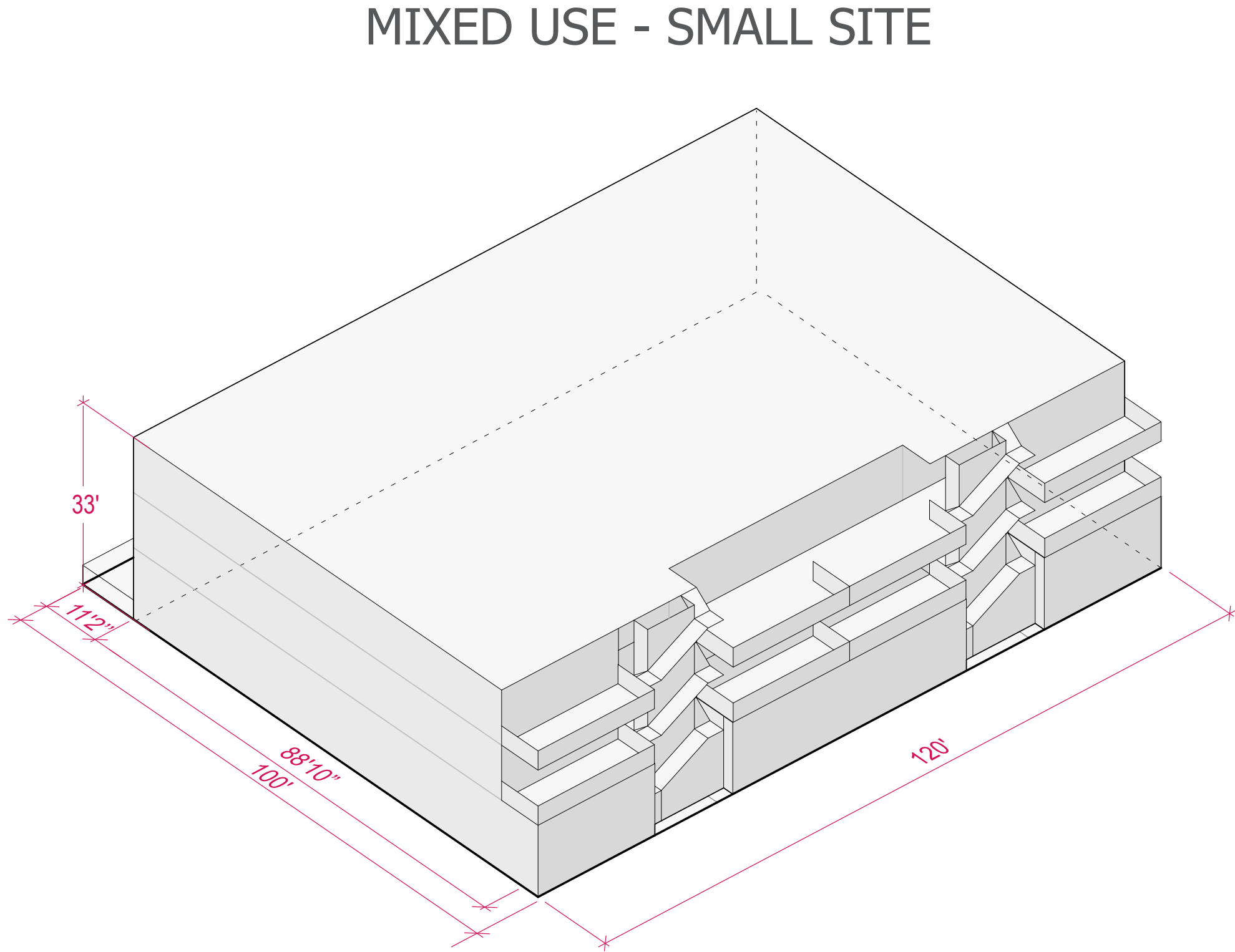
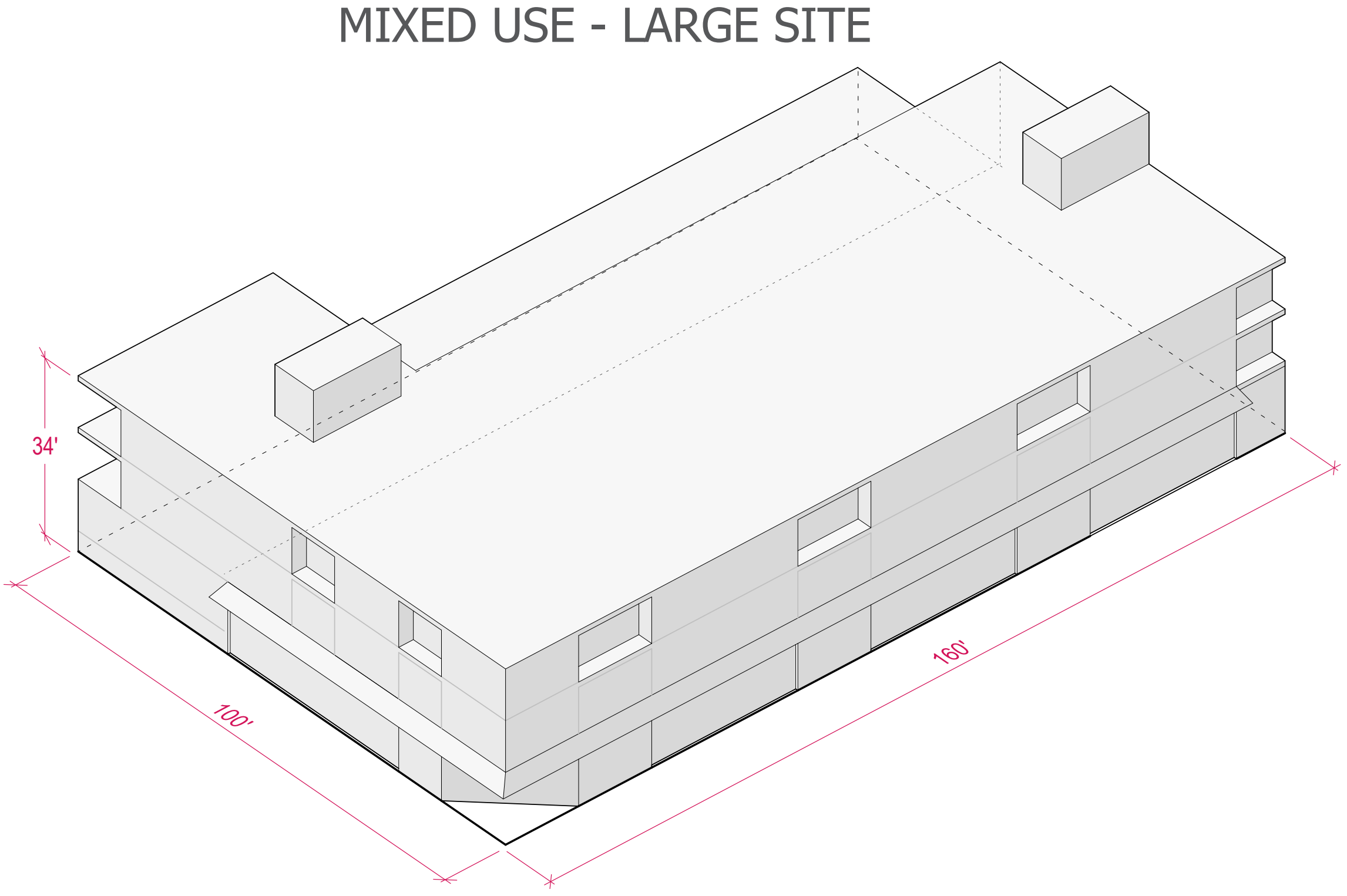


EXISTING NC-30

|                            |                                      |
|----------------------------|--------------------------------------|
| Height Limit               | 30'                                  |
| Floor Area Ratio (FAR) max | 2.5                                  |
| Setbacks                   |                                      |
| Front                      | Dwellings 4' above or 10' back       |
| Rear                       | 10' next to residentially zoned lot  |
| Sides                      | 15' next to residentially zoned lot  |
| Parking                    | 1 per unit; No min in Urban Villages |



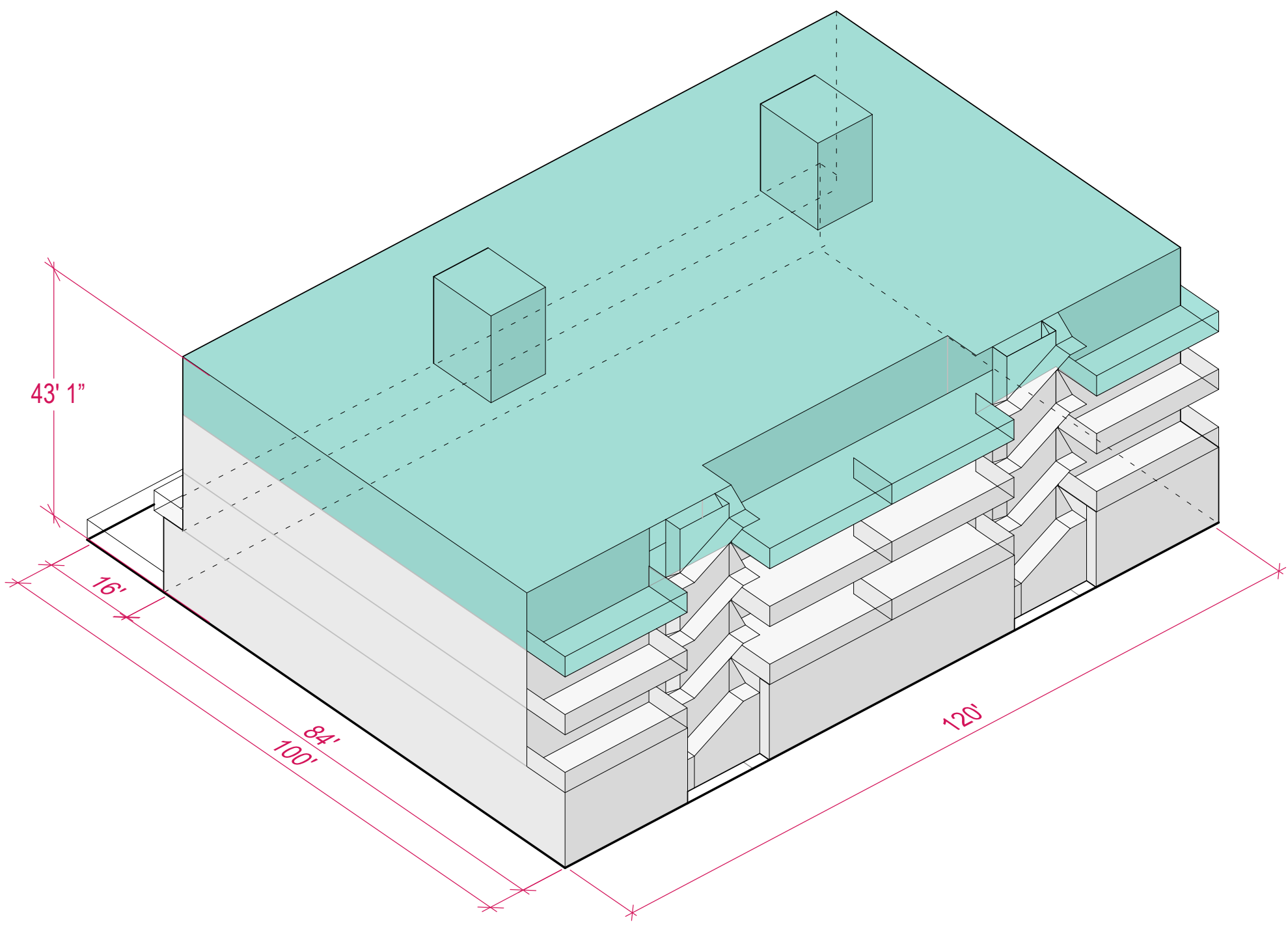
|                             |          |
|-----------------------------|----------|
| Lot Size                    | 12,000sf |
| FAR max                     | x 2.5    |
| Total Allowed GSF           | = 30,000 |
| Efficiency Factor           | .8       |
| Ground Floor Commercial GSF | 4,000    |
| Total Net Residential       | 20,800   |
| Average net unit size       | 711      |
| Total units                 | 29       |
| Parking spaces provided     | 0        |



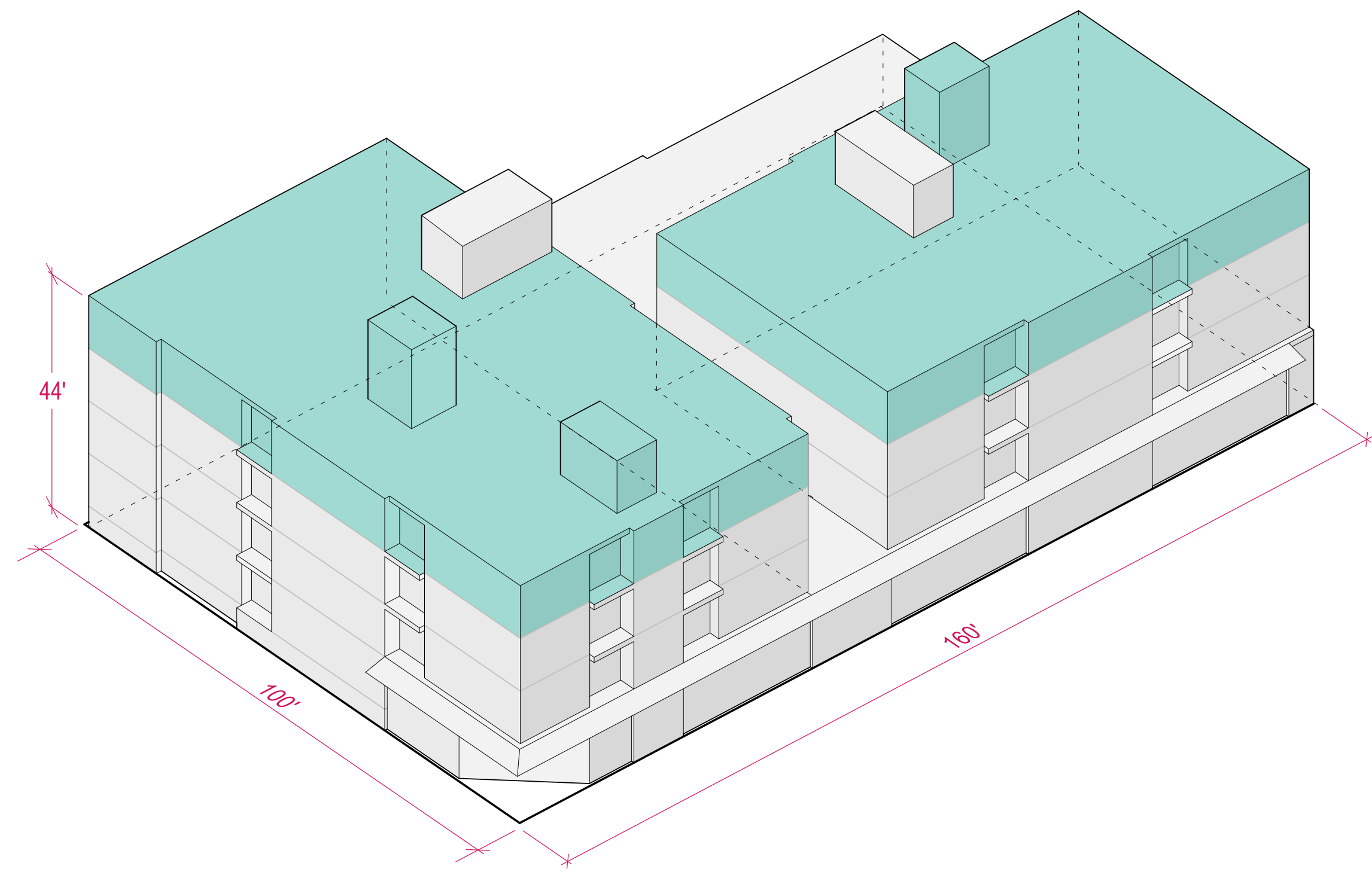
|                             |             |
|-----------------------------|-------------|
| Lot Size                    | 16,000sf    |
| FAR max                     | x 2.5       |
| Total Allowed GSF           | = 40,000    |
| Efficiency Factor           | .8          |
| Ground Floor Commercial GSF | 5,600       |
| Total Net Residential       | 27,520      |
| Average net unit size       | 827         |
| Total units                 | 33          |
| Parking spaces provided     | underground |

PROPOSED MHA NC-40

|                            |                                      |
|----------------------------|--------------------------------------|
| Height Limit               | 40'                                  |
| Floor Area Ratio (FAR) max | 3.0                                  |
| Setbacks                   |                                      |
| Front                      | Dwellings 4' above or 10' back       |
| Rear                       | 10' next to residentially zoned lot  |
| Sides                      | 15' next to residentially zoned lot  |
| Parking                    | 1 per unit; No min in Urban Villages |

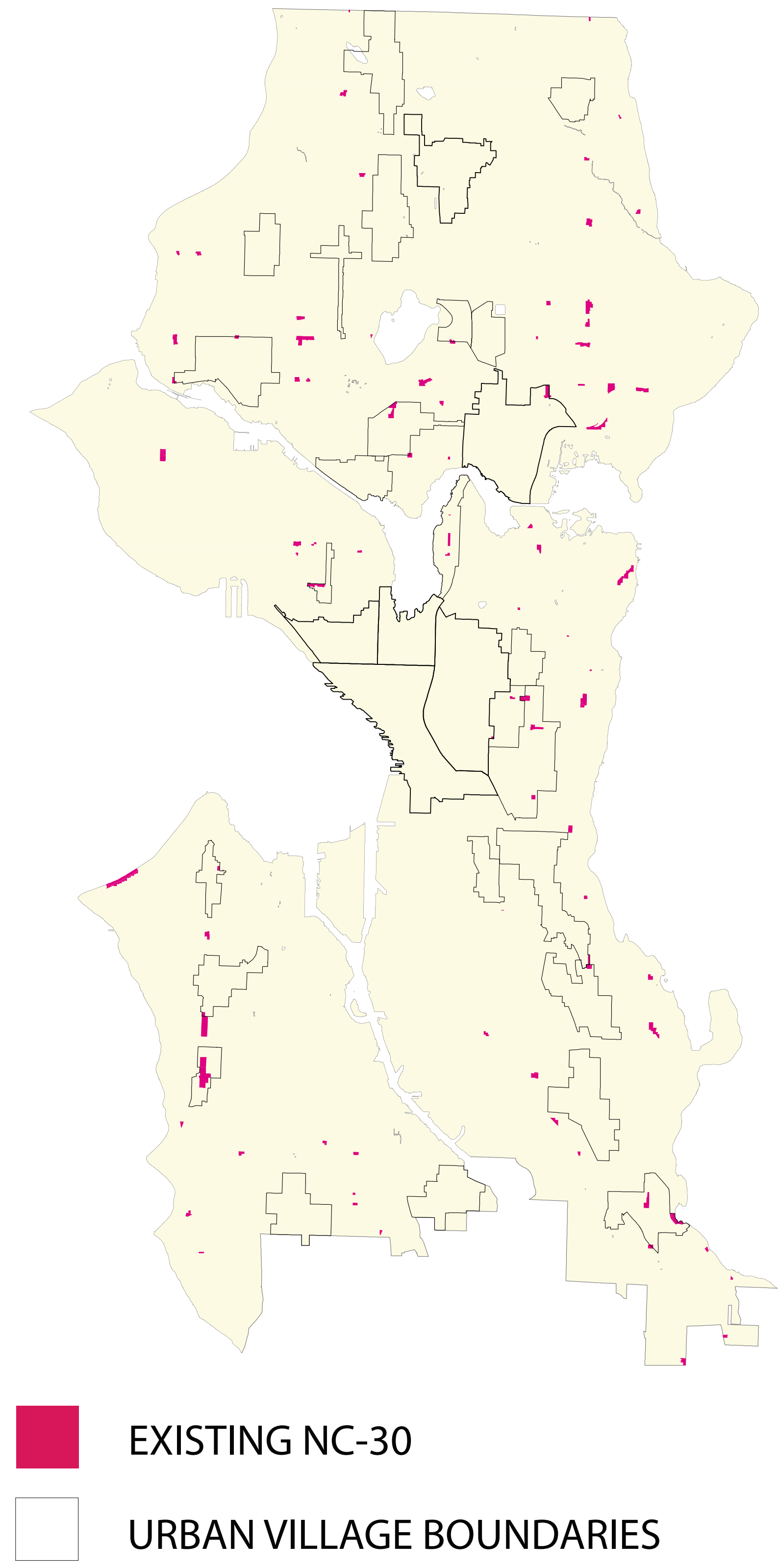


|                             |          |
|-----------------------------|----------|
| Lot Size                    | 12,000sf |
| FAR max                     | x 3.0    |
| Total Allowed GSF           | = 36,000 |
| Efficiency Factor           | .8       |
| Ground Floor Commercial GSF | 4,000    |
| Total Net Residential       | 25,600   |
| Average net unit size       | 711      |
| Total units                 | 36       |
| Parking spaces provided     | 0        |



|                             |             |
|-----------------------------|-------------|
| Lot Size                    | 16,000sf    |
| FAR max                     | x 3.0       |
| Total Allowed GSF           | = 48,000    |
| Efficiency Factor           | .8          |
| Ground Floor Commercial GSF | 5,600       |
| Total Net Residential       | 33,920      |
| Average net unit size       | 827         |
| Total units                 | 41          |
| Parking spaces provided     | underground |

NC-30 ZONES IN SEATTLE



AFFORDABLE HOUSING QUANTITIES

| MIXED USE - SMALL SITE   |                |
|--|----------------|
| PERFORMANCE HOUSING  |                |
| High Market Area (7%)  | 2.52 = 3 units |
| Medium Market Area (6%)  | 2.16 = 3 units |
| Low Market Area (5%)   | 1.80 = 2 units |
| PAYMENT HOUSING  |                |
| High Market Area (\$18/sf)   | \$576k         |
| Medium Market Area (\$12/sf)   | \$384k         |
| Low Market Area (\$7/sf)   | \$224k         |
| *If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing |                |

| MIXED USE - LARGE SITE   |                              |
|--|------------------------------|
| PERFORMANCE HOUSING (commercial addition)  |                              |
| High Market Area (7%)  | 2.87 (+.14) = 4 units        |
| Medium Market Area (6%)  | 2.46 (+.12) = 3 units        |
| Low Market Area (5%)   | 2.05 (+.10) = 3 units        |
| PAYMENT HOUSING  |                              |
| High Market Area (\$18/sf)   | \$763.2k (+\$12.8k) = \$776k |
| Medium Market Area (\$12/sf)   | \$508.8k (+\$11.2k) = \$520k |
| Low Market Area (\$7/sf)   | \$296.8k (+\$8k) = \$304.8k  |
| *If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing |                              |

