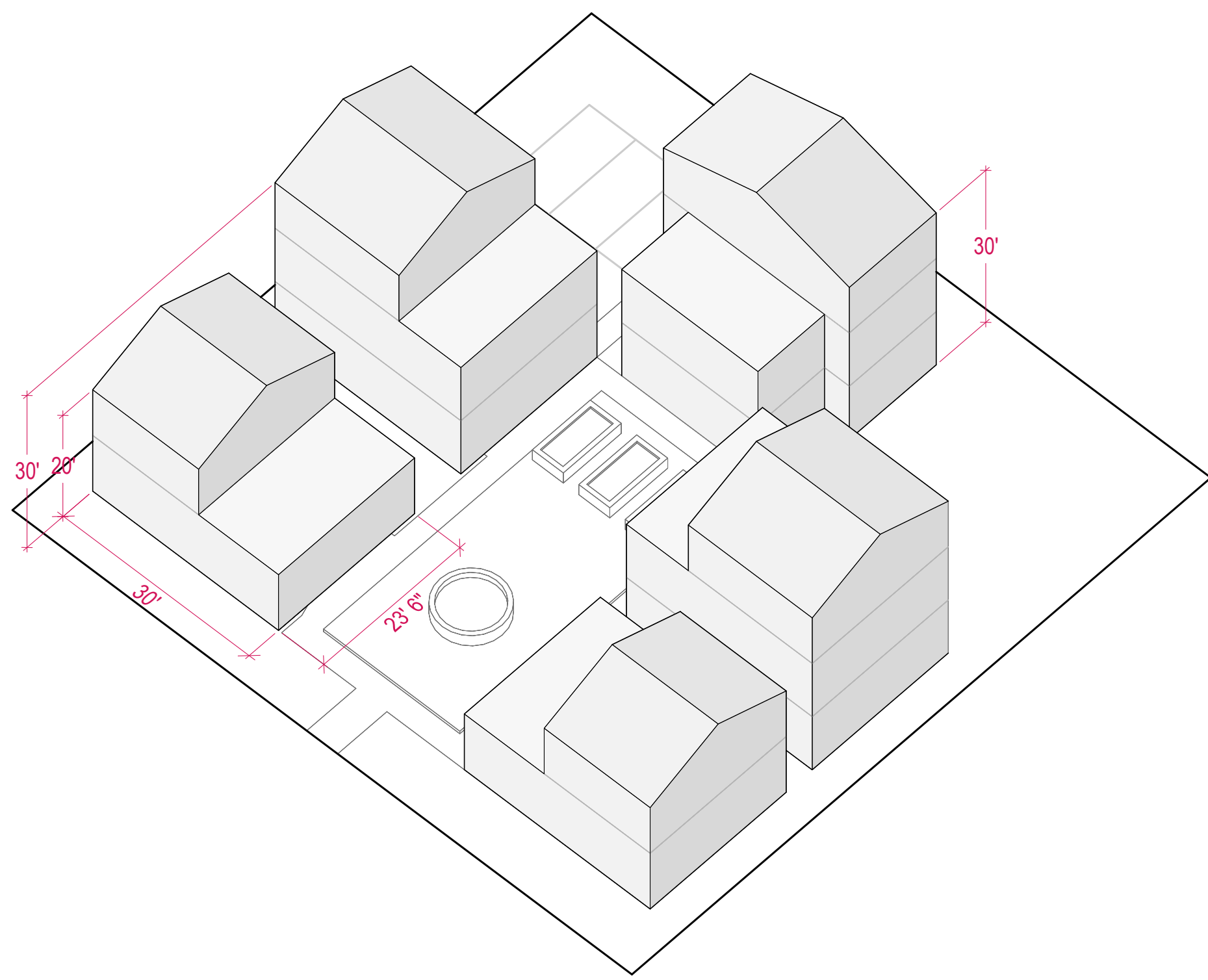


MAXIMUM DEVELOPMENT POTENTIAL

RSL UPDATE

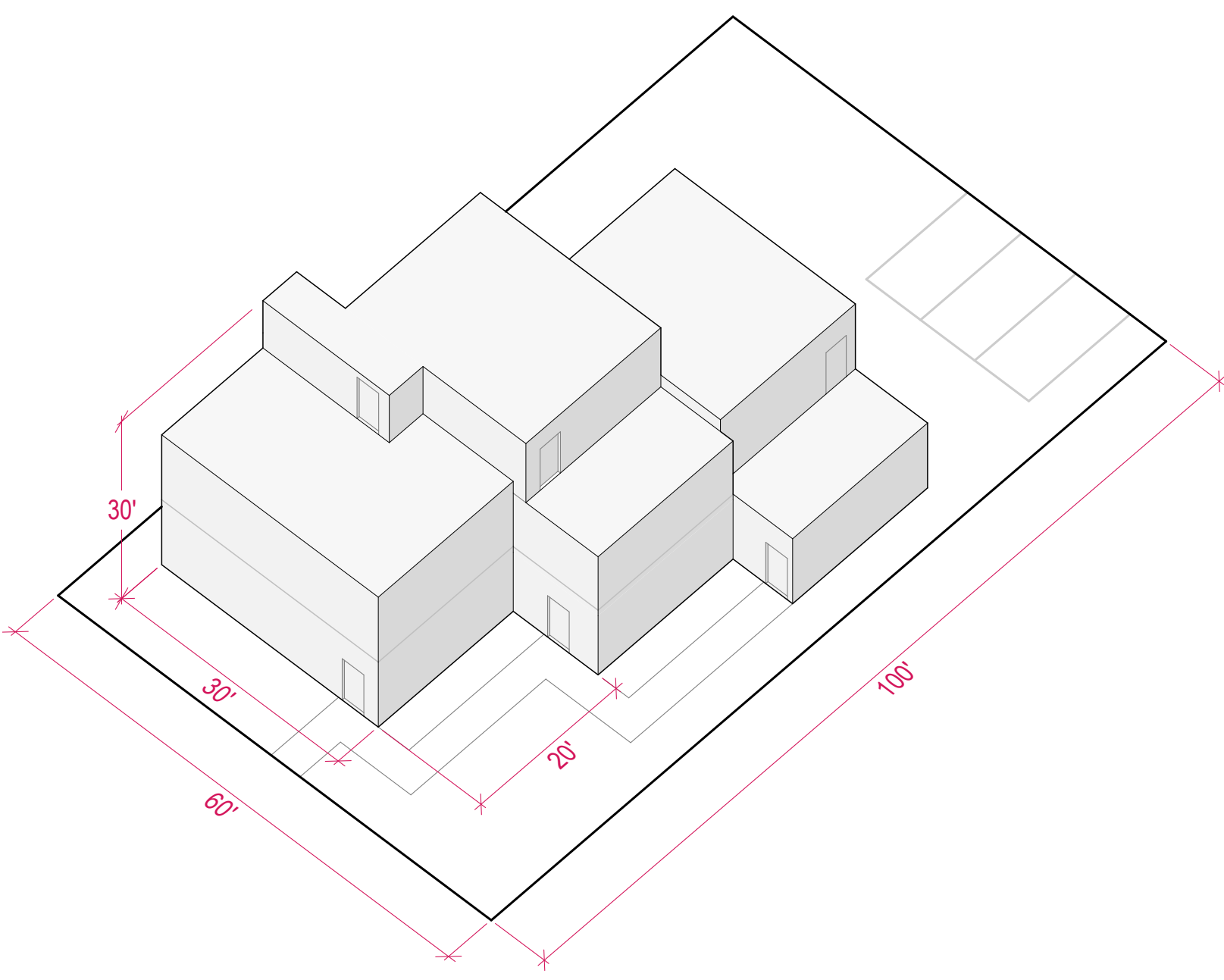
Height Limit	30'
Floor Area Ratio (FAR) max	.75
Max Density	1:2000 SF
Setbacks	
Front	10'
Rear	10'
Sides	5'
Parking	No min in Urban Villages

COTTAGES IN CONTEXT



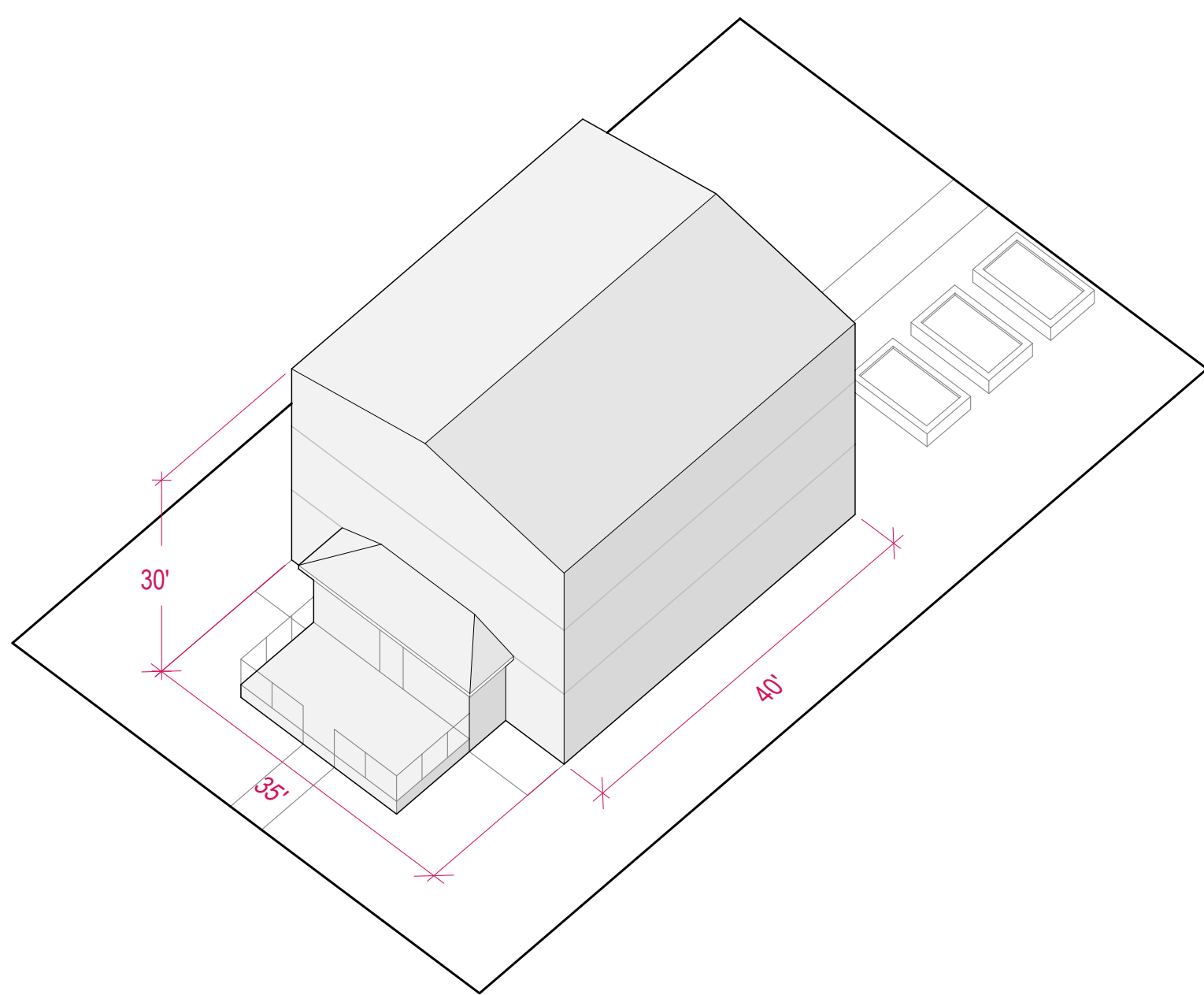
Lot Size	10,000sf
FAR max	.75
Total Allowed GSF	7,500
Total NSF	7,500
Average net unit size	1500
Total units	5
Parking spaces provided	3
Lot Coverage	30%

ATTACHED TOWNHOUSES IN CONTEXT

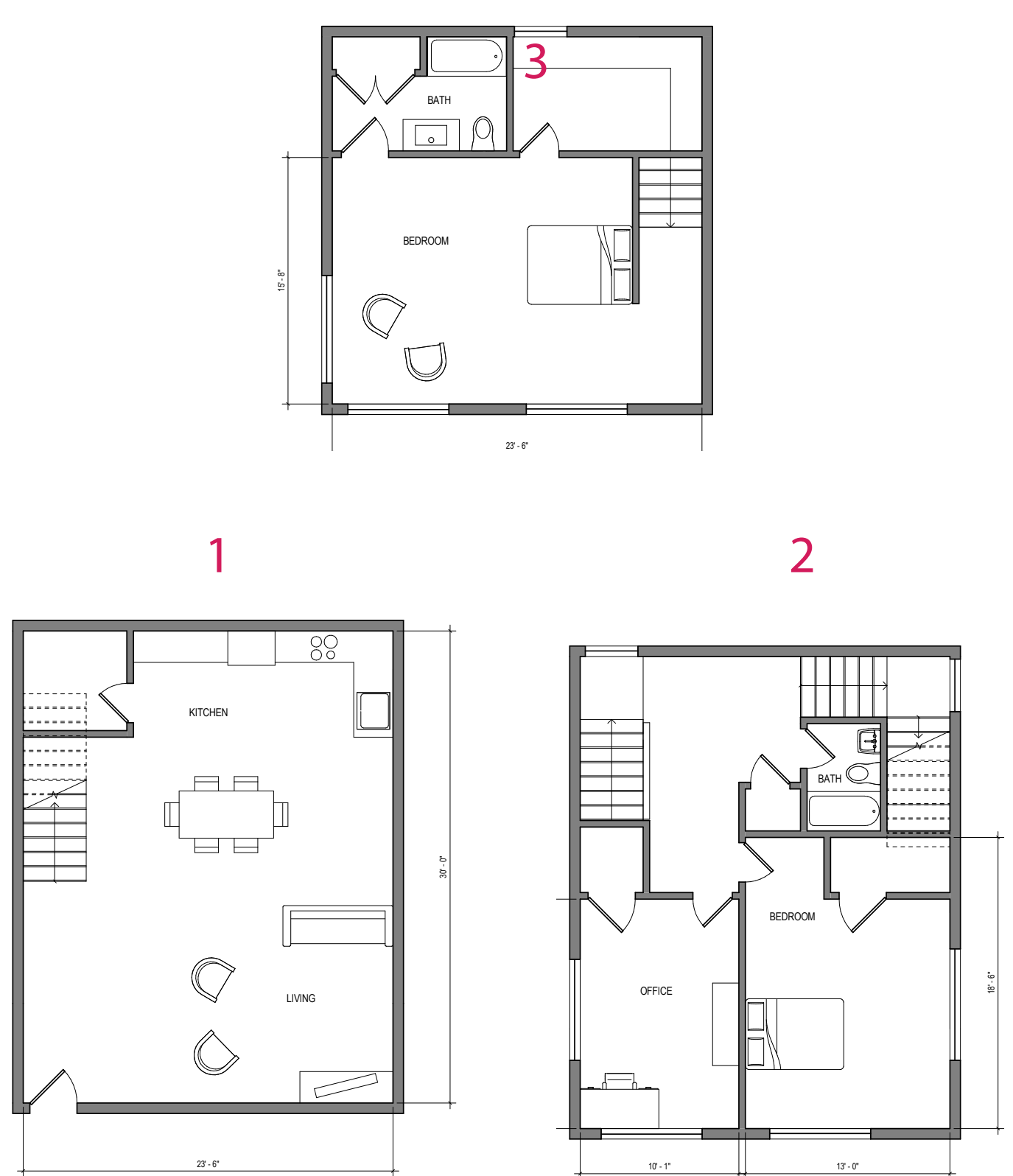


Lot Size	6,000sf
FAR max	.75
Total Allowed GSF	4,500
Total NSF	4,500
Average net unit size	1500
Total units	3
Parking spaces provided	3
Lot Coverage	30%

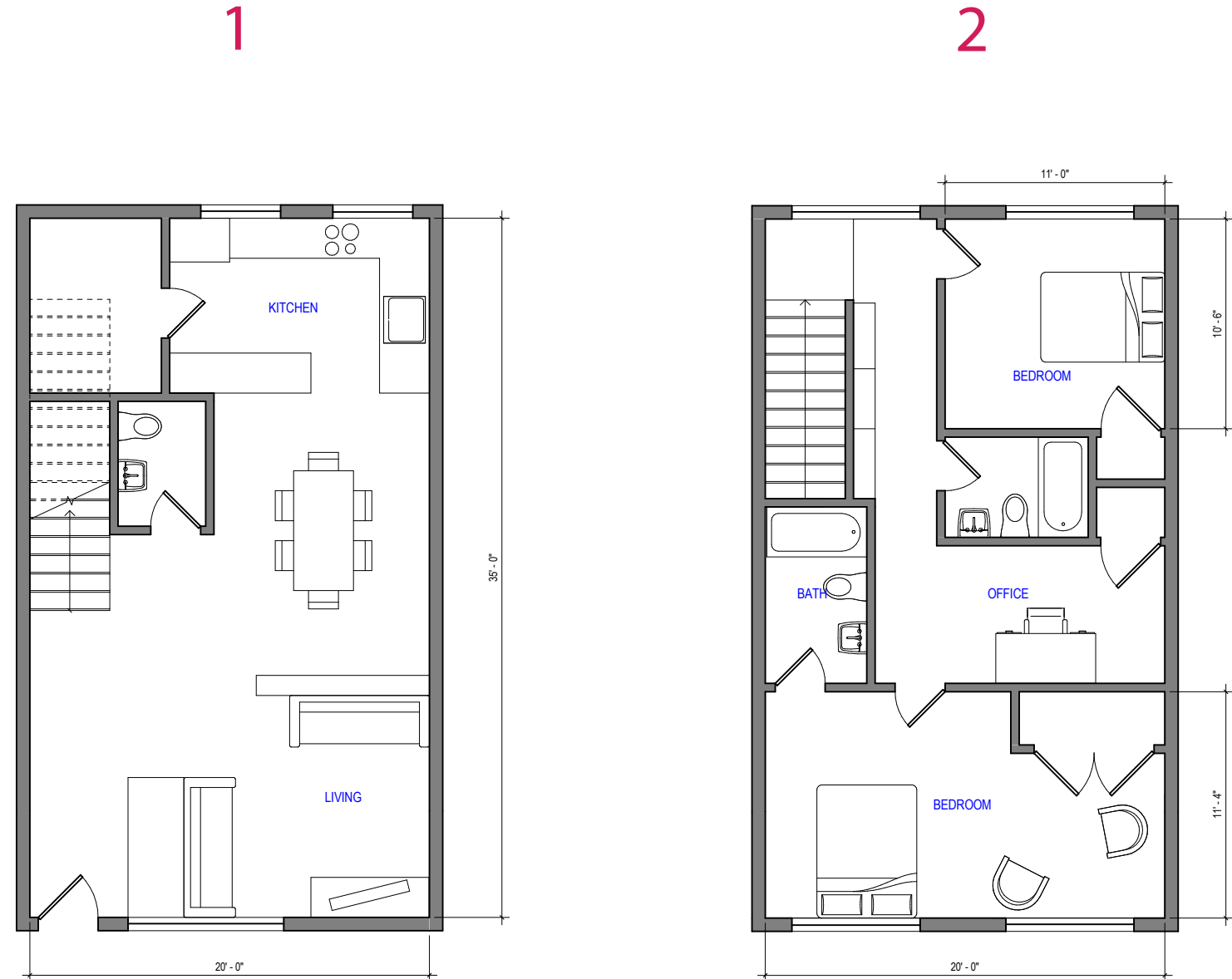
STACKED HOUSING IN CONTEXT



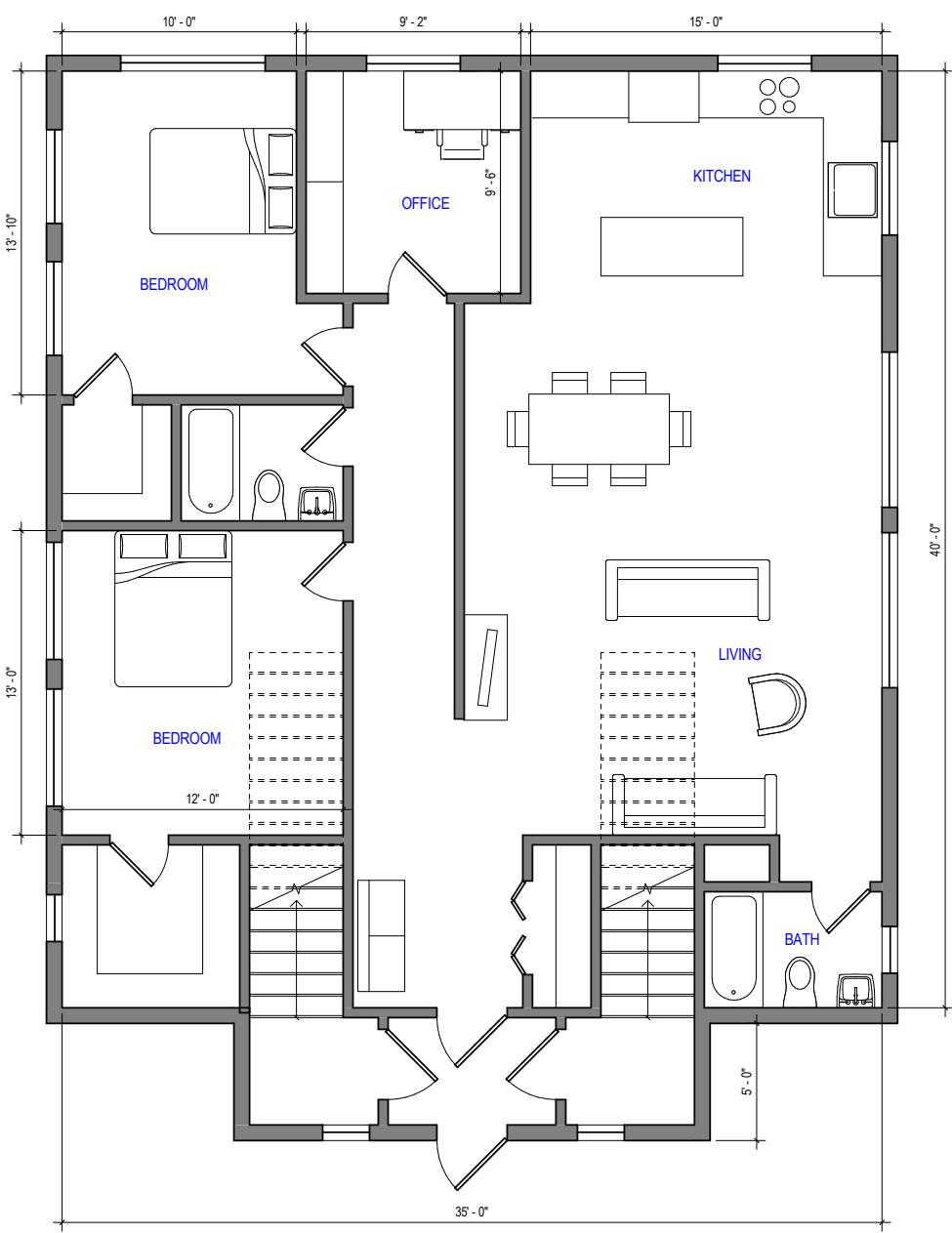
Lot Size	6,000sf
FAR max	.75
Total Allowed GSF	4,500
Total NSF	4,500
Average net unit size	1500
Total units	3
Parking spaces provided	0
Lot Coverage	25%



Example Floorplan: 1800 SF

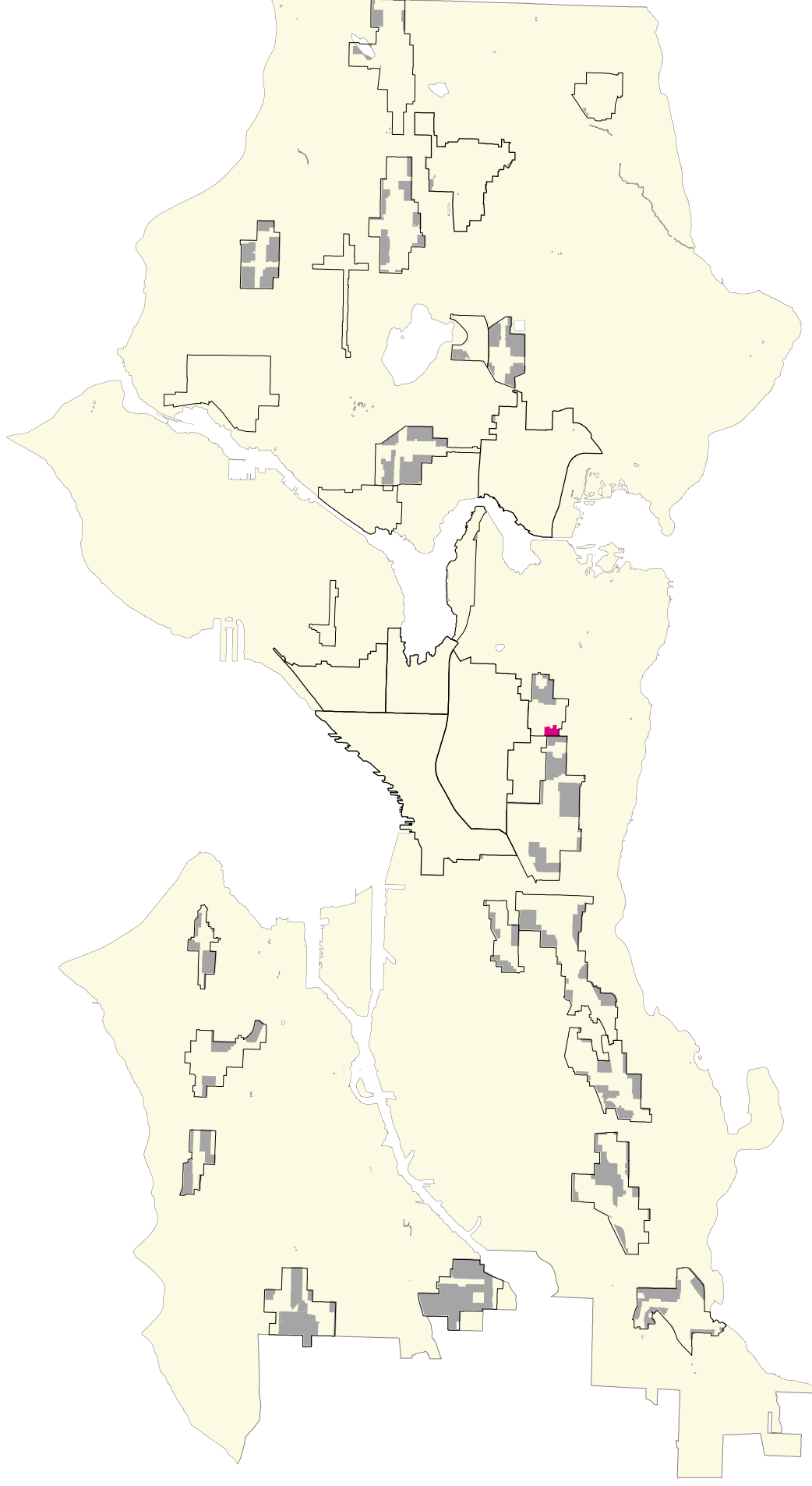


Example Floorplan
1400 SF



Example Floorplan
1400 SF

RSL ZONES IN SEATTLE



- EXISTING RSL
- POTENTIAL RSL (SF IN URBAN VILLAGES)
- URBAN VILLAGE BOUNDARIES

AFFORDABLE HOUSING QUANTITIES

COTTAGES IN CONTEXT

PERFORMANCE HOUSING

High Market Area (7%)	.35 = 1 unit
Medium Market Area (6%)	.30 = 1 unit
Low Market Area (5%)	.25 = 1 unit

PAYMENT HOUSING

High Market Area (\$18/sf)	\$135k
Medium Market Area (\$12/sf)	\$90k
Low Market Area (\$7/sf)	\$52.5k

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

ATTACHED TOWNHOUSES IN CONTEXT

PERFORMANCE HOUSING

High Market Area (7%)	.21 = 1 unit
Medium Market Area (6%)	.18 = 1 unit
Low Market Area (5%)	.15 = 1 unit

PAYMENT HOUSING

High Market Area (\$18/sf)	\$81k
Medium Market Area (\$12/sf)	\$54k
Low Market Area (\$7/sf)	\$31.5k

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

STACKED HOUSING IN CONTEXT

PERFORMANCE HOUSING

High Market Area (7%)	.21 = 1 unit
Medium Market Area (6%)	.18 = 1 unit
Low Market Area (5%)	.15 = 1 unit

PAYMENT HOUSING

High Market Area (\$18/sf)	\$81k
Medium Market Area (\$12/sf)	\$54k
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*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing

