

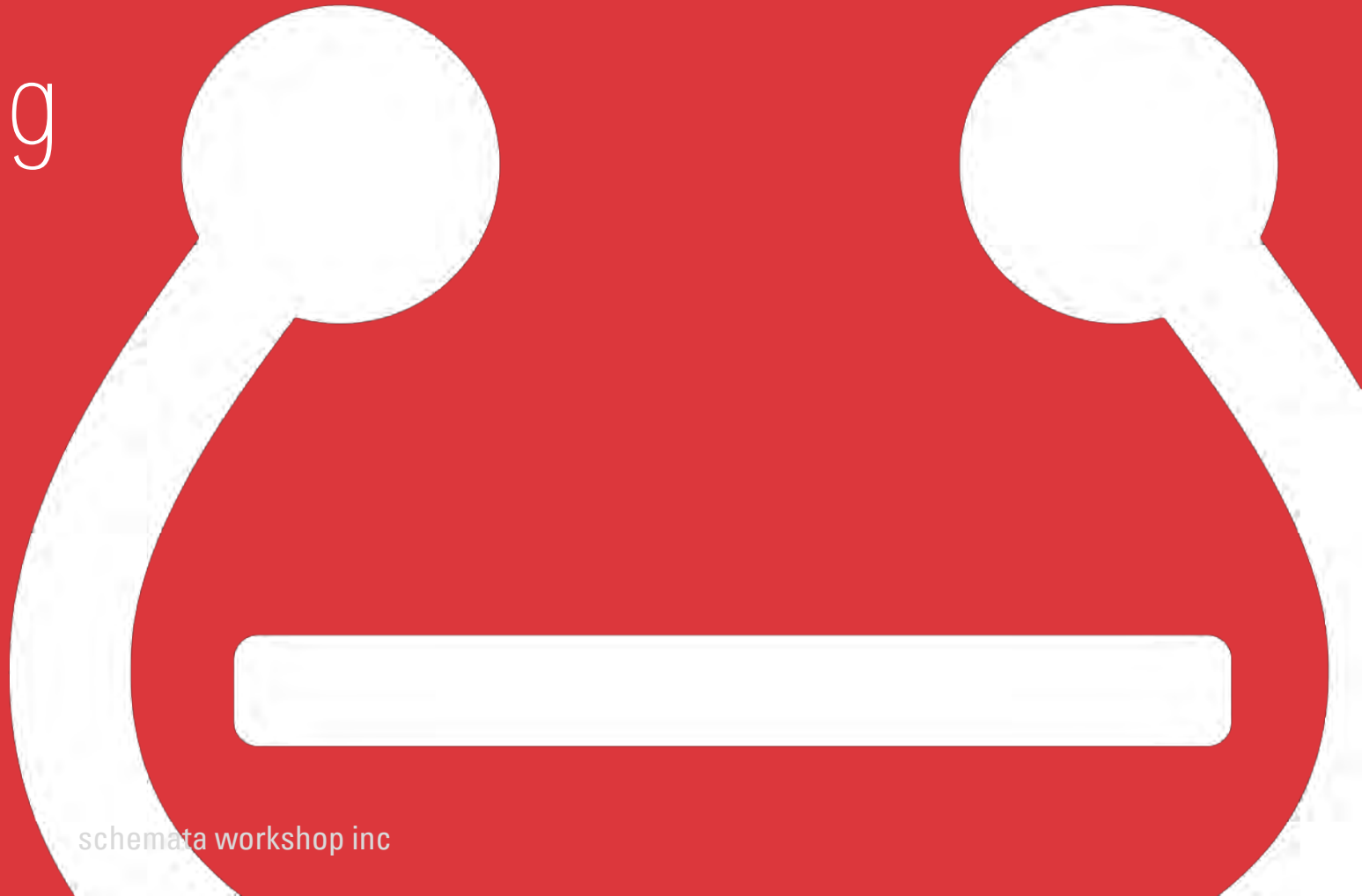
# Workforce Housing Density Bonus

Urban Design Study for City of  
Seattle OPCD

13 September 2023

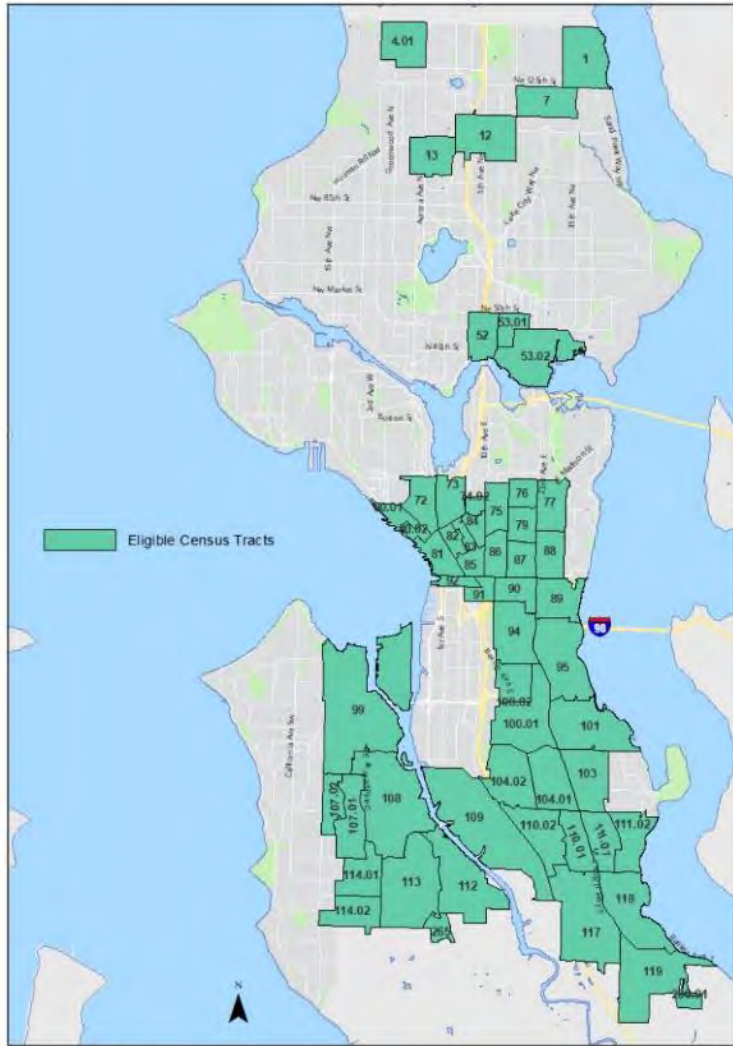
9/19/2023

schemata workshop inc



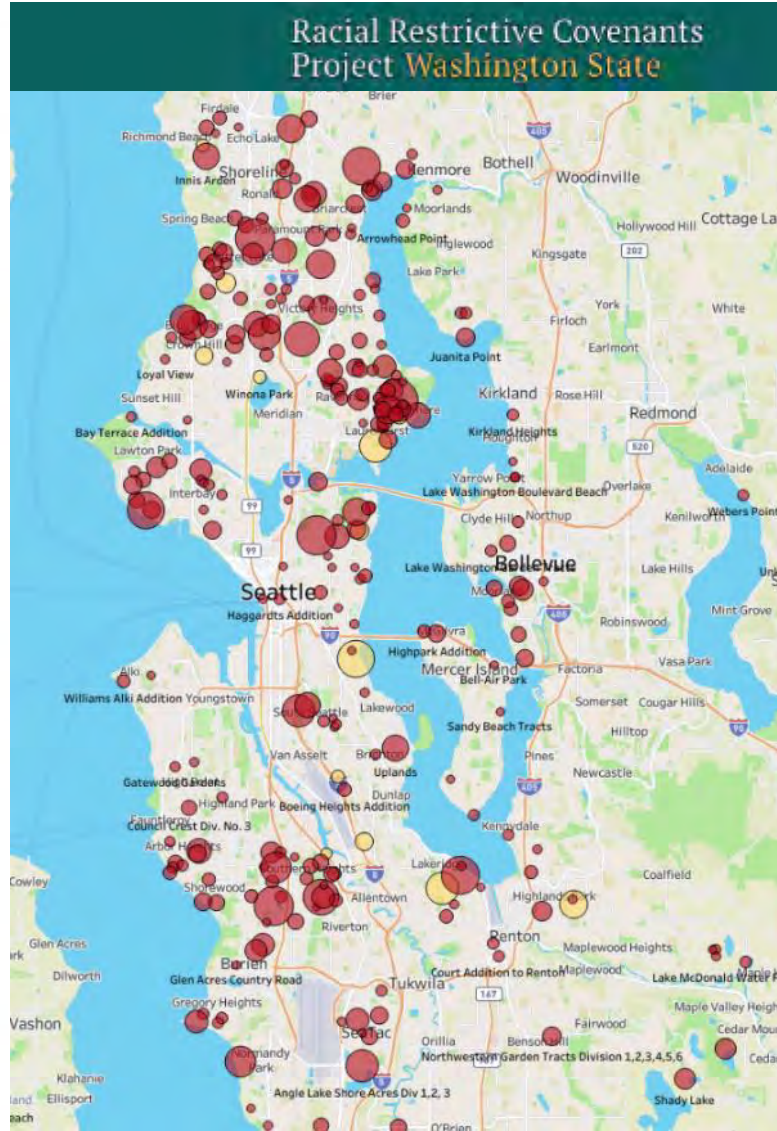
# Site Selection

## Geographic Boundaries for Community Preference



Source: Seattle Office of Housing

June 2020



- LR3 (M) – 2 parcels

# LR3 (M) – Lowrise 3 (2 Parcels Development)

Current Standard

Proposed Standard

FAR Exemption and Owner Unit Incentive



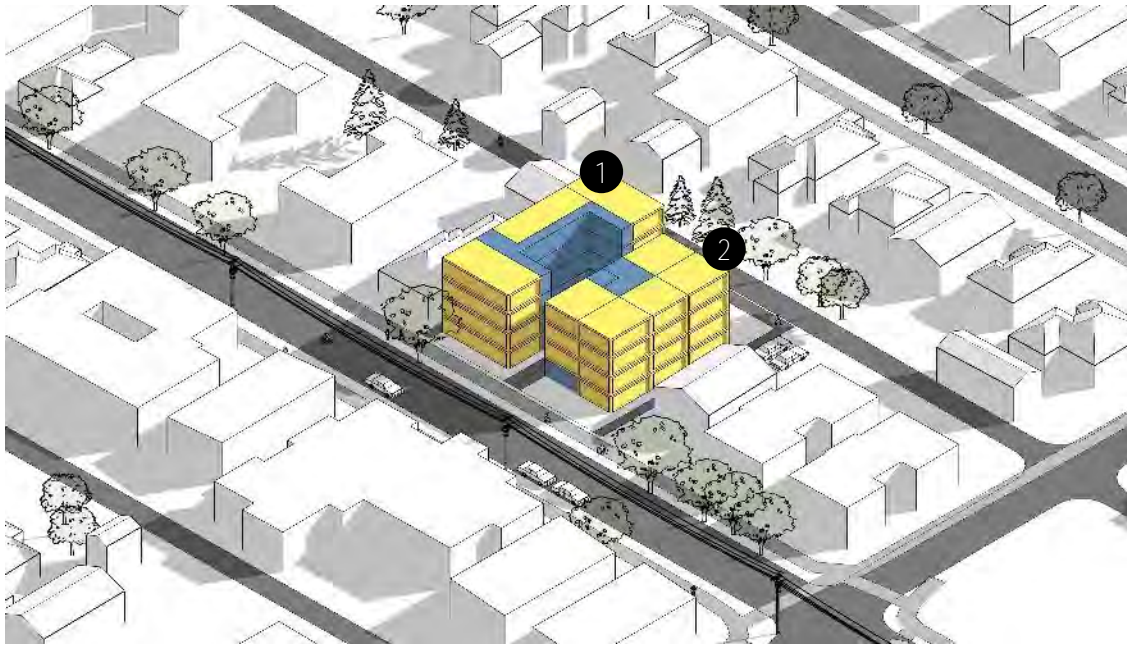
	Current Standard				Proposed Standard				FAR Exemption and Owner Unit Incentive		
	Height (feet)		FAR		Height (feet)		FAR	FAR - Racially Restrictive Covenant and Community Preference Areas	Maximum Additional Exempt FAR (Equitable Dev. Use, Family Size Units, Transit Access)	FAR Incentive for Owner Unit	
	MHA suffix	No MHA suffix	MHA suffix	No MHA suffix	Inside urban village	65'	3	3.3	1.0	0.5	
	Growth area	Outside growth area	Growth area	Outside growth area	Outside urban village	55'	2.5	2.7	1.0	0.5	
Cottage housing	22'		22'		2.3	1.8	1.2	1.2			
Rowhouse	50'	40'	30'		2.3	1.8	1.2	1.2			
Townhouse	50'	40'	30'		2.3	1.8	1.2	1.2			
Apartments	50'	40'	40'	30'	2.3	1.8	1.5	1.3			
Yards & Setbacks	Front	7' average, 8' minimum		Additional upper-level setback requirements based on height limit and proximity to a neighborhood residential zone per SMC 23.45.518				Minimum setback of 10' to any lot line abutting single family zone			
	Side	5'									
	Rear	0' with alley, 7' with no alley									



# LR3 (M) – Current Standard

Total Parcel Area: 6,500 SF

FAR: 2.3, Buildable Area: 14,950 SF

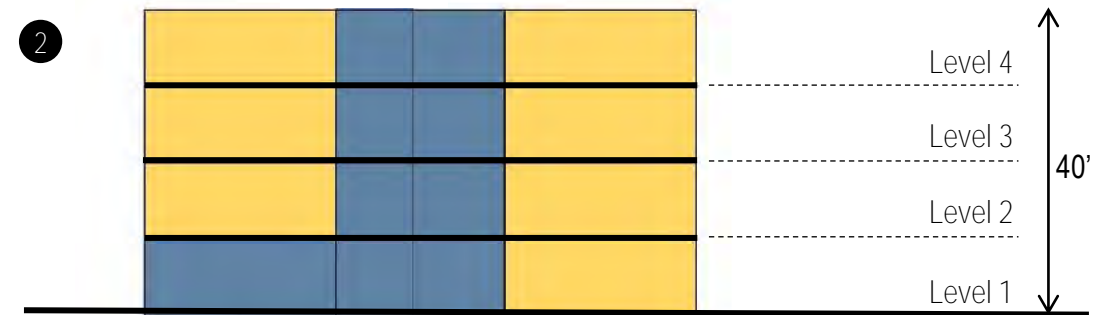


31 Units on 2 Parcels

Parcel 1	4 stories/building Total	12 Units (Market-Rate Housing) 14,950 SF
Parcel 2	4 stories/building Total	19 Units (Market-Rate Housing) 14,950 SF

Assumptions:  
15% for Circulation  
Average unit size: 800 SF/unit

9/19/2023



Market-Rate Housing  
 Circulation





# LR3 (M) – Proposed Standard

Total Parcel Area: 12,000 SF (combination of 2 Parcels)

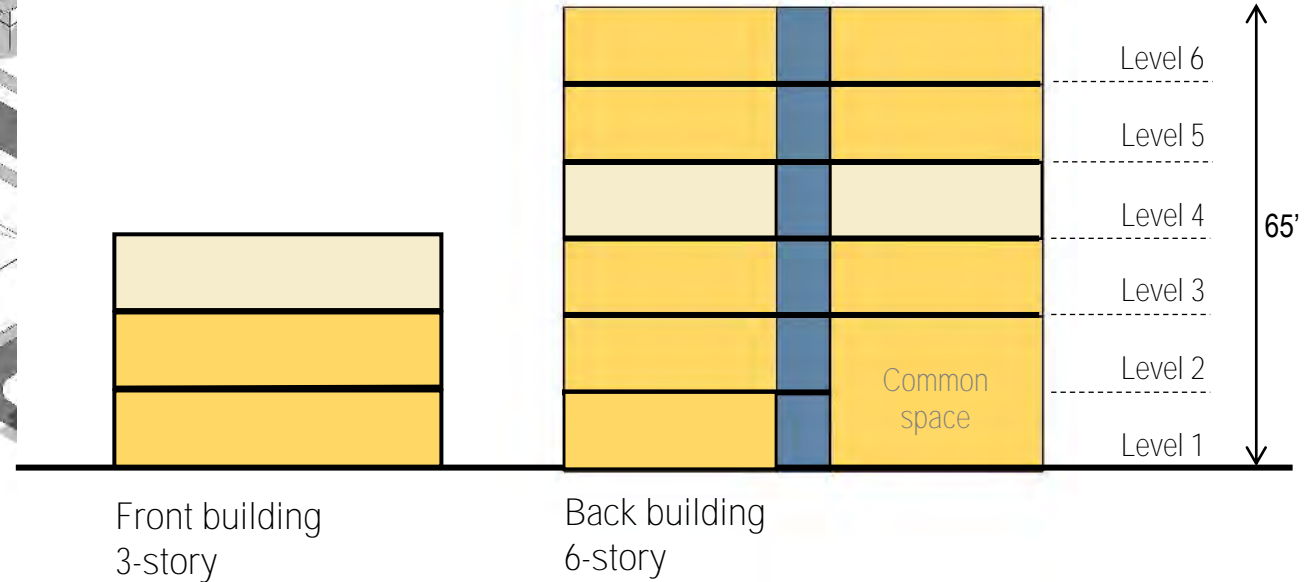
FAR: 3.3, Buildable Area: 39,600 SF



Total: 39,600 SF  
36 units

Residential	
Townhouse	4 units
Market-Rate Unit	21 units
Affordable Unit (30%)	11 units

Assumptions:  
15% for Circulation  
Average unit size: 800 SF/unit, 1600 SF/townhouse  
Common space: 1600 SF



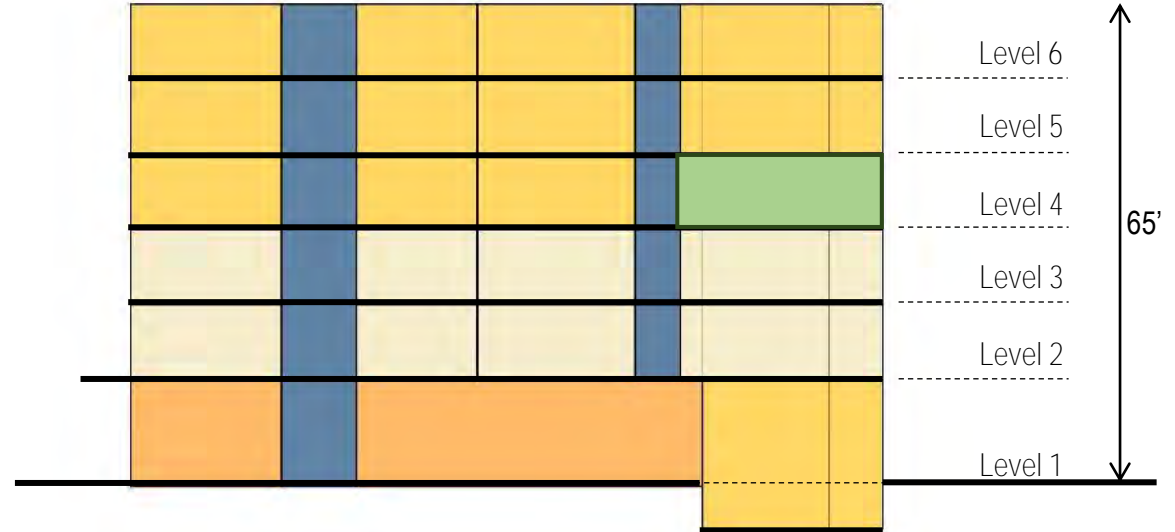




# LR3 (M) – FAR Exemption and Owner Unit Incentive

Total Parcel Area: 12,000 SF (combination of 2 Parcels)

FAR: 4.5, Buildable Area: 58,500 SF



Total:	55,500 SF	6-story building
	45 units	
Residential		Equitable Development 7,900 SF
Townhouse	4 units	
Market-Rate Unit	27 units	
Affordable Unit (30%)	14 units	

Assumptions:  
 15% for Circulation  
 Average unit size: 800 SF/unit, 1600 SF/townhouse  
 ED Programs: 20% of total SF

- Owner
- Market-Rate Housing
- Affordable Housing
- Circulation
- ED program









LR3 (M) — Current Standard

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Total Parcel Area: 6,500 SF  
FAR: 2.3, Buildable Area: 14,950 SF





LR3 (M) 4/19/2023 – Proposed Standard

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Total Parcel Area: 12,000 SF (combination of 2 Parcels)  
FAR: 3.3, Buildable Area: 39,600 SF





LR3 (M) 9/19/2024 FAR Exemption and Owner Unit Incentive © 2024 meta workshop inc

Total Parcel Area: 12,000 SF (combination of 2 Parcels)  
FAR: 4.5, Buildable Area: 58,500 SF









LR3 (M) – Current Standard





LR3 (M) – Proposed Standard





LR3 (M) – FAR Exemption and Owner Unit Incentive





Comparison with current standard  
LR3 (M) – FAR Exemption and Owner Unit Incentive



# LR3 (M) – Lowrise 3 (2 Parcels Development)

Current Standard



Proposed Standard



FAR Exemption and Owner Unit Incentive

