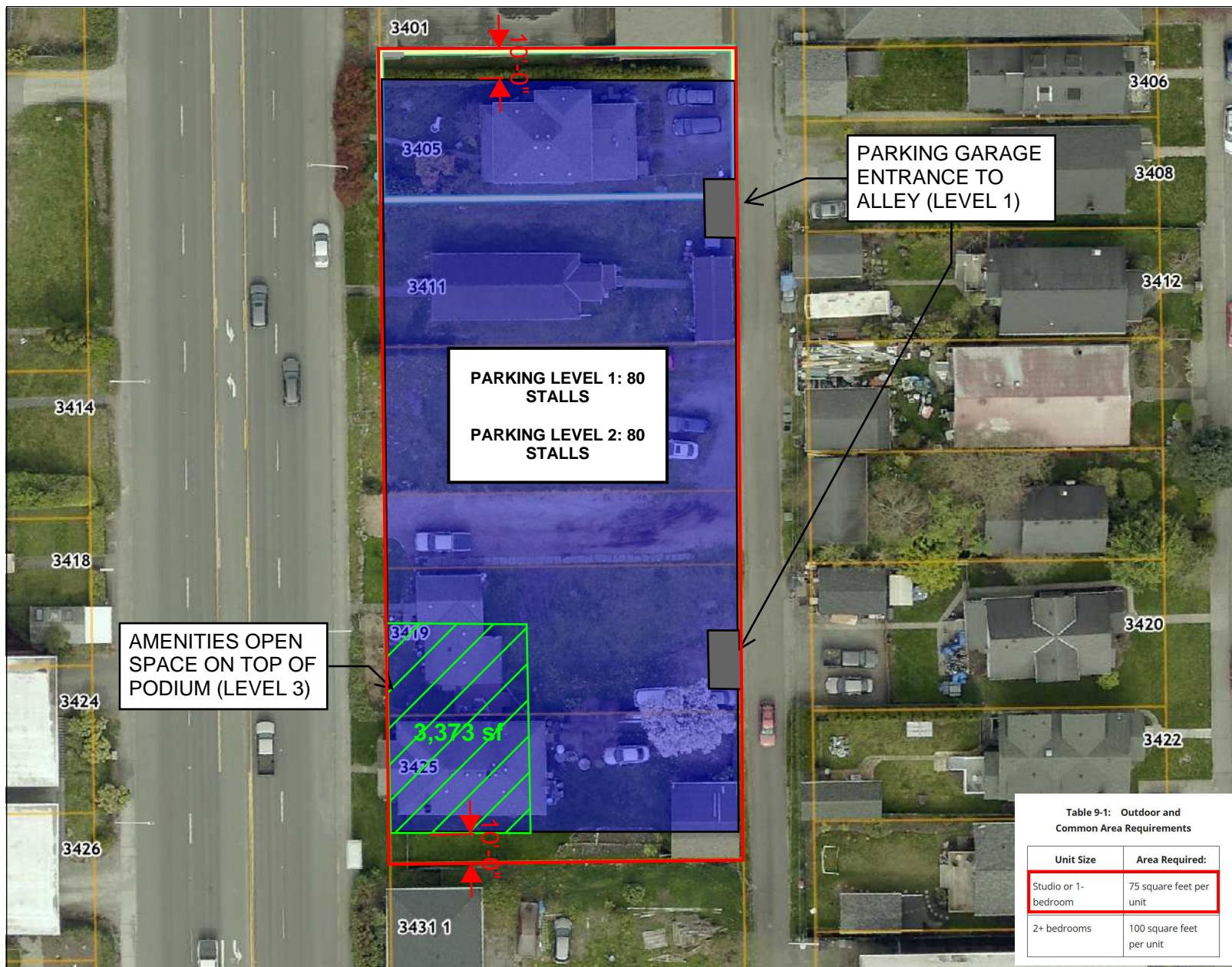


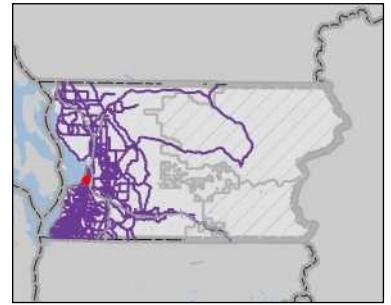
# RUCKER APARTMENT OPTION

7/31/2024



Projection: NAD\_1983\_StatePlane\_Washington\_North\_FIPS\_4601\_Feet  
Planning and Development Services, Snohomish County

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**UNITS**  
5 LIVABLE STORIES @ 80% EFFICIENCY  
~31,000 SF GROSS PER STORY  
31,000 SF X 0.8 = 24,800 SF NET RENTABLE

24,800 SF / 650 SF PER UNIT = ~ 38  
1 BDR UNITS PER FLOOR

ASSUME 5 STORY WOOD OVER 2 STORY CONCRETE = 5 X 38 = 190 UNITS

**PARKING**  
1 SPACE PER UNIT

REQUIRED PARKING = 190 X 1.0 = 190 SPACES

PER TABLE 19.34.060.B, 25% REDUCTION:  
190 X 0.75 = 143 SPACES REQUIRED

**PARKING PROVIDED:**  
- LEVEL 1 PARKING: ~80 (FROM ALLEY)  
- LEVEL 2 PARKING: ~80 (FROM RUCKER)

**OPEN SPACE**  
UNITS PROPOSED: 190  
OPEN SPACE REQ: 75 SF X 190 UNITS = 14,250 SF (ACHIEVED THROUGH BALCONIES AND TOP OF PODIUM COMMON OPEN SPACE)

Unit Size	Area Required:
Studio or 1-bedroom	75 square feet per unit
2+ bedrooms	100 square feet per unit

GROSS SITE: 0.77 AC  
ZONING: MU-15  
MAX DENSITY: N/A

**SETBACKS**  
FRONT: 0'  
REAR (ALLEY): 0'  
REAR: 0'  
SIDE (STREET): 0'  
SIDE: 0'  
MAX HEIGHT - 15 STORIES