## TOWN CENTER ZONE A

#### **DEVELOPER:**

**TOTAL BUILDABLE AREA** 

8.61

TEP 1: Calculating Allocated Residential Density and Maximum Density			SMC Reference
ALLOCATED DENSITY:		UNITS	
1 Total Buildable Acreage	8.61	AC	21B.25.080 Calculations
Allocated Density	16	DU/AC	21B.25.030 Densities and dimensions
3 Total Allocated Residential Density	138	DU	21B.25.030(1) Densities and dimension
Total Required Affordable Housing Units	11.00	5.1	240 75 222/4) 0
(10% of Line 3)	14.00	DU	21B.75.020(1) Basic density provisions
5 Total Base Market Units (Line 3 - Line 4)	124.00	DU	
	124.00	БО	
	7.00		21B.75.020(2) Basic density provisions 21B.75.020(2) Basic density provisions
(Additional units req'd to meet allocated density, compensating for 0.5 DU/AC for required AHU)	7.00	DU	
7 Total Allocated Density with AHDU Incentive	145	DU	
·			,,
AXIMUM ALLOWABLE DENSITY:			
3 Total Buildable Acreage	8.61	AC	
Max Residential Density	40	DU/AC	21B.25.070(2) Calculations
Total Max Residential Density	344	DU	
TEP 2: Calculating Bonus Residential Units			
1 Bonus Units Available			
(Number provided by the City)	193	DU	
2 Bonus Units Requested, Max			
(Line 10 - Line 3)	193	DU	21B.25.070(1)(2) Calculations
3 Bonus Units Requested	193	DU	
4 Bonus Affordable Housing Units Available			
(33.3% of Line 13)	64	DU	21B.75.020 (3) Basic density provisions
5 Bonus Market Rate Housing Units Available (66.6% of Line 13)	120	511	24.0. 75. 020 (2) Basis dessite and inter-
	129 <b>193</b>	DU DU	21B.75.020 (3) Basic density provisions
16 Bonus Residential Units Requested	193	ВО	
TEP 3: Calculating Total Residential Density (Allowable Density + Bonus	Units)		
7 Affordable Housing Proposed			
(line 4 + line 14)	78	DU	
8 Market Rate Units Proposed			
(line 5 + line 15)	260	DU	
9 Total Residential Units	338	DU	
TEP 4: Calculating Total King County TDRs			
Receiving Zone: A-Zone	5	DU	
1 Approved TDR Units	4	TDR	
TDR Density	20	DU	
TEP 5: Calculating Total City of Sammamish TDRs (TC-D)			
Receiving Zone: A-Zone	1	DU	21B.25.040(2)(d)
24 Approved TDR Units	1	TDR	218.23.040(2)(0)
TDR Density	0	DU	
TEP 6: Calculating Total Residential Density (Allowable Density + Bonus	Units + TDRs)		
Step 3 Total:	338	DU	
	20	DU	
Step 4 Total:	20	50	
27 Step 4 Total: 28 Step 5 Total:	0	DU	

# TOWN CENTER ZONE B

#### **DEVELOPER:**

TOTAL BUILDABLE ACREAGE

2.54

SMC Reference				
1. Total Buildable Acreage	STEP 1: Calculating Allocated Residential Density and Ma	ximum Density		SMC Reference
2 Allocated Density	ALLOWABLE DENSITY:		Units	•
Total Rocated Residential Density				
Total Required Affordable Housing Units (Inte 3   2.00 DU   218.75.020(1) Basic density provisions (Inte 3   1.00 DU   218.75.020(1) Basic density provisions (Inte 3   1.00 DU   218.75.020(2) Basic density provisions (Inte 4   1.00 DU   218.75.020(2) Basic density provision			•	
100	,	20	DU	21B.25.030(1) Densities and dimensions
18.00   DU	(10% of Line 3)	2.00	DU	21B.75.020(1) Basic density provisions
Additional units regit of unet allocated density, compensating for 0.5	•	18.00	DU	
MAXIMUM ALLOWABLE DENSITY:	(Additional units req'd to meet allocated density, compensating fo		DU	21B.75.020(2) Basic density provisions
8 Total Buildable Acreage 2.54 AC 9 Max Residential Density 20 DU/AC 10 Total Max Residential Density 51.00 DU 21B.25.070(2) Calculations  STEP 2: Calculating Bonus Residential Units  11 Bonus Units Available (Number provided by the City) 0 DU 21B.25.070(1)(2) Calculations  12 Bonus Units Requested, Max (Line 10 - Line 3) 0 DU 21B.25.070(1)(2) Calculations  13 Bonus Units Requested 0 DU 21B.25.070(1)(2) Calculations  14 Bonus Affordable Housing Units Available (32 3% of Line 12) DU 21B.75.020 (3) Basic density provisions (32 3% of Line 12) DU 21B.75.020 (3) Basic density provisions  15 Bonus Market Rate Housing Units Available (66 & of Line 12) DU 21B.75.020 (3) Basic density provisions  16 Bonus Residential Units Requested 0 DU 21B.75.020 (3) Basic density provisions  17 Affordable Housing Proposed (line 4 - line 24) DU 21B.75.020 (3) Basic density provisions  18 Experimental Experimental Experimental Density (Allowable Density + Bonus Units)  19 Total Residential Units DU DU 21B.75.020 (3) Basic density provisions  20 Receiving Zone: B-Zone 3 DU TOR DU 21B.75.020 (3) Basic density provisions  21 Approved TDR Units 9 DU DU 25 STEP 3: Calculating Total King County TDR DU 27 D	7 Total Allocated Density with AHDU Incentive	21.00	DU	21B.75.020(2) Basic density provisions
9 Max Residential Density 20 DU/AC 10 Total Max Residential Density 51.00 DU 218.25.070(2) Calculations  STEP 2: Calculating Bonus Residential Units  11 Bonus Units Available (Number promoted by the City) 0 DU 218.25.070(1)(2) Calculations  12 Bonus Units Requested, Max (Ime 10 - Line 3) 0 DU 218.25.070(1)(2) Calculations  13 Bonus Units Requested 0 DU 218.25.070(1)(2) Calculations  14 Bonus Affordable Housing Units Available (33.3% of Jine 13) 0 DU 218.75.020 (3) Basic density provisions  15 Bonus Marker Rate Housing Units Available (66.6% of Jine 13) 0 DU 218.75.020 (3) Basic density provisions  16 Bonus Residential Units Requested 0 DU 218.75.020 (3) Basic density provisions  17 Affordable Housing Proposed (Ime 4 + Ime 13) 2 DU 218.75.020 (3) Basic density provisions  19 Total Residential Units Du DU 218.75.020 (3) Basic density provisions  19 Total Residential Units Du DU 218.75.020 (3) Basic density provisions  19 Total Residential Units Du DU 218.75.020 (3) Basic density provisions  20 Receiving Total King County TDRs  20 Receiving Zone: B-Zone 3 DU 21 DU 22 DU 23 DU 24 Deproved TDR Units 9 DU 25 DU 25 DU 26 DU 26 DU 26 DU 27 DU 28 DU 28 DU 29 DU	MAXIMUM ALLOWABLE DENSITY:			
10 Total Max Residential Density	8 Total Buildable Acreage	2.54	AC	
STEP 2: Calculating Bonus Residential Units   11 Bonus Units Available	9 Max Residential Density	20	DU/AC	21B.25.070(2) Calculations
11 Bonus Units Available (Number provided by the City) 2 Bonus Units Requested, Max (Une 10 - Line 3) 3 Bonus Units Requested (up to 25% of available bonus units) 4 Bonus Affordable Housing Units Available (33.3% of June 13) 5 Bonus Market Rate Housing Units Available (66.6% of Une 13) 6 Bonus Residential Units Requested (106.6% of Une 13) 7 Affordable Housing Proposed (110 + Line 14) 8 Market Rate Units Proposed (110 + Line 15) 9 Total Residential Units 19 Total Residential Units 21 Approved TDR Units 22 TDR Density  21 Bonus Units 22 DU  STEP 5: Calculating Total City of Sammamish TDR Program (CURRENTLY NOT AVAILABLE) 23 Sending Zone: B-Zone 24 Receiving Zone: B-Zone 25 Approved TDR Units 7 Du  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDR) 26 TDR Density 0 DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDR) 25 Step 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDR) 26 TDR Density 0 DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDR) 27 Step 3 Total: 21 DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDR) 28 Step 4 Total: 27 DU  STEP 5: Eacl Step 4 Total: 27 DU  STEP 5: Calculating Total Residential Density (Allowable Density + Bonus Units + TDR) 29 Step 5 Total: 0 DU	10 Total Max Residential Density	51.00	DU	
Number provided by the City  Bonus Units Requested, Max (  line 10 - Une 2)	STEP 2: Calculating Bonus Residential Units			
12 Bonus Units Requested, Max (Une 10 - Line 3) 13 Bonus Units Requested (Up to 25% of ovaliable bonus units) 14 Bonus Affordable Housing Units Available (33.3% of Line 13) 15 Bonus Market Rate Housing Units Available (66.6% of Line 13) 16 Bonus Residential Units Requested  0 DU  STEP 3: Calculating Total Residential Density (Allowable Density + Bonus Units) 17 Affordable Housing Proposed (Iline 4 - Iline 15) 19 Total Residential Units 19 Total Residential Units 19 Total Residential Units 10 Bonus Residential Units 10 DU  STEP 4: Calculating Total King County TDRs 20 Receiving Zone: B-Zone 21 Approved TDR Units 21 DU  STEP 5: Calculating Total City of Sammamish TDR Program (CURRENTLY NOT AVAILABLE) 23 Sending Zone 24 Receiving Zone: B-Zone 25 Approved TDR Units 10 DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs) 27 Step 3 Total: 28 Step 4 Total: 27 DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs) 29 Step 5 Total: 20 DU  STEP 4: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs) 27 Step 3 Total: 28 Step 4 Total: 27 DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs) 29 Step 5 Total: 20 DU  218.75.020 (3) Basic density provisions 218.75.020 (3) Basic density	_ <del></del>			
13   Bonus Units Requested	, , , , , , , , , , , , , , , , , , , ,	0	DU	
Lipst 25% of avoilable bonus units)		0	DU	21B.25.070(1)(2) Calculations
14 Bonus Affordable Housing Units Available (33.3% of Line 13)  15 Bonus Market Rate Housing Units Available (66.6% of Line 13)  16 Bonus Residential Units Requested  0 DU  STEP 3: Calculating Total Residential Density (Allowable Density + Bonus Units)  17 Affordable Housing Proposed (line 4 + line 14)  18 Market Rate Units Proposed (line 4 + line 15)  19 Total Residential Units  DU  STEP 4: Calculating Total King County TDRS  20 Receiving Zone: B-Zone 3 DU 11 Approved TDR Units 9 TDR 21 Approved TDR Units 9 TDR 22 TDR Density DU  STEP 5: Calculating Total City of Sammamish TDR Program (CURRENTLY NOT AVAILABLE) 23 Sending Zone: 24 Receiving Zone: B-Zone DU 25 Approved TDR Units DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs) Contact TDR Contact	•	0	DU	
SBONUS Market Rate Housing Units Available  (66.6% of Line 13)  10 DU  STEP 3: Calculating Total Residential Density (Allowable Density + Bonus Units)  17 Affordable Housing Proposed (line 4 + line 14)  18 Market Rate Units Proposed (line 5 + line 15)  19 Total Residential Units  21 DU  STEP 4: Calculating Total King County TDRS  20 Receiving Zone: B-Zone  3 DU  11 Approved TDR Units  21 DU  STEP 5: Calculating Total City of Sammamish TDR Program (CURRENTLY NOT AVAILABLE)  23 Sending Zone  24 Receiving Zone: B-Zone  25 Approved TDR Units  DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs)  51 DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs)  52 Step 3 Total:  27 DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs)  28 Step 4 Total:  29 Step 5 Total:  O DU  STEP 5: Total:  O DU  STEP 5: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs)  29 Step 5 Total:  O DU  O DU	14 Bonus Affordable Housing Units Available	0	DII	21B.75.020 (3) Basic density provisions
STEP 3: Calculating Total Residential Density (Allowable Density + Bonus Units)   17	15 Bonus Market Rate Housing Units Available	U		
STEP 3: Calculating Total Residential Density (Allowable Density + Bonus Units)  17 Affordable Housing Proposed (line 4 + line 14) 18 Market Rate Units Proposed (line 5 + line 15) 19 DU  19 Total Residential Units 21 DU  STEP 4: Calculating Total King County TDRs  20 Receiving Zone: B-Zone 21 Approved TDR Units 9 TDR 22 TDR Density 27 DU  STEP 5: Calculating Total City of Sammamish TDR Program (CURRENTLY NOT AVAILABLE)  23 Sending Zone 24 Receiving Zone: B-Zone 25 Approved TDR Units 6 TDR Density 0 DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs)  27 Step 3 Total: 21 DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs)  28 Step 4 Total: 27 DU  Step 5 Total: 0 DU				21B.73.020 (3) Basic defisity provisions
17 Affordable Housing Proposed (line 4 + line 14) 2 DU 18 Market Rate Units Proposed (line 5 + line 15) 19 Total Residential Units  21 DU  STEP 4: Calculating Total King County TDRS  20 Receiving Zone: B-Zone 21 Approved TDR Units 9 TDR 22 TDR Density 21 TDR Density 22 TDR Density 23 Sending Zone 24 Receiving Zone: B-Zone 25 Approved TDR Units 26 TDR Density 27 DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs)  27 Step 3 Total: 21 DU  Step 5 Total: 27 DU  Step 5 Total: 27 DU  Step 5 Total: 27 DU	16 Bonus Residential Units Requested	0	DU	
Comparison of	STEP 3: Calculating Total Residential Density (Allowable D	ensity + Bonus Units)		
Market Rate Units Proposed (line 5 + line 15)  19 Total Residential Units  21 DU  STEP 4: Calculating Total King County TDRS  20 Receiving Zone: B-Zone	= :			
(line 5 + line 15)  19 Total Residential Units  STEP 4: Calculating Total King County TDRS  20 Receiving Zone: B-Zone  21 Approved TDR Units  22 TDR Density  STEP 5: Calculating Total City of Sammamish TDR Program (CURRENTLY NOT AVAILABLE)  23 Sending Zone  24 Receiving Zone: B-Zone  25 Approved TDR Units  TDR  26 TDR Density  DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs)  27 Step 3 Total:  28 Step 4 Total:  29 Step 5 Total:  O  DU  29 Step 5 Total:  O  DU  DU  DU  DU  DU  DU  DU  DU  DU		2	DU	
Total Residential Units  21  DU  STEP 4: Calculating Total King County TDRs  20 Receiving Zone: B-Zone		10	DII	
STEP 4: Calculating Total King County TDRs  20 Receiving Zone: B-Zone 3 DU 21 Approved TDR Units 9 TDR 22 TDR Density 27 DU  STEP 5: Calculating Total City of Sammamish TDR Program (CURRENTLY NOT AVAILABLE)  23 Sending Zone 24 Receiving Zone: B-Zone DU 25 Approved TDR Units TDR 26 TDR Density 0 DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs)  27 Step 3 Total: 21 DU 28 Step 4 Total: 27 DU 29 Step 5 Total: 0 DU	,			
20 Receiving Zone: B-Zone 21 Approved TDR Units 22 TDR Density  STEP 5: Calculating Total City of Sammamish TDR Program (CURRENTLY NOT AVAILABLE)  23 Sending Zone 24 Receiving Zone: B-Zone 25 Approved TDR Units 26 TDR Density  DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs)  27 Step 3 Total: 28 Step 4 Total: 29 Step 5 Total: 0 DU	19 Total Nesidential Offics		D0	
21 Approved TDR Units 9 TDR 22 TDR Density 27 DU  STEP 5: Calculating Total City of Sammamish TDR Program (CURRENTLY NOT AVAILABLE)  23 Sending Zone 24 Receiving Zone: B-Zone DU 25 Approved TDR Units TDR 26 TDR Density 0 DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs)  27 Step 3 Total: 21 DU 28 Step 4 Total: 27 DU 29 Step 5 Total: 0 DU				
22 TDR Density  27 DU  STEP 5: Calculating Total City of Sammamish TDR Program (CURRENTLY NOT AVAILABLE)  23 Sending Zone  24 Receiving Zone: B-Zone  25 Approved TDR Units  26 TDR Density  DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs)  27 Step 3 Total: 21 DU  28 Step 4 Total: 27 DU  29 Step 5 Total: 0 DU	<u> </u>			
STEP 5: Calculating Total City of Sammamish TDR Program (CURRENTLY NOT AVAILABLE)  23 Sending Zone 24 Receiving Zone: B-Zone 25 Approved TDR Units 26 TDR Density   O  DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs)  27 Step 3 Total: 21 DU  28 Step 4 Total: 27 DU  29 Step 5 Total: 0 DU				
23 Sending Zone 24 Receiving Zone: B-Zone 25 Approved TDR Units 26 TDR Density  DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs)  27 Step 3 Total: 21 DU  28 Step 4 Total: 27 DU  29 Step 5 Total: 0 DU	22 TDR Density	27	DU	
24 Receiving Zone: B-Zone       DU         25 Approved TDR Units       TDR         26 TDR Density       0         STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs)         27       Step 3 Total:       21       DU         28       Step 4 Total:       27       DU         29       Step 5 Total:       0       DU	STEP 5: Calculating Total City of Sammamish TDR Program	(CURRENTLY NOT AVAILABL	E)	
25 Approved TDR Units 26 TDR Density  DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs)  27 Step 3 Total: 21 DU 28 Step 4 Total: 27 DU 29 Step 5 Total: 0 DU	23 Sending Zone			
26 TDR Density  O DU  STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs)  27 Step 3 Total: 21 DU 28 Step 4 Total: 27 DU 29 Step 5 Total: 0 DU	24 Receiving Zone: B-Zone		DU	
STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs)  27 Step 3 Total: 21 DU 28 Step 4 Total: 27 DU 29 Step 5 Total: 0 DU			TDR	
27       Step 3 Total:       21       DU         28       Step 4 Total:       27       DU         29       Step 5 Total:       0       DU	26 TDR Density	0	DU	
28       Step 4 Total:       27       DU         29       Step 5 Total:       0       DU	STEP 6: Calculating Total Residential Density (Allowable D	ensity + Bonus Units + TDRs)		
29 Step 5 Total: 0 DU	27 Step	3 Total: 21	DU	
			DU	
30 Total Residential Units Proposed: 48 DU	<b>29</b> Step	5 Total: 0	DU	
	Total Residential Units Proposed:	48	DU	

# **TOWN CENTER ZONE C**

# **DEVELOPER:**

## **TOTAL BUILDABLE ACREAGE**

2.37

١,	OCATED DENSITY:		UNITS	SMC Reference
	Total Buildable Acreage	2.37	AC	21B.25.080 Calculations
1	Allocated Density	2.57	DU/AC	21B.25.030 Densities and dimensions
2				
3	Total Allocated Residential Density (AD)	9.00	DU	21B.25.030(1) Densities and dimension
4	Total Required Affordable Housing Units (10% of Line 3)	1	DU	21B 7E 020(1) Pasis density provisions
_	Total Base Market Units	1	DO	21B.75.020(1) Basic density provisions
5	(Line 3 - Line 4)	8	DU	
6		Ü	50	
6	Total Additional Market Units to Meet Allowable Density	1		
	(Additional units req'd to meet allocated density, compensating for 0.5	1	DU	21B.75.020(2) Basic density provisions
_	DU/AC for required AHU)  Total Allocated Density with AHDU Incentive	10.00	DU	
/	Total Allocated Density with Ando Incentive	10.00	DU	21B.75.020(2) Basic density provisions
1A	XIMUM ALLOWABLE DENSITY:			
8	Total Buildable Acreage	2.37	AC	
9	Max Residential Density	8	DU/AC	21B.25.070(2) Calculations
10	Total Max Residential Density	19	DU	
TE	P 2: Calculating Total Residential Density			
	Affordable Housing Proposed	1	DU	
	Market Rate Units Proposed	9	DU	
12 13	Total Residential Units	10	DU	
TE	P 3: Calculating Total King County TDRs			
14	Receiving Zone: C-Zone	10	DU	
15	Approved TDR Units	5	TDR	
16	TDR Density	10	DU	
TE	P 4: Calculating Total City of Sammamish TDR Program (CUF	RRENTLY NOT AVA	MLABLE)	
17	Sending Zone			
	Receiving Zone: C-Zone		TDR	
19	Approved TDR Units		DU	
20	TDR Density	0	DU	
TE	P 5: Calculating Total Residential Density (Allowable Densit	y + TDRs)		
21	Step 2 Total:	10	DU	
 22	Step 3 Total:	10	DU	
	·			
23	Step 4 Total:	0	DU	