Average Net Unit Size	819sf
Parking Spaces Provided	underground

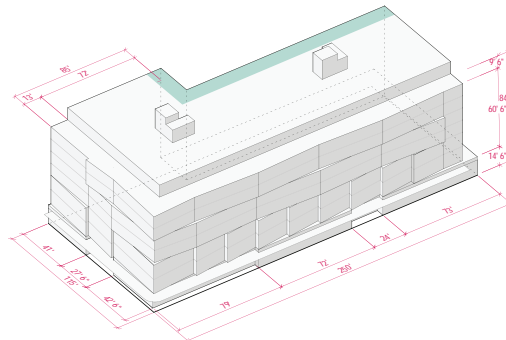
NC-100 - 100' HIGHRISE CONSTRUCTION TYPE OPTION



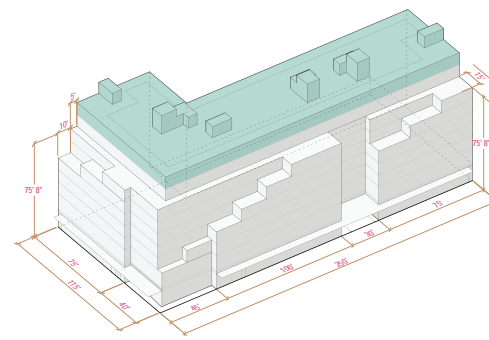
Lot Size	28,750sf
Total Allowed GSF	172,500sf
Efficiency Factor	.8
Commercial GSF	43,125sf
Residential NSF	103,500sf
Total Units	126
Average Net Unit Size	820sf
Parking Spaces Provided	underground

### PROPOSED MHA NC-95

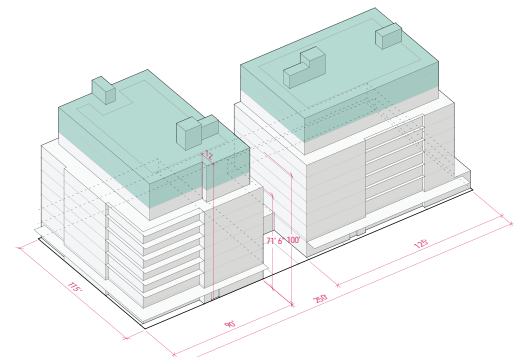
Floor Area Ratio (FAR) Max	5.0 single use 6.25 total mixed use
Height Limit	95'; 100' could allow for 10-story structure while providing adequate floor-to ceiling heights
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Upper	Avg. depth of 15'; max. depth of 25' above 75'
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.



Lot Size	28,750sf
Total Allowed GSF	179,687.5sf
Efficiency Factor	.8
Commercial GSF	43,125sf
Residential NSF	109,250sf
Total Units	108 (18 live-work)
Average Net Unit Size	1,012sf
Parking Spaces Provided	underground

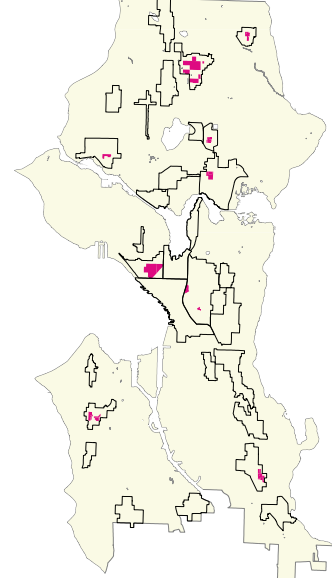


Lot Size	28,750sf
Total Allowed GSF	= 179,687.5sf
Efficiency Factor	.8
Commercial GSF	57,500sf
Residential NSF	97,750sf
Total Units	126 (10 live-work)
Average Net Unit Size	776sf
Parking Spaces Provided	underground



Lot Size	28,750sf
Total Allowed GSF	179,687.5sf
Efficiency Factor	.8
Commercial GSF	35,958sf
Residential NSF	115,000sf
Total Units	162
Average Net Unit Size	710sf
Parking Spaces Provided	underground

### NC-85 ZONES IN SEATTLE



EXISTING NC-85  
URBAN VILLAGE BOUNDARIES

## AFFORDABLE HOUSING QUANTITIES

NC-95 - 5 OVER 3 CONSTRUCTION	
<b>PERFORMANCE HOUSING</b>	(commercial addition)
High Market Area (7%)	7.56 (+1.93) = 10 units
Medium Market Area (6%)	6.48 (+1.93) = 9 units
Low Market Area (5%)	5.40 (+1.93) = 8 units
<b>PAYMENT HOUSING</b>	
High Market Area (\$20.75/sf)	\$2,834k (+313k) = 3,147k
Med Market Area (\$13.25/sf)	\$1,809k (+274k) = \$2,083k
Low Market Area (\$7/sf)	\$956k (+196k) = \$1,152k
*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing	

NC-95 - 9 STORY HIGHRISE CONSTRUCTION	
<b>PERFORMANCE HOUSING</b>	(commercial addition)
High Market Area (7%)	8.82 (+3.45) = 13 units
Medium Market Area (6%)	7.56 (+3.45) = 12 units
Low Market Area (5%)	6.30 (+3.45) = 10 units
<b>PAYMENT HOUSING</b>	
High Market Area (\$20.75/sf)	\$2,536k (+428k) = \$2,964k
Med Market Area (\$13.25/sf)	\$1,619k (+375k) = \$1,994k
Low Market Area (\$7/sf)	\$855k (+268k) = \$1,123k
*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing	

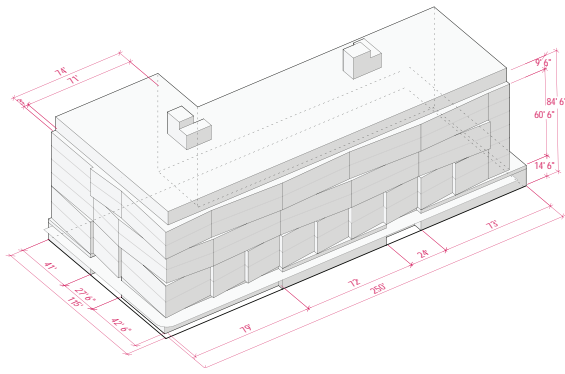
NC-100 - 100' HIGHRISE CONSTRUCTION TYPE OPTION	
<b>PERFORMANCE HOUSING</b>	(commercial addition)
High Market Area (7%)	11.34 (+2.25) = 14 units
Medium Market Area (6%)	9.72 (+2.25) = 12 units
Low Market Area (5%)	8.10 (+2.25) = 11 units
<b>PAYMENT HOUSING</b>	
High Market Area (\$20.75/sf)	\$2,983k (+256k) = \$3,238k
Med Market Area (\$13.25/sf)	\$1,905k (+224k) = \$2,128k
Low Market Area (\$7/sf)	\$1,006k (+160k) = \$1,166k
*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 NC85**

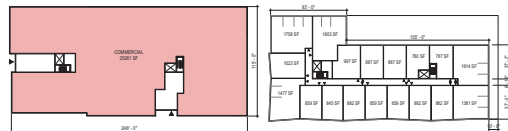
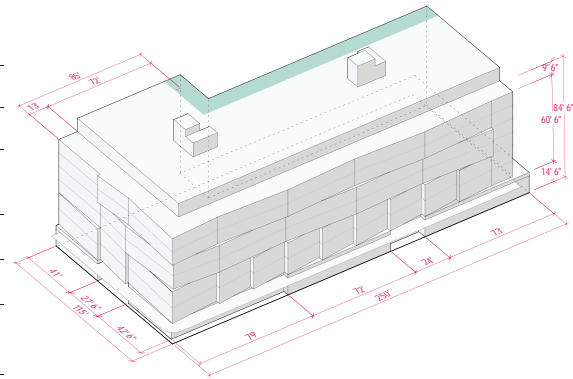
Floor Area Ratio (FAR) Max	4.5 single use 6.0 total mixed use
Height Limit	85'
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Parking	1 per unit; No min. in Urban Villages



Lot Size	28,750sf
Total Allowed GSF	172,500sf
Efficiency Factor	.8
Commercial GSF	43,125sf
Residential NSF	103,500sf
Total Units	95 (18 live-work)
Average Net Unit Size	1,056sf
Parking spaces provided	underground

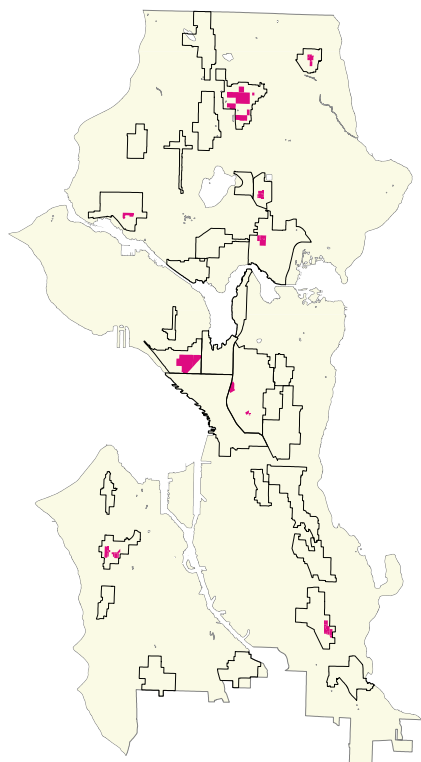
**PROPOSED MHA NC95**

Floor Area Ratio (FAR) Max	5.0 single use 6.25 total mixed use
Height Limit	95'
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Upper	Avg. depth of 15', max. depth of 25' above 75'
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

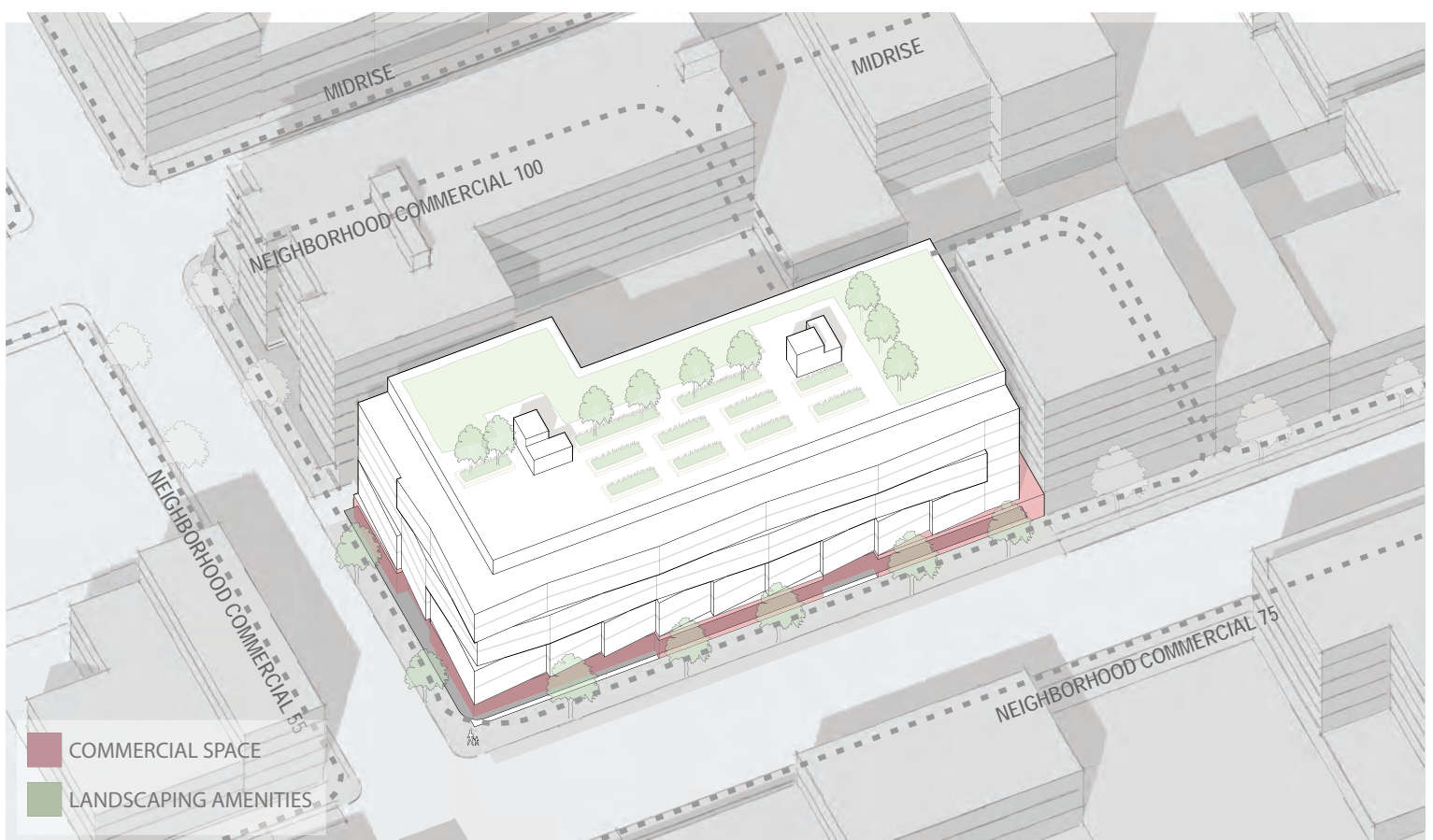


Lot Size	28,750sf
Total Allowed GSF	179,687.5sf
Efficiency Factor	.8
Commercial GSF	43,125sf
Residential NSF	109,250sf
Total Units	108 (18 live-work)
Average Net Unit Size	1,012sf
Parking Spaces Provided	underground

**EXAMPLE SITE**



EXISTING NC-85  
URBAN VILLAGE BOUNDARIES



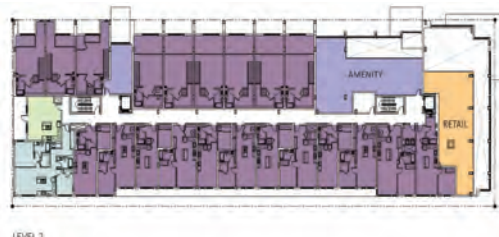
**AFFORDABLE HOUSING QUANTITIES**

<b>PERFORMANCE HOUSING</b>	(commercial addition)
High Market Area (7%)	7.56 (+1.93) = 10 units
Medium Market Area (6%)	6.48 (+1.93) = 9 units
Low Market Area (5%)	5.40 (+1.93) = 8 units
<b>PAYMENT HOUSING</b>	
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Low Market Area (\$7/sf)	\$956k (+196k) = \$1,152k

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



**PRECEDENTS EXISTING ZONING**



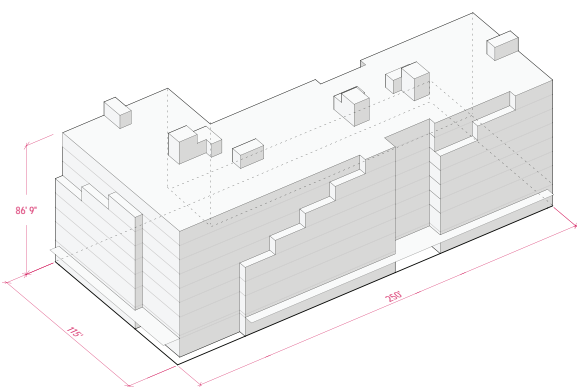
1701 NW 56th St.  
Clark Design Group PLLC  
NC-85  
28,500 SF Lot  
176 Units

4754 Fautleroy Way SW  
Mithun  
NC-85  
12,000 SF Lot  
108 Units (10 live-work)

**MAXIMUM DEVELOPMENT POTENTIAL**

**EXISTING NC85**

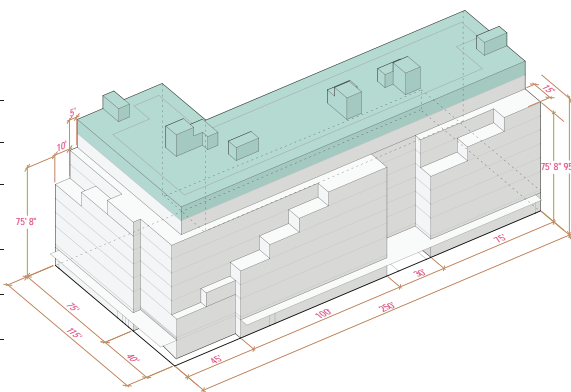
Floor Area Ratio (FAR) Max	4.5 single use 6.0 total mixed use
Height Limit	85'
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Parking	1 per unit; No min. in Urban Villages



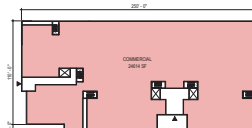
Lot Size	28,750sf
Total Allowed GSF	172,500sf
Efficiency Factor	.8
Commercial GSF	43,125sf
Residential NSF	103,500sf
Total Units	116 (10 live-work)
Average Net Unit Size	819sf
Parking Spaces Provided	underground

**PROPOSED MHA NC95**

Floor Area Ratio (FAR) Max	5.0 single use 6.25 total mixed use
Height Limit	95'
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Upper	Avg. depth of 15', max. depth of 25' above 75'
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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



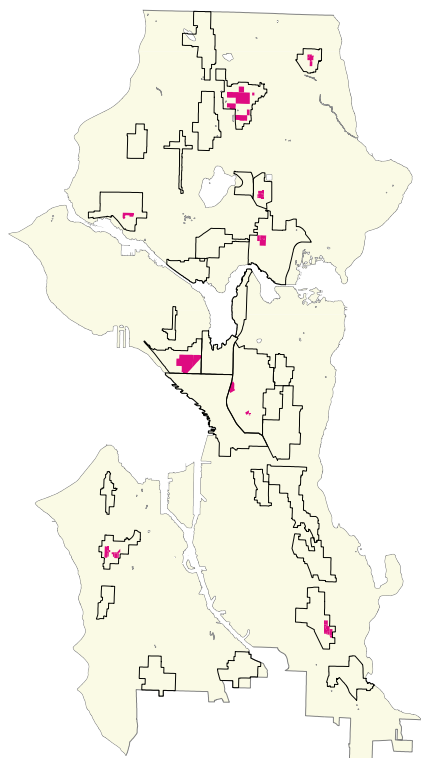
Lot Size	28,750sf
Total Allowed GSF	= 179,687.5sf
Efficiency Factor	.8
Commercial GSF	57,500sf
Residential NSF	97,750sf
Total Units	126 (10 live-work)
Average Net Unit Size	776sf
Parking Spaces Provided	underground



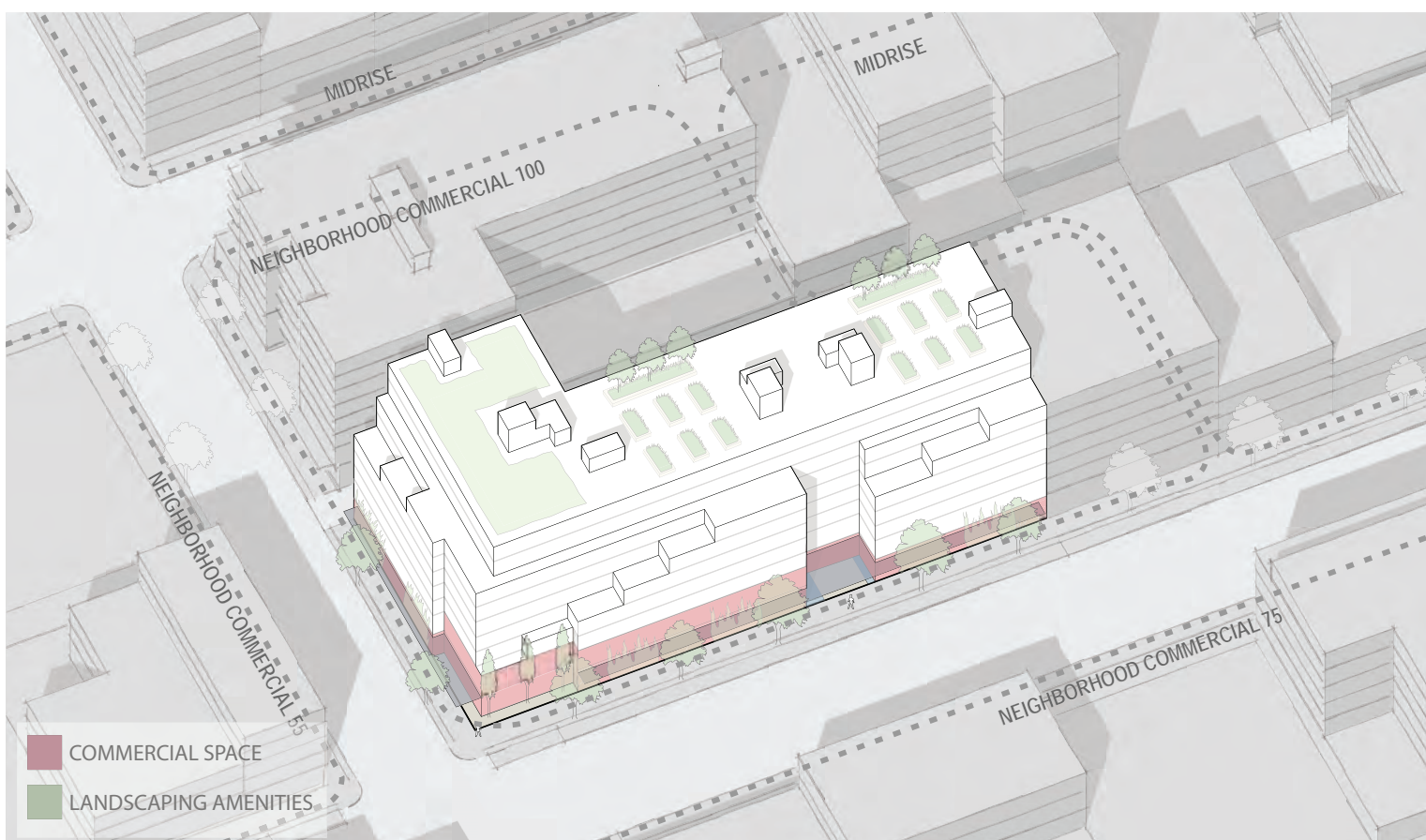
Example Floorplan ground floor

Example Floorplan typical floor

**EXAMPLE SITE**



EXISTING NC-85  
URBAN VILLAGE BOUNDARIES



COMMERCIAL SPACE  
LANDSCAPING AMENITIES

**AFFORDABLE HOUSING QUANTITIES**

**PERFORMANCE HOUSING (commercial addition)**

High Market Area (7%)	8.82 (+3.45) = 13 units
Medium Market Area (6%)	7.56 (+3.45) = 12 units
Low Market Area (5%)	6.30 (+3.45) = 10 units

**PAYMENT HOUSING**

High Market Area (\$20.75/sf)	\$2,536k (+428k) = \$2,964k
Medium Market Area (\$13.25/sf)	\$1,619k (+375k) = \$1,994k
Low Market Area (\$7/sf)	\$855k (+268k) = \$1,123k

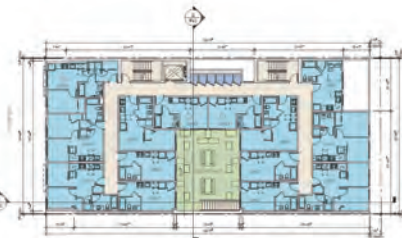
\*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing



**PRECEDENTS EXISTING ZONING**



1208 Pine St.  
Solterra  
NC-85  
10,470 SF Lot  
72 Units

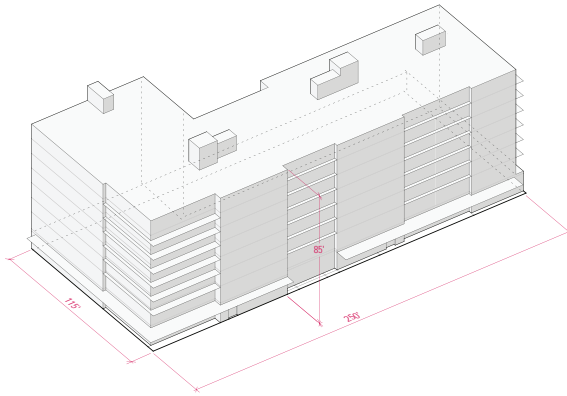


6404 & 6406 9th Ave. NE  
Caron  
NC-85  
7,620 SF Lot  
83 Units

## MAXIMUM DEVELOPMENT POTENTIAL

### EXISTING NC85

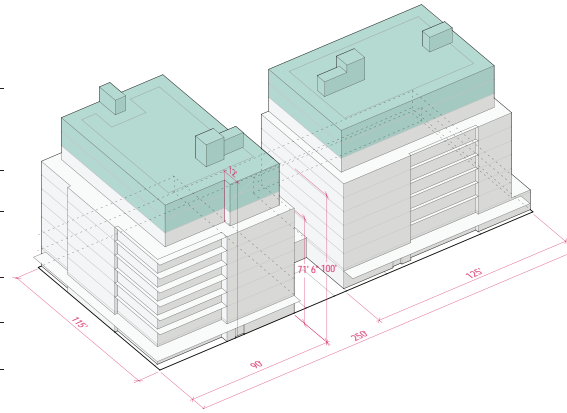
Floor Area Ratio (FAR) Max	4.5 single use 6.0 total mixed use
Height Limit	85'
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Rear	10' next to residentially zoned lot
Sides	15' next to residentially zoned lot
Parking	1 per unit; No min. in Urban Villages



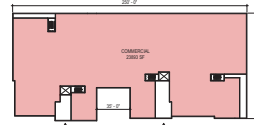
Lot Size	28,750sf
Total Allowed GSF	172,500sf
Efficiency Factor	.8
Commercial GSF	43,125sf
Residential NSF	103,500sf
Total Units	126 (10 live-work)
Average Net Unit Size	820sf
Parking Spaces Provided	underground

### PROPOSED MHA NC100

Floor Area Ratio (FAR) Max	5.0 single use 6.25 total mixed use
Height Limit	100' could allow for 10-story structure while providing adequate floor-to ceiling heights
Setbacks	
Front	First floor dwellings must be 4' above or 10' back from street
Upper	Avg. depth of 15', max. depth of 25' above 75'
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.



Lot Size	28,750sf
Total Allowed GSF	179,687.5sf
Efficiency Factor	.8
Commercial GSF	35,958sf
Residential NSF	115,000sf
Total Units	162
Average Net Unit Size	710sf
Parking Spaces Provided	underground

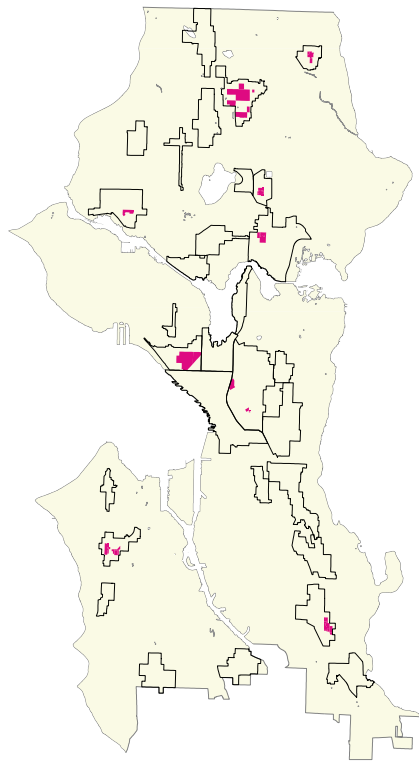


Example Floorplan ground floor

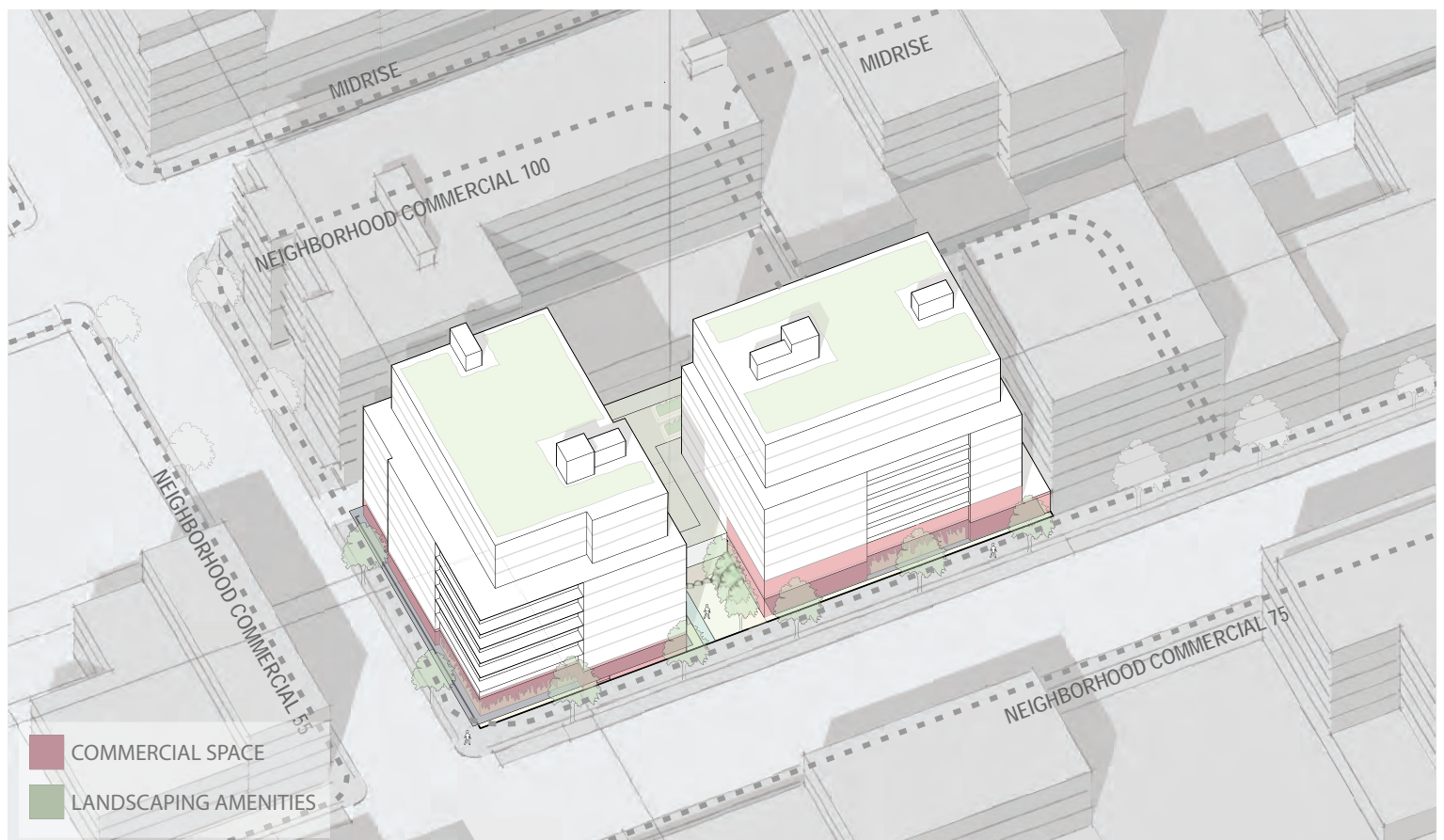


Example Floorplan typical floor

## EXAMPLE SITE



- EXISTING NC-85
- URBAN VILLAGE BOUNDARIES



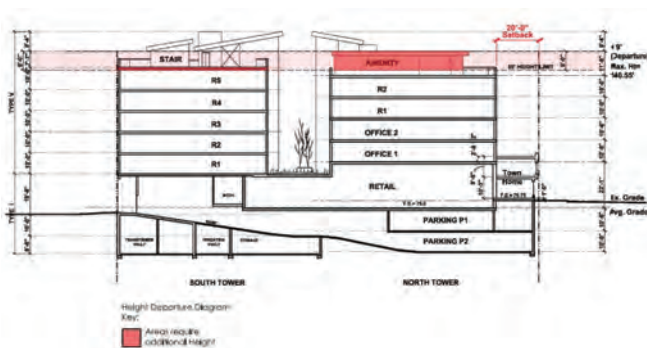
## AFFORDABLE HOUSING QUANTITIES

PERFORMANCE HOUSING (commercial addition)	
High Market Area (7%)	11.34 (+2.25) = 14 units
Medium Market Area (6%)	9.72 (+2.25) = 12 units
Low Market Area (5%)	8.10 (+2.25) = 11 units
PAYMENT HOUSING	
High Market Area (\$20.75/sf)	\$2,983k (+256k) = \$3,238k
Medium Market Area (\$13.25/sf)	\$1,905k (+224k) = \$2,128k
Low Market Area (\$7/sf)	\$1,006k (+160k) = \$1,166k

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



## PRECEDENTS EXISTING ZONING



5601 22nd Ave. NW  
Studio Meng Strazzara  
NC-65  
30,000 SF Lot  
80 Units



1227 124th Ave. NE Bellevue, WA  
GGLO  
NC-95  
309 units