City of Sammamish Washington

Department of Community Development

801 228th Avenue SE ■ Sammamish, WA 98075 ■ phone: 425-295-0500 ■ fax: 295-295-0600 ■ web: www.sammamish.us

TC-B ZONE

Residential Density Calculation Worksheet

Town Center Unified Zone Development Plan, Subdivision and Short Subdivision applications must submit a density calculation worksheet that shows the number of allowable and required dwelling units for each development application. Residential density must be calculated for each Town Center zone separately. Net site areas are used to determine density or project floor areas. Please complete calculations for net site area and use the results to calculate allocated and maximum densities below.

Refer to Directors Interpretation: SMC 21B.25.030 and SMC 21B.75.020 – Town Center Density

STEP 1: CALCULATING ALLOCATED RESIDENTIAL DENSITY AND MAXIMUM DENSITY			
Allocated Density:			**UNITS**
1	Total Net Area		AC
2	Allocated Density	8	DU/AC
3	Total Allocated Residential Density	**0**	**DU**
4	Total Required Affordable Housing Units *(10% of Line 3)*	0	DU
5	Total Base Market Units *(Line 3 - Line 4)*	0	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)*	0	DU
7	**Total Allocated Density with AHDU Incentive**	**0**	**DU**
		Stop here if not seeking bonus residential units	
Maximum Allowable Density:			
8	Total Net Area		AC
9	Maximum Residential Density	20	DU/AC
10	**Total Max Residential Density**	**0**	**DU**

STEP 2: CALCULATING BONUS RESIDENTIAL UNITS			
11	Bonus Units Available *(Number provided by the City)*	**193**	DU
12	Bonus Units Requested, Maximum *(Line 10 - Line 3) x 25%*	0	DU
13	Bonus Units Requested		**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**

Updated 10/15/2019

STEP 3: CALCULATING TOTAL RESIDENTIAL DENSITY (ALLOWABLE DENSITY + BONUS UNITS)			
17	Affordable Housing Proposed *(line 4 + line 14)*	0	DU
18	Market Rate Units Proposed *(line 5 + line 15)*	0	DU
19	Total Residential Units	**0**	**DU**

STEP 4: CALCULATING TOTAL KING COUNTY TDRS			
20	Receiving Zone: B-Zone	3	DU
21	Approved TDR Units		TDR
22	**TDR Density**	**0**	**DU**

STEP 5: CALCULATING TOTAL CITY OF SAMMAMISH TDRS (CURRENTLY NOT ACCEPTED)			
23	Sending Zone	Sending Site Zone	
24	Receiving Zone: *(enter the # of DUs that correspond with the sending site zone selected above)*	0	DU
25	Approved TDR Units	0	TDR
26	**TDR Density**	**0**	**DU**

STEP 6: CALCULATING TOTAL RESIDENTIAL DENSITY (ALLOWABLE DENSITY + BONUS UNITS + TDRS)			
27	Step 3 Total:	0	DU
28	Step 4 Total:	0	DU
29	Step 5 Total:	0	DU
	TOTAL RESIDENTIAL UNITS PROPOSED:	**0**	**DU**

PRINT FORM