

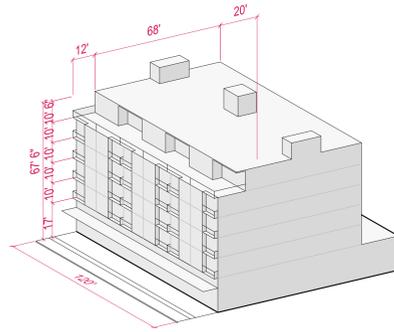
MAXIMUM DEVELOPMENT POTENTIAL

MIXED USE - SMALL SITE

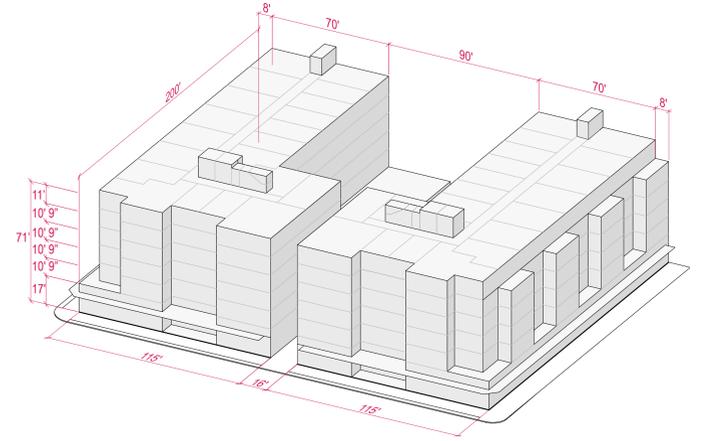
MIXED USE - LARGE SITE

EXISTING NC-65

Height Limit	65'
Floor Area Ratio (FAR) max	4.75
Setbacks	
Front	Dwellings 4' above or 10' back
Rear	0
Sides	0
Parking	1 per unit; No min in Urban Villages



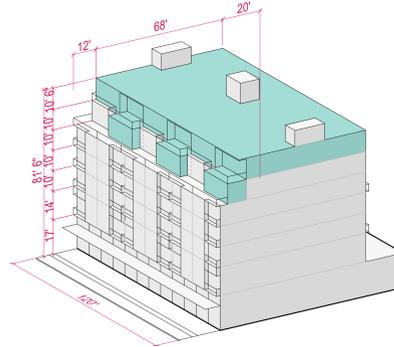
Lot Size	12,000sf
FAR max	x 4.75
Total Allowed GSF	= 57,000
Efficiency Factor	.8
Commercial GSF	10,000
Residential NSF	37,600
Average net unit size	575
Total units	65
Parking spaces provided	underground



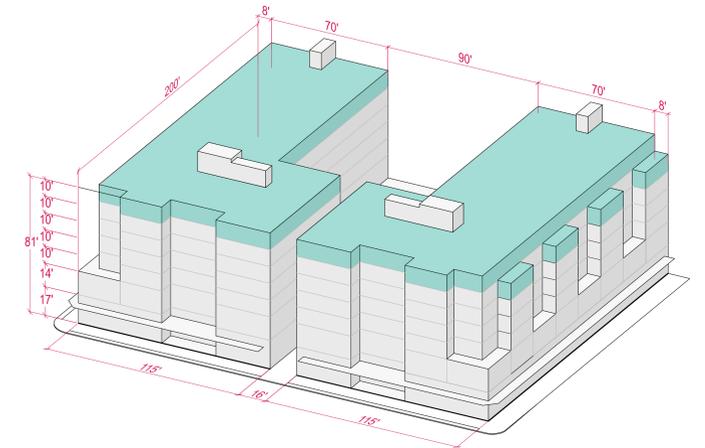
Lot Size	46,000sf
FAR max	x 4.75
Total Allowed GSF	= 218,500
Efficiency Factor	.8
Commercial GSF	40,000
Residential NSF	142,800
Average net unit size	710
Total units	201
Parking spaces provided	underground

PROPOSED MHA NC-75

Height Limit	75'
Floor Area Ratio (FAR) max	5.5
Setbacks	
Front	Dwellings 4' above or 10' back
Rear	0
Sides	0
Parking	1 per unit; No min in Urban Villages



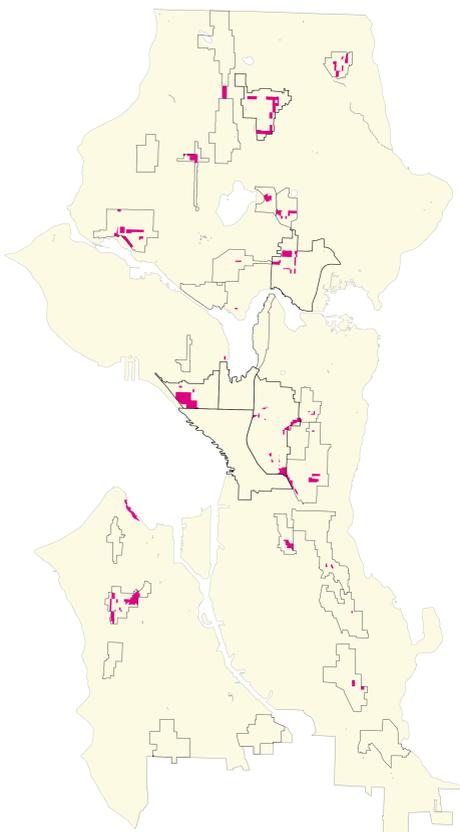
Lot Size	12,000sf
FAR max	x 5.5
Total Allowed GSF	= 66,000
Efficiency Factor	.8
Commercial GSF	10,000
Residential NSF	44,800
Average net unit size	575
Total units	78
Parking spaces provided	underground



Lot Size	46,000sf
FAR max	x 5.5
Total Allowed GSF	= 253,000
Efficiency Factor	.8
Commercial GSF	40,000
Residential NSF	170,400
Average net unit size	710
Total units	240
Parking spaces provided	underground

AFFORDABLE HOUSING QUANTITIES

NC-65 ZONES IN SEATTLE



EXISTING NC-65
URBAN VILLAGE BOUNDARIES

MIXED USE - SMALL SITE

PERFORMANCE HOUSING	(commercial addition)
High Market Area (7%)	5.46 (+.73) = 7 units
Medium Market Area (6%)	4.68 (+.63) = 6 units
Low Market Area (5%)	3.90 (+.52) = 5 units
PAYMENT HOUSING	
High Market Area (\$18/sf)	\$1,008k (+48k) = \$1,056k
Medium Market Area (\$12/sf)	\$672k (+42k) = \$714k
Low Market Area (\$7/sf)	\$392k (+30k) = \$422k

*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

PERFORMANCE HOUSING	(commercial addition)
High Market Area (7%)	16.80 (+3.55) = 21 units
Medium Market Area (6%)	14.40 (+3.04) = 18 units
Low Market Area (5%)	12.00 (+2.54) = 15 units
PAYMENT HOUSING	
High Market Area (\$18/sf)	\$3,834k (+288k) = \$4,122k
Medium Market Area (\$12/sf)	\$2,556k (+252k) = \$2,808k
Low Market Area (\$7/sf)	\$1,491k (+180k) = \$1,671k

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

