



Department of Community Development

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TC-B ZONE

Residential Density Calculation Worksheet

Town Center Unified Zone Development Plan (if applicable) and land-use permit 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. Gross developable acreage (SMC 21.07.050H) used to determine density or project floor areas. Please complete calculations for gross developable acreage 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	Gross Developable Acreage	AC
2	Allocated Density	DU/AC
3	Total Allocated Residential Density	<input type="text"/> DU
4	Total Required Affordable Housing Units <i>(10% of Line 3)</i>	DU
5	Total Base Market Units <i>(Line 3 - Line 4)</i>	DU
6	Total Additional Market Units to Meet Allowable Density <i>(Additional units req'd to meet allocated density, compensating for 0.5 DU/AC for required AHU)</i>	DU
7	Total Allocated Density with AHDU Incentive	<input type="text"/> DU
<i>Stop here if not seeking bonus residential units</i>		
Maximum Allowable Density:		
8	Gross Developable Acreage	AC
9	Maximum Residential Density	DU/AC
10	Total Max Residential Density	<input type="text"/> DU

STEP 2: CALCULATING BONUS RESIDENTIAL UNITS <i>(Units from the Affordable Housing Bonus Pool have been depleted. Additional density must be obtained from TDR, see Steps 4 and 5)</i>		
11	Bonus Units Available <i>(Number provided by the City)</i>	DU
12	Bonus Units Requested, Maximum <i>(Line 10 - Line 3) x 25%</i>	DU
13	Bonus Units Requested	<input type="text" value="0"/> DU
14	Bonus Affordable Housing Units Available <i>(33.3% of Line 13)</i>	DU
15	Bonus Market Rate Housing Units Available <i>(66.6% of Line 13)</i>	DU
16	Bonus Residential Units Requested	<input type="text"/> DU

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

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

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

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

Revisions to the Density Calculation Table

1. Pursuant to the Hearing Examiners Remand Decision on UZDP2019-00562 (August 30, 2021), revisions to the Density Calculation Worksheet include updating Line 1 and 8 from "Net Acreage" to "Gross Developable Acreage" pursuant to SMC 21B.25.080 and as referred to in the Directors Interpretation issued on May 2, 2017.
2. Code references and hyperlinks updated pursuant to the adoption of the Sammamish Unified Development Code (Ordinance O2021-540) on December 14, 2021.