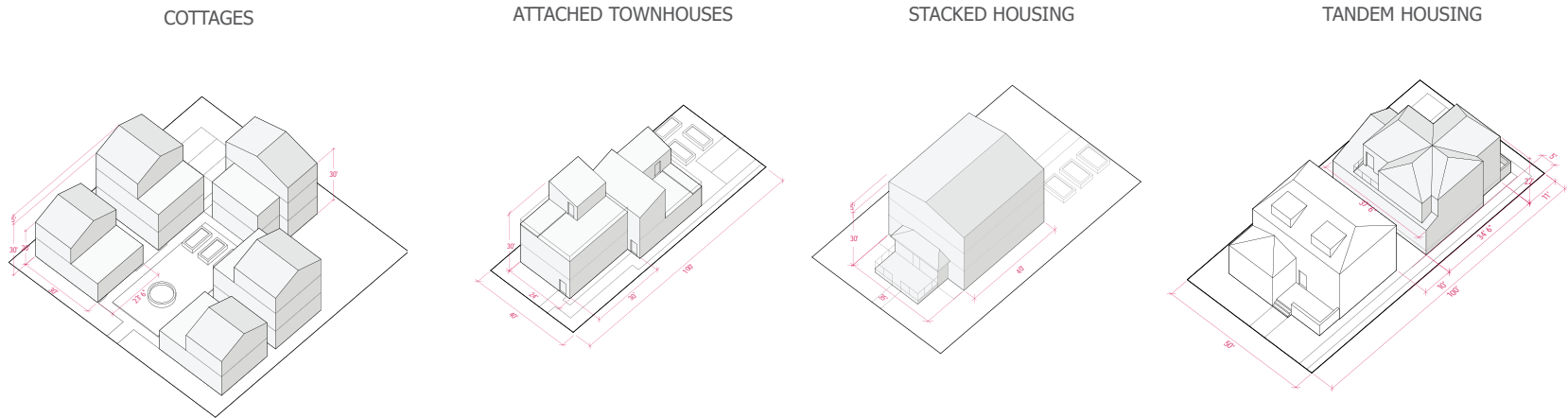


MAXIMUM DEVELOPMENT POTENTIAL

RSL UPDATE

Lot Coverage	50%
Max Density	1 unit per 2000 sf of lot area
Floor Area Ratio (FAR) Max	.75
Height Limit	30'
Setbacks	
Front	10'
Rear	10'
Sides	5'
Parking	1 per unit, no min. in Urban Villages

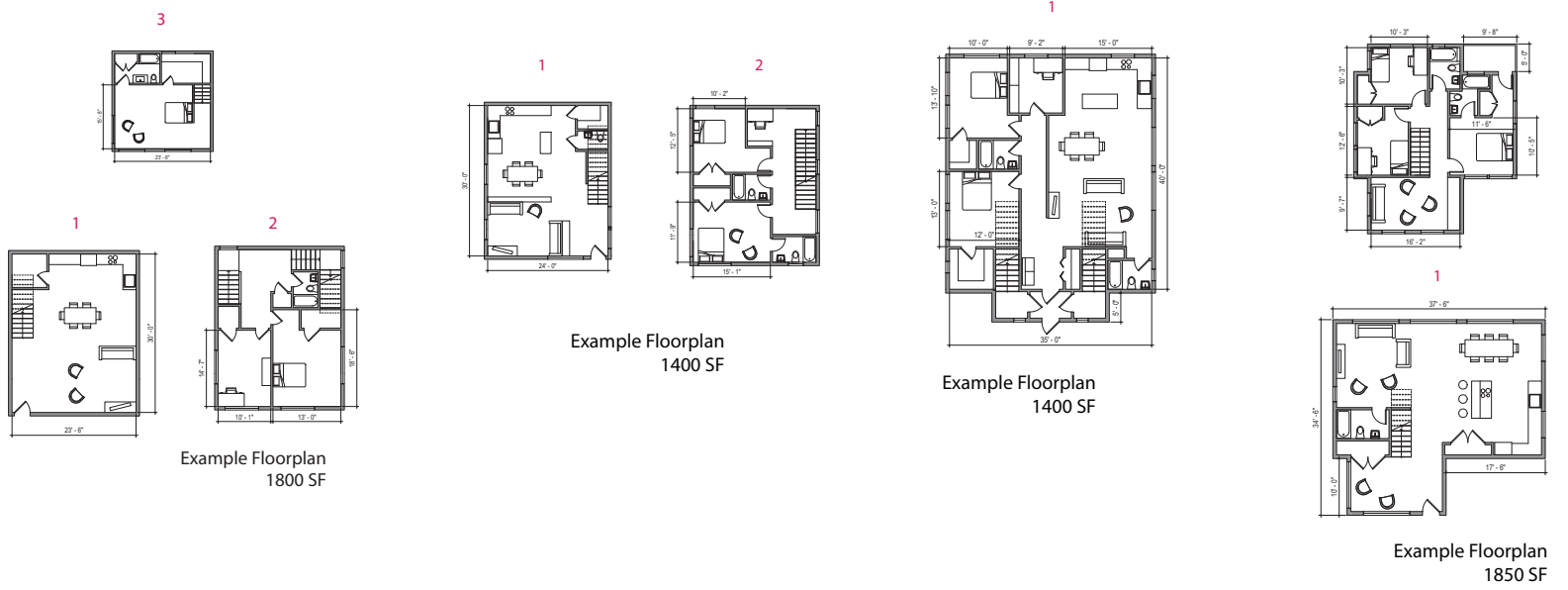


Lot Size	10,000sf
Lot Coverage	30%
Total Allowed GSF	7,500sf
Efficiency Factor	1.0
Total NSF	7,500sf
Total Units	5
Average Net Unit Size	1,500sf
Parking Spaces Provided	3

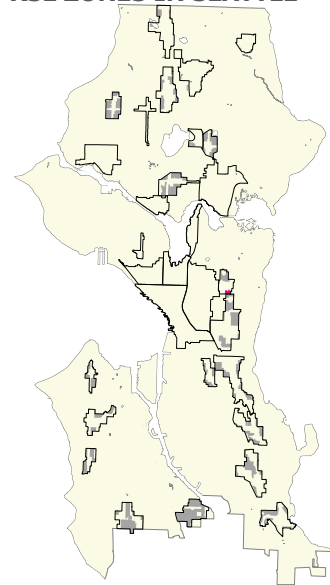
Lot Size	4,000sf
Lot Coverage	30%
Total Allowed GSF	3,000sf
Efficiency Factor	1.0
Total NSF	3,000sf
Total Units	2
Average Net Unit Size	1,500sf
Parking Spaces Provided	2

Lot Size	6,000sf
Lot Coverage	25%
Total Allowed GSF	4,500sf
Efficiency Factor	1.0
Total NSF	4,500sf
Total Units	3
Average Net Unit Size	1,500sf
Parking Spaces Provided	0

Lot Size	5,000sf
Lot Coverage	45%
Total Allowed GSF	3,750sf
Efficiency Factor	1.0
Total NSF	1,900sf existing; 1,850sf new
Total Units	2 (1 existing, 1 new)
Parking Spaces Provided	2



RSL ZONES IN SEATTLE



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

AFFORDABLE HOUSING QUANTITIES

COTTAGES	ATTACHED TOWNHOUSES	STACKED HOUSING	TANDEM HOUSING
PERFORMANCE HOUSING	PERFORMANCE HOUSING	PERFORMANCE HOUSING	PERFORMANCE HOUSING
High Market Area (7%) Medium Market Area (6%) Low Market Area (5%)	High Market Area (7%) Medium Market Area (6%) Low Market Area (5%)	High Market Area (7%) Medium Market Area (6%) Low Market Area (5%)	High Market Area (7%) Medium Market Area (6%) Low Market Area (5%)
.35 = 1 unit .30 = 1 unit .25 = 1 unit	.14 = 1 unit .12 = 1 unit .1 = 1 unit	.21 = 1 unit .18 = 1 unit .15 = 1 unit	.07 = 1 unit .06 = 1 unit .05 = 1 unit
PAYMENT HOUSING	PAYMENT HOUSING	PAYMENT HOUSING	PAYMENT HOUSING
High Market Area (\$20.75/sf) Medium Market Area (\$13.25/sf) Low Market Area (\$7/sf)	High Market Area (\$20.75/sf) Medium Market Area (\$13.25/sf) Low Market Area (\$7/sf)	High Market Area (\$20.75/sf) Medium Market Area (\$13.25/sf) Low Market Area (\$7/sf)	High Market Area (\$20.75/sf) Medium Market Area (\$13.25/sf) Low Market Area (\$7/sf)
\$156k \$99k \$52.5k	\$62k \$40k \$21k	\$93k \$60k \$31.5k	\$38k \$25k \$13k
<small>*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing</small>	<small>*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing</small>	<small>*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing</small>	<small>*If rounding down to provide affordable performance unit, developer must pay for the fraction they are rounding off as payment housing</small>

