

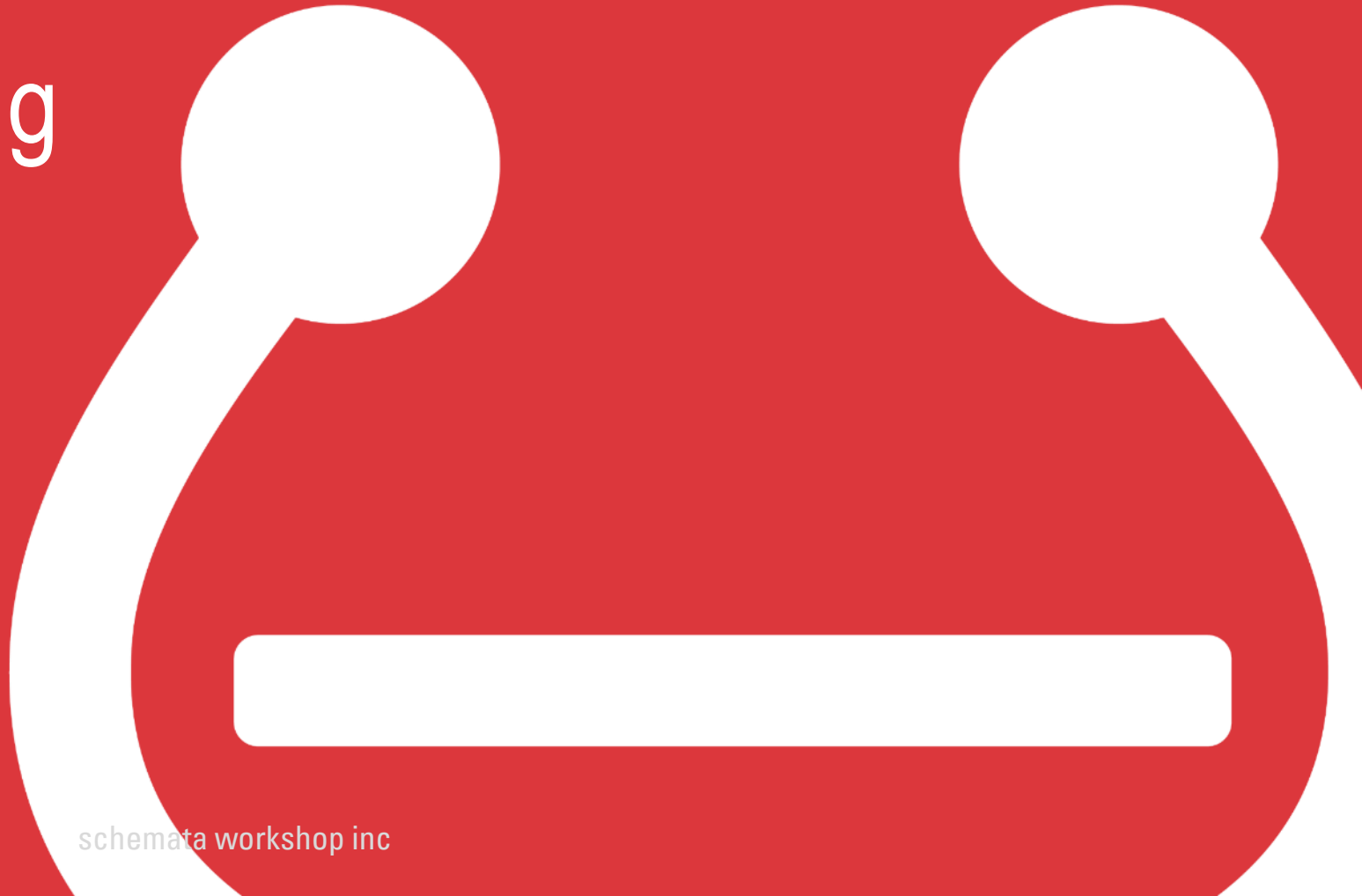
Workforce Housing Density Bonus

Urban Design Study for City of
Seattle OPCD

13 September 2023

9/19/2023

schemata workshop inc



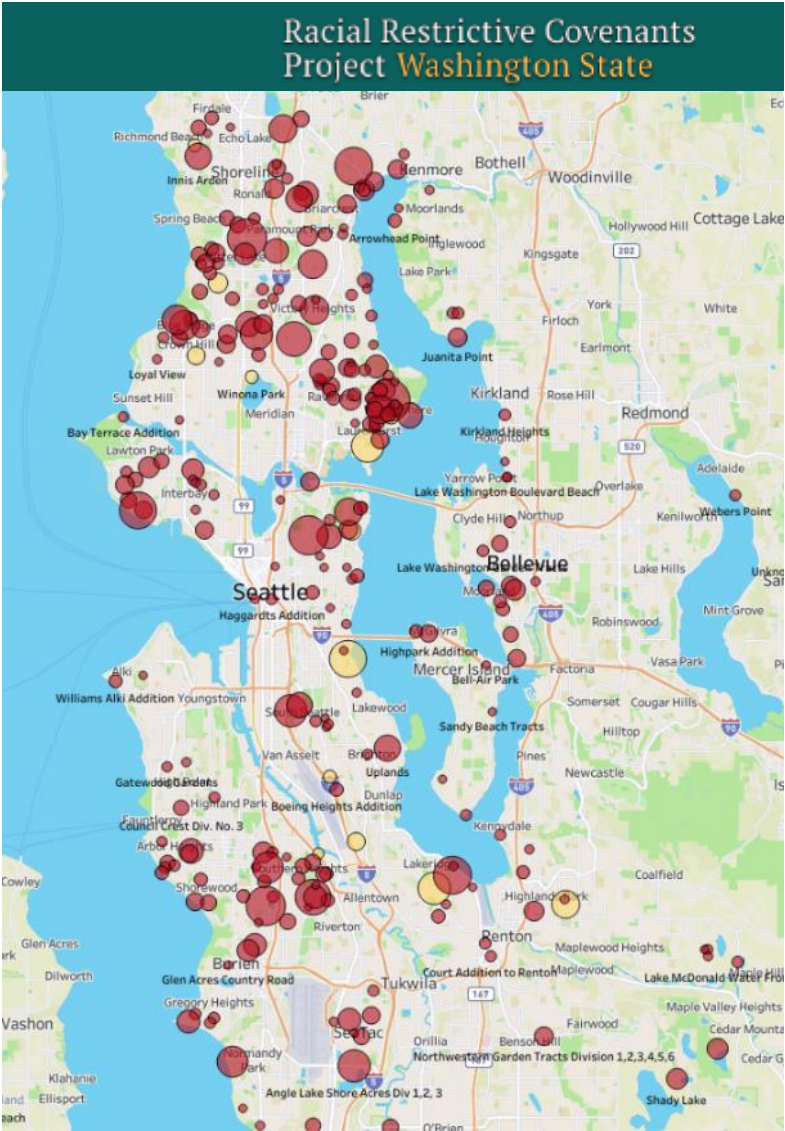
Site Selection

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 | 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

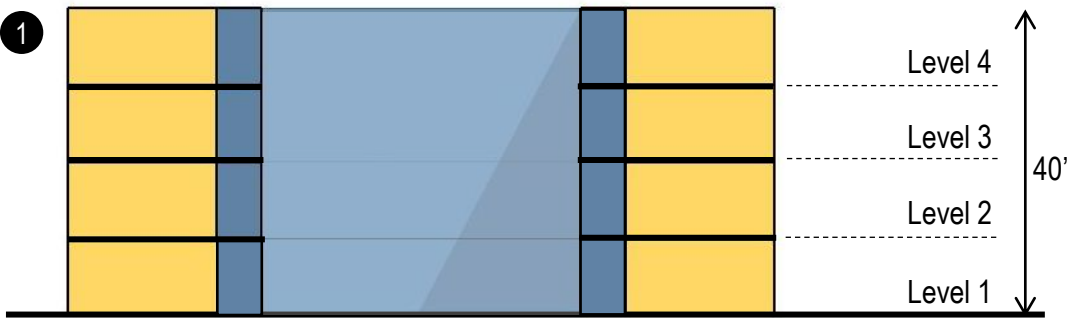


31 Units on 2 Parcels

| | | |
|----------|-----------------------------|---|
| 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

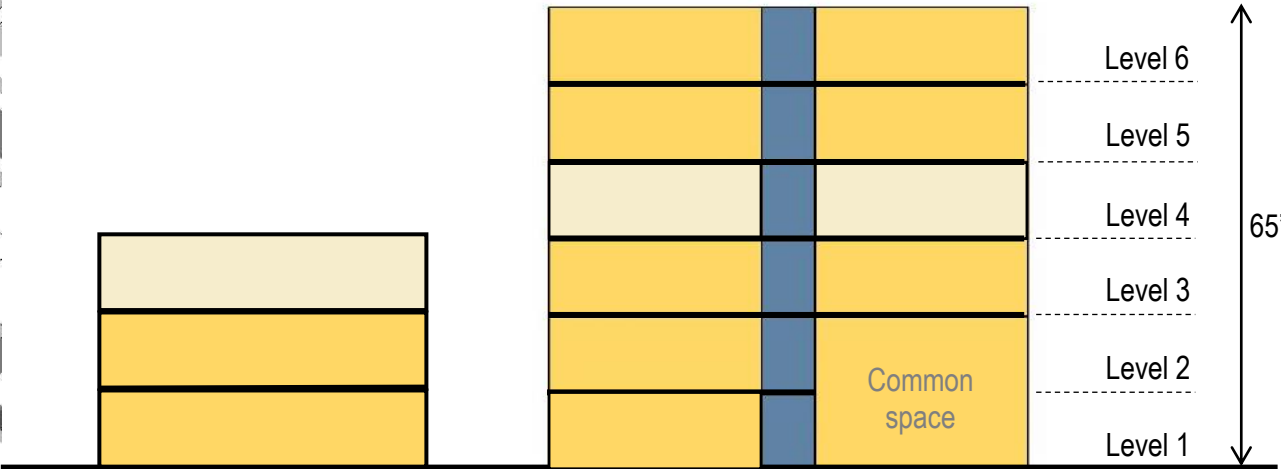
Total Parcel Area: 12,000 SF (combination of 2 Parcels)

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 | |



Front building
3-story

Back building
6-story

- Market-Rate Housing
- Affordable Housing
- Circulation



LR3 (M) – FAR Exemption and Owner Unit Incentive

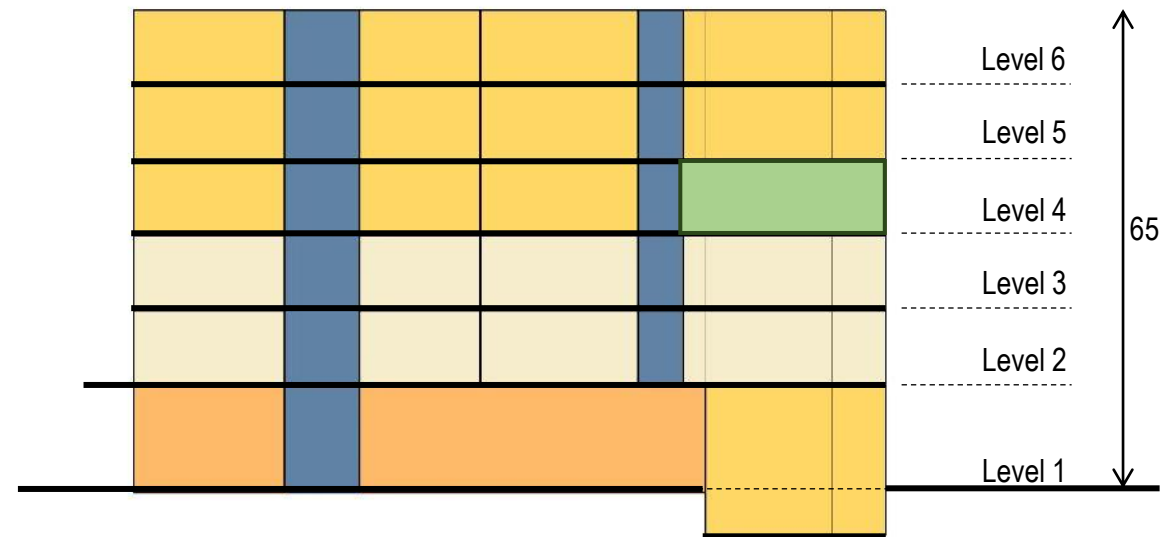
Total Parcel Area: 12,000 SF (combination of 2 Parcels)

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 | | | |

9/19/2023



- 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) — 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) - FAR Exemption and Owner Unit Incentive

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



LR3 (M) 9/19/2025 - FAR Exemption and Owner Unit Incentive

city of manta workshop inc

Comparison with current standard



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

