



## Department of Community Development

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### TC-C 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		
<b>Allocated Density:</b>		<b>UNITS</b>
<b>1</b>	<a href="#">Total Net Area</a>	AC
<b>2</b>	<a href="#">Allocated Density</a>	DU/AC
<b>3</b>	Total Allocated Residential Density <span style="float: right; border: 1px solid black; width: 80px; height: 20px; display: inline-block;"></span>	<b>DU</b>
<b>4</b>	<a href="#">Total Required Affordable Housing Units</a> <i>(10% of Line 3)</i>	DU
<b>5</b>	Total Base Market Units <i>(Line 3 - Line 4)</i>	DU
<b>6</b>	<a href="#">Total Additional Market Units to Meet Allowable Density</a> <i>(Additional units req'd to meet allocated density, compensating for 0.5 DU/AC for required AHU)</i>	DU
<b>7</b>	Total Allocated Density with AHDU Incentive <span style="float: right; border: 1px solid black; width: 80px; height: 20px; display: inline-block;"></span>	<b>DU</b>
<i>Stop here if not seeking bonus residential units</i>		
<b>Maximum Allowable Density:</b>		
<b>8</b>	Total Net Area	AC
<b>9</b>	<a href="#">Maximum Residential Density</a>	DU/AC
<b>10</b>	Total Max Residential Density <span style="float: right; border: 1px solid black; width: 80px; height: 20px; display: inline-block;"></span>	<b>DU</b>
STEP 2: CALCULATING TOTAL RESIDENTIAL DENSITY		
<b>11</b>	Affordable Housing Proposed <i>(Line 4)</i>	DU
<b>12</b>	Market Rate Units Proposed <i>(Line 4 + Line 6)</i>	DU
<b>13</b>	Total Residential Units <span style="float: right; border: 1px solid black; width: 80px; height: 20px; display: inline-block;"></span>	<b>DU</b>
STEP 3: CALCULATING TOTAL KING COUNTY TDRS		
<b>14</b>	<a href="#">Receiving Zone:</a> C-Zone	DU
<b>15</b>	Approved TDR Units	TDR
<b>16</b>	TDR Density <span style="float: right; border: 1px solid black; width: 80px; height: 20px; display: inline-block;"></span>	<b>DU</b>

**STEP 4: CALCULATING TOTAL CITY OF SAMMAMISH TDRS (CURRENTLY NOT ACCEPTED)**

17	<a href="#">Sending Zone</a>		
18	<a href="#">Receiving Zone</a> : (enter the # of DUs that correspond with the sending site zone selected above)		DU
19	Approved TDR Units		TDR
20	TDR Density		DU

**STEP 5: CALCULATING TOTAL RESIDENTIAL DENSITY (ALLOWABLE DENSITY + TDRS)**

21		Step 2 Total:	DU
22		Step 3 Total:	DU
23		Step 4 Total:	DU
		<b>TOTAL RESIDENTIAL UNITS PROPOSED:</b>	<b>DU</b>
		<i>Total residential density may not exceed maximum density:</i>	DU