

#### MAXIMUM DEVELOPMENT POTENTIAL NC-95 - "5 OVER 3" NC-95 - 9 STORY HIGHRISE NC-100 - 100' HIGHRISE **EXISTING NC-85** CONSTRUCTION CONSTRUCTION CONSTRUCTION TYPE OPTION Floor Area 4.5 single use 6.0 total mixed use Ratio (FAR) Max (Y) Height Limit 85′ Q Setbacks (h) First floor dwellings must be 4' above or 10' back from street Front 10' next to Rear residentially zoned lot 15' next to residentially zoned Sides 1 per unit; No min. in Urban Villages Parking Lot Size 28,750sf Lot Size 28,750sf Lot Size 28,750sf **Total Allowed GSF** 172,500sf **Total Allowed GSF** 172,500sf Total Allowed GSF 172,500sf **Efficiency Factor** .8 Efficiency Factor .8 **Efficiency Factor** .8 **Commercial GSF** 43,125sf **Commercial GSF** 43,125sf **Commercial GSF** 43,125sf **Residential NSF** 103,500sf **Residential NSF** 103,500sf **Residential NSF** 103,500sf Total Units 95 (18 live-work) **Total Units** Total Units 116 (10 live-work) 126 Average Net Unit Size 1,056sf Average Net Unit Size 819sf Average Net Unit Size 820sf Parking spaces provided underground Parking Spaces Provided Parking Spaces Provided underground underground

#### **PROPOSED MHA NC-95**

Floor Area	5.0 single use 6.25 total mixed use						
<u>Ratio (FAR) Max</u> Height Limit	95'; 100' could allow for 10-story structure while providing adequate floor-to ceiling heights		Tr Base Of S				
Setbacks			us .		75 8 95		
Front	First floor dwellings must be 4' above or 10' back from street		N N	75 5	N N	Ti è ver	B
Upper	Avg. depth of 15', max. depth of 25' above 75'		T 18		III III		
Rear	10' next to residentially zoned lot	e, n					
Sides	15' next to residentially zoned lot	¥				~	
Facade	Change of materials or a	Lot Size	28,750sf	Lot Size	28,750sf	Lot Size	28,750sf
Modulation	min. 18" deep setback at a min. of every 50' ft.	Total Allowed GSF	179,687.5sf	Total Allowed GSF	= 179,687.5sf	Total Allowed GSF	179,687.5sf
		Efficiency Factor	.8	Efficiency Factor	.8	Efficiency Factor	.8
		Commercial GSF	43,125sf	Commercial GSF	57,500sf	Commercial GSF	35,958sf
		Residential NSF	109,250sf	<b>Residential NSF</b>	97,750sf	Residential NSF	115,000sf
		Total Units 10	08 (18 live-work)	Total Units	126 (10 live-work)	Total Units	162
		Average Net Unit Size	1,012sf	Average Net Unit Size	e 776sf	Average Net Unit Size	710sf
		Parking Spaces Provided	underground	Parking Spaces Provid		Parking Spaces Provided	underground

NC-85 ZONES IN SEATTLE		AFFOR	DABLE HOUS	SING QUAN	ITITIES	
	NC-95 - 5 OVER 3 (	CONSTRUCTION	NC-95 - 9 STORY HIGHI	RISE CONSTRUCTION	NC-100 - 100' HIGHR TYPE O	ISE CONSTRUCTION PTION
	PERFORMANCE HOUSING	(commercial addition)	PERFORMANCE HOUSING	(commercial addition)	PERFORMANCE HOUSING	(commercial addition)
	High Market Area (7%) Medium Market Area (6%) Low Market Area (5%)	7.56 (+1.93) = 10 units 6.48 (+1.93) = 9 units 5.40 (+1.93) = 8 units	High Market Area (7%) Medium Market Area (6%) Low Market Area (5%)	8.82 (+3.45) = 13 units 7.56 (+3.45) = 12 units 6.30 (+3.45) = 10 units	High Market Area (7%) Medium Market Area (6%) Low Market Area (5%)	11.34 (+2.25) = 14 units 9.72 (+2.25) = 12 units 8.10 (+2.25) = 11 units



EXISTING NC-85

URBAN VILLAGE BOUNDARIES

PAYMENT HOUSING	PAYMENT HOUSING
High Market Area (\$20.75/sf) \$2,834k (+313k) = 3,147k	
Med Market Area (\$13.25/sf) \$1,809k (+274k) = \$2,083k	High Market Area (\$20.75/sf) \$2,536k (+428k) = \$2,964k
Low Market Area (\$7/sf) \$956k (+196k) = \$1,152k	Med Market Area (\$13.25/sf) \$1,619k (+375k) = \$1,994k

\*If rounding down to provide affordable performance unit, developer

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

\$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

PAYMENT HOUSING

High Market Area (\$20.75/sf)	\$2,983k (+256k) = \$3,238k
Med Market Area (\$13.25/sf)	\$1,905k (+224k) = \$2,128k
ow 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 housi





Mixed Use - "5 over 3" construction

# **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

Floor Area	5.0 single use 6.25 total mixed use		
Ratio (FAR) Max	6.25 total mixed use	× /	
Height Limit	95'	6 n	
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		TH
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	29.7E0.cf
Parking	1 per unit; No min. in Urban Villages	Total Allowed GSF	28,750sf 179,687.5sf
		Efficiency Factor	.8
	1758.55 1863.55 <u>1557-07</u>	Commercial GSF	43,125sf
COMMERCAL 2001 ST		Residential NSF	109,250sf
		Total Units	108 (18 live-work)
		Average Net Unit Size	1,012sf
Example Floor	rplan Example Floorplar	Parking Spaces Provide	ed underground
ground	floor typical floo	r	

**PROPOSED MHA NC95** 

### **EXAMPLE SITE**



PERFORMANCE HOUSING	(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
PAYMENT HOUSING	
High Market Area (\$20.75/sf)	\$2,834k (+313k) = \$3,147k
Medium 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



## **PRECEDENTS** EXISTING ZONING







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

BED

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



Mixed Use - 9 story highrise construction

## **MAXIMUM DEVELOPMENT POTENTIAL**



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	86' 9"		
Rear	10' next to residentially zoned lot			
Sides	15' next to residentially zoned lot			
Parking	1 per unit; No min. in Urban Villages			
		Ŀ		



Parking Spaces Provided underground

PROPOSE	) 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
Example Floor ground f	



28,750sf
= 179,687.5sf
.8
57,500sf
97,750sf
126 (10 live-work)
776sf
d underground

## **EXAMPLE SITE**



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

8.82	(+3.4	5) =	13 ı	units
7.56	(+3.4	5) =	12 ı	units
6.30	(+3.4	5) =	10 ı	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

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#### **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



Mixed Use - 100' Highrise Construction Type Option

## **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			



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 Lo min. 18" deep setback at To a min. of every 50' ft. Eff				
207-07					
Example Floor					
ground	floor typical floor				

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#### esidential NSF 115,000sf otal Units 162 710sf verage Net Unit Size arking Spaces Provided underground

#### **EXAMPLE SITE**



#### AFFORDABLE HOUSING QUANTITIES

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



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#### **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