

SDR = Streamlined Design Review
ADR = Administrative Design Review
DRB = Design Review Board

GSF = Gross Square Feet

		Lowrise 1		Lowrise 2		Lowrise 3		Midrise	
Small Project (1 Lot)	Small Efficiency Dwelling Units (SEDUs)	Development:	X SEDUs 5,000 GSF	24 SEDUs 7,800 GSF	38 SEDUs 12,000 GSF	76 SEDUs 24,225 GSF			
		Design Review:	Existing (Unit-Based) None Proposed (SF - Based) X	Existing (Unit-Based) None Proposed (SF - Based) SDR	Existing (Unit-Based) DRB Proposed (SF - Based) ADR	Existing (Unit-Based) DRB Proposed (SF - Based) DRB			
	Conventional Apartments (or townhouses)	Development:	3 Townhouses 5,500 GSF	10 Apts. 7,800 GSF	15 Apts. 12,000 GSF	30 Apts. 24,225 GSF			
		Design Review:	Existing (Unit-Based) SDR	Existing (Unit-Based) None	Existing (Unit-Based) DRB	Existing (Unit-Based) DRB			

X = Lowrise 1 zone only allows up to 3 attached apartment type dwelling units. Developers are unlikely to build only 3 SEDUs & will select townhouses instead.

Med. Project (2 Lots)	Small Efficiency Dwelling Units (SEDUs)	Development:	X SEDUs 10,000 GSF	49 SEDUs 15,600 GSF	75 SEDUs 24,000 GSF	152 SEDUs 48,450 GSF
		Design Review:	Existing (Unit-Based) None Proposed (SF - Based) X	Existing (Unit-Based) None Proposed (SF - Based) ADR	Existing (Unit-Based) DRB Proposed (SF - Based) DRB	Existing (Unit-Based) DRB Proposed (SF - Based) DRB
	Conventional Apartments (or townhouses)	Development:	7 Townhouses 11,000 GSF	20 Apts 15,600 GSF	30 Apts. 24,000 GSF	61 Apts. 48,450 GSF
		Design Review:	Existing (Unit-Based) SDR	Existing (Unit-Based) None	Existing (Unit-Based) DRB	Existing (Unit-Based) DRB

Large. Project (3 Lots)	Small Efficiency Dwelling Units (SEDUs)	Development:	X SEDUs: 15,000 GSF	73 SEDUs 23,400 GSF	113 SEDUs 36,000 GSF	228 SEDUs 72,675 GSF
		Design Review:	Existing (Unit-Based) None Proposed (SF - Based) X	Existing (Unit-Based) None Proposed (SF - Based) DRB	Existing (Unit-Based) DRB Proposed (SF - Based) DRB	Existing (Unit-Based) DRB Proposed (SF - Based) DRB
	Conventional Apartments (or townhouses)	Development:	10 Townhouses 16,500 GSF	29 Apts 23,400 GSF	45 Apts. 36,000 GSF	91 Apts. 72,675 GSF
		Design Review:	Existing (Unit-Based) SDR	Existing (Unit-Based) None	Existing (Unit-Based) DRB	Existing (Unit-Based) DRB

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		NC1-40 (Neighb. Comm. 1. Zone - 40')		NC2-65 (Neighb. Comm. 2. Zone 65')		NC3-65 (Neighb. Comm. 3. Zone 65')		Midrise		
Small Project (1 Lot)	Congregate (Private / Non- Special Needs)	Development:	X Rooms	X GSF	X Rooms	X GSF	69 Rooms	23,750 GSF	84 Rooms	24,225 GSF
		Design Review:					Existing (Unit-Based) None	Proposed (SF - Based) DRB	Existing (Unit-Based) None	Proposed (SF - Based) DRB
	Conventional Apartments	Development:	15 Apts.	16,250 GSF	25 Apts.	23,750 GSF	25 Apts.	23,750 GSF	30 Apts.	24,225 GSF
		Design Review:	Existing (Unit-Based) DRB		Existing (Unit-Based) DRB		Existing (Unit-Based) DRB		Existing (Unit-Based) DRB	

X = Private market non-special needs Congregate Residence would not be an allowed use in the zone.

Med. Project (2 Lots)	Congregate (Private / Non- Special Needs)	Development:	X Rooms	X GSF	X Rooms	X GSF	138 Rooms	47,500 GSF	167 Rooms	48,450 GSF
		Design Review:					Existing (Unit-Based) None	Proposed (SF - Based) DRB	Existing (Unit-Based) None	Proposed (SF - Based) DRB
	Conventional Apartments	Development:	31 Apts.	32,500 GSF	50 Apts	47,500 GSF	50 Apts.	47,500 GSF	61 Apts.	48,450 GSF
		Design Review:	Existing (Unit-Based) DRB		Existing (Unit-Based) DRB		Existing (Unit-Based) DRB		Existing (Unit-Based) DRB	

Large. Project (3 Lots)	Congregate (Private / Non- Special Needs)	Development:	X Rooms:	X GSF	X Rooms	X GSF	207 Rooms	71,250 GSF	251 Rooms	72,675 GSF
		Design Review:					Existing (Unit-Based) None	Proposed (SF - Based) DRB	Existing (Unit-Based) None	Proposed (SF - Based) DRB
	Conventional Apartments	Development:	46 Apts.	48,750 GSF	75 Apts	71,250 GSF	75 Apts.	71,250 GSF	91 Apts.	72,675 GSF
		Design Review:	Existing (Unit-Based) DRB		Existing (Unit-Based) DRB		Existing (Unit-Based) DRB		Existing (Unit-Based) DRB	

Notes and Assumptions:

Small Efficiency Dwelling Unit (SEDU)

Congregate Residences

Potential Development & Design Review Threshold Comparisons

Overall Assumptions

- Development uses the maximum allowable FAR.
- Development is located in urban villages or urban centers.
- Development provides no parking within the building on site.
- Average size of 220 sf used for Small Efficiency Dwelling Units
- Average size of 550 sf used for conventional 1BR or Studio Apartment
- Average of 200 sf used for sleeping room in Congregate Residence
- One lot is assumed to be 5,000 sf

LR Zone Assumptions

- Apartment development uses FAR exemptions for partially below grade story. Assume 20% allowed FAR increase.
- Assumes 31% of project residential GSF for circulation, hallways, lobbies, stairs, and interior walls.
- Assumes townhouse housing type development and associated FARs and density limits in the LR1 zone.

MR Zone Assumptions

- Development uses maximum FAR by participating in the Incentive Zoning for affordable housing program.
- Development uses FAR exemptions for partially below grade story. Assume 14% allowed FAR increase.
- Assumes 31% of project GSF for circulation, hallways, lobbies, stairs, and interior walls.

NC Zone Assumptions

- Development uses maximum FAR associated with the allowable height limit.
- First floor of structure is assumed to be non-residential use.