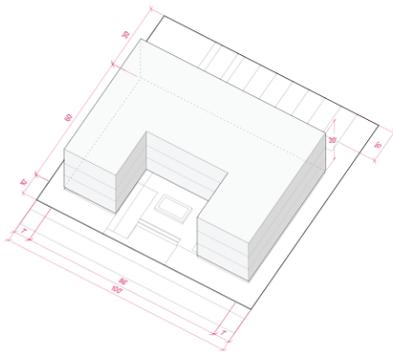


MAXIMUM DEVELOPMENT POTENTIAL

EXISTING LR2

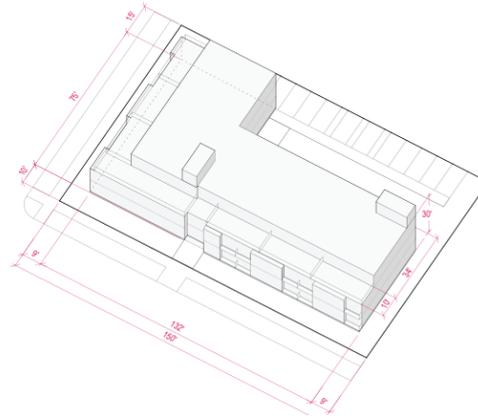
Floor Area Ratio (FAR) Max	1.3 (1.2 for townhouses)
Height Limit	30'
Setbacks	
Front	5' min
Rear	10' w alley 15' w/o alley
Sides	< 40' bldg: 5' > 40' bldg: 7' avg, 5' min.
Parking	1 per unit; No min. in Urban Villages

APARTMENTS - SMALL SITE



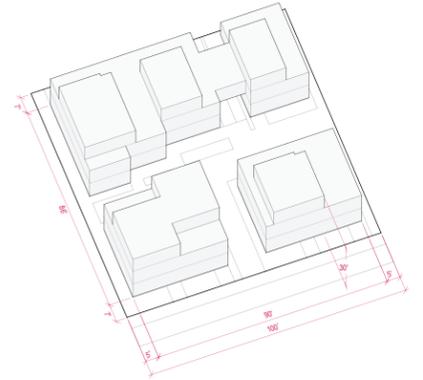
Lot Size	10,000sf
Total Allowed GSF	13,000sf
Efficiency Factor	.8
Total NSF	10,400sf
Total Units	16
Average Net Unit Size	650sf
Parking Spaces Provided	8

APARTMENTS - LARGE SITE



Lot Size	15,000sf
Total Allowed GSF	19,500sf
Efficiency Factor	.8
Total NSF	15,600sf
Total Units	24
Average Net Unit Size	650sf
Parking Spaces Provided	16

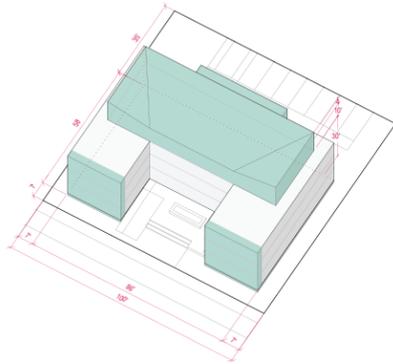
TOWNHOUSES



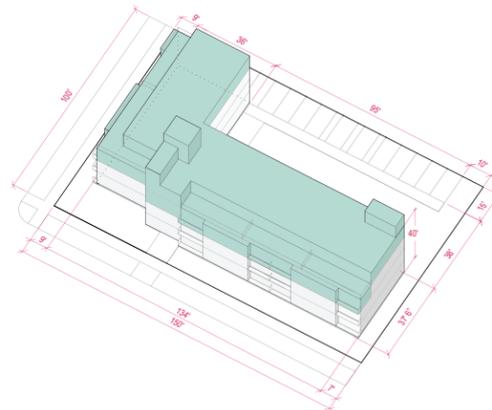
Lot Size	10,000sf
Total Allowed GSF	12,000sf
Efficiency Rate	1
Total NSF	12,000sf
Total Units	8
Average Net Unit Size	1,500sf
Parking Spaces Provided	6

PROPOSED MHA LR2

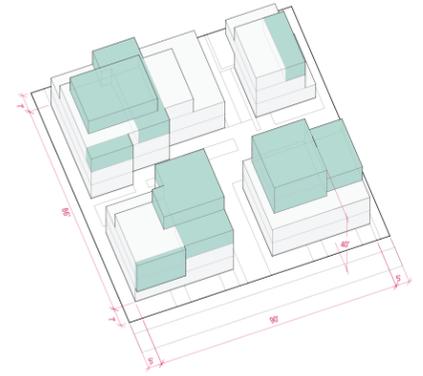
Floor Area Ratio (FAR) Max	1.5 (1.4 for townhouses)
Height Limit	40'
Setbacks	
Front	5' min
Upper	12' above 30'
Rear	10' w alley 15' w/o alley
Sides	< 40' bldg: 5' > 40' bldg: 7' avg, 5' min.
Parking	1 per unit; No min. in Urban Villages



Lot Size	10,000sf
Total Allowed GSF	15,000sf
Efficiency Factor	.8
Total NSF	12,000sf
Total Units	20
Average Net Unit Size	600sf
Parking Spaces Provided	8

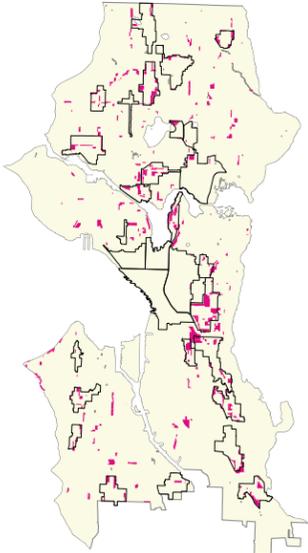


Lot Size	15,000sf
Total Allowed GSF	22,500sf
Efficiency Factor	.8
Total NSF	18,000sf
Total Units	26
Average Net Unit Size	692sf
Parking Spaces Provided	16



Lot Size	10,000sf
Total Allowed GSF	14,000sf
Efficiency Factor	1
Total NSF	14,000sf
Total Units	8
Average Net Unit Size	1,750sf
Parking spaces provided	6

LR2 ZONES IN SEATTLE



EXISTING LR2
URBAN VILLAGE BOUNDARIES

AFFORDABLE HOUSING QUANTITIES

APARTMENTS - SMALL SITE

PERFORMANCE HOUSING

High Market Area (7%)	1.4 = 2 units
Medium Market Area (6%)	1.2 = 2 units
Low Market Area (5%)	1.0 = 1 unit

PAYMENT HOUSING

High Market Area (\$20.75/sf)	\$311k
Medium Market Area (\$13.25/sf)	\$199k
Low Market Area (\$7/sf)	\$105k

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

APARTMENTS - LARGE SITE

PERFORMANCE HOUSING

High Market Area (7%)	1.82 = 2 units
Medium Market Area (6%)	1.56 = 2 units
Low Market Area (5%)	1.30 = 2 units

PAYMENT HOUSING

High Market Area (\$20.75/sf)	\$467k
Medium Market Area (\$13.25/sf)	\$298k
Low Market Area (\$7/sf)	\$158k

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

TOWNHOUSES

PERFORMANCE HOUSING

High Market Area (7%)	.56 = 1 unit
Medium Market Area (6%)	.48 = 1 unit
Low Market Area (5%)	.40 = 1 unit

PAYMENT HOUSING

High Market Area (\$20.75/sf)	\$291k
Medium Market Area (\$13.25/sf)	\$186k
Low Market Area (\$7/sf)	\$98k

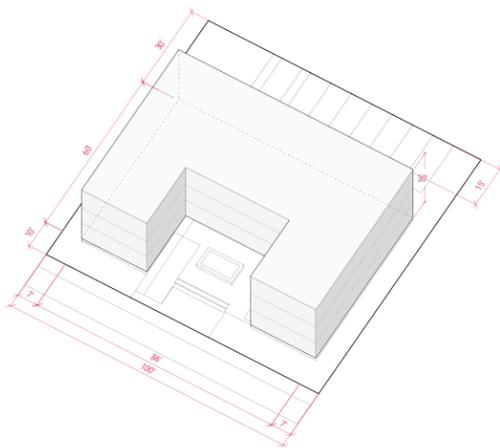
*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing



MAXIMUM DEVELOPMENT POTENTIAL

EXISTING LR2

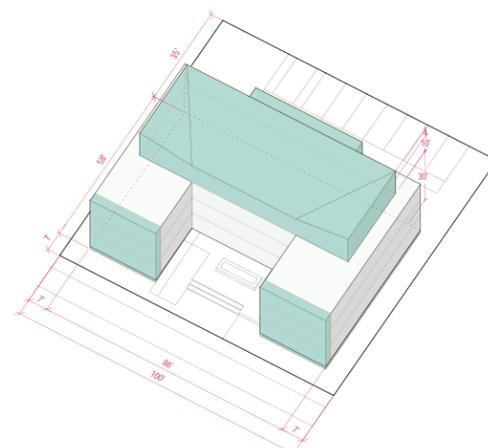
Floor Area Ratio (FAR) Max	1.3
Height Limit	30'
Setbacks	
Front	5' min
Rear	10' w alley 15' w/o alley
Sides	< 40' bldg: 5' > 40' bldg: 7' avg, 5' min.
Parking	1 per unit; No min. in Urban Villages



Lot Size	10,000sf
Total Allowed GSF	13,000sf
Efficiency Factor	.8
Total NSF	10,400sf
Total Units	16
Average Net Unit Size	650sf
Parking Spaces Provided	8

PROPOSED MHA LR2

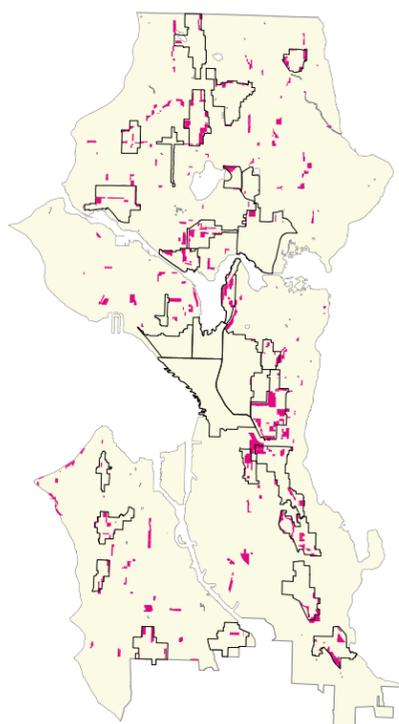
Floor Area Ratio (FAR) Max	1.5
Height Limit	40'
Setbacks	
Front	5' min
Upper	12' above 30'
Rear	10' w alley 15' w/o alley
Sides	< 40' bldg: 5' > 40' bldg: 7' avg, 5' min.
Parking	1 per unit; No min. in Urban Villages



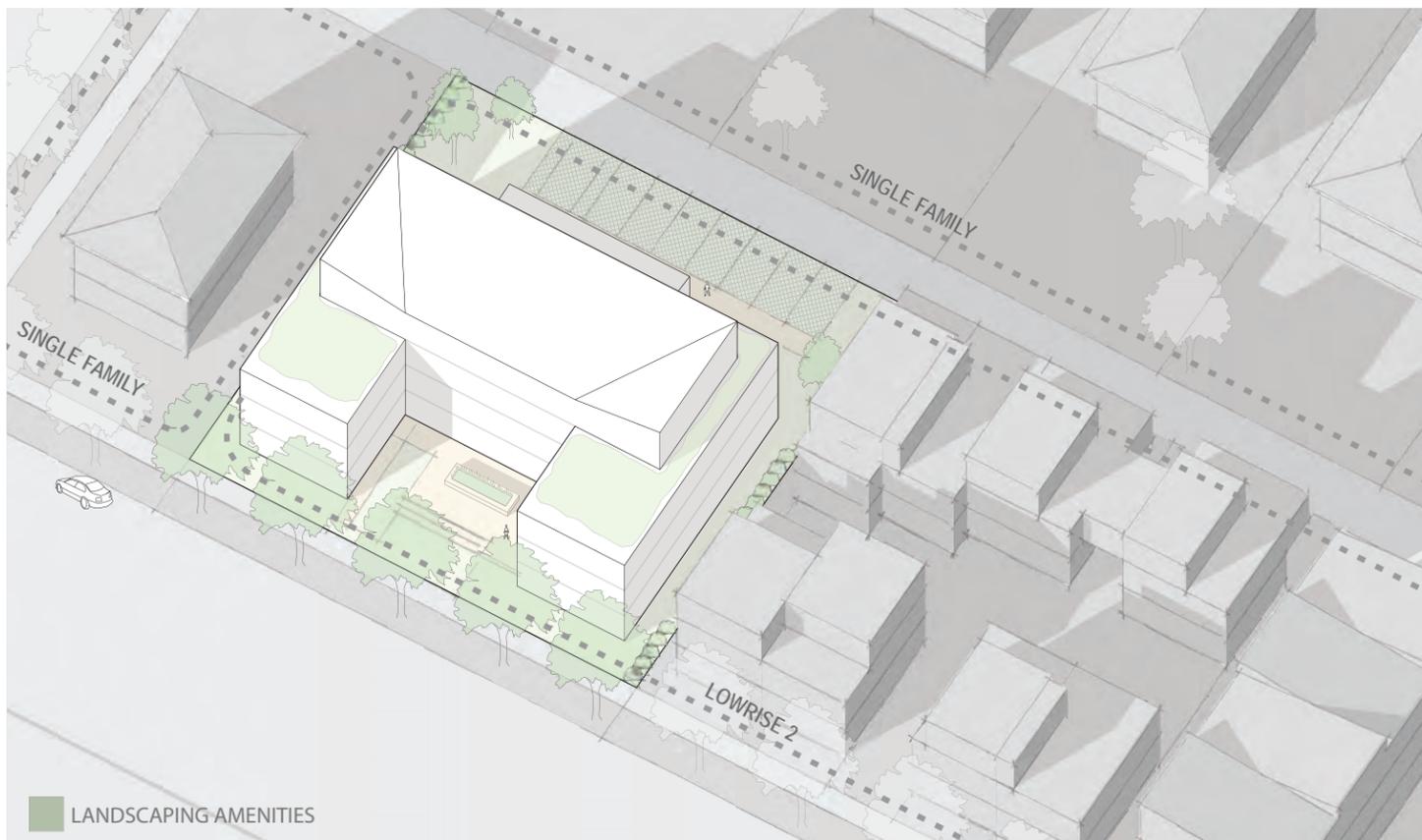
Example Floorplan typical floor

Lot Size	10,000sf
Total Allowed GSF	15,000sf
Efficiency Factor	.8
Total NSF	12,000sf
Total Units	20
Average Net Unit Size	600sf
Parking Spaces Provided	8

EXAMPLE SITE



- EXISTING LR2
- URBAN VILLAGE BOUNDARIES



AFFORDABLE HOUSING QUANTITIES

PERFORMANCE HOUSING

High Market Area (7%)	1.4 = 2 units
Medium Market Area (6%)	1.2 = 2 units
Low Market Area (5%)	1.0 = 1 unit

PAYMENT HOUSING

High Market Area (\$20.75/sf)	\$311k
Medium Market Area (\$13.25/sf)	\$199k
Low Market Area (\$7/sf)	\$105k

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



PRECEDENTS EXISTING ZONING

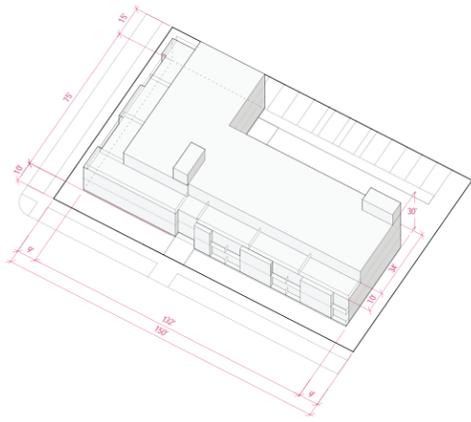


1808 12th Ave S
Diepenbrock Architecture
LR3
7,200 SF Lot
26 New Units, 22 Existing Units

MAXIMUM DEVELOPMENT POTENTIAL

EXISTING LR2

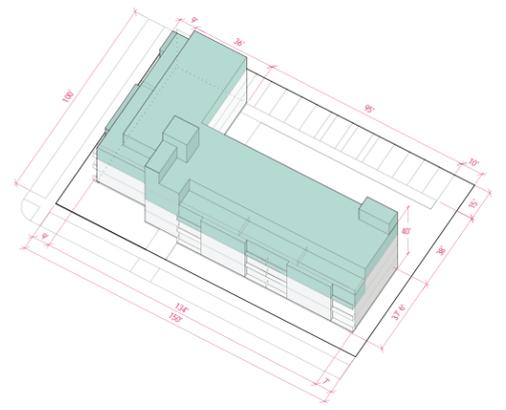
Floor Area Ratio (FAR) Max	1.3
Height Limit	30'
Setbacks	
Front	5' min
Rear	10' w alley 15' w/o alley
Sides	< 40' bldg: 5' > 40' bldg: 7' avg, 5' min.
Parking	1 per unit; No min. in Urban Villages



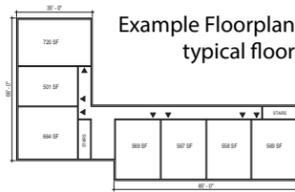
Lot Size	15,000sf
Total Allowed GSF	19,500sf
Efficiency Factor	.8
Total NSF	15,600sf
Total Units	24
Average Net Unit Size	650sf
Parking Spaces Provided	16

PROPOSED MHA LR2

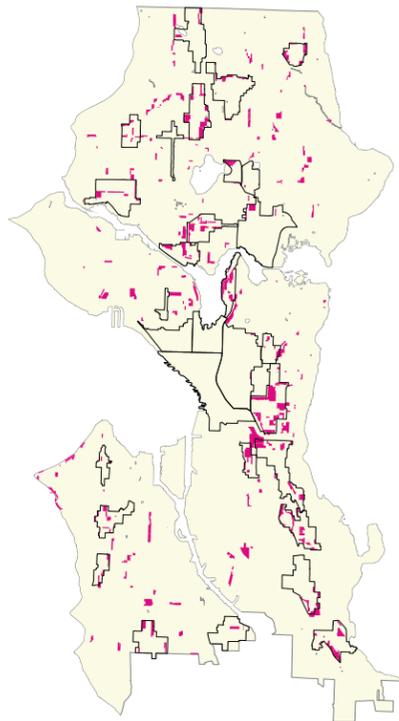
Floor Area Ratio (FAR) Max	1.5
Height Limit	40'
Setbacks	
Front	5' min
Upper	12' above 30'
Rear	10' w alley 15' w/o alley
Sides	< 40' bldg: 5' > 40' bldg: 7' avg, 5' min.
Parking	1 per unit; No min. in Urban Villages



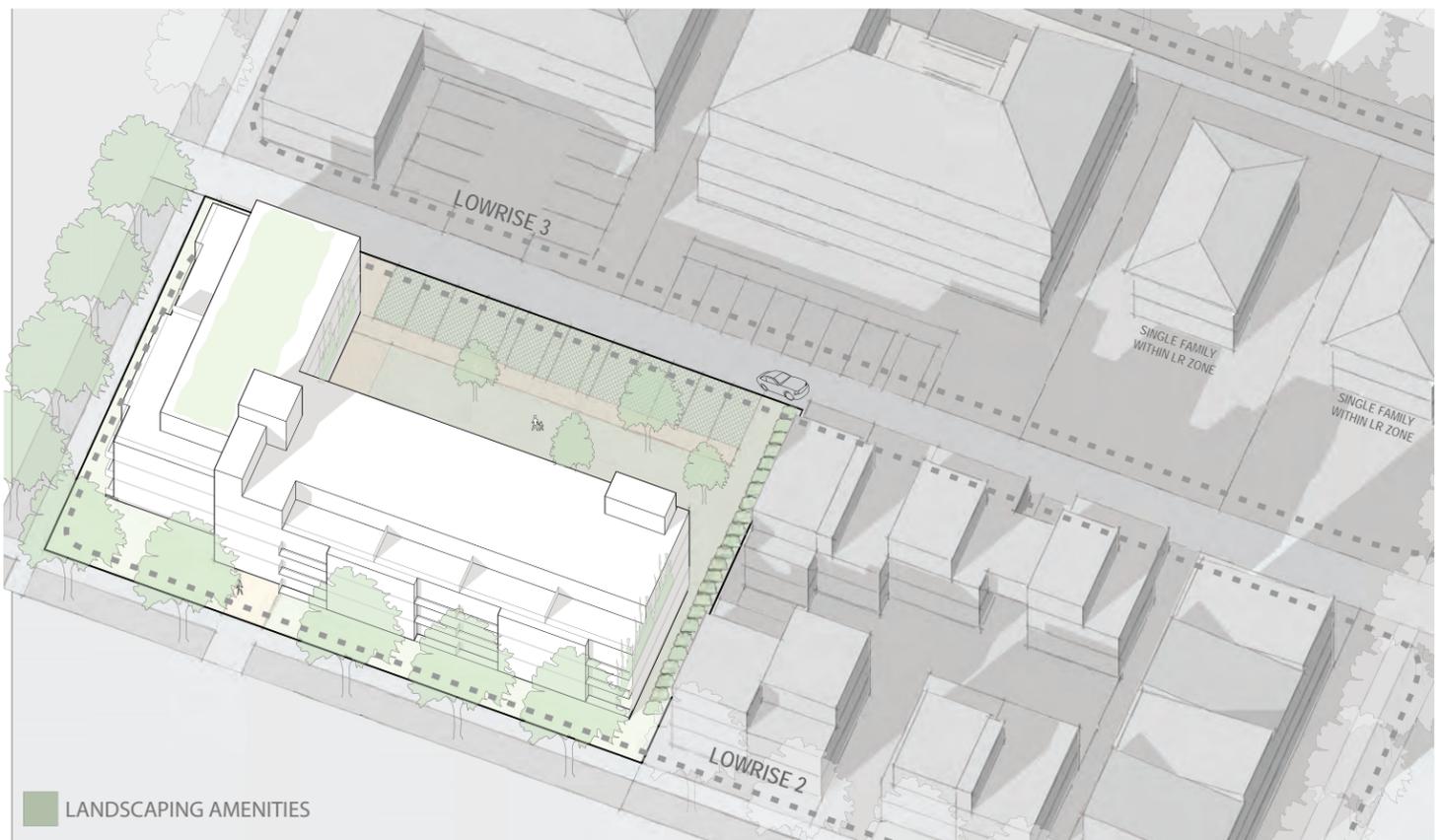
Lot Size	15,000sf
Total Allowed GSF	22,500sf
Efficiency Factor	.8
Total NSF	18,000sf
Total Units	26
Average Net Unit Size	692sf
Parking Spaces Provided	16



EXAMPLE SITE



EXISTING LR2
URBAN VILLAGE BOUNDARIES



AFFORDABLE HOUSING QUANTITIES

PERFORMANCE HOUSING

High Market Area (7%)	1.82 = 2 units
Medium Market Area (6%)	1.56 = 2 units
Low Market Area (5%)	1.30 = 2 units

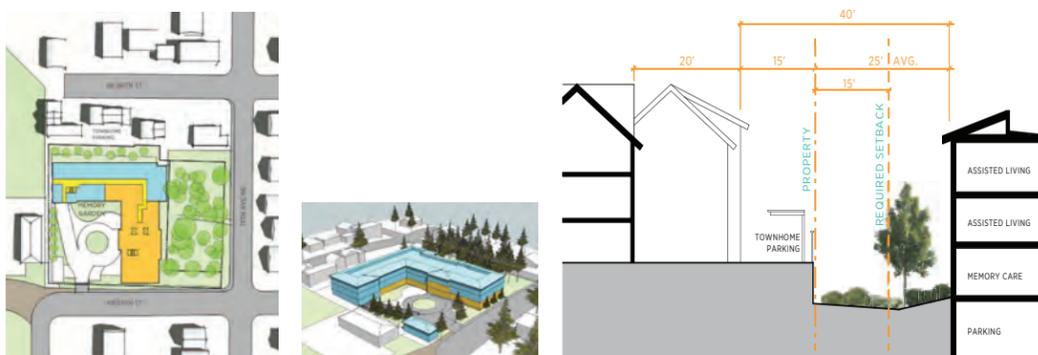
PAYMENT HOUSING

High Market Area (\$20.75/sf)	\$467k
Medium Market Area (\$13.25/sf)	\$298k
Low Market Area (\$7/sf)	\$158k

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



PRECEDENTS EXISTING ZONING

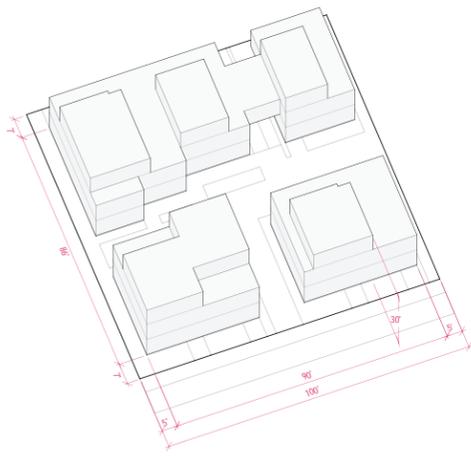


8511 15th Ave NE
Ankrom Moisan Architects
LR2, Assisted Living Facility
63 Assisted Living Units & 19 Memory Care Units

MAXIMUM DEVELOPMENT POTENTIAL

EXISTING LR2

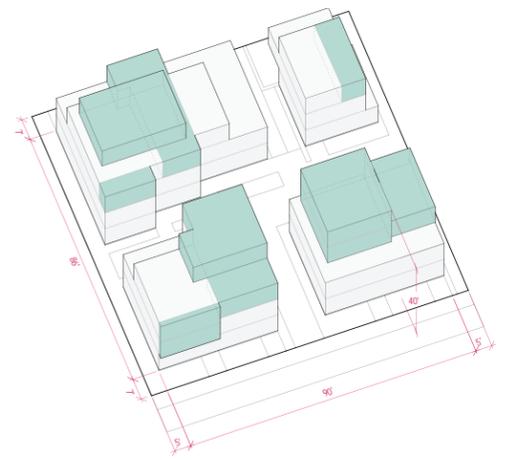
Floor Area Ratio (FAR) Max	1.2
Height Limit	30'
Setbacks	
Front	7' average 5' min
Rear	7' average 5' min
Sides	< 40' bldg: 5' > 40' bldg: 7' avg, 5' min.
Parking	1 per unit; No min. in Urban Villages



Lot Size	10,000sf
Total Allowed GSF	12,000sf
Efficiency Rate	1
Total NSF	12,000sf
Total Units	8
Average Net Unit Size	1,500sf
Parking Spaces Provided	6

PROPOSED MHA LR2

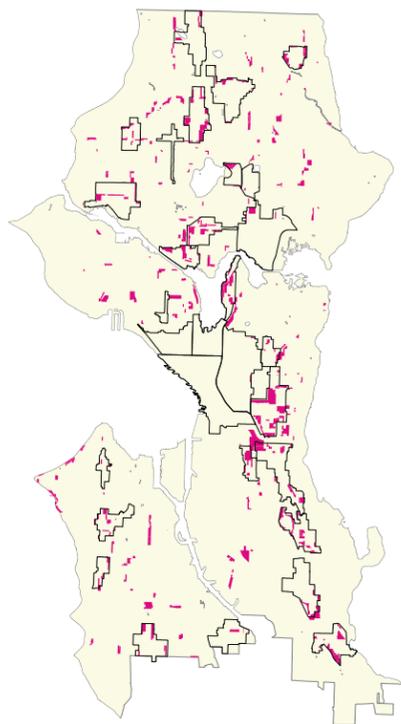
Floor Area Ratio (FAR) Max	1.4
Height Limit	40'
Setbacks	
Front	7' average 5' min
Upper	12' above 30'
Rear	7' average 5' min
Sides	< 40' bldg: 5' > 40' bldg: 7' avg, 5' min.
Parking	1 per unit; No min. in Urban Villages



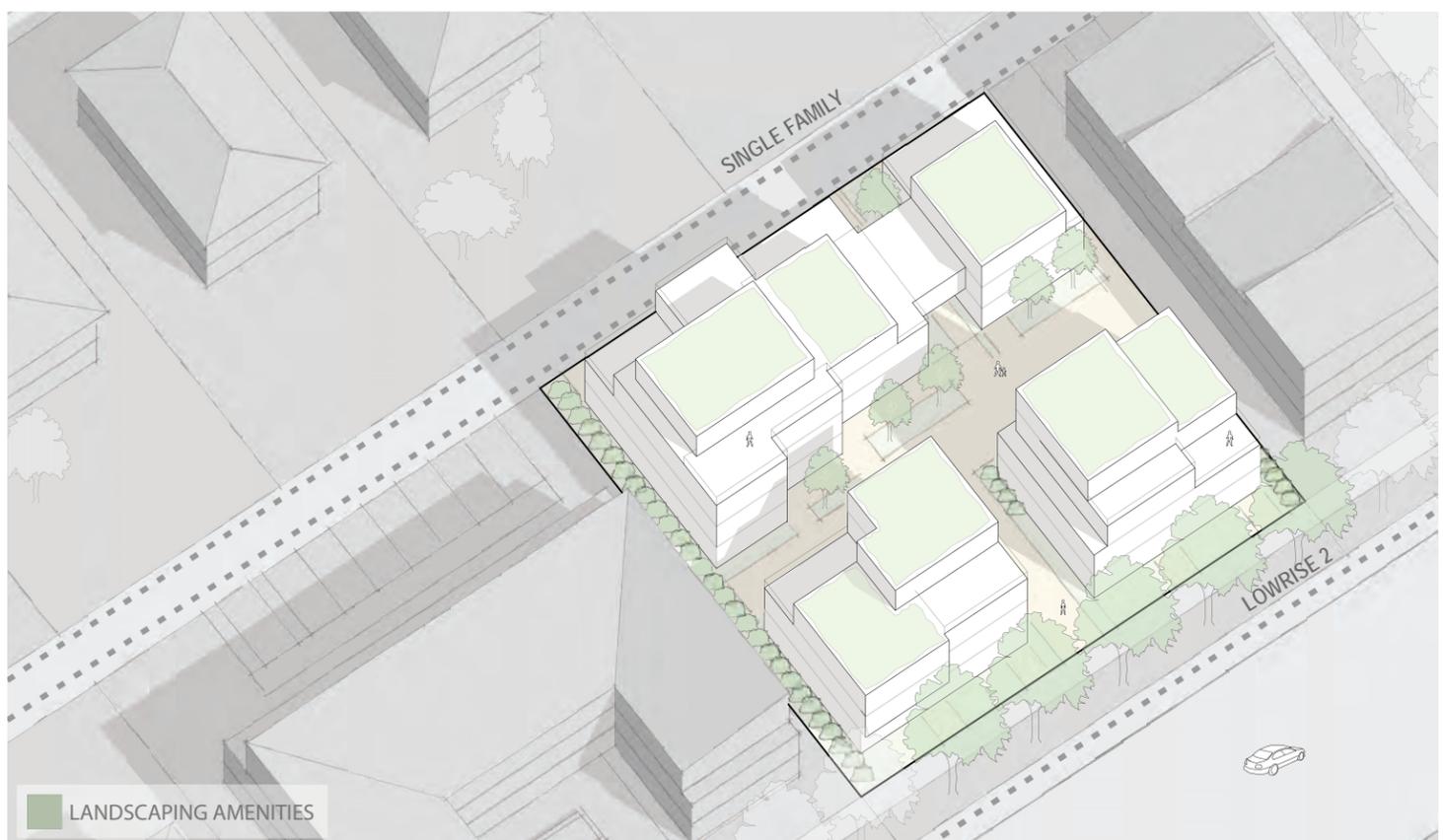
Example floorplan ground floor

Lot Size	10,000sf
Total Allowed GSF	14,000sf
Efficiency Factor	1
Total NSF	14,000sf
Total Units	8
Average Net Unit Size	1,750sf
Parking spaces provided	6

EXAMPLE SITE



- EXISTING LR2
- URBAN VILLAGE BOUNDARIES



AFFORDABLE HOUSING QUANTITIES	
PERFORMANCE HOUSING	
High Market Area (7%)	.56 = 1 unit
Medium Market Area (6%)	.48 = 1 unit
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PAYMENT HOUSING	
High Market Area (\$20.75/sf)	\$291k
Medium Market Area (\$13.25/sf)	\$186k
Low Market Area (\$7/sf)	\$98k
<small>*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing</small>	



PRECEDENTS EXISTING ZONING



1901-1911 E Pine St/1526 19th Ave
B9 Architects
LR1
14,500 SF Lot
7 units

208 18th Ave
JW Architects
LR2
19,200 SF Lot
21 Units