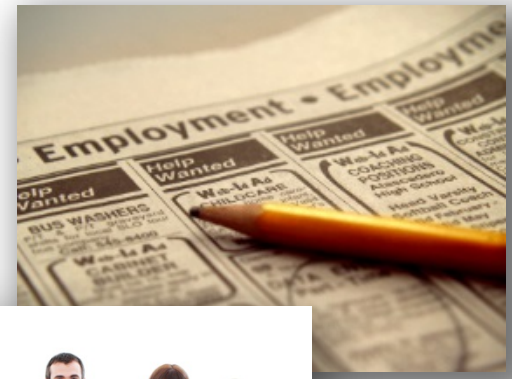
Alternative Employment and Population Capacity Assumptions and Calculations

Background Report for 2015 Update to the City of Everett Comprehensive Plan

September 2014



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Alternative Employment and Population Capacity
Assumptions and Results

I. Employment Capacity

The employment targets for the alternatives range from 140,000 to 145,000. The City has more than sufficient capacity to meet the employment targets for all of the alternatives. Based upon Snohomish County's Buildable Lands analysis extended to 2035, the City has the capacity for 147,177 employees. We believe these assumptions are conservative and that a larger capacity exists. For example, many of the buildings in SW Everett that are currently occupied as warehouses, have been designed and have sufficient parking to accommodate higher intensity manufacturing uses. In addition, many existing buildings such as restaurants and offices have the ability to accommodate more employees as the economy improves and business grows.

2011 Total Employment within 2012 City Limits (Feb 2013 Snohomish County Table)	93,739
Buildable Lands Report Capacity After Reductions in 2012 City Limits	52,280
2035 Redevelopable with 25% Reduction	1,158
Total Employment Capacity Based on Buildable Lands Assumptions	147,177

II. Population Capacity

Population targets are 165,000 for Alternative 1, 143,000 for Alternative 2, and 133,000 for Alternative 3. Alternatives 1 and 2 population capacities build upon the lowest growth Alternative 3, so Alternative 3 is described first.

A. Alternative 3: Existing Plans Extended 10 Years – 133,000 Population.

Based on Snohomish County's Buildable Lands analysis extended to 2035 and carrying forward the existing percentage of group quarters housing in Everett, the City has more than sufficient capacity to meet the Alternative 3 target.

The Buildable Lands analysis is conservative in that it assumes that future densities will be similar to projects that have been developed in the past. Additional assumptions include:

- Single Family - occupancy rate .96, Household size 2.9
- Multiple Family – occupancy rate .92, Household size 2
- Senior Housing – occupancy rate .98, Household size 1.2
- miscellaneous public/institution use reduction – 5%
- market availability reduction factor – 15% for vacant land, 30% for partially-used and redevelopable land, 0 for pending projects, developer-owned properties, development sites for sale or bank-owned due to foreclosure

- properties are redevelopable when the improvement to land value ratio (IL ratio) is less than or equal to 1.0.

2035 Redevelopable. The Buildable Lands data file also identified parcels that were not currently considered redevelopable, but would become redevelopable by 2035. Alternative 3 calculations for these parcels modified some of the Buildable Lands methodology / assumptions:

- For zones that assumed a mix of single family, multiple family, senior housing, and/or mixed-use in Buildable Lands, we assumed an overall density to apply and units weren't broken out by type.
- Overall density was generally rounded up to the next higher whole number (assuming a very slight density increase).
- Buildable Lands density for the E-1 zone was based on projects built in the Evergreen Way corridor using the predecessor zones. A density of 1.22 du/acre was assumed. Since buildable lands analysis, a new 177 unit senior apartment project on 2.397 acres (73.8 du / acre) is under construction in the E-1 zone. Based on that, a higher density of 20 du/acre is assumed in the E-1 zone for one of the 2035 redevelopable parcels.

  Two shopping centers in the E-1 zone were identified as part-used under 2035 redevelopable (Walmart and Cascade shopping centers), but we assumed they would have infill of commercial buildings.
- Other Part-used shopping centers: QFC on Evergreen Way (B-2 zone) – no residential assumed. Everett Mall (C-1R zone) - no residential assumed. Fred Meyer in the E-1 MUO zone – assumed 4 acres at 30 units / acre.
- Occupancy rate - 95%. An occupancy rate of 95% is generally seen as providing a good balance in the market between supply and demand.
- 15% public purpose / uncertainty / market reduction was assumed. Everett will have very low to nil Public / Institution Uses in residential zones. Those that occur in commercial / mixed use zones are likely to be employment based, such as the new County courthouse building. We are unlikely to need new schools. Within the existing city limits there will be more redevelopment of schools, and potential surplusing of existing school properties.
- Household size for new units - 2.0**.**

Group Quarters. Historically about 4% of Everett's population has been in group quarters, such as the jail, nursing homes and housing on the navy base. All of the alternatives assume 4% of the target population will be in group homes.

Alternative 3 also includes additional capacity on new projects not considered in the 2011/2012 Buildable Lands Report (New Pending Projects). We reviewed SEPA, Short Plat and Pre-application files submitted after the Buildable Lands date of April 2011 to see how the number of units compared to that assumed in Buildable Lands. While some approved projects included more units than anticipated by Buildable Lands, and others had fewer units, there was an overall increase in the number of units.

2011 Housing Units is 2010 Census units (44,609) plus units built from April 2010 to April 2011 as reported to OFM (57). 2011 housing units assume a future occupancy rate of 95%, and continues the existing and historic average household size of 2.39. Note that 2011 estimated

population from OFM is 103,100, but that includes population in group quarters, which is accounted for separately in the alternative.

Alternative 3 Housing Unit and Population Capacity

	Total Units	Total Units with Reductions	Occupied Housing Units (95%, except row 2)	Population (2 / unit, except rows 1 & 2)
2011 Existing Housing Units and Population (No reductions, household size - 2.39)	44,666	44,666	42,432	101,414
Buildable Lands Assumptions for Densities, Reductions, Occupancy Rates and Household Size for Most Parcels **	18,547	13,877	13,877*	26,039
BL 2035 Redevelopable Parcels with 15% Reduction	2,902	2,466	2,343	4,686
New Pending Projects (No market reductions)	119	119	113	226
Group Quarters				5,320
TOTAL	66,234	61,128	58,765	137,685

*Occupancy rate included in BL reductions.
**Snohomish County 2012 Buildable Lands Reports, page 175

B. Alternatives 1 and 2: Bending the Trends

In order to meet the population targets for Alternatives 1 and 2, the City will need to "bend the trends" of historic development rates and densities in Everett. Alternatives 1 and 2 both assume that average residential densities will increase in the City's core areas due to public and private actions that are making these areas more attractive to development.

Planning Efforts
The City completed major planning efforts around Everett's core areas, including the downtown, Everett Station Area, and surrounding Core Residential areas, as well as the Broadway and Evergreen Way arterial corridors. These efforts included development of subarea plans, the Downtown Streetscape Plan, rezones, and amendments to the zoning code addressing design standards, etc.

Targeted Investments.
The City and others have also invested heavily in these core areas and arterials by providing arts and cultural amenities and improvements to attract new development and to serve higher intensity land uses. Major public and private improvements in these areas include

- Comcast Arena, multi-purpose complex ($83.3 million)
- Everett Performing Arts Center / Village Theatre
- The Schack art center ($6 million)
- Artspace, affordable live/work units for artists ($1.6 million)
- Imagine Children's Museum ($4.5 million)
- Village Theatre Kids Stage/Key Bank ($1.36 million – city portion),
- Wetmore Theatre Plaza ($2.3 million)
- Hewitt Ave. sewers / streetscape
- Hoyt Ave. streetscape ($4 million for portion completed in 2011, Phase 2 scheduled for 2015/2016 - $0.62 million)
- Colby Ave. utility improvements / streetscape
- Broadway bridge replacement, including bike and pedestrian improvements and bike/pedestrian traffic signal (construction 2014-2015, $8.3 million)
- Rucker streetscape (design 90% complete, $6.2 million, unfunded, schedule uncertain)
- Kiwanis Park Improvements at 36th and Rockefeller (2007, $0.2 million)
- Everett Station, served by Everett Transit, Community Transit, Sound Transit, Amtrak, Greyhound, etc.
- Community Transit Swift Bus Rapid Transit (BRT). Everett Transit contributes operating funds.
- Downtown Everett sculpture exhibit
- Cultural events downtown, including concerts, festivals and interactive art projects such as placing decorated pianos and typewriters throughout the downtown sidewalks.
- Parks Department downtown hanging baskets and sidewalk planters, as well as landscape features including several associated with water features.
- Plaza and small park part of Snohomish County downtown complex
- Potala Farmer's Market Building ($53 million)

Multifamily Housing Property Tax Exemption.
The City provides a Multifamily Housing Property Tax Exemption to stimulate the construction of new multifamily housing and rehabilitation of vacant and underutilized buildings for multifamily housing. The program offers a limited 12-year tax exemption from ad valorem property taxation if 20% of the housing is affordable, or 8-years if it's all market rate. Currently the program is applicable in the downtown / urban center area, including the Everett Station Area and a portion of the Core Residential Areas, as well as the E-1 MUO zones in the Evergreen Way corridor. Under current economic conditions, the Multifamily Tax Exemption program has proven to make a meaningful difference in enhancing the financial feasibility for higher density residential development. To date at least 10 projects have been approved for the tax exemption. As these residential / mixed-use projects have been constructed, and the improvements described above have been completed, the downtown has become more vibrant and should attract development at a faster rate than in the past.

Expansion of the Metropolitan Center
Both alternatives 1 and 2 include expansion of the Metropolitan Center to the north, south and east to include additional R-3, R-4, and R-5, BMU, C-2ES, C-1 and B-2 zoned properties (some with clinic, office, and/or historic overlays). More detailed planning will be completed for this

area with a focus on encouraging high quality, higher density redevelopment. The City will evaluate the development that has occurred under the new plans and evaluate which density bonus elements have been successfully used in new developments, which code provisions may have hindered new development, and which sections of the code need to be revised to attract redevelopment at higher densities.

Student Housing.
WSU North Puget Sound/ University Center of North Puget Sound / Everett Community College. After many years of effort to get a 4-year university in Everett, the legislature selected WSU to lead the University Center of North Puget Sound, a consortium of colleges located at the Everett Community College campus. The universities / colleges offer bachelor's and master's degrees at the campus, with the first two years in Everett Community College programs. WSU is currently offering four bachelor's degrees. Plans call for the number of academic programs offered and enrollment to nearly triple in size by 2021. Recently there has been interest in constructing dorms for the students.

Student housing has become more popular in the Puget Sound region, even at community colleges. For example Green River Community College has 85 4-bedroom units for students, and Edmonds Community College has an on-campus residence hall for 180 students in units ranging from studios to 4-bedrooms. They also own two off campus residential projects that accommodate families as well as single students in 3-bedroom units. Trinity Lutheran College in downtown Everett also has plans to rent approximately 100 – 115 units of student housing which will be built for the college downtown.

Alternatives 1 and 2 both assume housing on WSU / Community College properties by 2035. Additional student housing is also anticipated in the downtown for Trinity Lutheran College, but that housing is already assumed in the alternative calculations based on the Buildable Lands data. Because the housing could occur in a variety of configurations from studios to 4 bedroom units, the Alternatives assume a population served by the housing and don't attempt to determine the number of housing units.

Clean-up of Contaminated Properties.
Over the last 20 years, the City, State Department of Ecology and private property owners have completed major cleanups of contaminated sites in Everett, such as the ASARCO properties in north Everett and the Riverfront properties (the landfill, tire fire and Simpson Paper mill sites) along the Snohomish River southeast of downtown. The cleanup of these Brownfield sites is resulting in more intense redevelopment of many of these properties. The Port of Everett has also been involved in numerous cleanups along the waterfront and riverfront which include a large redevelopment project, Waterfront Place Central, currently under review. Additionally, the City has a $400,000 grant from the EPA to perform a city-wide inventory of brownfield sites with a focus on redevelopment planning for sites in the Metropolitan Center, north Riverfront and North Broadway areas.

Light Rail Stations.
It's not currently known where light rail stations will be located in Everett. See discussion in the draft Introduction and Land Use Element of the Comprehensive Plan. Alternative 1 assumes two

light rail stations where surrounding lands will be developed with high density transit-oriented mixed-use development. Future detailed light rail station location planning will likely result in station area planning with targeted Comprehensive Plan and zoning changes to allow higher densities. In each of the station areas, at least until 2035, we are assuming 1,500 dwelling units as a result of each light rail station. This is based on the assumption that up to 10 acres total in each station area will redevelop with approximately 150 multi-family dwellings per acre. Light rail to Everett is required for the City to "bend the trends" and accommodate the higher employment and population numbers.

Accessory / Infill Dwelling Units.
The current zoning code allows accessory dwelling units in single family zones on lots containing at least 5,000 sf by alteration of interior space of the dwelling; conversion of an attic, basement, attached garage or other previously uninhabited portion of a dwelling or attached accessory structure; or addition of attached living area onto an existing dwelling. The current Comprehensive Plan includes Potential Implementation Measures in the Housing Element to: "Allow rear yard "infill dwellings" in single-family zones where alley access is available." As densities increase in Everett, it is expected that housing prices will rise and there will be an increased demand for accessory units. While attached/integrated accessory dwelling units can occur in most single family areas of the City, it is expected that rear yard infill dwellings would only occur on lots with alley access. The draft Housing Element Update includes strategies to ensure infill dwellings are well-designed.

C. Alternative 2: Moderate Growth - 143,000 Population

Alternative 2 assumes more population growth than under Alternative 3 by assuming

- higher densities in targeted zones within portions of the proposed expanded Metropolitan Center and the E-1 MUO zones.

Zone	Alternative 3 / Buildable Lands Density	Alternative 2 Density
R-5 Core Residential	76.61	87
R-5 C and C-O	54.5	65
B-3	100	125
C-1 Core Residential	3.39	38
C-2ES	50	75
E-1 MUO	31.54	48

Note that the densities are an average across all developments that occur in the zone. Permitted densities are much higher than shown, but some developments, such as the new County Courthouse, will not have any residential development. Examples of residential densities on recent mixed-use projects in the B-3 zone:

- 159 du/acre - Skotdal 2901 Rucker project
- 164.9 du/acre - farmer's market site (127.2 du/acre including the hotel site)
- 150 du/acre - Library Place
- 150 du/acre - Potala Village

- Alternative 2 assumes a market reduction factor of 15%, except that no reduction is applied to existing 2011 units, New Pending Units or accessory dwelling units.
- Housing for 600 students on college properties
- An average of 1 additional accessory or infill dwelling unit per full block on blocks with alley access.

Alternative 2

	Total Units	**Total Units with Reductions**	**Occupied Housing Units (95%)**	**Population (2 / unit, except row 1)**
2011 Existing Housing Units and Population (Household size -2.39)	44,666	44,666	42,432	101,414
Buildable Lands Units for zones where densities not changed with 15% Reduction	7,985	6,787	6,447	12,894
Zones with higher densities and 15% Reduction	15,806	13,435	12,763	25,526
BL 2035 Redevelopable Parcels (Includes higher densities assumed for zones in table above, 15% reductions)	3,834	3,258	3,095	6,190
New Pending Projects* (no reductions)	-506	-506	-480	-960
Accessory / Infill Dwelling Units: 1/block (no reductions)	235	235	223	446
Group Quarters				5,720
Student Housing				600
TOTAL	72,020	67,875	64,480	151,830

*****Alternative 3 number for New Pending minus units from Alt 2 calculations for new pending parcels in zones with higher densities to ensure no double counting of units.

D. Alternative 1: Regional Growth Strategy - 165,000 Population

Alternative 1 assumes a large number of economic and political factors combine to create an extraordinary demand for new housing in Everett. Assumptions include:

- Light rail will be to Everett by 2030 in order to make transit-oriented development around at least 2 light rail stations feasible. Each station will have an additional 1,500 residential units by 2035.
- Densities will increase in the BMU and E-1MUO zones, as well as the core residential zones, except the R-3 and R-3H Core Residential (and the C-1R, where no residential is

assumed).[1] Because the Core areas largely have smaller 25 to 50' wide lots that make it difficult to develop high density housing, the City will review and revise codes to encourage property owners to assemble parcels to allow larger, well designed multiple family developments.

- Housing for 1,000 students on college properties.

Zone	Buildable Lands Density	Alternative 1 Density
R-4 and R-4H Core Residential	35.65	56
R-4 C and C-O	26.61	38
R-5 Core Residential	76.61	87
R-5 C and C-O	54.5	65
B-1 Core Residential	4.52	10
B-2 Core Residential	3.86	10
B-3	100	125
BMU	25.08	35
C-1 Core Residential	3.39	38
C-2ES	50	75
E-1 MUO	31.54	48

- **Assumptions for Which Properties are Redevelopable.** As stated under Alternative 3, Buildable Lands assumes that properties with an improvement to land value ratio of less than or equal to 1 are redevelopable. Alternative 1 assumes that in the downtown core areas and in the E-1 MUO and BMU zones, properties with an improvement to land value ratio of less than or equal to 1.5 are redevelopable. A ratio of 1.5 seems reasonable considering that in 2000 improvement to land value ratios were 2.08 and 1.57 respectively for the properties north of Wall Street between West Marine View Drive and Grand Avenue where the farmer's market / mixed use project and the Hampton Inn are located.
- More focus will be placed on rear yard infill dwelling units in single family zoned areas with alleys so that an average of 2 new accessory or infill dwelling units per full block on blocks with alley access will be constructed.

[1] We also considered increasing the density in the E-1 Zone from the 1.22 assumed by Buildable Lands due to a recent senior housing project constructed at 73.8 du / acre. That density is assumed for one of the 2035 Redevelopable parcels carried over from the Alternative 3 calculations, but was not applied to the rest of the E-1 zone.

Alternative 1

	Total Units	Total Units with Reductions	Occupied Housing Units (95%)	Population (2 / unit, except row 1)
2011 Existing Housing Units and Population (Household size - 2.39, no reductions)	44,666	44,666	42,432	101,414
Carry forward Buildable Lands units for zones where densities not changed with 15% reduction	5,680	4,828	4,586	9,172
Zones with higher densities and 15% reduction (corrected to ensure New Pending projects not double counted)	30,711	26,104	24,798	49,596
BL 2035 Redevelopable Parcels (Includes higher densities assumed for zones in table above, 15% reductions)	4,172	3,546	3,368	6,736
New Pending Projects* (no reductions)	-506	-506	-480	-960
Accessory / Infill Dwelling Units: 2/block (no reductions)	470	470	446	892
Group Quarters				6,600
Student Housing				1,000
Light Rail Station (no reductions)	3,000	3,000	2,850	5,700
TOTAL	88,193	82,108	78,000	180,150

*Same as under Alternative 2 because corrections to ensure no double counting of Pending Projects for Alternative 1 were made in the data file by individually changing the number of units to 0 in the higher density calculations for each Pending Project affected by Alternative 1.

Comprehensive Plan Update
Capacity Calculations

Residential Alternatives Calculations

We initially evaluated 5 alternatives that modified the Buildable Lands' assumptions by including combinations of higher densities, medium higher densities, and IL ratios ranging from 1 to 2. The high densities were still within the range of densities permitted in the current codes. All of the alternatives used the modified assumptions within the same core zones/arterial corridors, and used Buildable Lands' assumptions for the remaining areas of the City. All of these alternatives more than met the population target for Alternative 1 of 165,000 when adding in the Buildable Lands' units for zones where density didn't increase, Pending Projects, student housing, etc.

All of the calculations were done in ArcGIS using Snohomish County's Buildable Lands data base. Only properties within the current City limits are addressed. The methodologies are described in the attached Capacity Calculation documents. The calculations for the revised assumptions for the first 5 alternatives evaluated are included in Tables 1-5. Draft Comprehensive Plan Alternatives 1 and 2 are modified versions of Tables 3 and 5 (Medium Densities and IL Ratio $\leq$1.5). The Tables for Draft Comprehensive Plan Alternatives follow Tables 1-5.

Tables for 2035 Redevelopable Properties and New Pending Projects follow those tables.

Capacity Calculations for Tables 1 and 3
Higher Density and Medium Density Increases in Core Areas / Arterials
(Table 3 Revised is Comprehensive Plan Update Alternative 2 Draft)

Table 1 Higher Densities than Buildable Lands

1. Select the Core Residential Areas and add a field called Core_Zones.
   Assign the zoning in that field.[1]

2. Create New Field called CP_Density.
   Create new field called CP_Units – integer, drop any fraction
   Create new field called BLandTot

3. Assign new densities in CP_Density by zone and by zones in Core_Zones – densities called out in table for Calculations 1.

4. Calculate new units. Complete the calculations in steps 5-9 below by zone for B-3, C-2ES, E-1, and E-1MUO and the Core Residential Zones (R-4, R-4H,R-5, R-5C, R-5 CO, B-1, B-2, C-1).

   Need to do the calculations in each of the 3 files – North, Middle, and South Everett.

   - Note that portions of the E-1 and E-1 MUO zones are in the Core Residential areas, but we calculated with the rest of the E-1 and E-1 MUOs.

   - We didn't run numbers for the C-1 R zone in the Core Residential area – buildable lands assumes 0 residential units. Could relook at this assumption in future runs.

   - We didn't run numbers for the R-3 zone in the Core Residential – see footnote.

   In these zones, we assume only multiple family development and group senior housing and multiple family housing together.

   Calculations do not include any market availability reductions.

DO A NEW SELECTION EACH TIME

5. Total Vacant Capacity

Select Zone and StatusOver = "Vacant"

[1] Note that Buildable Lands included zones R-3 N (N of 41st) and R-3 S (S of 41st). We re-coded the R-3 S's in the Core Zone as R-3, but didn't assign a density. Since the Core Residential doesn't allow unlimited density in R-3, we didn't change buildable lands assumptions.

Use Field Calculator for CP_Units - **GBACRES x CP_Density**
For E-1 MUO zone, see step 9 below
Sum CP_Units for Calculations 1 Table

Redo for each zone.

6. **Total Partially-Used**
Select Zone and StatusOver = Partially-Used and EXEMPT_T = 0 (means no existing employees on site)
Use Field Calculator for CP_Units – **SURP_AC x CP_Density**
Sum CP_Units for Calculations 1 Table

Redo for each zone.

7. Total Redevelopable Capacity
Select Zone and StatusOver = "Redevelopable"
Use Field Calculator for CP_Units - **GBACRES x CP_Density – HOUSINGUNI**
For R-4 and B-3 zones, see step 9 below
Sum CP_Units for Calculations 1 Table

Redo for each zone.

8. Total Pending Capacity
Select Zone and StatusOver = "Pending"
Use Field Calculator for CP_Units **- P_SFR + P_MFR + P_Sr_Apt**
For B-3 zone, see step 9 below
Sum CP_Units for Calculations 1 Table

Redo for each zone.

9. Correct For New Pending Projects in Zones Where Density Changed
New Pending Project sheets for Preapps and SEPAs contain 2 new columns called Alt 2 Corrections and Alt 1 Additional Corrections. Several pending projects are in zones where densities are increased in Alternatives 2, and additional units were calculated. These were subtracted from the total under New Pending Projects since the actual number of units was already accounted for in the New Pending Projects row of the Alternatives. Under Alternative 1 where the IL ratio was changed, the units of Pending projects of affected properties were calculated to 0, so there is no change in the Alt 1 Additional Corrections column.

One additional property had an IL Ratio that was too high to be considered redevelopable under the Alternatives: 1814 Hewitt, a vacant parcel in the B-3 zone was demolished due to fire, so is now redevelopable. No development is currently proposed. BL classified the site as Constant, IL ratio >2. In this case, the number of

units that could be developed under the Buildable Lands Assumptions was included in the Alternative 3 Pending Projects and additional units from the increased densities in Alternatives 2 were included in the Alt 2 Corrections column.

10. **Total Buildable Lands Total (for comparison purposes – not used in alternative totals)**
    Select Zone
    Use Field Calculator for BLandTot – **AHCV1TOT** (Pending or no market reduction) **+ AHCV2TOT** (vacant with market reduction) **+ AHCPUTOT** (partially-used) **+ AHCRETOT** (redevelopable)

Table 3 Medium Density

This uses the same procedures as Table 1, but has different density assumptions. Associated data file fields are Calc3Densi and Calc3Units.

Revised Table 3 - Comprehensive Plan Update Alternative 2 Draft (Medium Density Increases in Fewer Zones)

For Alternative 2, we reduced the number of zones with density increases over that in the first Table 3 calculations. Zones where densities were not increased in the Revised Table were BMU, B-1 Core Residential, B-2 Core Residential, R-4 and R-4H Core Residential, R-4C, and R-4C-O. For these zones, we used the Buildable Lands units before reductions and added those to the other zones where Buildable Lands units were used. So note that the Calc3Units column in the data file cannot be used to sum the units in Alternative 2. We kept the portion of Revised Table 3 for zones where densities were changed, and recalculated the total units for these zones.

Capacity Calculations for Table 2 and 4 and 5
Increasing IL Ratio for Redevelopment Assumption
(Table 5 Revised is Comprehensive Plan Update Alternative 1 Draft)

Capacity Calculations for Table 2: Table 1 Densities and IL Ratio is ≤2

Calculations for Table 2 follow the same steps, assumptions and densities as used for the preparation of Table 1 (as listed below), except that the assumption for which properties are redevelopable is changed. Buildable Lands generally assumes that parcels with an improvement to land value ratio (IL Ratio) of <1 is redevelopable[1]. For Table 2, the IL Ratio is increased from 1 to 2.

1. Copy unit numbers in Table 1 to Table 2.

2. Adding in Constants with IL Ratio<=2 As Redevelopable

Created new column in data base - CT_CP_UNIT.

Select Zone and StatusOver = "Constant" and IL Ratio<=2

Use Field Calculator for CT_CP_Unit - **GBACRES x CP_Density - HOUSINGUNI**

From that selection, selected USEOVERRID = yes and reviewed text under reason and other comments regarding Land Status designation and site use. These address situations where BL changed the designation from the initial land status value based on IL Ratio.

Recalculated CT_CP_UNIT to 0 for gas stations, most public buildings such as fire stations and libraries, remnant parcels, right-of-ways, utility properties, auto dealerships, some nonprofits such as Salvation Army, Red Cross.

Also reviewed 2035 Status field when making decisions on whether to include residential use on the properties coded in BL as constant.

Reviewed shopping centers individually as to IL-ratio, location near BRT stops, E-1 vs. E-1 MUO zones, BL 2035 status

- Walmart. E-1 zone. IL ratio .61, 2035 Status PU, not near BRT stop, infill likely to be commercial

[1] The 2012 Buildable Lands Report states "For multi-family, commercial, industrial, or mixed-use zoned or designated land, existing buildings valued at less than 100% of the land value are usually considered potentially redevelopable. Exceptions include condominiums and certain existing commercial uses. Gas stations are the most common commercial exception because they require a high visibility location, which means the land is expensive, while the condition of the building itself is of little importance to running the business. Similarly, many warehouse buildings are perfectly viable in a decrepit condition, and if the location is not attractive to other uses, it is unlikely to redevelop.

- Cascade Shopping Center. E-1 zone. IL ratio 1.32, 2035 Status PU, not near BRT stop, infill likely to be commercial
- Fred Meyer. E-1 MUO zone. IL ratio .92, 2035 status PU. By BRT stop. Infill will include some residential (30 versus 65 du/acre)
- Southpoint. E-1 MUO zone. IL ratio .95, 2035 status Redev., Near BRT stop. Redev will include residential
- K-Mart. E-1 MUO zone. IL ratio .76, 2035 status Redev., Will be on future BRT route. Redev will include residential
- 52nd St. E-1 MUO zone. IL ratio .65. Current status Redev., BRT a couple blocks away. Redev will include residential.
- Albertsons. E-1 MUO zone. IL ratio .59. 2035 status Redev. By BRT stop. Redev will include residential
- Staples, Rite-Aid, $ Store. E-1 MUO zone. IL ratio .70. 2035 status Redev., BRT a couple blocks away. Redev will include residential
- QFC on Evergreen. B-2 Special zone. IL ratio 1.56. 2035 status PU, By BRT stop. Infill will include some residential (20 du/acre)

3. We checked to make sure no New Pending projects were Constant with an IL-Ratio<2, so none of those were counted twice.

4. We selected for 2035 Redevelopable properties that were in the zones where increased densities are assumed in Alternatives 2 and 3 and where the IL-Ratio was less than 2. The totals by zone were included in Table 2 and subtracted from the total units in Table 2, since the Table 2 calculations assumes redevelopment at higher densities.

Capacity Calculations for Table 4: Table 1 Densities and IL Ratio is ≤1.5

Table 4 generally followed the same steps as Table 2. It assumes redevelopment in the core zones at higher densities than under Alternative 3. It also assumes redevelopment will occur if the IL-Ratio is ≤1.5.

We created a new field called 1_5IL_UNIT

Select Zone and StatusOver = "Constant" and IL Ratio<=1.5

Use Field Calculator for 1_5IL_UNIT - **GBACRES x CP_Density - HOUSINGUNI**

Where CT_CP_Unit was 0, we calculated 1_5IL_UNIT to 0 to take out sites like gas stations.

Summed the 1_5IL_UNIT.
Followed step 4 above except used IL Ratio ≤ 1.5.

Capacity Calculations for Table 5: Table 3 Densities and IL Ratio is ≤1.5

Same as Table 4, except used the lower densities in Table 3. Created new field called Table5unit.

Checked to make sure no New Pending projects in zones where densities were increased were Constant with an IL Ratio between 1 and 1.5 so they weren't double-counted. Corrected for those by changing the number of units in the Alt 1 calculations to 0.

We selected the 2035 Redevelopable properties that were in the zones where increased densities are assumed in Alternative 1 and where the IL-Ratio was ≤ 1.5. The totals by zone were included in Table 5 (column titled "Constants<=1.5 units in 2035 Redev") and subtracted from the total units in Table 5, since the Table 5 calculations assume redevelopment at higher densities.

Revised Table 5 – Comprehensive Plan Update Alternative 1 Draft (Medium Density Increases, IL Ratio ≤1.5)

Same as Table 5, except took out the E-1 zone density increases.

Comp Plan Housing Units (Before Reductions) Higher Densities in Key Zones. No Change to IL Ratio Assumptions
Table 1
No density changes this run for Core Residential Zones R-3, R-3H, C-1R

			CP_Units						BLandTot
Zone	BL Density	Alt. 1 Density	Vacant	Part-Used	Redevelopable	Pending	PEND_ADJ for constant parcels	Total	Buildable Lands Total (Before Reductions)
R-4 Core Res									
North	35.65	76	33	2	2,540	11	85	2,671	1,002
R-4 H Core Res									
North	35.65	76	0	0	1,035	8		1,043	81
R-4 C									
North	26.61	50	0	0	38	0		38	14
R-4 C - O									
North	26.61	50	0	6	150	0		156	68
Middle	26.61	50	0	0	56	0		56	0
R-5									
North	76.61	100	93	0	543	175		811	657
R-5 C									
North	54.5	75	62	0	303	163		528	421
R-5 C-O									
North	54.5	75	40	0	29	0		69	48
B-1 Core Res									
North	4.52	20	0	0	4	0		4	0
B-2 Core Res									
North	3.86	20	0	0	28	0		28	0
B-3									
North	100	150	392	0	5,770	470	32	6,664	4,424
BMU									
North	25.08	40	65	8	1,580	201		1,854	1,140
C-1 Core Res									
North	3.39	76	49	0	1,198	0		1,247	19
C-2ES									
North	0	100	497	0	3,166	0		3,663	1,803
E-1									
North	1.22	25	0	0	73	0		73	0
Middle	1.22	25	11	181	781	0		973	18
South	1.22	25	183	35	269	0		487	11
E-1MUO									
North	31.54	65	30	0	20	0		50	14
Middle	31.54	65	78	0	2,411	0		2,489	1,177
South	31.54	65	235	251	3,660	0		4,146	1,866
Total			1,768	483	23,654	1,028	117	27,050	12,763

Comp Plan Calculations

Table 2 - IL Ratio <- 2 Densities same as in Table 1

No density changes this run for Core Residential Zones R-3, R-3H, C-1R

		# of Units (CT_CP_UNIT)								BLandTot
Zone	**Density**	**Vacant**	**Part-Used**	**Redevelopable**	**Constant <=2***	**Constants<=2 units in 2035 Redev**	**Pending**	**PEND_ADJ for constant parcels**	**Total**	**Buildable Lands Total (Before Reductions)**
R-4 Core Res										
North	76	33	2	2,540	430	-25	11	85	**2,991**	1,002
R-4 H Core Res										
North	76	0	0	1,035	208	-4	8		**1,247**	81
R-4 C Core Res										
North	50	0	0	38	4		0		**42**	14
R-4 C - O Core Res										
North	50	0	6	150	37	-3	0		**190**	68
Middle	50	0	0	56	11	-1	0		**66**	0
R-5 Core Res										
North	100	93	0	543	281	-17	175		**1,075**	657
R-5 O Core Res										
North	75	62	0	303	104	-41	163		**591**	421
R-5 C-O Core Res										
North	75	40	0	29	95		0		**164**	48
B-1 Core Res										
North	20	0	0	4	17		0		**21**	0
B-2 Core Res										
North	20	0	0	28	43		0		**71**	0
B-3										
North	150	392	0	5,770	2,497	-494	470	32	**8,635**	4,424
BMU										
North	40	65	8	1,580	815	-193	201		**2,476**	1,140
C-1 Core Res										
North	76	49	0	1,198	436	-1	0		**1,682**	19
C-2ES										
North	100	497	0	3,166	3,301	-723	0		**6,241**	1,803
E-1										
North	25	0	0	73	22		0		**95**	0
Middle	25	11	181	781	296	-7	0		**1,262**	18
South	25	183	35	269	211		0		**698**	11
E-1MUO										
North	65	30	0	20	27		0		**77**	14
Middle	65	78	0	2,411	1,942	-617	0		**3,814**	1,177
South	65	235	251	3,660	3,345	-617	0		**6,874**	1,866
B-2 Special										
Middle	20	0	0	0	135	0	0	0	**135**	0
TOTAL		1,768	483	23,654	14,257	-2,743	1,028	117	**38,447**	12,763

* Did not include gas stations, most public buildings such as fire stations and libraries, remnant parcels, right-of-ways, utility properties, auto dealerships, some nonprofits such as Salvation Army, Red Cross.

Reviewed shopping centers individually as to IL-ratio, location near BRT stops, E-1 vs. E-1 MUO zones, BL 2035 status

Walmart. E-1 zone. IL ratio .61, 2035 Status PU, not near BRT stop, infill likely to be commercial

Cascade Shopping Center. E-1 zone. IL ratio 1.32, 2035 Status PU, not near BRT stop, infill likely to be commercial

Fred Meyer. E-1 MUO zone. IL ratio .92, 2035 status PU. By BRT stop. Infill will include some residential (30 versus 65 du/acre)

Southpoint. E-1 MUO zone. IL ratio .95, 2035 status Redev., Near BRT stop. Redev will include residential

K-Mart. E-1 MUO zone. IL ratio .76, 2035 status Redev., Will be on future BRT route. Redev will include residential

52nd St. E-1 MUO zone. IL ratio .65. Current status Redev., BRT a couple blocks away. Redev will include residential.

Albertsons. E-1 MUO zone. IL ratio .59. 2035 status Redev. By BRT stop. Redev will include residential

Staples, Rite-Aid, $ Store. E-1 MUO zone. IL ratio .70. 2035 status Redev., by BRT stop. Redev will include residential

QFC on Evergreen. B-2 Special zone. IL ratio 1.56. 2035 status PU, By BRT stop. 2035_Redev did not include any residential units. For this alternative, infill will include some residential (20 du/acre)

Table 3 - Densities inbetween BL and Table 1. No Change to IL-Ratio Assumptions.
No density changes this run for Core Residential Zones R-3, R-3H, C-1R or E-1 zones
See Sheet 2 for Revised Calculations

			# of Units (Calc3Units)						BLandTot
Zone	**BL Density**	**Alt. 2 Density**	**Vacant**	**Part-Used**	**Redevelopable**	**Pending**	**Pend_ADJ for Constant Parcels**	**Total**	**Buildable Lands Total (Before Reductions)**
R-4 Core Res									
North	35.65	56	25	2	1,817	11	85	**2,032**	1,002
R-4 H Core Res									
North	35.65	56	0	0	143	8	0	**243**	81
R-4 C									
North	26.61	38	0	0	25	0	0	**90**	14
R-4 C - O									
North	26.61	38	0	5	110	0	0	**180**	68
Middle	26.61	38	0	0	42	0	0	**107**	0
R-5 Core Res									
North	76.61	87	81	0	457	175	0	**877**	657
R-5 C Core Res									
North	54.5	65	54	0	257	163	0	**594**	421
R-5 C-O Core Res									
North	54.5	65	34	0	25	0	0	**179**	48
B-1 Core Res									
North	4.52	10	0	0	2	0	0	**17**	0
B-2 Core Res									
North	3.86	10	0	0	10	0	0	**24**	0
B-3									
North	100	125	325	0	4,840	475	24	**5,889**	4,424
BMU									
North	25.08	35	58	7	1,369	201	0	**1,695**	1,140
C-1 Core Res									
North	3.39	38	25	0	585	0	0	**651**	19
C-2ES									
North	50	75	374	0	2,367	0	0	**2,866**	1,803
E-1									
North	1.22	13	0	0	39	0	0	**53**	0
Middle	1.22	13	5	95	396	0	0	**510**	18
South	1.22	13	180	18	139	0	0	**351**	11
E-1MUO									
North	31.54	48	22	0	15	0	0	**117**	14
Middle	31.54	48	58	0	1,777	0	0	**1,915**	1,177
South	31.54	48	185	185	2,697	0	0	**3,147**	1,866
Total			1,426	312	17,112	1,033	109	**21,533**	12,763

Comp Plan Calculations

Table 4 - IL Ratio <- 1.5 Densities same as in Table 1

No density changes this run for Core Residential Zones R-3, R-3H, C-1R

		# of Units (1_5IL_UNIT)								BLandTot
Zone	**Density**	**Vacant**	**Part-Used**	**Redevelopable**	**Constant <=1.5***	**Constants<=1.5 units in 2035 Redev**	**Pending**	**PEND_ADJ for constant parcels**	**Total**	**Buildable Lands Total**
R-4 Core Res										
North	76	33	2	2,540	260	-25	11	85	**2,906**	1,002
R-4 H Core Res										
North	76	0	0	1,035	110	-4	8		**1,149**	81
R-4 C Core Res										
North	50	0	0	38	0		0		**38**	14
R-4 C - O Core Res										
North	50	0	6	150	0		0		**156**	68
Middle	50	0	0	56	3	-1	0		**58**	0
R-5 Core Res										
North	100	93	0	543	141	-17	175		**935**	657
R-5 O Core Res										
North	75	62	0	303	71	-35	163		**564**	421
R-5 C-O Core Res										
North	75	40	0	29	8		0		**77**	48
B-1 Core Res										
North	20	0	0	4	13		0		**17**	0
B-2 Core Res										
North	20	0	0	28	39		0		**67**	0
B-3										
North	150	392	0	5,770	1,900	-494	470	32	**8,070**	4,424
BMU										
North	40	65	8	1,580	599	-190	201		**2,263**	1,140
C-1 Core Res										
North	76	49	0	1,198	165		0		**1,412**	19
C-2ES										
North	100	497	0	3,166	2,170	-723	0		**5,110**	1,803
E-1										
North	25	0	0	73	0		0		**73**	0
Middle	25	11	181	781	195	-7	0		**1,161**	18
South	25	183	35	269	211		0		**698**	11
E-1MUO										
North	65	30	0	20	8		0		**58**	14
Middle	65	78	0	2,411	1,884	-617	0		**3,756**	1,177
South	65	235	251	3,660	2,691	-617	0		**6,220**	1,866
TOTAL		1,768	483	23,654	10,468	-2,730	1,028	117	**34,788**	12,763

* Did not include gas stations, most public buildings such as fire stations and libraries, remnant parcels, right-of-ways, utility properties, auto dealerships, some nonprofits such as Salvation Army, Red Cross.

Reviewed shopping centers individually as to IL-ratio, location near BRT stops, E-1 vs. E-1 MUO zones, BL 2035 status

Walmart. E-1 zone. IL ratio .61, 2035 Status PU, not near BRT stop, infill likely to be commercial

Cascade Shopping Center. E-1 zone. IL ratio 1.32, 2035 Status PU, not near BRT stop, infill likely to be commercial

Fred Meyer. E-1 MUO zone. IL ratio .92, 2035 status PU. By BRT stop. Infill will include some residential (30 versus 65 du/acre)

Southpoint. E-1 MUO zone. IL ratio .95, 2035 status Redev., Near BRT stop. Redev will include residential

K-Mart. E-1 MUO zone. IL ratio .76, 2035 status Redev., Will be on future BRT route. Redev will include residential

52nd St. E-1 MUO zone. IL ratio .65. Current status Redev., BRT a couple blocks away. Redev will include residential.

Albertsons. E-1 MUO zone. IL ratio .59. 2035 status Redev. By BRT stop. Redev will include residential

Staples, Rite-Aid, $ Store. E-1 MUO zone. IL ratio .70. 2035 status Redev., by BRT stop. Redev will include residential

Comp Plan Calculations

Table 5 - IL Ratio <- 1.5 Densities same as in Table 3

No density changes this run for Core Residential Zones R-3, R-3H, C-1R

		# of Units (1_5IL_UNIT)								BLandTot
Zone	**Density**	**Vacant**	**Part-Used**	**Redevelopable**	**Constant <=1.5***	**Constants<=1.5 units in 2035 Redev**	**Pending**	**PEND_ADJ for constant parcels**	**Total**	**Buildable Lands Total**
R-4 Core Res										
North	56	33	2	2,540	174	-25	11	85	**2,820**	1,002
R-4 H Core Res										
North	56	0	0	1,035	78	-4	8		**1,117**	81
R-4 C Core Res										
North	38	0	0	38	0		0		**38**	14
R-4 C - O Core Res										
North	38	0	6	150	0		0		**156**	68
Middle	38	0	0	56	2	-1	0		**57**	0
R-5 Core Res										
North	87	93	0	543	118	-17	175		**912**	657
R-5 O Core Res										
North	65	62	0	303	59	-35	163		**552**	421
R-5 C-O Core Res										
North	65	40	0	29	6		0		**75**	48
B-1 Core Res										
North	10	0	0	4	4		0		**8**	0
B-2 Core Res										
North	10	0	0	28	20		0		**48**	0
B-3										
North	125	392	0	5,770	1,582	-494	470	32	**7,752**	4,424
BMU										
North	35	65	8	1,580	526	-190	201		**2,190**	1,140
C-1 Core Res										
North	38	49	0	1,198	81		0		**1,328**	19
C-2ES										
North	75	497	0	3,166	1,626	-723	0		**4,566**	1,803
E-1										
North	13	0	0	73	0		0		**73**	0
Middle	13	11	181	781	100	-7	0		**1,066**	18
South	13	183	35	269	109		0		**596**	11
E-1MUO										
North	48	30	0	20	6		0		**56**	14
Middle	48	78	0	2,411	1,390	-617	0		**3,262**	1,177
South	48	235	251	3,660	2,362	-617	0		**5,891**	1,866
TOTAL		1,768	483	23,654	8,243	-2,730	1,028	117	**32,563**	12,763

* Did not include gas stations, most public buildings such as fire stations and libraries, remnant parcels, right-of-ways, utility properties, auto dealerships, some nonprofits such as Salvation Army, Red Cross.

Reviewed shopping centers individually as to IL-ratio, location near BRT stops, E-1 vs. E-1 MUO zones, BL 2035 status

Walmart. E-1 zone. IL ratio .61, 2035 Status PU, not near BRT stop, infill likely to be commercial

Cascade Shopping Center. E-1 zone. IL ratio 1.32, 2035 Status PU, not near BRT stop, infill likely to be commercial

Fred Meyer. E-1 MUO zone. IL ratio .92, 2035 status PU. By BRT stop. Infill will include some residential (30 versus 65 du/acre)

Southpoint. E-1 MUO zone. IL ratio .95, 2035 status Redev., Near BRT stop. Redev will include residential

K-Mart. E-1 MUO zone. IL ratio .76, 2035 status Redev., Will be on future BRT route. Redev will include residential

52nd St. E-1 MUO zone. IL ratio .65. Current status Redev., BRT a couple blocks away. Redev will include residential.

Albertsons. E-1 MUO zone. IL ratio .59. 2035 status Redev. By BRT stop. Redev will include residential

Staples, Rite-Aid, $ Store. E-1 MUO zone. IL ratio .70. 2035 status Redev., by BRT stop. Redev will include residential

Comp Plan Calculations for Alternative 2 - Increased Densities In some core zones.
No change in IL ratio
Revised Table 3

			# of Units (Calc3Units)					
Zone	**BL Density**	**Alt. 2 Density**	**Vacant**	**Part-Used**	**Redevelopable**	**Pending**	**Total**	**Buildable Lands Total (Before Reductions)**
R-5 Core Res								
North	76.61	87	81	0	457	175	**713**	657
R-5 C Core Res								
North	54.5	65	54	0	257	163	**474**	421
R-5 C-O Core Res								
North	54.5	65	34	0	25	0	**59**	48
B-3								
North	100	125	325	0	4,840	475	**5,865**	4,424
C-1 Core Res								
North	3.39	38	25	0	585	0	**651**	19
C-2ES								
North	50	75	374	0	2,367	0	**2,866**	1,803
E-1MUO								
North	31.54	48	22	0	15	0	**117**	14
Middle	31.54	48	58	0	1,777	0	**1,915**	1,177
South	31.54	48	185	185	2,697	0	**3,147**	1,866
Total			1,158	185	13,020	813	**15,806**	10,429

Comp Plan Residential Calculations for Alternative 1

Revised Table 5 - IL Ratio ≤ 1.5, Densities same as in Alt 2 Den Changes, but includes more zones with higher densities

No density changes this run for Core Residential Zones R-3, R-3H, C-1R or E-1 Zone

		# of Units (1_5IL_UNIT)							
Zone	**Density**	**Vacant**	**Part-Used**	**Redevelopable**	**Constant <=1.5***	**Constants <=1.5 units in 2035 Redev**	**Pending**	**Total**	**Buildable Lands Total (Before Reductions)**
R-4 Core Res									
North	56	33	2	2,540	174	-25	11	**2,735**	1,002
R-4 H Core Res									
North	56	0	0	1,035	78	-4	8	**1,117**	81
R-4 C Core Res									
North	38	0	0	38	0		0	**38**	14
R-4 C - O Core Res									
North	38	0	6	150	0		0	**156**	68
Middle	38	0	0	56	2	-1	0	**57**	0
R-5 Core Res									
North	87	93	0	543	118	-17	175	**912**	657
R-5 O Core Res									
North	65	62	0	303	59	-35	163	**552**	421
R-5 C-O Core Res									
North	65	40	0	29	6		0	**75**	48
B-1 Core Res									
North	10	0	0	4	4		0	**8**	0
B-2 Core Res									
North	10	0	0	28	20		0	**48**	0
B-3									
North	125	392	0	5,770	1,582	-494	470	**7,720**	4,424
BMU									
North	35	65	8	1,580	526	-190	201	**2,190**	1,140
C-1 Core Res									
North	38	49	0	1,198	81		0	**1,328**	19
C-2ES									
North	75	497	0	3,166	1,626	-723	0	**4,566**	1,803
E-1MUO									
North	48	30	0	20	6		0	**56**	14
Middle	48	78	0	2,411	1,390	-617	0	**3,262**	1,177
South	48	235	251	3,660	2,362	-617	0	**5,891**	1,866
TOTAL		1,574	267	22,531	8,034	-2,723	1,028	**30,711**	12,734

30,711 x .85 = 26,104

* Did not include gas stations, most public buildings such as fire stations and libraries, remnant parcels, right-of-

Reviewed shopping centers individually as to IL-ratio, location near BRT stops, BL 2035 status

Fred Meyer. E-1 MUO zone. IL ratio .92, 2035 status PU. By BRT stop. Infill will include some residential (30 versus 65 du/acre)

Southpoint. E-1 MUO zone. IL ratio .95, 2035 status Redev., Near BRT stop. Redev will include residential

K-Mart. E-1 MUO zone. IL ratio .76, 2035 status Redev., Will be on future BRT route. Redev will include residential

52nd St. E-1 MUO zone. IL ratio .65. Current status Redev., BRT a couple blocks away. Redev will include residential.

Albertsons. E-1 MUO zone. IL ratio .59. 2035 status Redev. By BRT stop. Redev will include residential

Staples, Rite-Aid, $ Store. E-1 MUO zone. IL ratio .70. 2035 status Redev., by BRT stop. Redev will include residential

Alternatives 1 and 2

Buildable Lands - Additional Housing Unit Capacity Before Reductions From Buildable Lands Report Tables
(Includes City as of April-02 and City as of December-12)
for Zones Where Densities Not Increased in Calculations

Alt 1 & 2 No Density Changes

	Pending	Vacant	Vacant Market Ready	Part-Used	Redevelopable	Redevelopable Market Ready	Total
Zone	16	26		76	41		117
RS	81	79	1	273	115	1	550
R-1	30	1		1			32
R-1A	51	59	30	157	178		475
R-2		1					1
R-2H	6	18	1	16		51	92
R-2A	16	51		91	101	87	346
R-3L	5		1		728		734
R-3 N of 41st	22	72		73	551	66	784
R-3 S of 41st					1		1
R-3C		17	12		288		317
R-3H					3		3
R-3 C-H		1	5		10		16
B-2B		5			24		29
E-1	1,800				23		1,823
W-C							**5,320**
TOTAL							

Buildable Lands Totals Calculated by GIS
No Density Changes Alts 1 and 2

	North	Middle	South	Total
	174			174
R-4 Not Core Resid	0	17	7	24
B-1 Not Core Resid	2	5	34	41
B-2 Not Core Resid	18	27	76	121
C-1 Not Core Resid				**360**
TOTAL				

e.g. - Select all of zone (R-4) and remove the Core Zone= (R-4) from the selection

Buildable Lands Totals Calculated by GIS

Core Zones with No Density Changes for Alternative 2. Densities are changed in these zones in Alternative 1

	BL Density	**BL Total (Before Reductions)**
Core Zones with No Density Changes for Alternative 2. Densities are changed in these zones in Alternative 1	25.08	1,140
BMU	4.52	0
B-1 Core Res	3.86	0
B-2 Core Res	35.65	1,002
R-4 Core Res	35.65	81
R-4 H Core Res	26.61	14
R-4 C	26.61	68
R-4 C - O		**2,305**
Total		

ALT 2 No Density Changes

2,305	
360	
5,320	
7,985	x .85 = 6,787

ALT 1 No density changes

360	
5,320	
5680	x .85 = 4,828

Densities Background Information

Zone	Permitted Density based on gross lot area[1, 2]	Comp Plan Appeal Density per gross buildable area 2006 / 2007	2012 Buildable Lands Density per gross buildable area (up to 4/1/2011)	Alternative 3 Density per gross buildable area for most parcels / for 2035 Redevelopable parcels	Alternative 2 Density per gross buildable area.	Alternative 1 Density per gross buildable area.
RS	4.84	5.5	4.91	4.91	4.91	4.91
R-1	7.26	10	6.07	6.07 / 7	6.07	6.07
R-1A	12	10.5	11.12	11.12	11.12	11.12
R-2 & R-2H	8.81 9.68 on alley lots 11.6 duplexes	7.4	7.24	7.24 / 8		
R-2A	15	12	11.38	11.38	11.38	11.38
R-3L	20	14.5	15.75	15.75 / 16		
R-3	29					
R-3 N of 41st			24.26	24.26 / 25	24.26	24.26
R-3 S of 41st			18.63	18.63 / 19	18.63	18.63
R-3 Core Resid		30[3]				
R-3 not Core Res		25				
R-3C	29	25 / 30 Core Res	5.23	5.23 / 6	5.23	5.23
R-3H	29	25 / 30 Core Res	25.06	25.06 / 26	25.06	25.06
R-4 H	58	76	35.65	35.65	35.65	56
R-4C and C-O	58		26.61	26.61 / 27	26.61	38
R-4	58		35.65	35.65 / 36	35.65	
R-4 Core Resid	unlimited	76	35.65			56
R-4 not Core Res	58	45	35.65			35.65
R-5	unlimited	100	76.61	76.61 / 77	87	87
R-5 C and C-O	unlimited	75	54.50	54.5 / 55	65	65
B-1	20	10	4.52	4.52 / 5		
B-1 Core Resid	unlimited	76			10	20
B-1 Not Core Res	20	10			4.52	4.52
B-2			3.86	3.86 / 4		
B-2 Core Resid	unlimited	40			10	20
B-2 Not Core Res or E of I-5	58	10			3.86	3.86
B-2 E of I-5 & S of 100th	29	20			3.86	3.86
B-2B	29	10	6.34	6.34	6.34	6.34
B-3	unlimited	100	100.00[4]	100	125	125
BMU	unlimited		25.08	25.08 / 25	35	35
C-1	58		3.39	3.39 / 4		
C-1 Core Resid	unlimited	76			38	38
C-1 not Core Res	58	16			3.39	3.39
C-1R	58	13	0[5]	0	0	0
C-2			0[6]	0	0	0
C-2ES			50.00[7]	50	75	75
E-1	58[8]		1.22	1.22 / 20	1.22	1.22
E-1MUO	58		31.54	31.54 / 32	48	48
W-C	58		30.00	30.00	30.00	30.00

Buildable Lands and Comprehensive Plan update densities are averaged densities over the entire zone. Permitted densities are higher. In mixed-use zones, the densities assume some projects will not include any residential units, some may be entirely residential, and others will be mixed-use.

[1] Senior citizen multiple family housing gets a 10% increase in density in all zones. The Planning Director can also approve up to a 10% increase in density in multiple family zones outside the Core Residential Area (including R-1A and R-2 zones) through the modification process. For example, the ASARCO redevelopment got the maximum density in the zone plus a 10% increase.

[2] In the R-S PRD, R-1 PRD, R-2 PRD, R-3L PRD and R-3 PRD zones, density may be increased up to the maximum shown for the site on the Comprehensive Plan if that is higher than allowed for in the zone. If the Comprehensive Plan has not adopted a higher density than the zoning, the Planning Director can approve a density bonus of 15% over what would be allowed without the PRD.

[3] The Core Residential Zoning Code standards adopted in 2008 kept a density of 29 du/acre for the R-3 zone, while allowing unlimited density in the other Core Residential zones.

[4] Development history was 123.67, but assumption was that the sample of recently built and proposed projects was heavily weighted to residential with street-level commercial space and that the future would include some mid- and high-rise office construction; thereby, substantially increasing the estimated employment density and reducing the share of residential development in the mix.

[5] Excluded 3 residential projects on the basis that the remaining redevelopable C-1R sites are not well suited to residential development.

[6] Excludes a building with warehouse uses on the first floor and apartments above because such mixed use development is unlikely to take place again in the zone.

[7] Little development history

[8] The E-1 and E-1MUO zones allow density bonuses for actions such as providing parking in below grade structures, providing affordable housing, and providing open space at or near grade level. For example density may be increased by up to 10% for each 10% of required parking placed under structure, up to 3 units for each dwelling unit that is affordable to households with income at or below 50% of median family income, or up to 100% for providing 200 sf of open space per dwelling unit at or near grade level. A project currently under construction in the E-1 zone is an affordable senior housing project with a density of 73.8 du/acre.

NORTH 2035 REDEV

STREET_ADD	ZONE_LABEL	ILRATIO	Status Over	Reason	UseOverrid	City02	City12	HOUSINGUNI	GBACRES	CT_CP_Unit	2035_DENSI	Calc3Units	Calc3Densi	1_5IL_UNIT	Table5Unit	EMP_2035RE	2035_Redev Alt3	2035_ALT2	2035_ALT1
1130 BROADWAY AVE	BMU	1.16	Constant	Site has long-term redev potential	2035 Redev	Ever	Ever	0	0.28	11	25	0	35	11	10	-2	7	7	18
1421 BROADWAY AVE	BMU	1.63	Constant	Site has long-term redevelopment potential	2035 Redev	Ever	Ever	0	0.14	6	25	0	35	0	0	-4	3	3	9
1429 BROADWAY AVE	BMU	1.28	Constant	Site has long-term redevelopment potential	2035 Redev	Ever	Ever	0	0.14	6	25	0	35	6	5	-4	3	3	9
1631 BROADWAY AVE	BMU	0.11	Constant	Safeway Gas built in 2005; l;ong-term redev potential	2035 Redev	Ever	Ever	0	0.48	19	25	0	35	19	17	19	12	12	31
1920 BROADWAY AVE	BMU	1.11	Constant	Site has long-term redevelopment potential	2035 Redev	Ever	Ever	0	0.10	4	25	0	35	4	4	3	3	3	7
2012 23RD ST	BMU	1.21	Constant	SFR will either redevelop or be converted to commercial use	2035 Redev	Ever	Ever	1	0.07	2	25	0	35	2	1	3	1	1	3
1422 HEWITT AVE	B-3	1.38	Constant	Redevelopment is unlikely here until further assembly happens	2035 Redev	Ever	Ever	0	0.07	10	100	0	125	10	8	-9	7	8	8
1416 HEWITT AVE	B-3	1.01	Constant	Redevelopment is unlikely here until further assembly happens	2035 Redev	Ever	Ever	0	0.07	10	100	0	125	10	8	10	7	8	8
1414 HEWITT AVE	B-3	0.92	Constant	Redevelopment is unlikely here until further assembly happens	2035 Redev	Ever	Ever	0	0.07	10	100	0	125	10	8	8	7	8	8
2017 26TH ST	BMU	1.08	Constant	Building has long-term redev potential	2035 Redev	Ever	Ever	2	0.06	0	25	0	35	0	0	2	-1	-1	2
2532 BROADWAY AVE	BMU	1.18	Constant	Building has long-term redev potential	2035 Redev	Ever	Ever	0	0.08	3	25	0	35	3	3	-1	2	2	5
2419 EVERETT AVE	R-4 (H)	1.08	Constant	Not room for expansion, site has long-term potential to redevelop	2035 Redev	Ever	Ever	1	0.13	9	36	0	56	9	6	0	4	4	6
2718 BROADWAY AVE	B-3	1.07	Constant	SIte has long-term redev potential	2035 Redev	Ever	Ever	0	0.28	41	100	0	125	41	34	68	28	34	34
2722 PINE ST	R-4	1.02	Constant	Site has long-term potential to redevelop	2035 Redev	Ever	Ever	4	0.14	6	36	0	56	6	4	0	1	1	4
2802 CEDAR ST	C-1	1.09	Constant	Site is more likely to redev than have an addition	2035 Redev	Ever	Ever	1	0.15	11	4	0	38	11	5	3	0	5	5
2812 CEDAR ST	C-1	1.01	Constant	Site has long-term potential to redev	2035 Redev	Ever	Ever	0	0.10	8	4	0	38	8	4	2	0	4	4
2902 HEWITT AVE	C-1	1.16	Constant	Building has long-term potential for redevelopment	2035 Redev	Ever	Ever	0	0.36	28	4	0	38	28	14	-3	1	14	14
3602 EVERETT AVE	C-1	1.32	Constant	SFR is in great shape but does not conform to zoning	2035 Redev	Ever	Ever	1	0.24	17	4	0	38	17	8	5	0	8	8
2807 HIGHLAND AVE	C-2	0.53	Redevelopable	City feels this is redevelopable in the short term	2035 Redev	Ever	Ever	0	0.43	0	0	0	0	0	0	5	0	0	0
2940 W MARINE VIEW DR	B-3	1.23	Constant	This building has long-term redevelopment potential	2035 Redev	Ever	Ever	0	0.55	82	100	0	125	82	69	136	55	69	69
3007 FEDERAL AVE SE	R-3 (C)	1.13	Constant	SFR uses entire site but could redevelop in the long-term	2035 Redev	Ever	Ever	3	0.14	0	6	0	0	0	0	4	-2	-2	-2
3221 NORTON AVE	R-3 (H)	1.05	Constant	DIfficult site to add units w/o redeveloping first; long-term potential to redevelop	2035 Redev	Ever	Ever	1	0.14	0	26	0	0	0	0	0	3	3	3
3232 GRAND AVE SE	R-3 (H)	1.21	Constant	DIfficult site to add units w/o redeveloping first; long-term potential to redevelop	2035 Redev	Ever	Ever	1	0.14	0	26	0	0	0	0	0	3	3	3
3228 GRAND AVE SE	R-3 (H)	1.03	Constant	DIfficult site to add units w/o redeveloping first; long-term potential to redevelop	2035 Redev	Ever	Ever	1	0.14	0	26	0	0	0	0	0	3	3	3
3121 NORTON AVE	R-3 (H)	1.10	Constant	DIfficult site to add units w/o redeveloping first; long-term potential to redevelop	2035 Redev	Ever	Ever	1	0.14	0	26	0	0	0	0	0	3	3	3

STREET_ADD	ZONE_LABEL	ILRATIO	Status Over	Reason	UseOverrid	City02	City12	HOUSINGUNI	GBACRES	CT_CP_Unit	2035_DENSI	Calc3Units	Calc3Densi	1_5IL_UNIT	Table5Unit	EMP_2035RE	2035_Redev Alt3	2035_ALT2	2035_ALT1
3120 GRAND AVE SE	R-3 (H)	1.07	Constant	DIfficult site to add units w/o redeveloping first; long-term potential to redevelop	2035 Redev	Ever	Ever	1	0.21	0	26	0	0	0	0	0	4	4	4
3114 GRAND AVE SE	R-3 (H)	1.01	Constant	DIfficult site to add units w/o redeveloping first; long-term potential to redevelop	2035 Redev	Ever	Ever	1	0.14	0	26	0	0	0	0	0	3	3	3
3102 COLBY AVE	B-3	1.06	Constant	Bldg has long-term potential to redevelop	2035 Redev	Ever	Ever	0	0.24	36	100	0	125	36	30	56	24	30	30
1712 PACIFIC AVE	B-3	1.21	Constant	Building has long-term redevelopment potential	2035 Redev	Ever	Ever	0	0.20	29	100	0	125	29	24	40	20	24	24
3113 OAKES AVE	R-5 (O)	1.36	Constant	Building is in good shape but could redevelop as surrounding area improves	2035 Redev	Ever	Ever	2	0.07	3	55	0	65	3	2	2	2	2	2
1908 PACIFIC AVE	R-5 (O)	1.73	Constant	Building is in good shape but could redevelop as surrounding area improves	2035 Redev	Ever	Ever	0	0.10	8	55	0	65	0	0	0	6	7	7
3209 ROCKEFELLER AVE	R-5 (O)	1.30	Constant	Site has long-term redevelopment potential	2035 Redev	Ever	Ever	0	0.14	10	55	0	65	10	9	1	8	9	9
3232 OAKES AVE SE	R-5 (O)	1.21	Constant	House had long-term redevelopment potential	2035 Redev	Ever	Ever	1	0.10	6	55	0	65	6	5	4	4	5	5
3221 OAKES AVE SE	R-5 (O)	1.21	Constant	Office bldg could redevelop in long-run	2035 Redev	Ever	Ever	0	0.14	10	55	0	65	10	9	-1	8	9	9
3030 HOYT AVE	B-3	0.91	Constant	Former Chicago Title building has some life left in it yet	2035 Redev	Ever	Ever	0	0.43	65	100	0	125	65	54	82	43	54	54
3130 BROADWAY AVE	BMU	1.17	Constant	Apartments have potential to redevelop	2035 Redev	Ever	Ever	0	0.14	5	25	0	35	5	5	6	3	3	9
2505 PACIFIC AVE	C-2ES	0.77	Constant	Lowe's has a low I/L ratio due to location, but could redevelop once light rail reaches Everett Station	2035 Redev	Ever	Ever	0	10.13	1013	50	0	75	1013	760	19	507	760	760
2942 CEDAR ST	C-2ES	1.12	Constant	SIte has long-term redevelopment potential	2035 Redev	Ever	Ever	1	0.07	6	50	0	75	6	4	1	2	4	4
2934 CEDAR ST	C-2ES	1.11	Constant	SIte has long-term redevelopment potential	2035 Redev	Ever	Ever	1	0.07	6	50	0	75	6	4	1	2	4	4
2941 CHESTNUT ST	C-2	0.08	Redevelopable	City feels this site is redevelopable in the short term	2035 Redev	Ever	Ever	0	2.07	0	0	0	0	0	0	54	0	0	0
2922 CHESTNUT ST	C-2	0.77	Constant	Semi-Industrial use likely to remain here for a while	2035 Redev	Ever	Ever	0	0.98	0	0	0	0	0	0	26	0	0	0
UNKNOWN UNKNOWN	C-2	0.62	Constant	Semi-Industrial use likely to remain here for a while	2035 Redev	Ever	Ever	0	2.36	0	0	0	0	0	0	64	0	0	0
1308 34TH ST SE	R-3 (H)	1.07	Constant	DIfficult site to add units w/o redeveloping first; long-term potential to redevelop	2035 Redev	Ever	Ever	1	0.10	0	26	0	0	0	0	0	2	2	2
3329 GRAND AVE SE	R-3 (H)	1.14	Constant	DIfficult site to add units w/o redeveloping first; long-term potential to redevelop	2035 Redev	Ever	Ever	1	0.14	0	26	0	0	0	0	0	3	3	3
3422 HOYT AVE SE	R-4	1.16	Constant	DIfficult site to add units w/o redeveloping first; long-term potential to redevelop	2035 Redev	Ever	Ever	1	0.10	7	36	0	56	7	5	0	3	3	5
3421 HOYT AVE SE	R-4	1.22	Constant	DIfficult site to add units w/o redeveloping first; long-term potential to redevelop	2035 Redev	Ever	Ever	2	0.14	8	36	0	56	8	6	0	3	3	6
3615 HOYT AVE	R-4	1.00	Constant	SIte has long-term redevelopment potential	2035 Redev	Ever	Ever	1	0.11	7	36	0	56	7	5	0	3	3	5
3415 OAKES AVE SE	R-3 N	1.04	Constant	Site has long-term potential to redevelop	2035 Redev	Ever	Ever	1	0.10	0	25	0	0	0	0	0	1	1	1
3530 OAKES AVE	R-3 N	1.10	Constant	SFR has long-term potential to redevelop	2035 Redev	Ever	Ever	1	0.14	0	25	0	0	0	0	0	2	2	2

STREET_ADD	ZONE_LABEL	ILRATIO	Status Over	Reason	UseOverrid	City02	City12	HOUSINGUNI	GBACRES	CT_CP_Unit	2035_DENSI	Calc3Units	Calc3Densi	1_5IL_UNIT	Table5Unit	EMP_2035RE	2035_Redev Alt3	2035_ALT2	2035_ALT1
3525 OAKES AVE	R-3 N	1.04	Constant	SFR has long-term potential to redevelop	2035 Redev	Ever	Ever	1	0.10	0	25	0	0	0	0	0	1	1	1
3605 ROCKEFELLER AVE	R-3 N	1.04	Constant	Site has long-term potential to redevelop	2035 Redev	Ever	Ever	1	0.10	0	25	0	0	0	0	0	2	2	2
3613 OAKES AVE	R-3 N	1.14	Constant	Site has long-term potential to redevelop	2035 Redev	Ever	Ever	2	0.14	0	25	0	0	0	0	0	1	1	1
3602 ROCKEFELLER AVE	R-3 N	1.06	Constant	Site has long-term potential to redevelop	2035 Redev	Ever	Ever	1	0.15	0	25	0	0	0	0	0	3	3	3
3506 BROADWAY AVE	BMU	1.18	Constant	Site has long-term redev potential	2035 Redev	Ever	Ever	0	0.19	8	25	0	35	8	7	0	5	5	12
4001 COLBY AVE	R-4 (C-O)	2.73	Constant	High current I/L ratio will not likely prevent redevelopment after larger nearby assemblies are built	2035 Redev	Ever	Ever	0	0.14	0	27	0	38	0	0	-9	4	4	5
4005 COLBY AVE	R-4 (C-O)	2.02	Constant	High current I/L ratio will not likely prevent redevelopment after larger nearby assemblies are built	2035 Redev	Ever	Ever	0	0.18	0	27	0	38	0	0	-3	5	5	7
4009 COLBY AVE	R-4 (C-O)	2.59	Constant	High current I/L ratio will not likely prevent redevelopment after larger nearby assemblies are built	2035 Redev	Ever	Ever	0	0.14	0	27	0	38	0	0	-4	4	4	5
4017 COLBY AVE	C-1	3.59	Constant	High current I/L ratio will not likely prevent redevelopment after larger nearby assemblies are built	2035 Redev	Ever	Ever	0	0.14	0	4	0	38	0	0	-4	1	5	5
3927 COLBY AVE	R-4 (C-O)	1.93	Constant	High current I/L ratio will not likely prevent redevelopment after larger nearby assemblies are built	2035 Redev	Ever	Ever	0	0.13	6	27	0	38	0	0	2	3	3	5
3311 WETMORE AVE	R-4	1.37	Constant	Bldg needs parking; long-term redevelopment potential	2035 Redev	Ever	Ever	0	0.41	31	36	0	56	31	23	0	15	15	23
1201 EVERETT AVE	R-5	1.07	Constant	Site has long-term potential to redevelop	2035 Redev	Ever	Ever	4	0.21	17	77	0	87	17	14	0	12	14	14
1915 BROADWAY AVE	BMU	1.05	Constant	Site has long-term redevelopment potential	2035 Redev	Ever	Ever	0	0.14	6	25	0	35	6	5	0	3	3	9
2022 BROADWAY AVE	BMU	1.25	Constant	Assembly of land has long-term redev potential	2035 Redev	Ever	Ever	0	0.28	11	25	0	35	11	10	4	7	7	18
1715 BROADWAY AVE	BMU	1.01	Constant	Safeway has long-term redevelopment potential	2035 Redev	Ever	Ever	0	2.42	97	25	0	35	97	85	46	61	61	157
1819 32ND ST	R-5 (O)	1.38	Constant	House w/accessory apt could redevelop in long-run	2035 Redev	Ever	Ever	4	0.07	1	55	0	65	1	0	2	0	0	0
3115 OAKES AVE	R-5 (O)	1.43	Constant	Building is in good shape but could redevelop as surrounding area improves	2035 Redev	Ever	Ever	0	0.24	18	55	0	65	18	16	0	13	16	16
3101 OAKES AVE	R-5 (O)	2.57	Constant	Building is in good shape but could redevelop as surrounding area improves	2035 Redev	Ever	Ever	0	0.19	0	55	0	65	0	0	-5	11	13	13
2531 BROADWAY AVE	BMU	1.03	Constant	Building has long-term redev potential	2035 Redev	Ever	Ever	0	0.68	27	25	0	35	27	24	-1	17	17	44
2600 MCDOUGALL AVE	BMU	0.29	Constant	City: Okay to display as redevelopable; QFC had an override land status of "Constant" in the 2007 report. Should this continue?	2035 Redev	Ever	Ever	0	2.65	106	25	0	35	106	93	-12	66	67	172
2628 GRAND AVE SE	R-5	1.07	Constant	Site has long-term potential to redevelop	2035 Redev	Ever	Ever	1	0.08	7	77	0	87	7	6	0	5	6	6
2732 GRAND AVE	B-3	0.82	Constant	The Herald is likely to remain in this location a while longer	2035 Redev	Ever	Ever	0	2.42	363	100	0	125	363	303	656	242	303	303
1420 HEWITT AVE	B-3	0.94	Constant	Redevelopment is unlikely here until further assembly happens	2035 Redev	Ever	Ever	0	0.21	31	100	0	125	31	26	52	21	26	26
1418 HEWITT AVE	B-3	0.95	Constant	Redevelopment is unlikely here until further assembly happens	2035 Redev	Ever	Ever	0	0.07	10	100	0	125	10	8	14	7	8	8

STREET_ADD	ZONE_LABEL	ILRATIO	Status Over	Reason	UseOverrid	City02	City12	HOUSINGUNI	GBACRES	CT_CP_Unit	2035_DENSI	Calc3Units	Calc3Densi	1_5IL_UNIT	Table5Unit	EMP_2035RE	2035_Redev Alt3	2035_ALT2	2035_ALT1
1508 HEWITT AVE	B-3	1.20	Constant	Site has long-term redevelopment potential	2035 Redev	Ever	Ever	0	0.33	50	100	0	125	50	41	-7	33	41	41
2828 HIGHLAND AVE	C-2	0.69	Redevelopable	City feels this is redevelopable in the short term	2035 Redev	Ever	Ever	0	0.81	0	0	0	0	0	0	-9	0	0	0
2901 STATE ST	C-2	0.68	Redevelopable	City feels this is redevelopable in the short term	2035 Redev	Ever	Ever	0	1.07	0	0	0	0	0	0	-2	0	0	0
2918 CEDAR ST	C-2ES	1.07	Constant	SIte has long-term redevelopment potential	2035 Redev	Ever	Ever	2	0.25	22	50	0	75	22	16	5	10	16	16
3223 ROCKEFELLER AVE UNIT 1	R-5 (O)	4.12	Constant	Site has long-term redevelopment potential	2035 Redev	Ever	Ever	7	0.27	0	55	0	65	0	0	10	8	11	11
910 W MARINE VIEW DR	M-S	0.82	Constant	Waterfront related use likely to remain a while	2035 Redev		Ever	0	2.91	0	0	0	0	0	0	30	0	0	0
3402 SMITH AVE	C-2ES	1.11	Constant	SIte has long-term potential to redevelop	2035 Redev	Ever	Ever	0	4.04	404	50	0	75	404	303	-92	202	303	303
														2697	2110	1273	1565	2098	2436

Middle 2035 Redev

STREET_ADD	ZONE_LABEL	ILRATIO	StatusOver	Reason	UseOverrid	City02	City12	HOUSINGUNI	GBACRES	CT_CP_UNIT	2035_DENSI	Calc3Units	Calc3Densi	1_5IL_UNIT	Table5Unit	EMP_2035RE	2035_REDEV	2035_ALT2
7400 HARDESON RD	M-2	0.859	Constant	City feels new building may be undervalued - they want displayed as constant	Redevelopable	Ever	Ever	0	1.525	0	0	0	0	0	0	-25	0	0
5615 EVERGREEN WAY	E-1	1.094	Constant	Site has long-term redevelopment potential	2035 Redev	Ever	Ever	0	0.369	9	20	0	13	9	5	0	7	7
6008 MCDOUGALL AVE	R-3 S	1.106	Constant	SFR w/R-3 zoning has long term redev potential	2035 Redev	Ever	Ever	1	0.179	0	19	0	0	0	0	0	2	2
2423 62ND ST	R-3 S	1.036	Constant	SFR with R-3 zoning has long-term redev potential	2035 Redev	Ever	Ever	1	0.158	0	19	0	0	0	0	0	2	2
2330 63RD ST	R-3 S	1.053	Constant	SFR with R-3 zoning has long-term redev potential	2035 Redev	Ever	Ever	1	0.124	0	19	0	0	0	0	0	1	1
6214 BROADWAY CO	R-3 S	1.102	Constant	Duplex with R-3 zoning has long-term redev potential	2035 Redev	Ever	Ever	2	0.191	0	19	0	0	0	0	0	2	2
6623 EVERGREEN WAY	E-1 (MUO)	1.056	Constant	Bank needs parking, but has long-term redev potential	2035 Redev	Ever	Ever	0	0.927	60	32	0	48	60	44	-14	30	37
6727 EVERGREEN WAY	E-1 (MUO)	0.589	Constant	Albertson's likely to remain a while and be renovated before redeveloped	2035 Redev	Ever	Ever	0	3.086	201	32	0	48	201	148	-12	99	123
2120 MADISON AVE	B-1	1.092	Constant	Site has long-term potential to redevelop	2035 Redev	Ever	Ever	2	0.207	0	5	0	0	0	0	5	-1	-1
2116 MADISON AVE	B-1	1.006	Constant	Site has long-term potential to redevelop	2035 Redev	Ever	Ever	1	0.138	0	5	0	0	0	0	3	0	0
2110 MADISON AVE	B-1	1.059	Constant	Site has long-term potential to redevelop	2035 Redev	Ever	Ever	1	0.138	0	5	0	0	0	0	3	0	0
6801 BROADWAY	R-3 S	1.053	Constant	SFR has long-term redev potential in R-3	2035 Redev	Ever	Ever	1	0.134	0	19	0	0	0	0	0	2	2
6431 LOMBARD AVE SE	B-1	1.128	Constant	SFR with B-1 zoning has long-term redev potential	2035 Redev	Ever	Ever	1	0.162	0	5	0	0	0	0	4	0	0
8102 EVERGREEN WAY	E-1 (MUO)	0.764	Constant	Site has potential for major redevelopment when market is ready	2035 Redev	Ever	Ever	0	10.683	694	32	0	48	694	513	-20	342	427
7920 EVERGREEN WAY	E-1 (MUO)	0.515	Constant	Site has potential for major redevelopment when market is ready	2035 Redev	Ever	Ever	0	0.901	59	32	0	48	59	43	16	29	36
1411 42ND ST	R-4 (C-O)	1.056	Constant	Site has long-term potential to redevelop	2035 Redev	Ever	Ever	1	0.072	0	27	0	38	3	2	1	1	2
4920 EVERGREEN WAY	E-1 (MUO)	0.700	Constant	Oddity in Assessor data; long-term redev if at all	2035 Redev	Ever	Ever	0	3.671	239	32	0	48	239	176	-5	117	147
6324 BROADWAY CO	R-3 S	1.219	Constant	Site has long-term redev potential	2035 Redev	Ever	Ever	1	0.264	0	19	0	0	0	0	0	4	4
4817 EVERGREEN WAY	B-2	1.561	Pending	BSP10-003 - new bank; There may be room for building pads in parking lot	2035 PU	Ever	Ever	0	6.773	135	0	0	0	0	0	0	0	0
7701 HARDESON RD	R-3 S	0.404	Constant	Mobile Home Park with R-3 zoning has long-term potential to redevelop	2035 Redev	Ever	Ever	129	10.429	0	19	0	0	0	0	0	69	69
7601 EVERGREEN WAY	E-1	1.319	Constant	Site has long-term infill potential	2035 PU	Ever	Ever	0	19.829	0	0	0	13	0	0	0	0	0
																-44	706	860

South 2035 Redev																		
STREET_ADD	ZONE_LABEL	ILRATIO	StatusOver	Reason	UseOverrid	City02	City12	HOUSINGUNI	GBACRES	CT_CP_UNIT	2035_DENSI	CALC3UNITS	CALC3DENSI	1_5IL_UNIT	Table5Unit	EMP_2035RE	2035_REDEV	2035_ALT2
9309 18TH AVE W	R-3L	0.972	Constant	LIkely to remain as SFR until redeveloped (untill unlikely)	2035 Redev	Ever	Ever	1	0.167	0	16	0	0	0	0	0	0	0
1907 100TH ST SW	R-3L	0.954	Constant	LIkely to remain as SFR until redeveloped (untill unlikely)	2035 Redev	Ever	Ever	1	0.108	0	16	0	0	0	0	0	0	0
1917 100TH ST SW	R-3L	0.771	Constant	LIkely to remain as SFR until redeveloped (untill unlikely)	2035 Redev	Ever	Ever	1	0.231	0	16	0	0	0	0	0	0	0
1827 98TH PL SW	R-3L	0.932	Constant	LIkely to remain as SFR until redeveloped (untill unlikely)	2035 Redev	Ever	Ever	1	0.166	0	16	0	0	0	0	0	0	0
1909 98TH PL SW	R-3L	1.000	Constant	LIkely to remain as SFR until redeveloped (untill unlikely)	2035 Redev	Ever	Ever	1	0.166	0	16	0	0	0	0	0	0	0
1903 98TH PL SW	R-3L	1.016	Constant	LIkely to remain as SFR until redeveloped (untill unlikely)	2035 Redev	Ever	Ever	1	0.166	0	16	0	0	0	0	0	0	0
1930 98TH PL SW	R-3L	0.892	Constant	LIkely to remain as SFR until redeveloped (untill unlikely)	2035 Redev	Ever	Ever	1	0.077	0	16	0	0	0	0	0	0	0
9820 18TH AVE W	R-3L	0.762	Constant	LIkely to remain as SFR until redeveloped (untill unlikely)	2035 Redev	Ever	Ever	1	0.166	0	16	0	0	0	0	0	0	0
9832 18TH AVE W	R-3L	0.855	Constant	LIkely to remain as SFR until redeveloped (untill unlikely)	2035 Redev	Ever	Ever	1	0.216	0	16	0	0	0	0	0	0	0
1814 98TH PL SW	R-3L	0.840	Constant	LIkely to remain as SFR until redeveloped (untill unlikely)	2035 Redev	Ever	Ever	1	0.331	0	16	0	0	0	0	0	0	0
530 SW EVERETT MALL WAY	C-1	0.774	Constant	Site has long-term redev potential	2035 Redev	Ever	Ever	0	3.880	0	0	0	0	0	0	0	0	0
11102 EVERGREEN WAY	E-1 (MUO)	1.024	Constant	Bank likely to remain until redeveloped	2035 Redev	Ever	Ever	0	0.316	21	32	0	48	21	15	-2	10	15
11330 HWY 99	E-1	0.610	Constant	Walmart might be able to add more building pads	2035 PU	Ever	Ever	0	13.175	0	0	0	13	0	0	0	0	0
221 116TH ST SE	R-1	1.119	Constant	Difficult site to add units without redevelopment	2035 Redev	Ever	Ever	1	0.325	0	7	0	0	0	0	0	1	1
1803 112TH ST SE	B-2	0.955	Constant	Bank has long-term redev potential	2035 Redev	Ever	Ever	0	0.687	0	4	0	0	0	0	-3	3	3
11915 HIGHWAY 99		0.617	Constant	Home Depot may add more building pads in the future	2035 PU			0	9.939	0	0	0	0	0	0	0	0	0
8530 EVERGREEN WAY	E-1 (MUO)	0.918	Constant	Long-term infill potential	2035 PU	Ever	Ever	0	14.541	436	32	0	48	436	698	0	128	128
10121 EVERGREEN WAY	E-1 (MUO)	0.948	Constant	Site has long-term redev potential	2035 Redev	Ever	Ever	0	14.974	973	32	0	48	973	719	26	479	719
1402 SE EVERETT MALL WAY	C-1R	1.753	Constant	Mall could expand with structured parking	2035 PU	Ever	Ever	0	57.327	0	0	0	0	0	0	0	0	0
																21	621	866

South City After 2002

STREET_ADD	ZONE_LABEL	ILRATIO	StatusOver	Reason	UseOverrid	City 02	City12	HOUSINGUNI	GBACRES	CT_CP_UNIT	2035_DENSI	CALC3UNITS	CALC3DENSI	1_5IL_UNIT	Table5Unit	EMP_2035RE	2035_REDEV	2035_ALT2
12618 16TH AVE SE	R-2	0.996	Constant	Difficult site to add units without redevelopment	2035 Redev		Ever	1	0.222	0	8	0	0	0	0	0	1	1
1604 126TH ST SE	R-2	1.025	Constant	Difficult site to add units without redevelopment	2035 Redev		Ever	1	0.361	0	8	0	0	0	0	0	2	2
1504 126TH ST SE	R-2	0.903	Constant	Difficult site to add units without redevelopment	2035 Redev		Ever	1	0.279	0	8	0	0	0	0	0	1	1
1715 127TH PL SE	R-2	1.022	Constant	Difficult site to add units without redevelopment	2035 Redev		Ever	1	0.377	0	8	0	0	0	0	0	2	2
1723 127TH PL SE	R-2	1.134	Constant	Difficult site to add units without redevelopment	2035 Redev		Ever	1	0.321	0	8	0	0	0	0	0	2	2
1731 127TH PL SE	R-2	0.978	Constant	Difficult site to add units without redevelopment	2035 Redev		Ever	1	0.377	0	8	0	0	0	0	0	2	2
11915 HIGHWAY 99		0.617	Constant	Home Depot may add more building pads in the future	2035 PU		Ever	0	9.939	0	0	0	0	0	0	0	0	0
																0	10	10

	ALT 3	ALT 2	ALT 1
NORTH	1,565	2,098	2,436
MIDDLE	706	860	860
SOUTH	621	866	866
SOUTH AFTER 2002	10	10	10
TOTAL	2,902	3,834	4,172

New Pending Projects

								Zone	Density: Units / Gross Buildable Area	BL / Comp Plan Update Assumptions	Notes	Alt 3 - Change from BL Units	Alt 2 Additional Corrections	Alt 1 Corrections - Change Table5units to 0
SEPA14-010		MIXED USE BUILDING TWO PHASES	2901 RUCKER AVE	SKOTDAL, PRIME PROPERTIES	TO CONSTRUCT A 6 STORY & BASEMENT, **102 UNIT** MIXED USE BUILDING IN TWO PHASES. PHASE ONE BEING 2 STORIES OF TYPE 1A CONSTRUCTION THAT INCORPORATES 102 STRUCTURED PARKING SPACES, RETAIL, LIVE/WORK UNITS, MECHANICAL/STORAGE AND A RESIDENTIAL LOBBY. PHASE TWO BEING 5 STORIES OF TYPE IIIA CONSTRUCTION ABOVE PHASE ONE THAT INCLUDES; STUDIO, ONE AND TWO BEDROOM APARTMENTS AND A RESIDENTIAL AMENITY AREA. **2,000 SF Retail**	John Jimerson	00439168100101	B-3	159 DU/GBA	BL - IL ratio .0893 - Redevelopable 63 units (57 MF & 6 Senior) & AECTOTAL of 192	.64 acres GBA Table5units = 0	+ 39	-102	0
SEPA14-017	SUB14-003	78-Lot Unit Lot Subdivision of 8.0 acres	7828 BROADWAY	Seattle Pacific Development LL	The proposal is a subdivision of 7.99 acres into **78 lots**. The project is proposed as a unit lot subdivision under Ordinance No. 3377-14 and consists of attached townhomes on fee simple lots. Hearing Examiner approval of the preliminary plat is required.	Dave Tyler	28050800300100	R-3L		BL - 2 existing housing units Redevelopable IL Ratio .026 For sale, so no reductions **87 SF units** GBACRES - 5.685 UBACRES 2.3. We didn't change assumptions for R-3Ls	Dave says City will ask for redesign because roads too steep. May change number of units proposed.	- 9		
SEPA14-021		Convert to Apartments	3515 Hoyt	Michael LaFon	85 units senior housing	John Jimerson		R-4	85 du/GBACRES	Parking lot merged with church. Church is Church, Building - Constant with an IL Ratio of 2.5769. AHCTOTAL and AECTOTAL = 0 for both parcels GBACRES building - .535 Parking .46 Acres (SCOPI)	Not in 2035 Redev. Not calculated in Alt 1, 2, or 3 because IL ratio too high	+ 85		
SEPA13-004		Kenridge Park	420 92nd Street SE	Seattle Pacific Development	(12/9/2013 2:08 PM KMD) 61 unit townhouses on invidvidual lots and 11 lot subdivison	John Jimerson		R-2A	8.52 SF / GBACRES	BL - Redevelopable with no reductions . GBACRES 4.744 HOUSINGUNI=1. AHCRETOT=51. Church parcel was constant. Proposal has different lot layout. BLA 13-001 moved lot line to South. New lot areas are 367,889 sf (8.45 acres) for SF lot and 295,064 sf for southern church property. So +20 units over BL.		+20		
SEPA13-005		Demolish existing fire-damaged building	1814 HEWITT AVE	Pete and Helen Sikov	The proposal is demolition of an existing, approximately 15,000 square foot building that was severely damaged in a recent fire. The building is within the Hewitt Avenue National Register District, which means that future construction on the site will need to meet certain historic design standards. The proposal qualifies as Planned Action under Ordinance No. 3128-09, which means there is no comment period or appeals process for this determination.	Dave Tyler	00439168502100	B-3		BL - IL Ratio 2.1305 Constant Housinguni - 0 BL density - 100 du/acre. GBACRES - .292	SEPA says 12-13 MF units demolished. Subtract 12 from total (using Census / State #'s for existing housing units since they are more accurate than BL existing units. Alt 3 includes BL density assumption of 100. Alt 1 and 2 - 125. No additional correction needed for Alt 1.	+17	7	
SEPA13-008		177 Senior Apartments	8830 Evergreen Way	Caddle Development		John Jimerson		E-1	73.8	2.397 GBACRES. No unbuildable. Vacant. AHCV2TOT = 2 units AECTOTAL = 49 empl	Got density bonus for providing affordable units. Base density was 139 units.	+175	-177	

								Zone	Density: Units / Gross Buildable Area	BL / Comp Plan Update Assumptions	Notes	Alt 3 - Change from BL Units	Alt 2 Additional Corrections	Alt 1 Corrections - Change Table5units to 0
SEPA13-016		17 unit apartment added to site with 4 existing units	919 & 923 E Marine View	Tom Armstrong		John Jimerson	29051700100900	R-4	32.76 dus / GBACRES	BL - Northern parcel + of project site: Redevelopable. (EU combined with lot to north with 1 SF that was not included in project.) AHCRETOT = 14 GBACRES on northern parcel .452 minus .12 northern portion of northern EU = .332 Southern parcel (923 WMVD): GBACRES .309, UB .035 TOTACRES .3544. Redevelopable. 4 existing housing units. AHCTOTAL=6 Project GBACRES - .641 So BL assumed 20 units overall including .12 acre parcel to the north not included in the project. Project will result in 20 units overall (17 + 4 - 1) without the .12 acre northern parcel.	Remanant portion of EU should be considered redevelopable in the future. BL density for R-4 is 35.65 x .12 = 4. Minus existing HU gets +3 future dev. on northern parcel. R-4s outside of the Core were not assumed to have higher densities in alternatives with density increases.	+ 3		
SEPA13-022	SS13-004	2 lot short plat	919 and 923 EMVD. .	Northwest HomeFinders, Inc		Steve Ingalsbe		R-4			see SS			
SEPA13-020	SMA13-004	Silver Lake Vu 100 Townhomes	11217 19th Ave SE	Robert Fitzmaurice	100 SF units - townhouse and single family lots.	John Jimerson		B-2	17.5 SF / GBACRES	Redevelopable. GBACRES 2.665 Unbuildable 3.858. Total acre 6.525. AHCTOTAL 7 AECTOTAL 41 No reductions	BL overestimated amount of unbuildable due to wetland inventory that wasn't correct. Final unbuildable calculated as .7965 acres. So had 5.728 buildable acres.	+ 93		
SEPA12-013		Farmers Market & 210 unit & 110 rm hotel	2918 GRAND AVE 210	Lobsang Dargey	(4/23/2012 8:03 AM SRI) Construction of a 50,000 square foot Farmers Market with 215 dwelling units, a 110 room hotel, and a total of 410 off-street parking spaces within an under building parking garage.	Steve Ingalsbe	00439167903100	B-3		Pending: 210 units on Farmer's Market Site. 1.334 GBACRES = 157.4 du/GBACRE Hotel: 0 units AECTOTAL - 188 .396 GBACRES	IL ratio - .581 for farmer's market, .351 for hotel Calc3Units was 210, Table5units - 0	+5	-210	0
SEPA12-028	SS12-003	5 lot SHORT PLAT	7515 Broadway 5	SOLIE, BUILDERS INC		Steve Ingalsbe	28050800204700	R-1						
SEPA12-044	SS12-005	Jacobsen 6 lot short plat	21 115TH ST SE	Terry Jacobsen		Steve Ingalsbe	00573600002601	R-1		See SEPA 12-048 below	see SS			
SEPA12-046		Wetmore Avenue Apartments	2721 WETMORE AVE 60			John Jimerson	00439162600800	B-3		Pending. .04 IL Ratio. 60 units. GBACRES - .413 Comp Plan Calcs - CP_Units = 60	OK	no		
SEPA12-048	SS12-006	Lance Harvey 6 lot short plat	3 115TH ST SE	LANCE HARVEY TRUCKING & EXCAVA		Steve Ingalsbe	00573600002400	R-1			see SS			
SEPA11-002	SUB11-001	20 lots	54th Street SW	J G Construction		Dave Tyler	00436800003800				on hold pending revisions	no		
SEPA11-019	SUB11-002	2 Lot Plat	10304 27TH DR SE	SILVER, LAKE DEVELOPMENT LLC		Don Wood	00762300002200	R-1		Pending. Correct		no		
SEPA11-021		12-Unit Muliple Family Conversion	2701 WETMORE AVE	Chaohua Chang	The proposal is conversion of 6,836 square feet of existing, second-floor office space to 12 multiple family dwellings. Under EMC Chapter 22.020.G.2, additional parking is not required. No additional off-street parking is proposed.	Dave Tyler	00439162600100	B-3		IL rato 2.0938. Constant	Dave has letter in file from Steve Miller saying building permit application expired.	no		

								Zone	Density: Units / Gross Buildable Area	BL / Comp Plan Update Assumptions	Notes	Alt 3 - Change from BL Units	Alt 2 Additional Corrections	Alt 1 Corrections - Change Table5units to 0
SEPA11-023	SEPA09-005	103 Unit Assisted Living Facility	1830 Hollow Dale Pl	Hollowdale Partnership LLC	The proposed project is construction of a 103-unit assisted living facility. Proposed improvements include a three-story building, access road and parking for 27 vehicles. This project also includes an application for a reasonable use to allow reduction of the required Type F stream buffer from 100 feet to 39 feet. Four existing single-family residences would be removed. Resubmitted 06-08-2011 after original SEPA expired (SEPA #09-005).	Dave Tyler	00537900003000	R-3L		Not shown as pending	Dave says this project is not going to happen due to market conditions	No		
SEPA11-031	SS11-006	4 lot short plat	1130 90TH ST SW	Tim Kaintz		Don Wood	28041300203000	R-3L	10.2	Pending. GBACRES .392 AHCVISF - 4	Owner picked up TDR credit for extra lot	No		
SEPA11-033		191 Apartment Units	2601 ROCKEFELLER AVE	Joe Zlab	(8/8/2011 2:07 PM DKR) Multi-family/Mixed-use project with **191** apartment units, 198 secure parking stalls, **1,200 SF retail**. Amenites to include roof garden and reading room.	John Jimerson	00439161000100	R-5, B-2	167.3 du/GBACRES	Pending 175 units (191-16 existing units) AECTOTAL=1 1.046 GBACRES		No		
SEPA11-043		4 duplexes	9411 18th Ave W	LANCE HARVEY	(9/16/2011 9:57 AM SRI) Construction of two duplexes for a total of four duplexes on the lot.	Steve Ingalsbe		R-3L		4 units constant (already constructed), 4 pending GBACRES - blank		No		
SEPA11-048		DVS Shelter	1110 RAINIER AVE	DVS Snohomish County	(10/25/2011 8:02 AM KMD) Project includes the renovation of existing buildings at the Oswald Army Reserve Center which has been surplused by the US Army. Phase II of this project includes 20 units of affordable housing including a future parking lot and play areas. Phase II construction start not yet determined.	Faheem Siddiq	29051700212500	BMU		Pending 21 MF and 60 Transitional		No		
											TOTAL	+428	-482	0

Project Number	PARENT_PROJECT_NO	PROJECT_NAME	SITE_ADDR	APPLICANT_NAME	DESCRIPTION	PLANNER	SITE_APN	Zone	Density: Units / GBA	BL / Comp Plan Update Assumptions	Notes	Change from BL - Alt 3	Alt 2 correction	Alt 1 Corrections - Change Table5units to 0
PREAPP14-002		2-LOT SHORT PLAT WITH TDR	2001 74TH ST SE	RICK HARDT		Teresa Firnstahl	28050800203000				DEAD			
PREAPP14-003		73 UNIT ATTACHED	7828 BROADWAY	SEATTLE PACIFIC DEVELOPMENT		Dave Tyler	28050800300100				SEPA14-017			
PREAPP14-004		3-PLEX	3128 BROADWAY	ALAN LOGAN/MINH NGUYEN		Steve Ingalsbe	00439074101300			Pending AHCTOTAL - 3	permit issued for triplex			
PREAPP14-010		SUBDIVIDE INTO 2 LOTS	5109 SOUND AVE	BELMARK LLC		Steve Ingalsbe	00571700400400	R-S		1 HU,Part-Used AHCTOTAL - 0	no major issues	+ 1		
PREAPP14-011		APARTMENT COMPLEX	825 N BROADWAY	BALBIR SINGH		Teresa Weldon	29051700200600				DEAD			
PREAPP14-015		4-unit Townhouse	215 Dorn								no pre-app held - not required			
PREAPP14-016		RENOVATE EXISTING 4 STORY APT BUILDING	3515 HOYT AVE	CAPSULE		John Jimerson	00451400600300				SEPA14-021			
PREAPP14-017		SUBDIVIDE EXISTING LOT INTO 2 SHORT PLAT	5001 SOUND AVE	AMBROSE K CHAN		Dave Tyler	00571700401200				no major issues			
PREAPP14-021		MULTI FAMILY APARTMENTS	3204 BROADWAY	AMERICAN PROPERTY DEVELOPMENT		John Jimerson	00439076303000	BMU	191 du/acre at 120 units 239 if 150 dus	Pending SEPA08-036 New commercial essentially just replacement GBACRES = .626 AHCTOTAL = 120 AECTOTAL = 0	150 Senior Units, mabe assisted living - status not clear	Leave as is in BL		
PREAPP14-027		Trinity student housing	2820 Oakes			Teresa		B-3	129 dus per acre. Could get more if building redevelops.	Redevelopable (includes building) AHCTOTAL - 76 AECTOTAL - 110 2035 - 76 GBACRES .771 Alternatives could include the building being redeveloped, but not included. IL Ratio .6924	Allan says will be at least 100 units. Calc3units = 100 Table5units=0	+ 24	-100	0
PREAPP13-001		Senior Apartment	8800 EVERGREEN WAY	Canndle Development	(1/9/2013 3:07 PM JEW) 244 unit affordable senior apartments	John Jimerson	00392300000301				SEPA13-008 177 units under construction			
PREAPP13-003	SS13-003	3-lot short plat	515 47TH ST SE	BONTJE, AAT / WOLLIN PEARL		Teresa Firnstahl	29053100304000				SS13-003			
PREAPP13-005	SS13-002	2-lot short plat	1313 MADRONA AVE	DAWSON LANE RCI		Dave Tyler	00505700005800				SS13-002			
PREAPP13-007		6 APARTMENTS	3128 BROADWAY	ALAN LOGAN / MINH NGUYEN		Faheem Siddiq	00439074101300				See Preapp 14-004			
PREAPP13-008		TWO 3-UNIT TOWNHOUSE BUILDINGS	8307 5TH AVE W	AHMED KULAGA		John Jimerson	28041200302700				Issues with proposal			
PREAPP13-011		5 STORY APARTMENT BUILDING	XXX 9TH AVE W	SCRUPPS, DEV INC	5 STORY APARTMENT BUILDING WITH 43 UNITS & 58 AT GRADE PARKING SPACES.	Dave Tyler	00535200000300	E-1 MUO		Vacant HU - O GBACRES - .966 AHCTOTAL - 30 AECTOTAL - 17	Project exempt from SEPA. Got variance. No additional correction needed for Alt 1.	+ 13	-43	
PREAPP13-013		CONSTRUCT 3 STORY - 17 UNIT APT	919 E MARINE VIEW DR	TOM ARMSTRONG	CONSTRUCT 3 STORY - 17 UNIT APT + 4 EXISTING	John Jimerson	29051700101100				SEPA under construction			
PREAPP13-015	SS14-002	DEMO HOME DIVIDE INTO 2 LOTS	2225 CHESTNUT ST	SOUNDVIEW CONTRACTORS LLC		Steve Ingalsbe	29052000105000	R-2		Constant. IL Ratio 1.0122		+ 1		
PREAPP13-016		SF ATTACHED 97 UNITS	7828 BROADWAY	WESTCOTT HOMES		Dave Tyler	28050800300100				SEPA 14-017			
PREAPP13-017		2 SINGLE FAMILY DETACHED	99th PL SW & 1ST AVE			Steve Ingalsbe	00480200702100	R-3		Vacant GBACRES 1.264 AHCTOTAL 22 units	Reasonable Use with 2 units	- 20		

Project Number	PARENT_PROJECT_NO	PROJECT_NAME	SITE_ADDR	APPLICANT_NAME	DESCRIPTION	PLANNER	SITE_APN	Zone	Density: Units / GBA	BL / Comp Plan Update Assumptions	Notes	Change from BL - Alt 3	Alt 2 correction	Alt 1 Corrections - Change Table5units to 0
PREAPP13-018		100 UNIT TOWNHOMES	11121 19TH ST SE	SILVER LAKE VUE	100 TOWNHOUSE RESIDENTIAL UNITS WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING, OPEN SPACES, AND UTILITIES. ADDITIONALLY THERE WILL BE IMPROVED PLANTINGS AND GRADING ADJACENT TO THE WETLANDS LOCATED ON THE EAST SIDE OF THE SITE.	John Jimerson	00574700100102				See SEPA			
PREAPP13-019		4 LOT SHORT PLAT	48XX HARBOR LANE	CHILELLI, QUIRINO L - LIVING T	4 LOT SHORT PLAT WITH INSTALL OF 2-10' WALLS IN STEEP SLOPE AREA.	Steve Ingalsbe	00417100002200			Part used. .33634 IL ratio .75 surplus acres +3 Housing Units	1 lot needs massive retaining wall. May lose 1 lot	OK		
PREAPP13-020		RIVERFRONT SFR & MFR	RIVERFRONT	PNW RIVERFRONT LLC	175 SINGLE & MULTIFAMILY RESIDENCES	John Jimerson		WC		Simpson AHCTOTAL = 650 Eclipse AHCTOTAL = 175	Simpson 226 units proposed now. Eclipse with Phase 2 is now 264 (190 in Phase 1)	-335		
PREAPP13-021		34-Unit Apartment building	3624 RUCKER AVE			John Jimerson	00451401302000				Dead			
PREAPP13-022		3 LOT SHORT PLAT	44XX CRESCENT AVE			Dave Tyler	00605501500600				Dead			
PREAPP13-024		3-LOT SHORT PLAT WITH TDR	2506 JACKSON AVE	RICK HARDT		Dave Tyler	00545104001700				Did BLA instead			
PREAPP13-027		3 LOT SHORT PLAT	3505 UPLAND AVE	ANDY REECE		Dave Tyler	00433600005502				SS14-001			
PREAPP13-028		TWO DUPLEXES ON SINGLE LOT	3319 WETMORE AVE	NATE MATLESY		Steve Ingalsbe	00436979200900				?			
PREAPP13-034		6 UNIT APARTMENT	4713 VESPER DR	LANGE, JOHN & GAYLE		Teresa Firnstahl	00611100000300				Dead			
PREAPP13-035		Waterfront Place		PORT OF EVERETT		Dave Koenig					?			
PREAPP13-038	MFTAX14-001	100 UNITS / 6 STORY + BASEMENT	2901 RUCKER AVE	SKOTDAL, PRIME PROPERTIES		John Jimerson	00439168100101				SEPA 14-010			
PREAPP12-006		Commercial to Apts	2914 RUCKER AVE	Dwayne Lane		Teresa Firnstahl	00439168003200				Hertz - no units			
PREAPP12-007		6-lot SS	21 115TH ST SE	Terry Jacobsen		Don Wood	00573600002601				SS12-005			
PREAPP12-010		42-LOT SUBDIVISION	420 92ND ST SE	SEATTLE PACIFIC HOMES INC		John Jimerson	28051800302200				SEPA13-004			
PREAPP12-011		Everett Housing Authority	1110 RAINIER AVE	Jeff Wandasiewicz	(10/9/2012 10:58 AM JEW) Two multi-family residential building, 20 units total, with office space	Faheem Siddiq	29051700212500				SEPA11-048 - Oswald Center			
PREAPP12-012		3-lot SS	28 W MCGILL AVE	Hartford Homes		Faheem Siddiq	00480200501100			Redevelopable Housing Units - 1 AHCTOTAL = 1	see SS12-008			
PREAPP12-014	SEPA12-046	Wetmore Avenue Apartments	2721 WETMORE AVE			John Jimerson	00439162600800				SEPA12-046			
PREAPP11-002		Multi-family apartments	3206 LOMBARD AVE	Real Assett Management Service		Faheem Siddiq	00439076402900				Gerry says is dead			
PREAPP11-014	SEPA11-033	191 Unit Apartment/Retail	2601 ROCKEFELLER AVE	Joe Zlab	(7/13/2011 10:27 AM JEW) 191 unit Multi-family Apartment project, 198 stalls, 1200 SF retail	John Jimerson	00439161000100				SEPA 11-033			
PREAPP11-025		Construct 10 unit apartments	3206 LOMBARD AVE	R.A.M. Services		Faheem Siddiq	00439076402900				Gerry says is dead			

Project Number	PARENT_PROJECT_NO	PROJECT_NAME	SITE_ADDR	APPLICANT_NAME	DESCRIPTION	PLANNER	SITE_APN	Zone	Density: Units / GBA	BL / Comp Plan Update Assumptions	Notes	Change from BL - Alt 3	Alt 2 correction	Alt 1 Corrections - Change Table5units to 0
PREAPP11-026		2 4-plex structures	1002 Broadway Ave	POD 1002, LLC	(11/22/2011 2:53 PM JEW)□ Demolition of existing structure and new construction of 2 4-plex dwelling structures on Lots 17, 18, 19	Faheem Siddiq	00385422101700	R-2I		Pending	Community College housing			
												-316	-143	

Project Number	PARENT_PROJECT_NO	PROJECT_NAME	SITE_ADDR	APPLICANT_NAME	DESCRIPTION	PLANNER	SITE_APN	Zone	Density: Units/GBA	BL / Comp Plan Update Assumptions	Notes	2	No changes to these zones/Projects in Alts 1 &2
SS14-001		3-Lot Short Subdivision of .62 acre	3505 UPLAND AVE	Northwest Construction Svcs	A short subdivision of 0.62 acre into three (3) lots in the R-S zone. All lots would have frontage on a public street.	Dave Tyler	00433600005502	R-S			on-hold - encroachment		
SS14-002		Beck 2-lot short plat	2225 CHESTNUT ST	SOUNDVIEW CONTRACTORS LLC		Steve Ingalsbe	29052000105000	R-2		HOUSINGU - 1 constant	Approved +1 unit	+1	
SS14-003		5 LOT SHORT PLAT	4332 FOREST DR	NORTHWEST HOMEFINDERS INC		Steve Ingalsbe	00449400200400	R-1			unknown		
SS13-001	SEPA13-004	62 unit mf + 9 lot short plat	420 92nd Street SE	Seattle Pacific Development		John Jimerson		R-2A			See SEPA		
SS13-002		2-Lot Short Subdivision	1313 MADRONA AVE	DAWSON LANE RES/COM INV GR INC	The proposal is a short subdivision of 0.5 acres into two lots in the R-1 zone. Both lots would have full frontage on a public street and would take access from Madrona Ave.	Dave Tyler	00505700005800	R-1		Redevelopable ! HU AHCTOTAL = 0	under construction	+1	
SS13-003		5 LOT SS	515 47TH ST SE	HAACK BROTHERS INC	Short subdivision of a 56,012 square foot lot into five lots.	Steve Ingalsbe	29053100304000	R-1			Dead		
SS13-004		2 lot short plat	102XX 7th Avenue SE Vacant lot S of 10225	Northwest HomeFinders, Inc		Steve Ingalsbe		R-1		Vacant .126 GBACRES AHCTOTAL=1	Approved - need parcel #	+1	
SS12-001		DIVIDE LOT & DEMOLISH EXISTING HOUSE	10325 MERIDIAN AVE	NEAMTIU, SIMION & LUCIA	(3/14/2012 10:58 AM DKR) DIVIDE EXISTING LOT INTO 2 LOTS OF EQUALSIZE AND DEMOLISH EXISTING HOUSE.	Don Wood	00396900004700			AHCTOTAL - 1 OK	approved		
SS12-002		2-LOT SHORT PLAT	11218 2ND AVE SE	NABIL MESSAK	(4/16/2012 8:40 AM DKR) 2-LOT SHORT PLAT WITH REMOVAL OF EXISTING SINGLE FAMILY RESIDENCE.	Don Wood	00573600003800			AHCTOTAL - 1 OK	approved		
SS12-003		Solie 5 lot Short Plat	7515 Broadway	SOLIE, BUILDERS INC		Steve Ingalsbe	28050800204700	R-1		Vacant GBACRES 1.097 AHCTOTAL = 5 - OK	approved		
SS12-004		2-lot short plat	8425 HOLLY DR	BEYENE, TADESSE	The proposal is a short subdivision of 0.38 acres into two lots in the R-1 zone. A private easement drive would provide access to the lots.	Dave Tyler	28051800201400	R-1		AHCTOTAL = 0 Constant IL ratio - 1.07	approved +1 unit	+1	
SS12-005	PREAPP12-007	Jacobsen 6 lot short plat	21 115TH ST SE			Steve Ingalsbe	00573600002601			3, 21 and lot inbetween included in this BL EU, including SEPA12-044, 12-048 Redevelopable. Il ratio .1395 GBACRES 1.849 Redevelopable AHCTOTAL=8 HU - 2	Approved and permitted. Were multiple lots, then BLA that split all of the parcels in 2. 12 units total - 2 HU = 10 units	+2	
SS12-006		Lance Harvey 6 lot short plat	3 115TH ST SE	LANCE HARVEY	(12/14/2012 12:16 PM SRI) Division of a 40,160 square foot lot into six single family residential lots. There will be approximately 700 cubic yards of grading.	Steve Ingalsbe	00573600002400	R-1					
SS12-007	SEPA11-048	OSWALD CENTER	1110 RAINIER AVE	PIVOTAL POINT LLP	A 2 lot short plat for the construction of 2 apartment units with a total of 20 apartment units and 2 office suites.	Faheem Siddiq	29051700212500				Void (Oswald Center)		
SS12-008	PREAPP12-012	3-lot SS	28 W MCGILL AVE	Hartford Homes		Faheem Siddiq	00480200501100	R-1		1HU AHCTOTAL = 1	Approved +1 unit	+1	
SS11-001		3 lot short plat	4622 SEAHURST AVE	Paul Thompson	Three lot short plat in the R-1.	Don Wood	00505700005101			Redevelopable 1 existing HU AHCTOTAL = 2	OK		
SS11-002		2 lot short plat	9924 4TH AVE W	Thompson Investments LLC	(5/3/2011 9:37 AM DKR) 2 lot short plat for property with an existing 8 unit apartment complex and one SFR.	Steve Ingalsbe	28041300304400	E-1 MUO		Constant Il Ratio .7785	Approved. No new units built		

SS11-003		2 Lot short plat	6224 MELROSE AVE	IAZEOLLA, TONY	(5/26/2011 11:10 AM DKR) 2-lot short plat retaining existing structure on-site.	Don Wood	00612000001600				OK		
SS11-004		2-Lot Short Plat	5009 OCEAN AVE	WILL MCMAHAN	(6/6/2011 9:30 AM DKR) 2-Lot short plat retaining existing single family residence.	Don Wood	29043400401800			AHCTOTAL = 1 OK	Approved		
SS11-005		3 Lot Easement Short Plat	1117 E Casino Rd	TIM KAINTZ	(9/27/2011 12:36 PM JEW) Proposed 3 lots and 3 units in R-1 zone. Using TDR credit from reasonable use determination approval REVI #02-007 for 1 additional lot.	Don Wood	00393600400900			Pending - OK	Approved		
SS11-006		4 lot short plat	1130 90TH ST SW	Tim Kaintz	(7/28/2011 2:30 PM DKR) 4 lot short plat utilizing a TDR. Single family dwellings.	Don Wood	28041300203000			Pending - OK	Approved		
SS11-007	SS11-007	3 lot short plat	10130 DAKOTA WAY	HARVEY TRUCKING	(10/11/2011 8:20 AM DKR) 3 lot short plat retaining ex. SFR	Don Wood	00552400900600			Pending - OK	Approved		
												+7	

Comprehensive Plan Update
Capacity Calculations

Employment Calculations

Due to the substantial job losses experienced after 2007 as a result of the recession, Snohomish County made adjustments to the methodology for calculation of additional employment capacity for the 2012 BLR. These adjustments were applied because the job losses were almost solely the result of attrition within existing buildings (and not the result of demolition), and thus could be regained relatively easily through rehiring. To follow the traditional employment capacity methodology and add the additional employment capacity calculated using a 2011 parcel base to the reduced 2011 employment base would have in most areas severely underestimated additional employment capacity as of 2011, since it would have ignored the capacity associated with potential rehiring within existing structures once the economy recovered

The revised methodology started with 2007 employment and added:

- the additional employment capacity calculated using the 2011 parcel base
- the estimated job capacity associated with major structures built after 2007 and not counted as pending capacity in the 2012 Buildable Lands Report. (Email from Steve Toy, Snohomish County, July 8, 2014.)

The problem with this approach for determining employment capacity in the City of Everett is that, unlike almost all other jurisdictions, Everett gained employment during the recession due to hiring at Boeing. The revised methodology ended up understating the employment capacity in Everett by about 4,000 employees.

Everett's employment capacity assumptions for the Comprehensive Plan update use the standard Buildable Lands methodology of adding the Buildable Lands Report capacity to the 2011 estimated employment.

Snohomish County's February 2013 table for *DRAFT 2035 RGS Employment Distribution using Final Draft 2012 BLR Employment Capacity* estimated Everett's 2011 employment within the 2012 City limits at 93,739. This is consistent with the PSRC's covered employment figure of 84,896. Covered employment refers to jobs "covered" under the state's Unemployment Insurance program, and constitutes approximately 85-90% of total employment. (PSRC website). 84,896 is 90.6% of 93,739.

Everett's Comprehensive Plan update assumes starting with the 2011 employment, adding the standard Buildable Lands capacities after reductions, and adding employment capacity on parcels identified as being redevelopable by 2035. This results in more than sufficient capacity to meet all alternative targets.

Employment on 2035 Redevelopable Parcels

Zone	Employees / GBACRE	North	Middle	South	Total
R-3(C)	27.35	4			4
R-4(C), R-4(C-O), R-4(C-H)	15.95	-14	1		-13
R-5(O), R-5(C-O)	35.85	13			13
B-1	21.85 - Vacant & Redev		15		15
	26.78 – Part Used				
B-2	15.23 – Vacant & Redev			-3	-3
	24.74 – Part Used				
B-2(B)	21.61 - Vacant & Redev				
	28.93 - Part Used				
B-3	300	1,106			1,106
BMU	40.81 - Vacant & Redev	59			59
	24.81 - Part Used				
C-1	19.48 - Vacant & Redev	3			3
	37.57 - Part Used				
C-1R	31.48			126	126
C-2	27.88 - Vacant & Redev	138			138
	39.09 - Part Used				
C-2ES	20 - Vacant & Redev	-66			-66
	48.66 - Part Used				
E-1	20.53 - Vacant & Redev		0		
	19.20 - Part Used		57		57
E-1 MUO	17.36 - Vacant & Redev		-35	24	-11
	19.20 - Part Used		19	92	111
M-1	23.48 - Vacant & Redev				
	32.51 - Part Used				
M-1 PDO	20.5				
M-2	7.71		-25		-25
M-M	21.37				
M-S	25	30			30
WC	20	0	0	0	
TOTAL		1,273	32	239	1,544

		Standard Buildable Lands Methods - Pre-Recession	Revised Buildable Lands Methods	Feb 2013 Table
2007 Estimated Employment within 2012 City Limits (unpublished number internal to Feb 2013 spreadsheet)	89,018	0	89,018	
2007-2011 Job Capacity Not Counted in 2012 BLR	602		602	
2011 Estimated Employment within 2002 City Limits (Buildable Lands Report)	92,855			
2011 Covered Employment (PSRC) - (90.57% of Total estimated employment in Feb 2013 Table)	84,896			
2011 Total Employment Estimate within 2012 City Limits (Feb 2013 Table)	93,739	93,739		93,739
Buildable Lands Report Capacity After Reductions in 2012 City Limits	52,280	52,280	52,280	
Buildable Lands Capacity After Reductions in 2012 City Limits based on new methodology (Feb 2013 Table)	48,161			48,161
2035 Redevelopable with 15% Reduction	1,312	1,312	1,312	1,312
TOTAL		147,331	143,212	143,212

145,000-143,212 = 1,788

PSRC Covered Employment

2007	78,667
2011	84,896
2012	87,539
2013	91,310