### EXISTING NC-85

<table>
<thead>
<tr>
<th>Height Limit</th>
<th>85'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Area Ratio (FAR) max</td>
<td>4.5 single use; 6.0 total mixed use</td>
</tr>
<tr>
<td>Setbacks</td>
<td>Front: Dwellings 4' above or 10' back; Rear: 0; Sides: 0; Parking: 1 per unit; No min in Urban Villages</td>
</tr>
</tbody>
</table>

### PROPOSED MHA NC-95

<table>
<thead>
<tr>
<th>Height Limit</th>
<th>95' (100' for NC-100)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Area Ratio (FAR) max</td>
<td>5.0 single use; 6.25 total mixed use</td>
</tr>
<tr>
<td>Setbacks</td>
<td>Front: Dwellings 4' above or 10' back; Rear: 0; Sides: 0; Parking: 1 per unit; No min in Urban Villages</td>
</tr>
</tbody>
</table>

### Maximum Development Potential

**NC-85 ZONES IN SEATTLE**

**NC-95 - "5 OVER 3" CONSTRUCTION**
- Lot Size: 28,750sf
- FAR max: x 6.0
- Total Allowed GSF: $172,500
- Efficiency Factor: .8
- Commercial GSF: 20,845
- Residential NSF: 121,024
- Average net unit size: 790
- Total units: 153 (26 live-work)
- Parking spaces provided: underground

**NC-95 - 9 STORY HIGHRISE CONSTRUCTION**
- Lot Size: 28,750sf
- FAR max: x 6.0
- Total Allowed GSF: $172,500
- Efficiency Factor: .8
- Commercial GSF: 17,065
- Residential NSF: 124,348
- Average net unit size: 774
- Total units: 161 (23 live-work)
- Parking spaces provided: underground

**NC-100 - 100' HIGHRISE CONSTRUCTION TYPE OPTION**
- Lot Size: 28,750sf
- FAR max: x 6.0
- Total Allowed GSF: $172,500
- Efficiency Factor: .8
- Commercial GSF: 17,065
- Residential NSF: 124,348
- Average net unit size: 774
- Total units: 161 (23 live-work)
- Parking spaces provided: underground

### Affordable Housing Quantities

**Performance Housing**

- **NC-85 - "5 OVER 3" CONSTRUCTION**
  - High Market Area (7%): 11.27 (+1.49) = 13 units
  - Medium Market Area (9%): 9.66 (+1.28) = 11 units
  - Low Market Area (5%): 8.65 (+1.07) = 10 units

- **NC-95 - 9 STORY HIGHRISE CONSTRUCTION**
  - High Market Area (7%): 11.76 (+1.18) = 13 units
  - Medium Market Area (9%): 10.88 (+1.01) = 12 units
  - Low Market Area (5%): 8.40 (+.80) = 10 units

- **NC-100 - 100' HIGHRISE CONSTRUCTION TYPE OPTION**
  - High Market Area (7%): 11.97 (+1.26) = 14 units
  - Medium Market Area (9%): 10.26 (+1.08) = 12 units
  - Low Market Area (5%): 8.55 (+.90) = 10 units

**Payment Housing**

- **NC-85 - "5 OVER 3" CONSTRUCTION**
  - High Market Area (5%): $2,858.7k (+118k) = $3,024k
  - Medium Market Area (6%): 9.66 (+1.28) = 11 units
  - Low Market Area (5%): $2.858.7k (+118k) = $3,024k

- **NC-95 - 9 STORY HIGHRISE CONSTRUCTION**
  - High Market Area (7%): $2,924.9k (+104.5k) = $3,029.4k
  - Medium Market Area (6%): 11.25 (+1.25) = 13 units
  - Low Market Area (5%): $2.858.7k (+118k) = $3,024k

- **NC-100 - 100' HIGHRISE CONSTRUCTION TYPE OPTION**
  - High Market Area (7%): $2,917.1k (+109.3k) = $3,026.4k
  - Medium Market Area (6%): 11.25 (+1.25) = 13 units
  - Low Market Area (5%): $2.858.7k (+118k) = $3,024k

*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing.