

**EXHIBIT 1: BROOKS VILLAGE SITE INFORMATION**

<b>General Location</b>	Unincorporated King County, Skyway neighborhood
<b>Address</b>	Approximately 11433 Renton Avenue South, Seattle
<b>Parcel #s</b>	1148300010-1148300500 (48 platted lots and open space)
<b>Owner</b>	King County
<b>Zoning</b>	R-8PSO (8 dwelling units per acre)
<b>Base Density</b>	114 dwelling units (du's) (8 du's per acre x 14.3 acres)
<b>Minimum Density</b>	Approximately 7 du's per acre, less the area for critical areas/buffers, above ground stormwater ponds/related facilities, required recreation space, regional utility corridor (BPA easement). Calculation done for the existing plat resulted in a finding of 48 units.
<b>Maximum Density</b>	Approximately 172 du's if participate in the King County Residential Density Incentive or Transfer of Development Rights programs. (8 du's per acre x 150% per KCC21A.12.030 x 14.3 acres.) Approximately 229 du's if 100% affordable housing or cottage housing. (8 du's per acre x 200% x 14.3 acres.)
<b>Property size (acres)</b>	14.3 acres
<b>Estimated # of du's</b>	48 – 229
<b>Required recreation space</b>	390 square feet per unit
<b>SEPA for Development</b>	SEPA was done for the plat; SEPA may be required for any plat alterations, etc. – see the SEPA section of the RFQ for exemptions
<b>Water</b>	City of Seattle
<b>Sewer</b>	Skyway Water and Sewer District
<b>Critical Areas</b>	Wetlands, stream and their buffers
<b>Traffic concurrency</b>	Pass (i.e. adequate road capacity)
<b>MPS fees, updated</b>	Zone 194: \$166.00 per unit (exempt if low or moderate income)
<b>School fees</b>	Renton School District; \$0
<b>Unique to this site</b>	<ul style="list-style-type: none"> <li>• Property has a final plat approved, with conditions. The conditions are vested for 5 years, until August 24, 2009—if the site is not under development by this time, the applicant must bring the drainage requirements up to current code.</li> <li>• Wetlands and stream delineated—delineation valid for 5 years, until April 18, 2012.</li> <li>• Housing development would support King County's interest and intent for the property, and would support neighborhood plans.</li> <li>• On bus line and near shops.</li> <li>• There is a utility easement at the southeast edge of this site; developer would need to accommodate the easement agreement.</li> <li>• If developer seeks more density, a new plat would be required. If one is obtained, the wetland buffers will increase significantly due to a change in regulations since the time the plat was approved, thus reducing the buildable area for the project, though not the overall density; the drainage requirements will also increase due to a change in regulations.</li> </ul>

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**EXHIBIT 1: WHITE CENTER WORKSHOP SITE INFORMATION**

<b>General Location</b>	White Center, Unincorporated King County
<b>Address</b>	206 SW 112 <sup>th</sup> , Seattle
<b>Parcel #</b>	0623049375
<b>Owner</b>	King County
<b>Zoning</b>	R-18
<b>Base Density</b>	15 dwelling units (du's) (18 du's per acre x .84 acre parcel)
<b>Minimum Density</b>	Approximately 8 du's (14 du's per acre = 12 units for .84 acre parcel) less King County's easement reservation area, less any above ground stormwater facilities, and less required recreation space—ranges from 90 to 170 square feet per unit depending on unit type, etc.
<b>Maximum Density</b>	Approximately 23 du's if participate in the County's Transfer of Development Rights or Residential Density Incentive programs (18 du's per acre x 150% per KCC21A.12.030 = 27 du's x .84 acre parcel). Approximately 30 du's if the units are 100% affordable housing or cottage housing (18 du's per acre x 200% x .84 acre parcel)
<b>Property size (acres)</b>	.837 acre (36,465sf)
<b>Estimated # of du's</b>	Approximately 8 - 30 units. Most likely scenario is approximately 14 units.
<b>Required recreation space</b>	ranges from 90 to 170sf per unit – depends on unit type, etc.
<b>SEPA for Development</b>	May not be required – see SEPA section of RFQ for exemptions
<b>Water</b>	King County Sewer District 45
<b>Sewer</b>	Southwest Suburban Sewer District
<b>Critical Areas</b>	none known
<b>Traffic concurrency</b>	Pass (i.e. there is road capacity for development)
<b>MPS fees</b>	Zone 188: \$51 per unit (exempt if low or moderate income)
<b>School fees</b>	Highline School District: \$0
<b>Unique to this site</b>	<ul style="list-style-type: none"> <li>• Minimum development restrictions—gentle slope to the street.</li> <li>• Access to transit: bus route 131.</li> <li>• King County owned radio tower and equipment building in northwest corner of parcel are currently occupied by King County and Pierce Transit. USA Mobility and Sprint also have outside equipment and antennas on the tower. Pierce Transit has a communication site agreement; USA Mobility and Sprint each have a communication site lease. King County and these tenants will remain on site, and there is a strong likelihood that there will be additional tenants using the tower and equipment building in the future. King County will reserve a radio tower, equipment building, and access easement. A copy of the easement reservation's approximate legal description and drawing is included in this RFQ. The easement reservation will include a no-protest clause so that the parcel buyer and any successors, assignees or tenants cannot protest any further use of the easement area for radio or cellular communication purposes.</li> <li>• A King County owned office building/warehouse is located in the southwest portion of the parcel and currently occupied by Wilderness Technology Alliance on a month-to-month basis. The tenant refurbishes old computers, distributes them to low income families, and provides computer training classes on site and in the surrounding</li> </ul>

	<p>community. The tenant will relocate before Closing.</p> <ul style="list-style-type: none"><li>• The property may possibly be a good candidate for rezoning consideration. There are properties zoned R-48 to the east, west, and south of the parcel; these properties are developed with multi-family housing. It would be the developer's decision and responsibility to seek a rezone, and the property would need to go through King County's standard review process. King County makes no guarantee that it would approve a rezone.</li></ul>
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## EXHIBIT 1: KIT'S CORNER SITE INFORMATION

<b>General Location</b>	Unincorporated south King County, near Federal Way, at the southeast quadrant of I-5 and Highway 18
<b>Address</b>	None. Located to the north and northeast of the inactive Puyallup Landfill—1950 S. 360th Street
<b>Parcel #s</b>	2191600870, 2191602090, 2191602050, 2191602135, 2191602150, and 2191601790
<b>Owner</b>	King County
<b>Zoning</b>	R-4
<b>Base Density</b>	34 dwelling units (du's) (4 du's per acre x 8.60 acres)
<b>Minimum Density</b>	Approximately 28 du's. (34 du's per acre less critical areas/buffers, above ground storm water facilities (i.e. ponds), and required recreation space. Rough estimate that 1.63 acres would be impacted, which would result in a minimum density of 28 du's (6.97 acres x 4 du's)
<b>Maximum Density</b>	Approximately 52 du's if participate in King County's Transfer of Development Rights or Residential Density Incentives programs (4 du's per acre x 150% per KCC21A.12.030 x 8.6 acres). Approximately 69 du's if the units are 100% affordable housing or cottage housing (4 du's per acre x 200% x 8.6 acres).
<b>Property size (acres)</b>	8.60 acres (374,616 square feet)
<b>Estimated # of units</b>	28 to 70 du's, most likely approximately 35
<b>Required recreation space</b>	390 square feet per unit
<b>SEPA for Development</b>	SEPA may or may not be required – it depends on the development (plat or not) and the number of units; see the SEPA section of the RFQ for exemptions
<b>Water</b>	Lakehaven
<b>Sewer</b>	Lakehaven
<b>Critical Areas</b>	Stream, wetland and associated buffers included in 2191600870
<b>Traffic concurrency</b>	Pass (i.e. adequate road capacity)
<b>MPS fees</b>	Zones 257 and 258: \$35 per unit and \$60 per unit respectively (exempt if low or moderate income)
<b>School fees, updated</b>	Federal Way: \$4,017/unit for single family; \$1,733/unit for multi-family (exempt if low or moderate income), 2009 fees
<b>Unique to this Site</b>	<p>The lots are already platted. Some plats are rather unique in shape; some are separated by privately owned lots. If developer chooses to replat, the roads may need to be vacated.</p> <p>There is a 1,000' buffer from the edge of the Puyallup landfill—all structures within this area require methane barriers; if the lots are replatted, a note regarding methane will most likely be required on the recorded document.</p> <p>Extensive road work and vegetation removal needed for development; a road may need to go through the wetland/stream and may require a Critical Area Alteration Exception permit in order to do so. Estimated cost of street construction is roughly \$426.00 per linear foot. Road construction is needed from the existing roadway to the site.</p> <p>The site is at grade with Highway 18 and I-5, thus there is vehicle noise on site.</p> <p>Critical areas and buffers are included in parcel 2191600870.</p>

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