

Table 1: Comparison of Current and DPD Proposed LR zone Design Review Thresholds

Current LR zone	Proposed LR zone	Current Threshold for Mandatory Design Review	DPD proposed Threshold for SDR
Lowrise Duplex/Triplex (LDT)	Lowrise 1 (LR1) and Lowrise 2 (LR2)	No requirement	3 or more townhouse units
Lowrise 1 (L1)			
Lowrise 2 (L2)			
Lowrise 3 (L3)	Lowrise 3 (LR3)	9 or more units	3 or more townhouse units (9 or more units of any type require full design review)
Lowrise 4 (L4)			

Permit Processing Timeline Comparison
No Design Review & Proposed Streamlined Design Review (SDR)

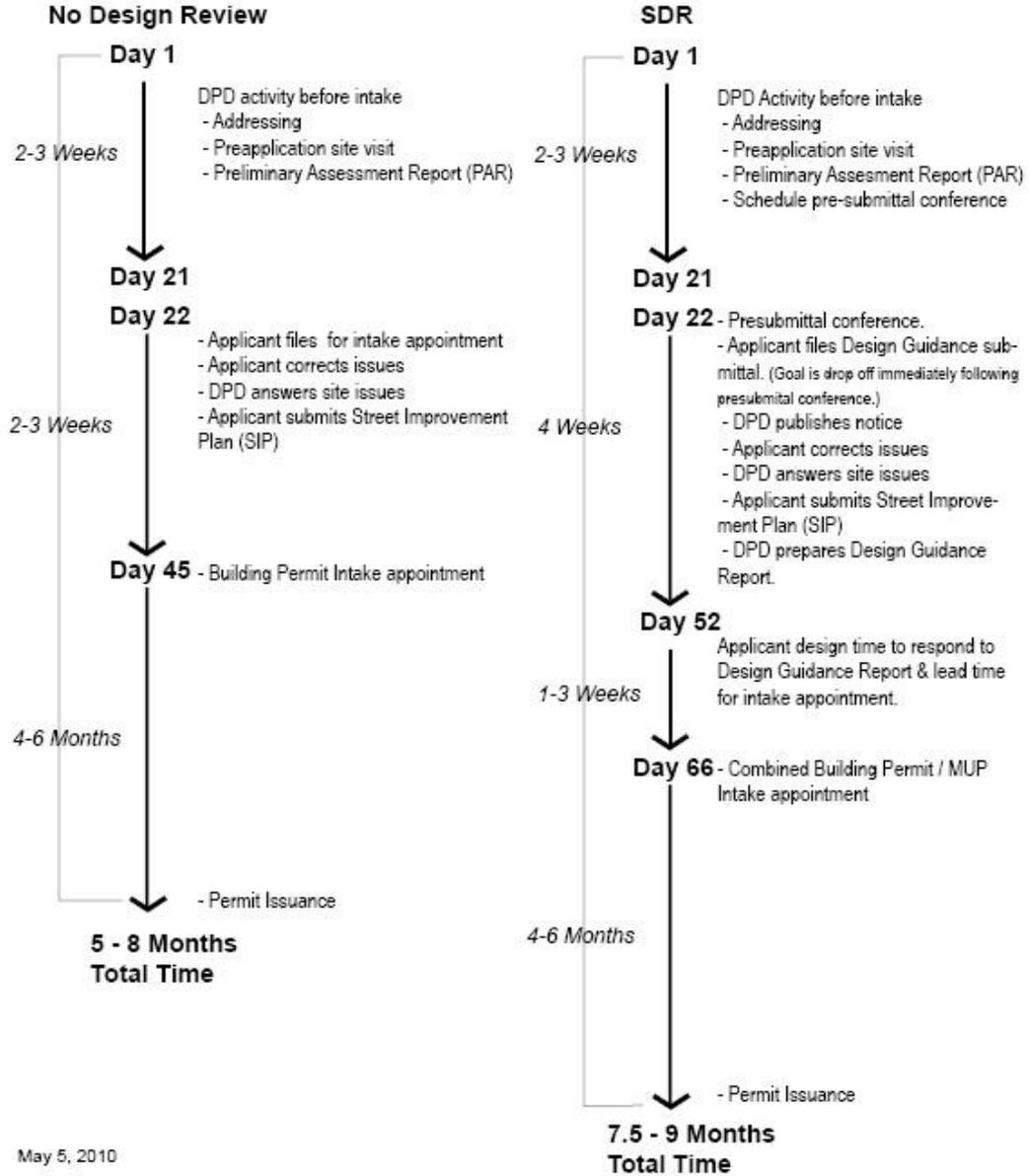
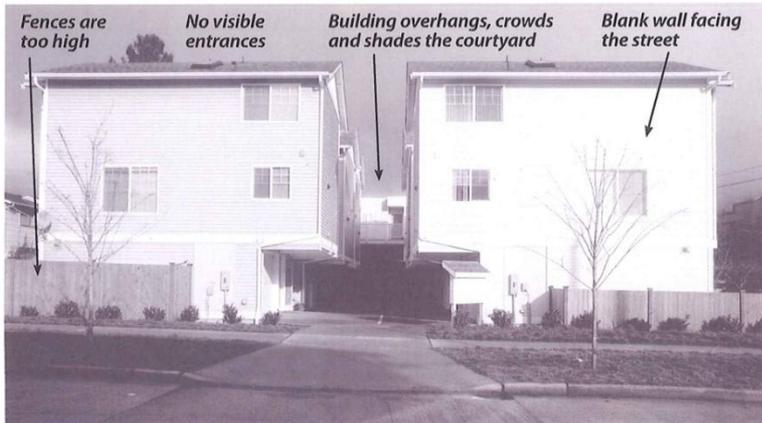


Table 2: Administrative Design Review (ADR) for Townhouses Permit Cost Comparison

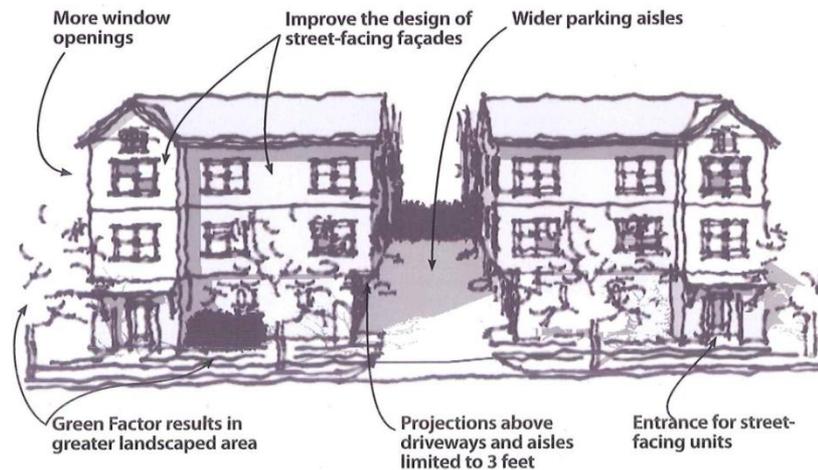
	Construction Value (1)	Land Use Permit Estimated Cost (2)	Building Permit Cost (3)	Additional Design Fees	Additional Land Carrying Cost (4)	Total Cost (5)
Typical 4-Unit Townhouse No Design Review	\$490,000	\$750 No Master Use Permit (MUP) Fee. Zoning review only, typically 3 hours.	\$6,110 Based on Construction Value and the Development Fee Index.			\$6,860
Percentage of Construction Value		0.15%	1.25%			1.4%
Current ADR for Townhouse Project	\$490,000	\$9,250 Includes EDG, MUP fees and average hourly design review planner hours.	\$6,110 Same as above.	\$6,700 67 hours at \$100 per hour.	\$7,360 to \$9,210 + 4 to 5 months Based on land price.	\$29,420 to \$31,270
Percentage of Construction Value		1.89%	1.25%	1.4%	1.5% to 1.9%	6.0% to 6.4%
Proposed Streamlined ADR (SDR) for Townhouse Project	\$490,000	\$5,500 Includes design guidance and planner design review hours.	\$6,110 Same as above.	\$4,000 40 hours at \$100 per hour.	\$1,840 to \$3,680 + 1 to 2 months Based on land price.	\$17,450 to \$19,290
Percentage of Construction Value		1.1%	1.25%	.8%	.4% to .8%	3.6% to 3.9%

Average construction value reported to DPD for permitting purposes on 4 unit townhouse projects without ADR during 2007 – 2008 period.
 Land use permit costs derived from 2009 Fee Subtitle rates and average and projected review hours as determined by DPD.
 Building permit costs derived from 2009 Fee Subtitle Development Fee Index, and construction value in column 1. Assumes a non-standard plan scenario. If already established standard plan were used, the \$6,110 fee would be reduced to \$4,277, and 1.25% reduced to .87%.
 Carrying cost assumed at investment in land of \$340,000 (\$85 per square foot for 4,000 square foot lot) for 1 or 2 months at 6.5% annual interest, and 4 to 5 months for the existing ADR process.
 The total costs for design review would be 147% to 174% more than the cost for a project that is not subject to design review.

Existing Conditions



Proposed Improvements



LR3 apartments

Green Factor Score = 0.63

