



MAXIMUM DEVELOPMENT POTENTIAL APARTMENTS - SMALL SITE **EXISTING LR3 APARTMENTS - LARGE SITE** 20

| 2.0 |
|--|
| 40' |
| |
| 5' min |
| 10' w alley 15' w/o alley |
| < 40' bldg: 5' > 40' bldg: 7' avg, 5' min. |
| 1 per unit; No min. in Urban Villages |
| |



| 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 | 5 |
| | |



| 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 Siz | ze 650sf |
| Parking Spaces Prov | ided 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 | 800sf |
| Parking Spaces Provided | 0 |

PROPOSED MHA LR3

| Floor Area Ratio (FAR) Max | 2.2 |
|-------------------------------|--|
| Height Limit | 50' |
| Setbacks | |
| Front | 5' min |
| Upper | 12' above 40' |
| 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 | 5,000sf |
|-------------------------|----------|
| Total Allowed GSF | 11,000sf |
| Efficiency Factor | .8 |
| Total NSF | 8,800sf |
| Total Units | 14 |
| Average Net Unit Size | 650 sf |
| Parking Spaces Provided | 5 |
| | |



| 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 Siz | e 655sf |
| Parking Spaces Prov | ided 12 |
| | |



| 5,000sf |
|----------|
| 11,000sf |
| .8 |
| 8,800sf |
| 14 |
| 629sf |
| 0 |
| |

AFFORDABLE HOUSING QUANTITIES

APARTMENTS - LARGE SITE

PERFORMANCE HOUSING

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

3.57 = 4 units 3.06 = 4 unit 2.55 = 3 units

PERFORMANCE HOUSING = 1 unit = 1 unit

*If rounding down to provide affordable performance unit,

developer must pay for the fraction they are rounding off as

\$228k

\$146k

payment housing

\$77k

ROWHOUSES

| 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)

Low Market Area (\$7/sf)

Medium Market Area (\$13.25/sf)

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

PERFORMANCE HOUSING

PAYMENT HOUSING

High Market Area (\$20.75/sf)

Low Market Area (\$7/sf)

Medium Market Area (\$13.25/sf)

.98 = 1 unit .84 = 1 unit Low Market Area (5%)

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.7 = 1 unit

\$228k

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payment housing

APARTMENTS - SMALL SITE



LR3 ZONES IN SEATTLE

EXISTING LR3

URBAN VILLAGE BOUNDARIES

PAYMENT HOUSING

High Market Area (\$20.75/sf) \$830k Medium Market Area (\$13.25/sf) \$530k Low Market Area (\$7/sf) \$280k

unit, developer must pay for the fraction they are round-

*If rounding down to provide affordable performance ing off as payment housing





5,000sf

11,000sf

8,800sf

650 sf

.8

14

5

MAXIMUM DEVELOPMENT POTENTIAL



| S | |
|-------------------|----------|
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| Total Allowed GSF | 10,000sf |
| Efficiency Factor | .8 |
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Efficiency Factor.8Total NSF8,000sfTotal Units10Average Net Unit Size800sfParking Spaces Provided5

EXAMPLE SITE



URBAN VILLAGE BOUNDARIES

AFFORDABLE HOUSING QUANTITIES

| PERFORMANCE HOUSING | |
|--|---|
| High Market Area (7%) Medium Market Area (6%) Low Market Area (5%) | .98 = 1 unit .84 = 1 unit .7 = 1 unit |
| PAYMENT HOUSING | |
| High Market Area (\$20.75/sf) | \$228 |





PROPOSED MHA LR3

| Floor Area <u>Ratio (FAR) Max</u> | 2.2 |
|--------------------------------------|--|
| Height Limit | 50′ |
| Setbacks | |
| Front | 5' min |
| Upper | 12' above 40' |
| 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 |
| 630 SF | 724 SF |

| 580 SF | 19 - 10 19 | 724.SF | 78-9° |
|------------|---------------|---------|-------|
| 32 - 01 | . 1 | 23 - 6" | 4 |
| Levels 2-4 | ŀ | Level | 5 |
| Exa | ample Fl | oorplan | S |

Lot Size

Total NSF

Total Units

Total Allowed GSF

Average Net Unit Size

Parking Spaces Provided

Efficiency Factor

Medium Market Area (\$13.25/sf)\$146kLow 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



1141 N 91st St CB Anderson Architects PLLC LR3 6,113 SF Lot 28 units

1427 NW 65th St b9 Architects LR3 10,000 SF Lot 22 units





MAXIMUM DEVELOPMENT POTENTIAL

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| Lot Size | 15,000st |
|----------------------|---------------|
| Total Allowed GSF | 30,000st |
| Efficiency Factor | 8. |
| Total NSF | 24,000st |
| SF Below Grade | 7,000st |
| Total Units | 48 (10 below) |
| Average Net Unit Siz | ze 650st |
| Parking Spaces Prov | vided 12 |
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EXAMPLE SITE



URBAN VILLAGE BOUNDARIES

AFFORDABLE HOUSING QUANTITIES

| PERFORMANCE HOUSING | |
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| High Market Area (7%) Medium Market Area (6%) Low Market Area (5%) | 3.57 = 4 units 3.06 = 4 unit 2.55 = 3 units |
| PAYMENT HOUSING | |
| High Market Area (\$20.75/sf) | \$830k |





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| Floor Area <u>Ratio (FAR) Max</u> | 2.2 |
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| Height Limit | 50′ |
| Setbacks | |
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| 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 |

| | | | | 362 SF | 362 SF | 362 SF | |
|--------|----------|--------|--------|------------|----------|--------|------|
| 424 SF | 420 SF | 500 SF | 500 SF | | | 409 SF | 62-9 |
| ×. | * | • | • | ' K | ~ | | |
| 485.SF | 485 SF | 500 SF | 500 SF | | 484 | SF | |
| | | | | 2'-3 | | | Γ |
| | 85 | - 0* | | <u> </u> | 45' - 0" | | |
| | | | Exan | ple | Floo | orpla | 'n |
| | | | | ty | pica | l flo | or |



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Medium Market Area (\$13.25/sf)\$530kLow Market Area (\$7/sf)\$280k

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PRECEDENTS EXISTING ZONING



1420 E Howell St Caron LR3 10,163 SF Lot 57 units

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400 Roy St Diepenbrock Architecture LR3 18,000 SF Lot 64 units

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| Upper | 12'above 40' |
| Rear | 10' w alley 15' w/o alley |
| Sides* | N/A |
| Parking | 1 per unit; No min. in Urban Villages |

* Front facade must reflect modulation consistent w/ rowhouse typology



Levels 2-3 Level 5 Example Floorplan



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



| PERFORMANCE HOUSING | |
|--|--|
| High Market Area (7%) Medium Market Area (6%) Low Market Area (5%) | .98 = 1 unit .84 = 1 unit .70 = 1 unit |
| PAYMENT HOUSING | |
| High Market Area (\$20.75/sf) | \$228k |



Medium Market Area (\$13.25/sf)\$146kLow Market Area (\$7/sf)\$77k

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PRECEDENTS EXISTING ZONING



1552 NW 58th St Build Urban LR2 3,900 SF Lot 18 units

4122 36th Ave SW Alloy Design Group LLC LR3 4,600 SF Lot 20 units

