

TOWN CENTER ZONE A

DEVELOPER:

TOTAL BUILDABLE AREA

8.61

STEP 1: Calculating Allocated Residential Density and Maximum Density

ALLOCATED DENSITY:			UNITS	SMC Reference
1	Total Buildable Acreage	8.61	AC	21B.25.080 Calculations
2	Allocated Density	16	DU/AC	21B.25.030 Densities and dimensions
3	Total Allocated Residential Density	138	DU	21B.25.030(1) Densities and dimensions
4	Total Required Affordable Housing Units (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	
6	Total Additional Market Units to Meet Allowable Density (Additional units req'd to meet allocated density, compensating for 0.5 DU/AC for required AHU)	7.00	DU	21B.75.020(2) Basic density provisions
7	Total Allocated Density with AHU Incentive	145	DU	21B.75.020(2) Basic density provisions

MAXIMUM ALLOWABLE DENSITY:

8	Total Buildable Acreage	8.61	AC	
9	Max Residential Density	40	DU/AC	21B.25.070(2) Calculations
10	Total Max Residential Density	344	DU	

STEP 2: Calculating Bonus Residential Units

11	Bonus Units Available (Number provided by the City)	193	DU	
12	Bonus Units Requested, Max (Line 10 - Line 3)	193	DU	21B.25.070(1)(2) Calculations
13	Bonus Units Requested	193	DU	
14	Bonus Affordable Housing Units Available (33.3% of Line 13)	64	DU	21B.75.020 (3) Basic density provisions
15	Bonus Market Rate Housing Units Available (66.6% of Line 13)	129	DU	21B.75.020 (3) Basic density provisions
16	Bonus Residential Units Requested	193	DU	

STEP 3: Calculating Total Residential Density (Allowable Density + Bonus Units)

17	Affordable Housing Proposed (line 4 + line 14)	78	DU
18	Market Rate Units Proposed (line 5 + line 15)	260	DU
19	Total Residential Units	338	DU

STEP 4: Calculating Total King County TDRs

20	Receiving Zone: A-Zone	5	DU
21	Approved TDR Units	4	TDR
22	TDR Density	20	DU

STEP 5: Calculating Total City of Sammamish TDRs (TC-D)

23	Receiving Zone: A-Zone	1	DU	21B.25.040(2)(d)
24	Approved TDR Units		TDR	
25	TDR Density	0	DU	

STEP 6: Calculating Total Residential Density (Allowable Density + Bonus Units + TDRs)

26	Step 3 Total:	338	DU
27	Step 4 Total:	20	DU
28	Step 5 Total:	0	DU
	Total Residential Units Proposed:	358	DU

TOWN CENTER ZONE B

DEVELOPER:

TOTAL BUILDABLE ACREAGE

2.54

STEP 1: Calculating Allocated Residential Density and Maximum Density

ALLOWABLE DENSITY:		Units
1	Total Buildable Acreage	2.54 AC
2	Allocated Density	8 DU/AC
3	Total Allocated Residential Density	20 DU
4	Total Required Affordable Housing Units (10% of Line 3)	2.00 DU
5	Total Base Market Units (Line 3 - Line 4)	18.00 DU
6	Total Additional Market Units to Meet Allowable Density (Additional units req'd to meet allocated density, compensating for 0.5 DU/AC for required AHU)	1.00 DU
7	Total Allocated Density with AHU Incentive	21.00 DU

SMC Reference

21B.25.080 Calculations
 21B.25.030 Densities and dimensions
 21B.25.030(1) Densities and dimensions
 21B.75.020(1) Basic density provisions
 21B.75.020(2) Basic density provisions
 21B.75.020(2) Basic density provisions

MAXIMUM ALLOWABLE DENSITY:

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
12	Bonus Units Requested, Max (Line 10 - Line 3)	0	DU
13	Bonus Units Requested (up to 25% of available bonus units)	0	DU
14	Bonus Affordable Housing Units Available (33.3% of Line 13)	0	DU
15	Bonus Market Rate Housing Units Available (66.6% of Line 13)	0	DU
16	Bonus Residential Units Requested	0	DU

21B.25.070(1)(2) Calculations

21B.75.020 (3) Basic density provisions

21B.75.020 (3) Basic density provisions

STEP 3: Calculating Total Residential Density (Allowable Density + Bonus Units)

17	Affordable Housing Proposed (line 4 + line 14)	2	DU
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	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
30	Total Residential Units Proposed:	48	DU

TOWN CENTER ZONE C

DEVELOPER:

TOTAL BUILDABLE ACREAGE

2.37

STEP 1: Calculating Allocated Residential Density and Maximum Density

ALLOCATED DENSITY:		UNITS
1	Total Buildable Acreage	2.37 AC
2	Allocated Density	4 DU/AC
3	Total Allocated Residential Density (AD)	9.00 DU
4	Total Required Affordable Housing Units (10% of Line 3)	1 DU
5	Total Base Market Units (Line 3 - Line 4)	8 DU
6	Total Additional Market Units to Meet Allowable Density (Additional units req'd to meet allocated density, compensating for 0.5 DU/AC for required AHU)	1 DU
7	Total Allocated Density with AHDU Incentive	10.00 DU

SMC Reference

21B.25.080 Calculations
 21B.25.030 Densities and dimensions
 21B.25.030(1) Densities and dimensions
 21B.75.020(1) Basic density provisions
 21B.75.020(2) Basic density provisions
 21B.75.020(2) Basic density provisions

MAXIMUM ALLOWABLE DENSITY:

8	Total Buildable Acreage	2.37 AC
9	Max Residential Density	8 DU/AC
10	Total Max Residential Density	19 DU

21B.25.070(2) Calculations

STEP 2: Calculating Total Residential Density

11	Affordable Housing Proposed	1 DU
12	Market Rate Units Proposed	9 DU
13	Total Residential Units	10 DU

STEP 3: Calculating Total King County TDRs

14	Receiving Zone: C-Zone	10 DU
15	Approved TDR Units	5 TDR
16	TDR Density	10 DU

STEP 4: Calculating Total City of Sammamish TDR Program (CURRENTLY NOT AVAILABLE)

17	Sending Zone	
18	Receiving Zone: C-Zone	TDR
19	Approved TDR Units	DU
20	TDR Density	0 DU

STEP 5: Calculating Total Residential Density (Allowable Density + TDRs)

21	Step 2 Total:	10 DU
22	Step 3 Total:	10 DU
23	Step 4 Total:	0 DU
	Total Residential Units Proposed:	20 DU