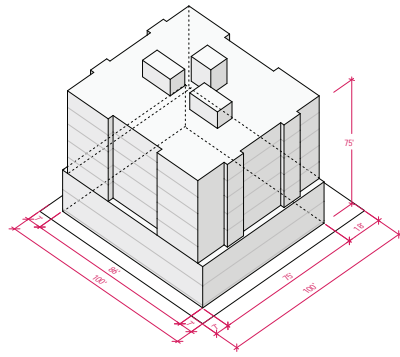


MAXIMUM DEVELOPMENT POTENTIAL

EXISTING MR

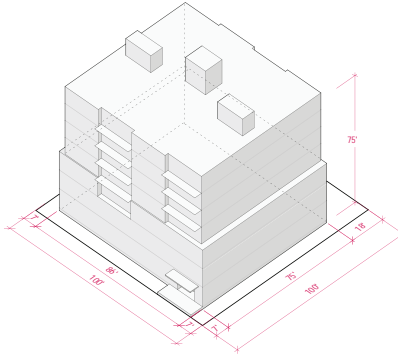
Floor Area Ratio (FAR) Max	3.2 base; 4.25 bonus
Height Limit	60' base; 75' bonus
Setbacks	
Front	5' min 0' if courtyard
Rear	10' w alley 15' w/o alley
Sides	< 42': 7' avg, 5' min > 42': 7' min.
Depth	75% of lot depth
Parking	1 per unit; No min. in Urban Villages

APARTMENTS - SMALL SITE -
ADDITIONAL DEPTH



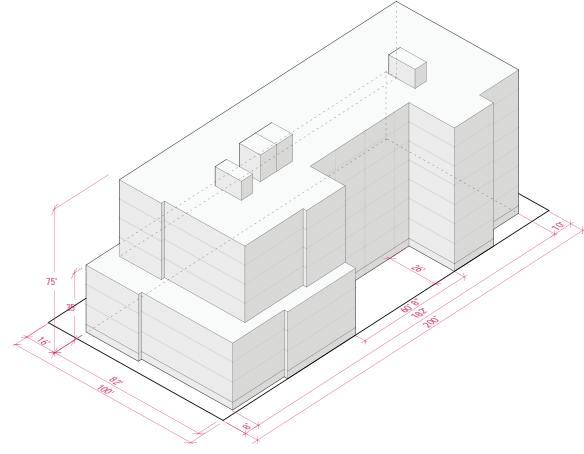
Lot Size	10,000sf
Total Allowed GSF	42,500sf
Efficiency Factor	.8
Total NSF	34,000sf
Total Units	56 total
Average Net Unit Size	607sf
Parking Spaces Provided	underground

APARTMENTS - SMALL SITE -
ADDITIONAL HEIGHT



Lot Size	10,000sf
Total Allowed GSF	42,500sf
Efficiency Factor	.8
Total NSF	34,000sf
Total Units	56 total
Average Net Unit Size	607sf
Parking Spaces Provided	underground

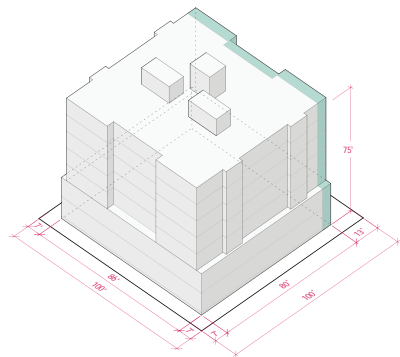
APARTMENTS - LARGE SITE



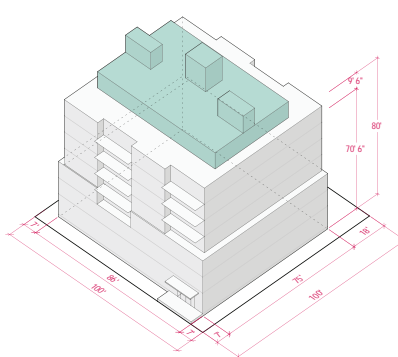
Lot Size	20,000sf
Total Allowed GSF	85,000sf
Efficiency Factor	.8
Total NSF	68,000sf
NSF Below Grade	5,000sf
Total Units	122
Average Net Unit Size	598sf
Parking Spaces Provided	underground

PROPOSED MHA MR

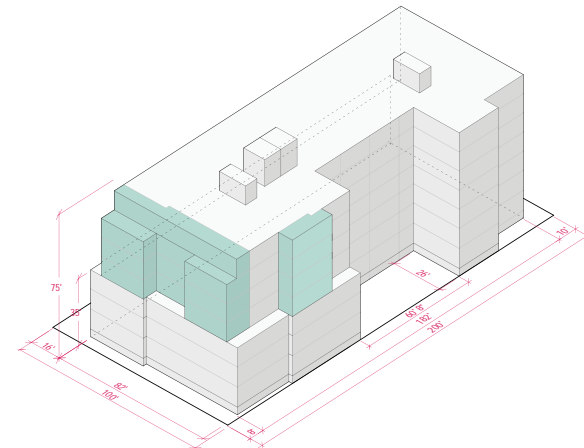
Floor Area Ratio (FAR) Max	4.5
Height Limit	80'
Setbacks	
Front	5' min 0' if courtyard
Upper	Above 70': 15' (front and rear) 5' (sides)
Rear	10' w alley 15' w/o alley
Sides	< 42': 7' avg, 5' min > 42': 7' min.
Depth	80% of lot depth
Parking	1 per unit; No min. in Urban Villages



Lot Size	10,000sf
Total Allowed GSF	45,000sf
Efficiency Factor	.8
Total NSF	36,000sf
Total Units	70 total
Average Net Unit Size	514sf
Parking Spaces Provided	underground

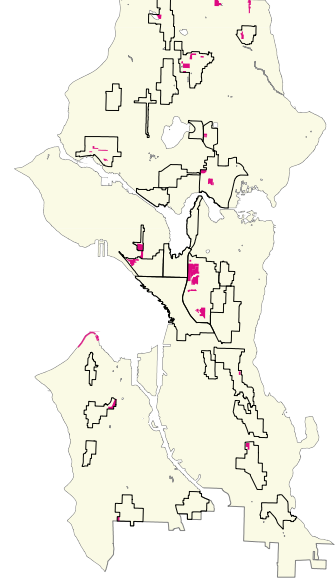


Lot Size	10,000sf
Total Allowed GSF	45,000sf
Efficiency Factor	.8
Total NSF	36,000sf
Total Units	60 total
Average Net Unit Size	600sf
Parking Spaces Provided	underground



Lot Size	20,000sf
Total Allowed GSF	90,000sf
Efficiency Factor	.8
Total NSF	72,000sf
NSF Below Grade	5,000sf
Total Units	126 (8 partially below)
Average Net Unit Size	611sf
Parking Spaces Provided	underground

MR ZONES IN SEATTLE



AFFORDABLE HOUSING QUANTITIES

APARTMENTS - SMALL SITE -
ADDITIONAL DEPTH

PERFORMANCE HOUSING	
High Market Area (7%)	4.9 = 5 units
Medium Market Area (6%)	4.2 = 5 units
Low Market Area (5%)	3.5 = 4 units
PAYMENT HOUSING	
High Market Area (\$20.75/sf)	\$934k
Medium Market Area (\$13.25/sf)	\$596k
Low Market Area (\$7/sf)	\$315k
*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing	

APARTMENTS - LARGE SITE -
ADDITIONAL HEIGHT

PERFORMANCE HOUSING	
High Market Area (7%)	4.20 = 5 units
Medium Market Area (6%)	3.60 = 4 units
Low Market Area (5%)	3.00 = 3 units
PAYMENT HOUSING	
High Market Area (\$20.75/sf)	\$934k
Medium Market Area (\$13.25/sf)	\$596k
Low Market Area (\$7/sf)	\$315k
*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing	

APARTMENTS - LARGE SITE

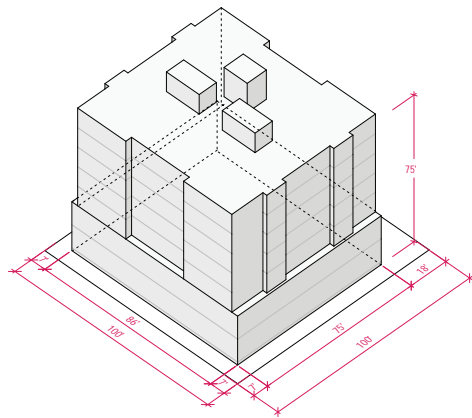
PERFORMANCE HOUSING	
High Market Area (7%)	8.82 = 9 units
Medium Market Area (6%)	7.56 = 8 units
Low Market Area (5%)	6.30 = 7 units
PAYMENT HOUSING	
High Market Area (\$20.75/sf)	\$1,971k
Medium Market Area (\$13.25/sf)	\$1,259k
Low Market Area (\$7/sf)	\$665k
*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing	



MAXIMUM DEVELOPMENT POTENTIAL

EXISTING MR

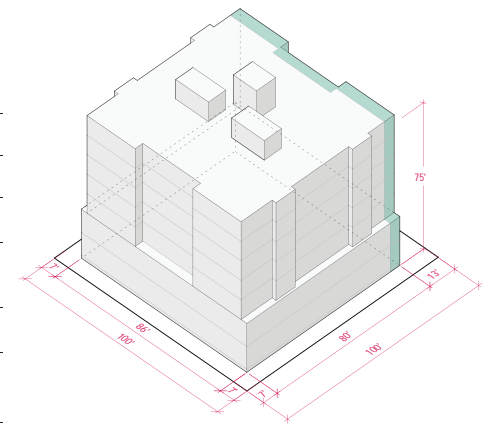
Floor Area Ratio (FAR) Max	3.2 base; 4.25 bonus
Height Limit	60' base; 75' bonus
Setbacks	
Front	5' min 0' if courtyard
Rear	10' w alley 15' w/o alley
Sides	< 42': 7' avg, 5' min > 42': 7' min.
Depth	75% of lot depth
Parking	1 per unit; No min. in Urban Villages



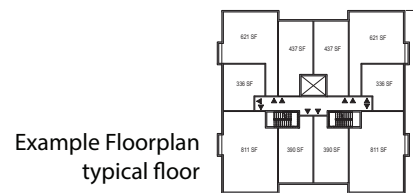
Lot Size 10,000sf
Total Allowed GSF 42,500sf
Efficiency Factor .8
Total NSF 34,000sf
Total Units 56 total
Average Net Unit Size 607sf
Parking Spaces Provided underground

PROPOSED MHA MR

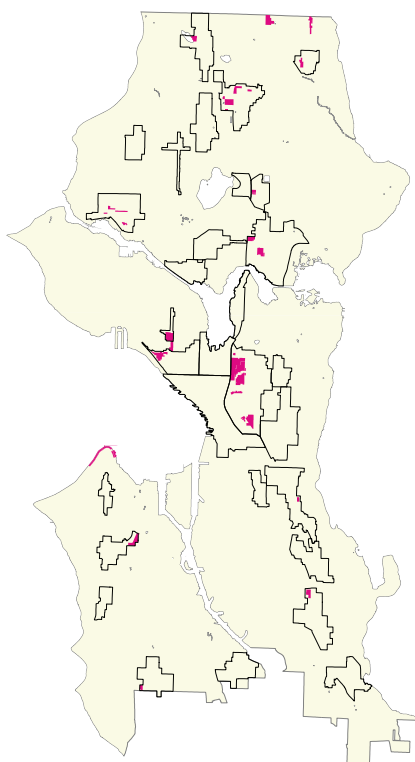
Floor Area Ratio (FAR) Max	4.5
Height Limit	80'
Setbacks	
Front	5' min 0' if courtyard
Upper	Above 70': 15' (front and rear) 5' (sides)
Rear	10' w alley 15' w/o alley
Sides	< 42': 7' avg, 5' min > 42': 7' min.
Depth	80% of lot depth
Parking	1 per unit; No min. in Urban Villages



Lot Size 10,000sf
Total Allowed GSF 45,000sf
Efficiency Factor .8
Total NSF 36,000sf
Total Units 70 total
Average Net Unit Size 514sf
Parking Spaces Provided underground



EXAMPLE SITE



EXISTING MR
URBAN VILLAGE BOUNDARIES



AFFORDABLE HOUSING QUANTITIES

PERFORMANCE HOUSING	
High Market Area (7%)	4.9 = 5 units
Medium Market Area (6%)	4.2 = 5 units
Low Market Area (5%)	3.5 = 4 units
PAYMENT HOUSING	
High Market Area (\$20.75/sf)	\$934k
Medium Market Area (\$13.25/sf)	\$596k
Low Market Area (\$7/sf)	\$315k

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



PRECEDENTS EXISTING ZONING



323 Bellevue Ave. E.
d/Arch Llc
MR
7,206.6 SF Lot
34-47 units

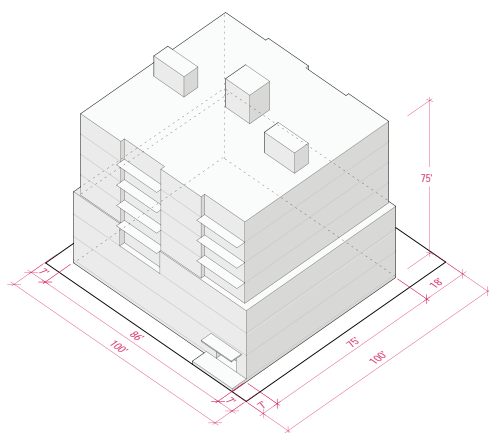


422 Summit Ave E
Runberg Architecture Group
MR
48 units

MAXIMUM DEVELOPMENT POTENTIAL

EXISTING MR

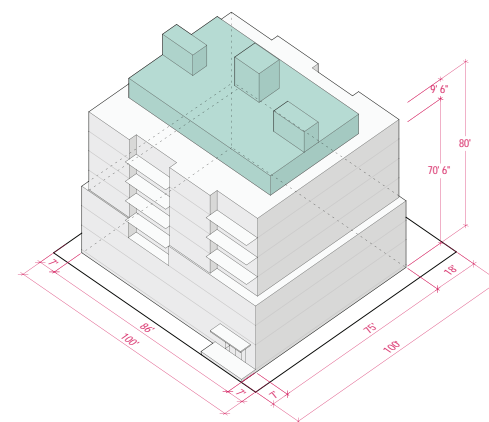
Floor Area Ratio (FAR) Max	3.2 base; 4.25 bonus
Height Limit	60' base; 75' bonus
Setbacks	
Front	5' min 0' if courtyard
Rear	10' w alley 15' w/o alley
Sides	< 42': 7' avg, 5' min > 42': 7' min.
Depth	75% of lot depth
Parking	1 per unit; No min. in Urban Villages



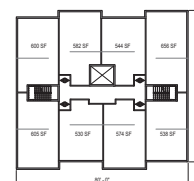
Lot Size	10,000sf
Total Allowed GSF	42,500sf
Efficiency Factor	.8
Total NSF	34,000sf
Total Units	56 total
Average Net Unit Size	607sf
Parking Spaces Provided	underground

PROPOSED MHA MR

Floor Area Ratio (FAR) Max	4.5
Height Limit	80'
Setbacks	
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Rear	10' w alley 15' w/o alley
Sides	< 42': 7' avg, 5' min > 42': 7' min.
Depth	80% of lot depth
Parking	1 per unit; No min. in Urban Villages

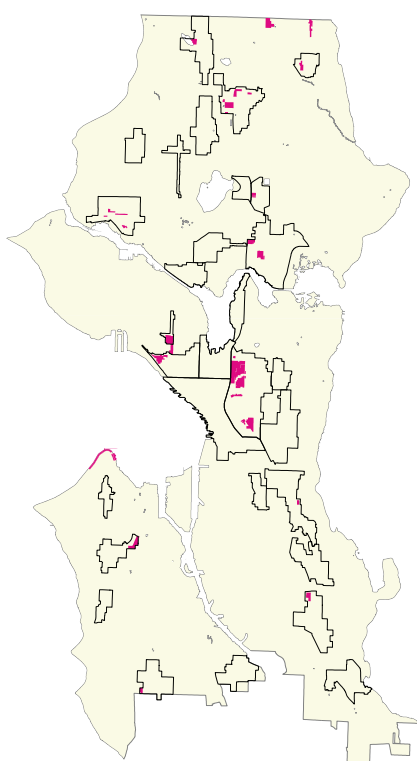


Lot Size	10,000sf
Total Allowed GSF	45,000sf
Efficiency Factor	.8
Total NSF	36,000sf
Total Units	60 total
Average Net Unit Size	600sf
Parking Spaces Provided	underground



Example Floorplan typical floor

EXAMPLE SITE



- EXISTING MR
- URBAN VILLAGE BOUNDARIES



AFFORDABLE HOUSING QUANTITIES

PERFORMANCE HOUSING

High Market Area (7%)	4.20 = 5 units
Medium Market Area (6%)	3.60 = 4 units
Low Market Area (5%)	3.00 = 3 units

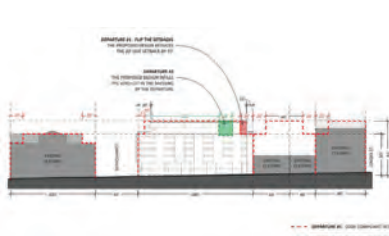
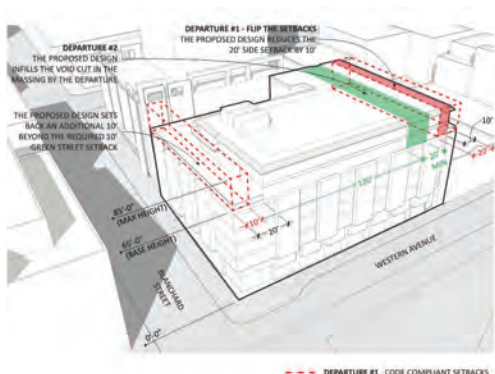
PAYMENT HOUSING

High Market Area (\$20.75/sf)	\$934k
Medium Market Area (\$13.25/sf)	\$596k
Low Market Area (\$7/sf)	\$315k

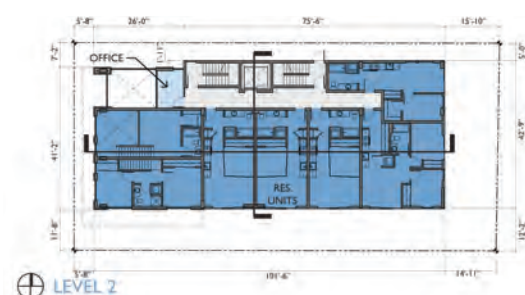
*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing



PRECEDENTS EXISTING ZONING



2134 Western Ave.
Clark Design Group PLLC
Setback Example
C-85
21,600 SF Lot
150 units

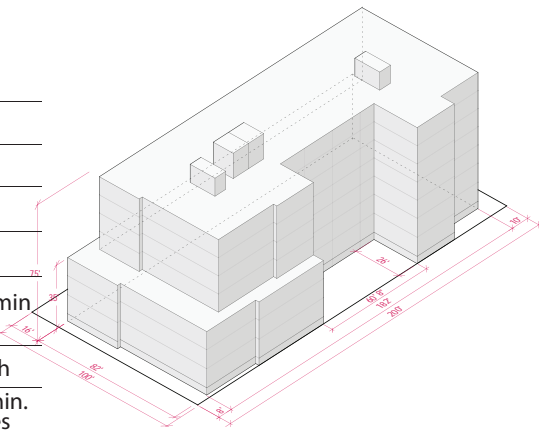


1820 Boylston Ave.
Nicholson Kovalchick Architects
MR
7,350 SF Lot
55 units

MAXIMUM DEVELOPMENT POTENTIAL

EXISTING MR

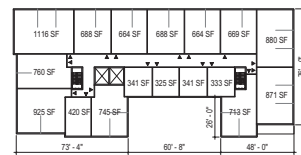
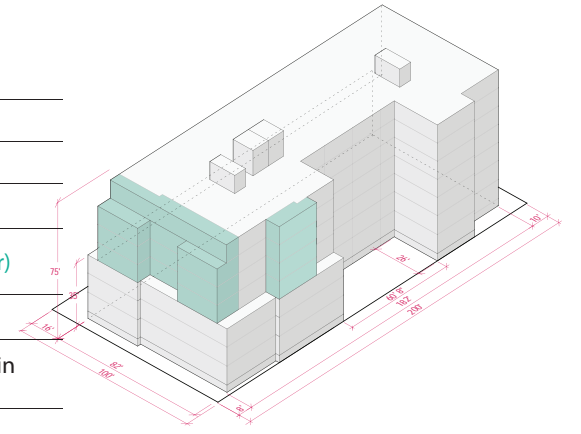
Floor Area Ratio (FAR) Max	3.2 base; 4.25 bonus
Height Limit	60' base; 75' bonus
Setbacks	
Front	5' min 0' if courtyard
Rear	10' w alley 15' w/o alley
Sides	< 42': 7' avg, 5' min > 42': 7' min.
Depth	75% of lot depth
Parking	1 per unit; No min. in Urban Villages



Lot Size	20,000sf
Total Allowed GSF	85,000sf
Efficiency Factor	.8
Total NSF	68,000sf
NSF Below Grade	5,000sf
Total Units	122
Average Net Unit Size	598sf
Parking Spaces Provided	underground

PROPOSED MHA MR

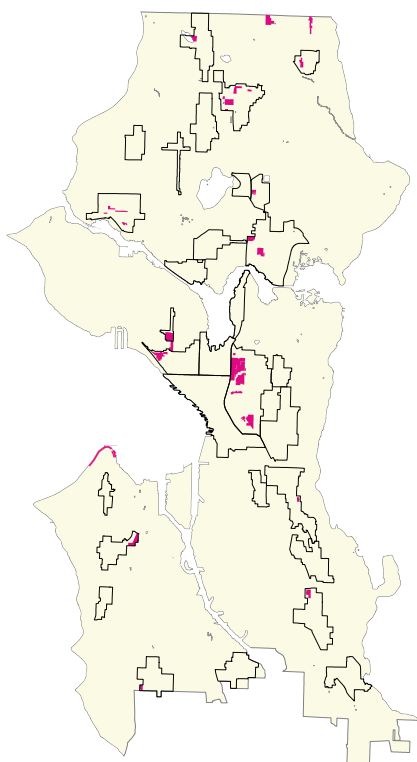
Floor Area Ratio (FAR) Max	4.5
Height Limit	80'
Setbacks	
Front	5' min 0' if courtyard
Upper	Above 70': 15' (front and rear) 5' (sides)
Rear	10' w alley 15' w/o alley
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Depth	80% of lot depth
Parking	1 per unit; No min. in Urban Villages



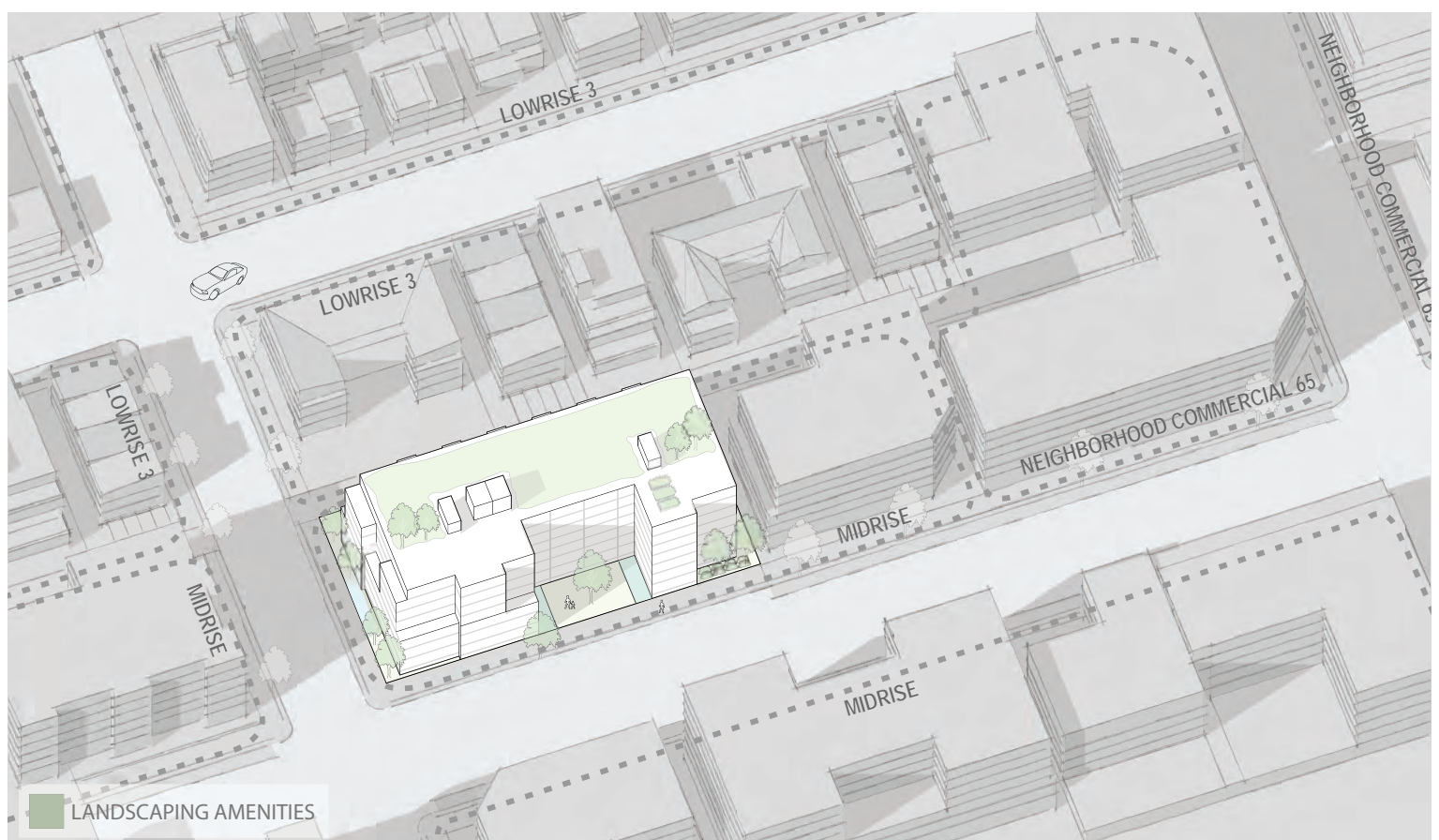
Example Floorplan
typical floor

Lot Size	20,000sf
Total Allowed GSF	90,000sf
Efficiency Factor	.8
Total NSF	72,000sf
NSF Below Grade	5,000sf
Total Units	126 (8 partially below)
Average Net Unit Size	611sf
Parking Spaces Provided	underground

EXAMPLE SITE



- EXISTING MR
- URBAN VILLAGE BOUNDARIES



AFFORDABLE HOUSING QUANTITIES

PERFORMANCE HOUSING

High Market Area (7%)	8.82 = 9 units
Medium Market Area (6%)	7.56 = 8 units
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PAYMENT HOUSING

High Market Area (\$20.75/sf)	\$1,971k
Medium Market Area (\$13.25/sf)	\$1,259k
Low Market Area (\$7/sf)	\$665k

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



PRECEDENTS EXISTING ZONING



1250-1262 Alki Ave. SW
SolTerra
MR
22,553 SF Lot
100 units



1307 Harbor Ave. SW
The Miller Hull Partnership
MR
13,012 SF Lot
15 units