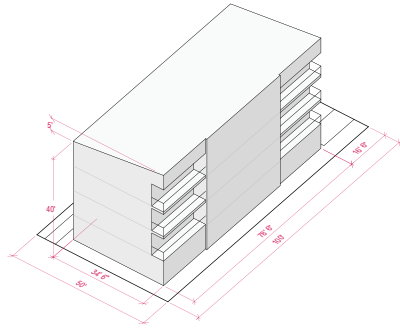


**MAXIMUM DEVELOPMENT POTENTIAL**

**EXISTING LR3**

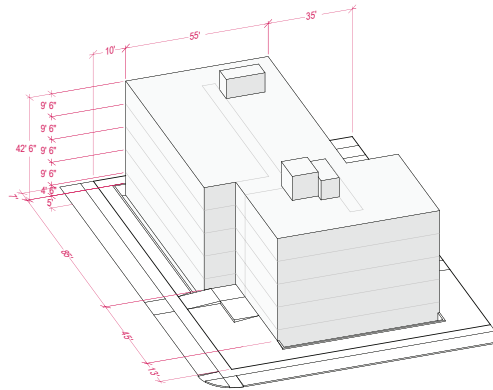
Floor Area Ratio (FAR) Max	2.0
Height Limit	40'
Setbacks	
Front	5' min
Rear	10' w alley 15' w/o alley
Sides	< 40' bldg: 5' > 40' bldg: 7' avg, 5' min.
Parking	1 per unit; No min. in Urban Villages

APARTMENTS - SMALL SITE



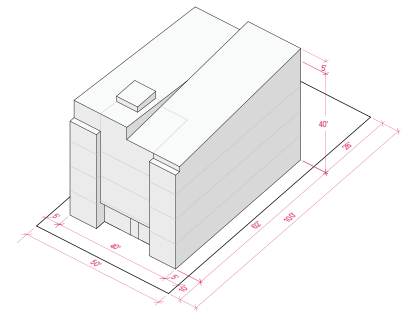
Lot Size	5,000sf
Total Allowed GSF	10,000sf
Efficiency Factor	.8
Total NSF	8,000sf
Total Units	10
Average Net Unit Size	800sf
Parking Spaces Provided	5

APARTMENTS - LARGE SITE



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 Size	650sf
Parking Spaces Provided	12

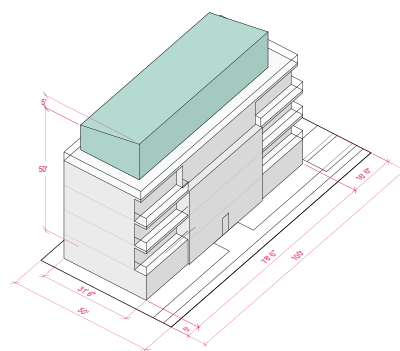
ROWHOUSES



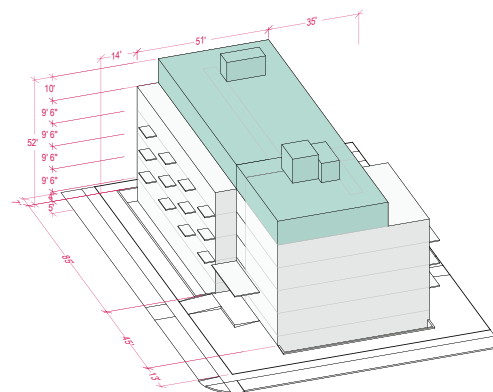
Lot Size	5,000sf
Total Allowed GSF	10,000sf
Efficiency Factor	.8
Total NSF	8,000sf
Total Units	10
Average Net Unit Size	800sf
Parking Spaces Provided	0

**PROPOSED MHA LR3**

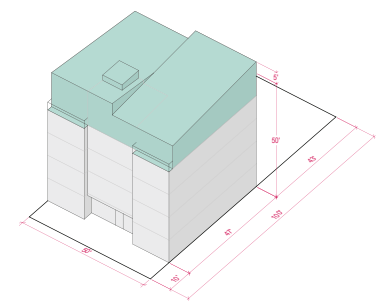
Floor Area Ratio (FAR) Max	2.2
Height Limit	50'
Setbacks	
Front	5' min
Upper	12' above 40'
Rear	10' w alley 15' w/o alley
Sides	< 40' bldg: 5' > 40' bldg: 7' avg, 5' min.
Parking	1 per unit; No min. in Urban Villages



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

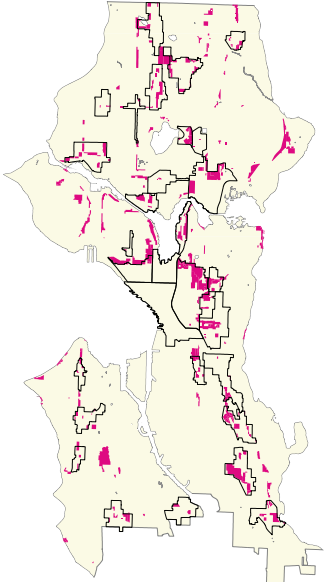


Lot Size	15,000sf
Total Allowed GSF	33,000sf
Efficiency Factor	.8
Total NSF	26,400sf
SF below grade	7,000sf
Total Units	51 (10 below)
Average Net Unit Size	655sf
Parking Spaces Provided	12



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

**LR3 ZONES IN SEATTLE**



EXISTING LR3  
URBAN VILLAGE BOUNDARIES

**AFFORDABLE HOUSING QUANTITIES**

**APARTMENTS - SMALL SITE**

**PERFORMANCE HOUSING**

High Market Area (7%)	.98 = 1 unit
Medium Market Area (6%)	.84 = 1 unit
Low Market Area (5%)	.7 = 1 unit

**PAYMENT HOUSING**

High Market Area (\$20.75/sf)	\$228k
Medium Market Area (\$13.25/sf)	\$146k
Low 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

**APARTMENTS - LARGE SITE**

**PERFORMANCE HOUSING**

High Market Area (7%)	3.57 = 4 units
Medium Market Area (6%)	3.06 = 4 unit
Low Market Area (5%)	2.55 = 3 units

**PAYMENT HOUSING**

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

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

**ROWHOUSES**

**PERFORMANCE HOUSING**

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)	\$228k
Medium Market Area (\$13.25/sf)	\$146k
Low Market Area (\$7/sf)	\$77k

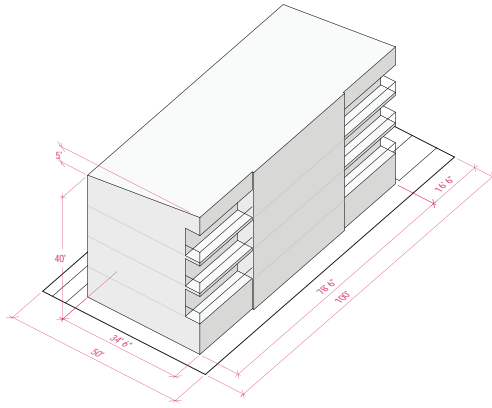
\*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing



**MAXIMUM DEVELOPMENT POTENTIAL**

**EXISTING LR3**

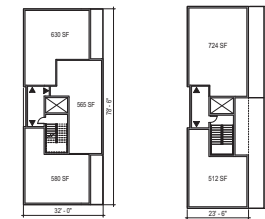
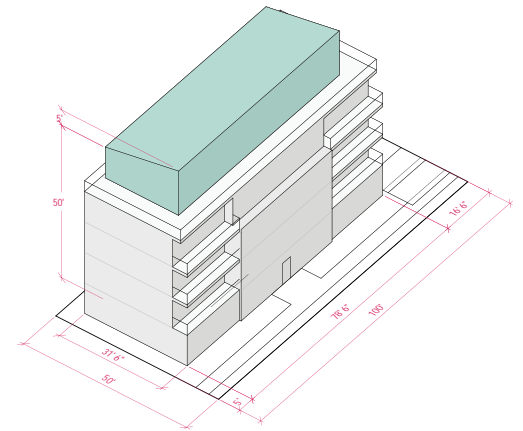
Floor Area Ratio (FAR) Max	2.0
Height Limit	40'
Setbacks	
Front	5' min
Rear	10' w alley 15' w/o alley
Sides	< 40' bldg: 5' > 40' bldg: 7' avg, 5' min.
Parking	1 per unit; No min. in Urban Villages



Lot Size	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

**PROPOSED MHA LR3**

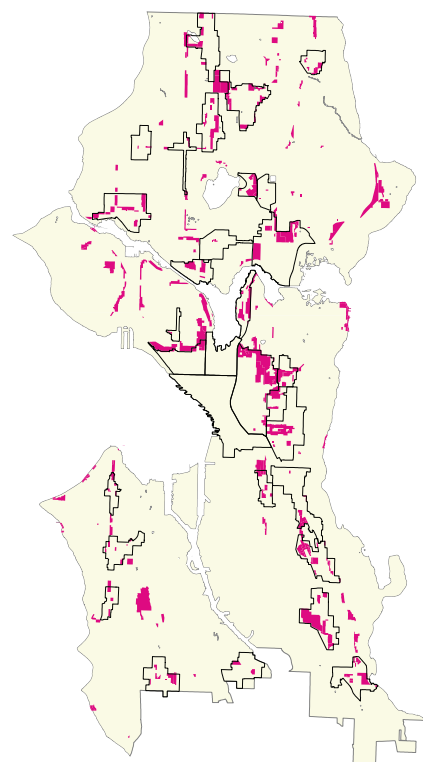
Floor Area Ratio (FAR) Max	2.2
Height Limit	50'
Setbacks	
Front	5' min
Upper	12' above 40'
Rear	10' w alley 15' w/o alley
Sides	< 40' bldg: 5' > 40' bldg: 7' avg, 5' min.
Parking	1 per unit; No min. in Urban Villages



Levels 2-4      Level 5  
Example Floorplans

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

**EXAMPLE SITE**



EXISTING LR3  
URBAN VILLAGE BOUNDARIES



**AFFORDABLE HOUSING QUANTITIES**

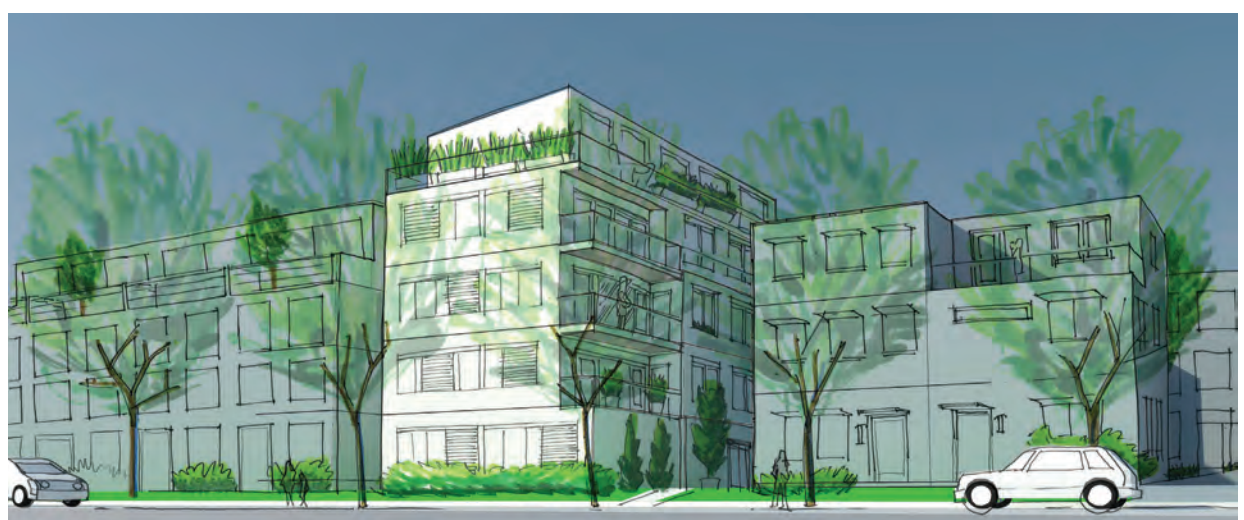
**PERFORMANCE HOUSING**

High Market Area (7%)	.98 = 1 unit
Medium Market Area (6%)	.84 = 1 unit
Low Market Area (5%)	.7 = 1 unit

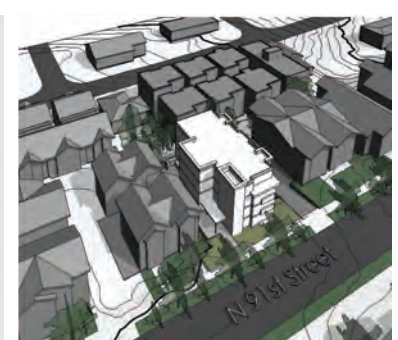
**PAYMENT HOUSING**

High Market Area (\$20.75/sf)	\$228k
Medium Market Area (\$13.25/sf)	\$146k
Low 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**



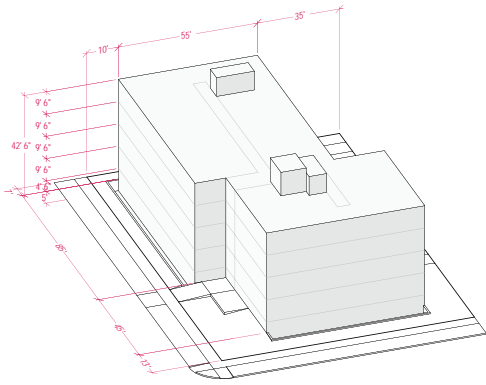
1427 NW 65th St  
b9 Architects  
LR3  
10,000 SF Lot  
22 units

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

**MAXIMUM DEVELOPMENT POTENTIAL**

**EXISTING LR3**

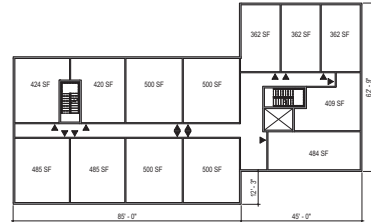
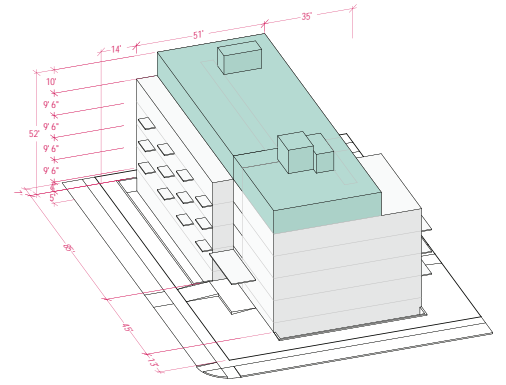
Floor Area Ratio (FAR) Max	2.0
Height Limit	40'
Setbacks	
Front	5' min
Rear	10' w alley 15' w/o alley
Sides	< 40' bldg: 5' > 40' bldg: 7' avg, 5' min.
Parking	1 per unit; No min. in Urban Villages



Lot Size	15,000sf
Total Allowed GSF	30,000sf
Efficiency Factor	.8
Total NSF	24,000sf
SF Below Grade	7,000sf
Total Units	48 (10 below)
Average Net Unit Size	650sf
Parking Spaces Provided	12

**PROPOSED MHA LR3**

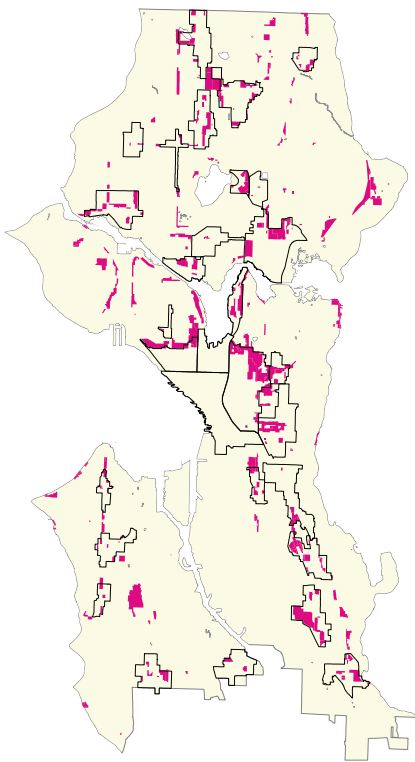
Floor Area Ratio (FAR) Max	2.2
Height Limit	50'
Setbacks	
Front	5' min
Upper	12' above 40'
Rear	10' w alley 15' w/o alley
Sides	< 40' bldg: 5' > 40' bldg: 7' avg, 5' min.
Parking	1 per unit; No min. in Urban Villages



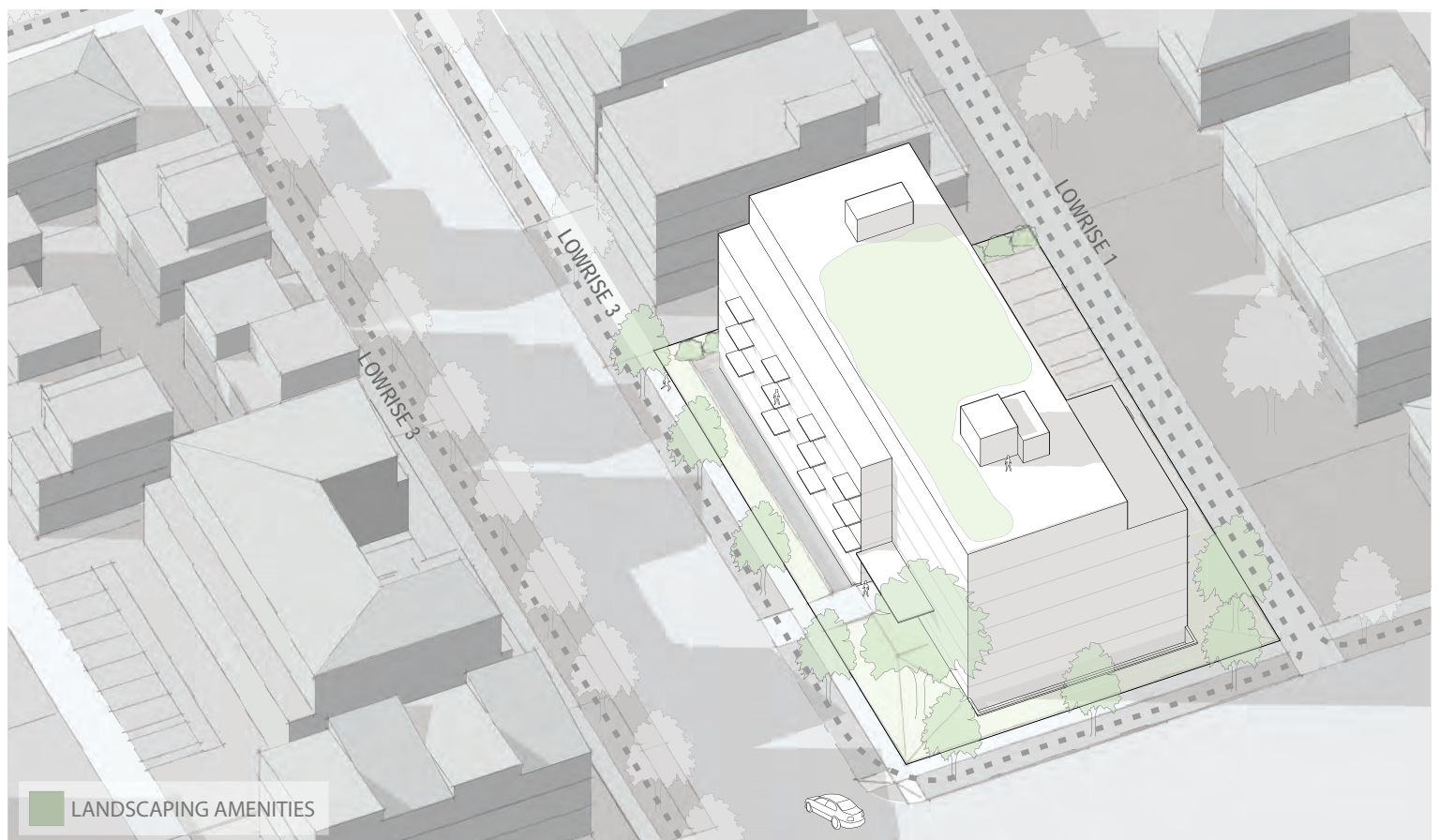
Example Floorplan typical floor

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 Size	655sf
Parking Spaces Provided	12

**EXAMPLE SITE**



EXISTING LR3  
URBAN VILLAGE BOUNDARIES



**AFFORDABLE HOUSING QUANTITIES**

**PERFORMANCE HOUSING**

High Market Area (7%)	3.57 = 4 units
Medium Market Area (6%)	3.06 = 4 unit
Low Market Area (5%)	2.55 = 3 units

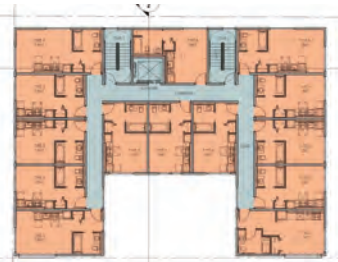
**PAYMENT HOUSING**

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

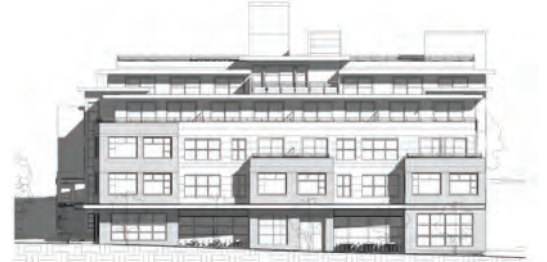
\*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing



**PRECEDENTS EXISTING ZONING**



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

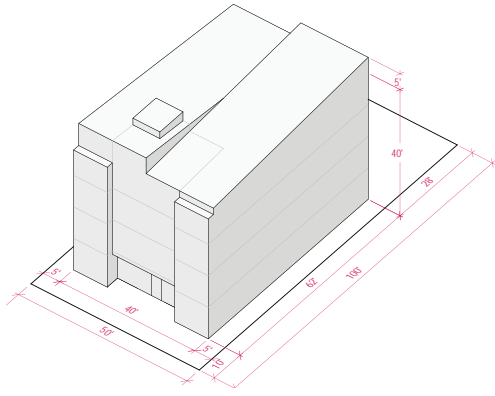


400 Roy St  
Diepenbrock Architecture  
LR3  
18,000 SF Lot  
64 units

## MAXIMUM DEVELOPMENT POTENTIAL

### EXISTING LR3

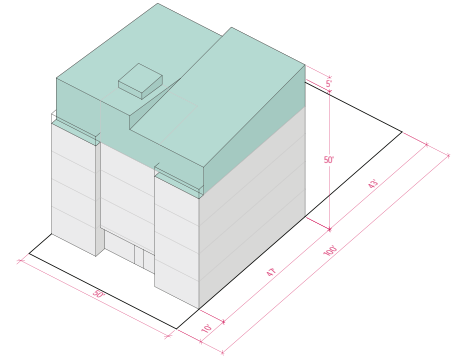
Floor Area Ratio (FAR) Max	2.0
Height Limit	40'
Setbacks	
Front	5' min
Rear	10' w alley 15' w/o alley
Sides	< 40' bldg: 5' > 40' bldg: 7' avg, 5' min.
Parking	1 per unit; No min. in Urban Villages



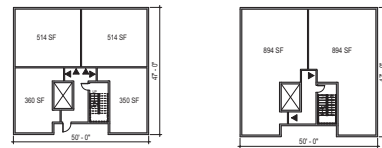
Lot Size	5,000sf
Total Allowed GSF	10,000sf
Efficiency Factor	.8
Total NSF	8,000sf
Total Units	10
Average Net Unit Size	800sf
Parking Spaces Provided	0

### 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*	N/A
Parking	1 per unit; No min. in Urban Villages



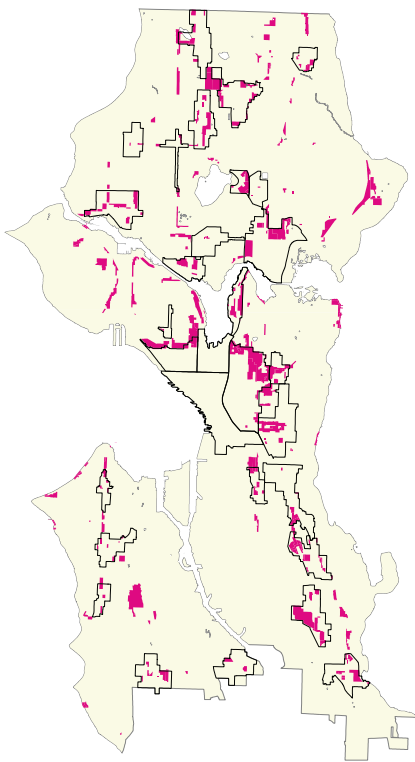
\* Front facade must reflect modulation consistent w/ rowhouse typology



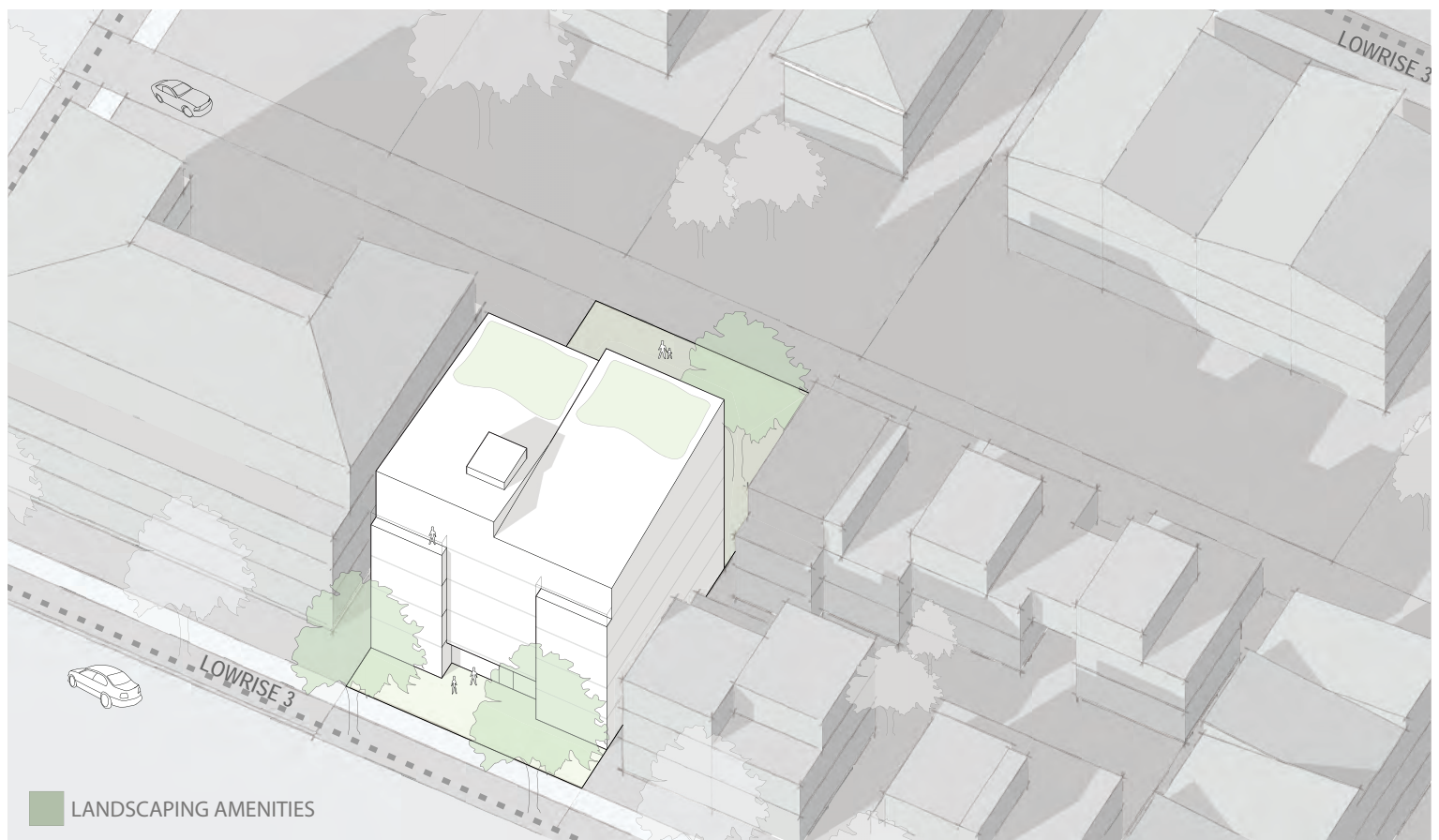
Levels 2-3      Level 5  
Example Floorplan

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

## EXAMPLE SITE



EXISTING LR3  
URBAN VILLAGE BOUNDARIES



### AFFORDABLE HOUSING QUANTITIES

#### PERFORMANCE HOUSING

High Market Area (7%)	.98 = 1 unit
Medium Market Area (6%)	.84 = 1 unit
Low Market Area (5%)	.70 = 1 unit

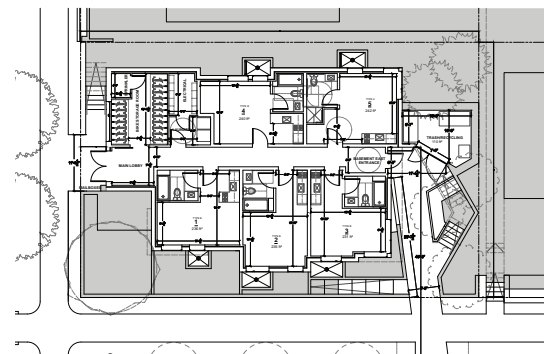
#### PAYMENT HOUSING

High Market Area (\$20.75/sf)	\$228k
Medium Market Area (\$13.25/sf)	\$146k
Low 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



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

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