CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
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MEMORANDUM

DATE: June 3, 2013

TO: Kurt Triplett, City Manager

FROM: Eric Shields, Planning Director

SUBJECT: Draft Land Development Capacity Analysis

The Department of Planning and Community Development, along with the Geographic Information Systems Division of the Information Technology Department, recently completed the first draft of a land capacity analysis of the City of Kirkland. The analysis is intended to determine whether the City has land with sufficient zoning to accommodate the growth targets assigned to the City in the King County Countywide Planning Policies. The information will be presented at the June 27th Planning Commission meeting for review, but staff wanted to be sure that the Council was apprised of the preliminary findings prior to that meeting.

The analysis indicates that Kirkland has sufficient current zoning capacity to meet assigned growth targets. A copy of the City-wide summary listing neighborhood capacity is attached (Attachment 1).

Why We Evaluate Capacity

Under the State's Growth Management Act (GMA), all cities are required to plan for sufficient new households and employment to meet assigned growth targets. Growth targets for Kirkland for the years 2006 through 2031 are assigned in the King County Countywide Planning Policies (CPP) as follows:

- Employment: + 20,850 jobs
- Households: + 8570 households

The GMA requires that cities plan for growth within a 20 year period. Kirkland's revised plan will be adopted in either late 2014 or early 2015 and our "target year" will be 2035. Consequently, our targets need to be adjusted to reflect the period 2013-2035. To do so, the CPP targets will be 1) reduced to reflect growth that occurred from 2006 through 2012 (building permit figures indicate that 1581 net new dwelling units were constructed); and 2) increased to add four additional years. The CPP target represents an average annual construction of 343 units, resulting in a four year addition of 1372 units.

The resulting target for 2013-2035 is **8361** new households (8570 – 1581 + 1372).

Adjusting employment is somewhat more complicated and work is underway to do this. As with households, four additional years of employment growth must be added (834 jobs/year x 4 years = 3336 additional jobs). The more difficult question is how to calculate new jobs added (or lost) from 2006 through 2012).

How the Analysis was Prepared

The capacity analysis was based on instructions prepared in general accordance with a County-wide methodology that has been used by all King County cities for two earlier "buildable lands" reports. A copy of the instructions is attached (Attachment 3).

Developable land is divided into two general groups: vacant and redevelopable. Relatively speaking, there is very little vacant land in Kirkland. The large majority of developable land is classified as redevelopable. Land is considered to be redevelopable when it meets two basic conditions: 1) the extent of existing development is less than allowed under the current zoning; and 2) there are market conditions suggesting that redevelopment is likely to occur.

For each zone in the City, development assumptions were established, based on actual recent development experience. In zones that allow a variety of uses, the assumptions favor past trends (for example upper stories tend to be weighted toward residential rather than office use) and could prove to be in error if development trends change. There are also other nuances that have been factored in, such as affordable housing density bonuses, expected right of way dedications, and market factors.

For single family zoned land, the capacity analysis assumes that any lot large enough to be divided into two or more lots is redevelopable. Lots zoned for multi-family development are considered to be redevelopable only when existing development is less than 75% of the planned density, but condominiums are assumed to not be redevelopable regardless of existing density due to logistical issues of getting all homeowners to agree to redevelopment.

Lots zoned for commercial or industrial use are assumed to be redevelopable only where the assessed value of improvements is less than 50% of the assessed land value. This is an important qualification, since it eliminates many lots which are developed at significantly less than zoned capacity but have a relatively high improvement value or relatively low land value. However, for the Totem Lake Urban Center, the analysis also considered an alternative methodology which attempts to capture more of the latent potential for development. The alternative method redeveloped any lot that is developed with 33% or less of the planned development intensity. Using this alternative method, the capacity of Totem is more than doubled. The maps and tables for Totem Lake are Attachments 4, 5, 6 and 7.

In a few cases where developments have been approved but have not yet been built, the employment and households from the approved plans have been directly inserted.

Results

Overall, Kirkland has more than enough current zoning capacity for both jobs and housing, especially considering the huge latent capacity in Totem Lake. As noted previously, a summary table shows the capacity for the entire City, broken down by neighborhood (Attachment 1). In addition, a summary map shows the general capacity of housing and employment growth by neighborhood (Attachment 2). Not surprisingly, the neighborhoods with the largest capacity for both housing and employment are Totem Lake and Moss Bay. Neighborhoods with relatively low capacity for both employment and housing are: Bridle Trails, Central Houghton, Highlands, and Market.

Also attached are the maps and tables for each version of the Totem Lake Neighborhood (Attachments 4-7). Similar maps and tables are also available for all other neighborhoods. In summary, the analysis indicates that Kirkland has the capacity for:

- Employment: +20,400 new jobs
- Households: +9,800 new households

Using the alternative methodology for Totem Lake, the capacity increases considerably:

- Employment: +50,100 new jobs
- Households: +17,100 new households

The Plannning staff want to acknowledge and recognize the great help provided in this work by the GIS Division of the IT Department, especially Xiaoning Jiang and Mel Soares.

Attachments:

1. Citywide summary of capacity table
2. Map of capacity by neighborhood
3. Capacity Instructions
4. Totem Lake Capacity Map (Using Improvement to Land Value Method)
5. Totem Lake Capacity Tables (Using Improvement to Land Value Method)
6. Totem Lake Capacity Map (Using Percent of Development Potential Method)
7. Totem Lake Capacity Tables (Using Percent of Development Potential Method)

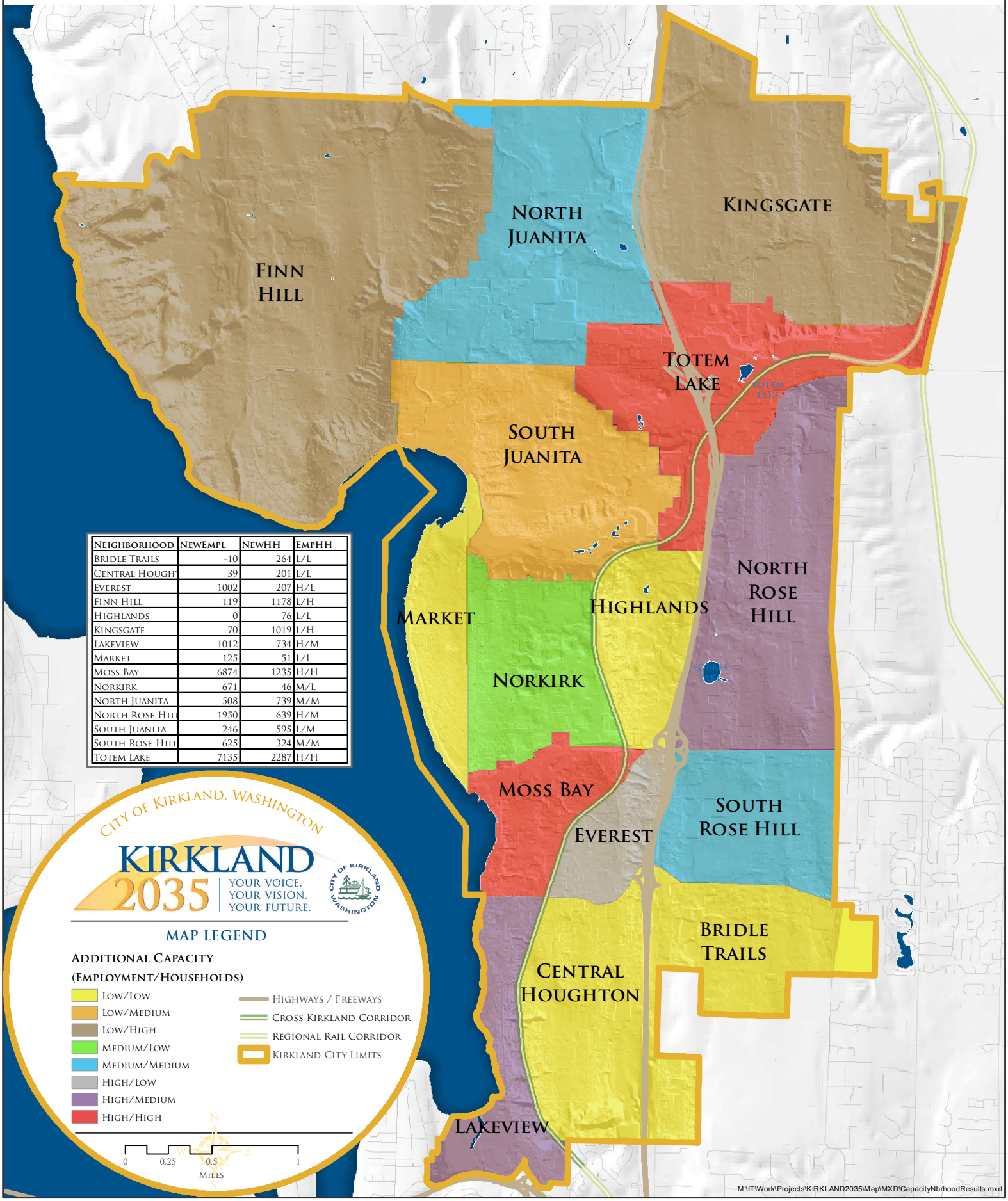
Citywide Capacity (Draft)

Neighborhoods	COMERCIAL (SqFt)	OFFICE (SqFt)	INDUSTAIL (SqFt)	RESIDENTIAL SF DU	RESIDENTIAL MF DU	MRKT COM	MRKT PO	MRKT IND	MRKT SF	MRKT MF	New Emp	New HH (SF)	New HH (MF)	New HH (Total)	New Student
Bridle Trails	-5,369	0	0	139	171	-4,832	0	0	111	153	-10	105	145	250	
Central Houghton	14,016	3,907	0	127	108	12,744	3,516	0	103	97	39	98	92	190	252
Everest	36,941	317,859	-136,038	30	213	33,247	286,073	-122,434	23	192	1,002	21	183	204	
Finn Hill	1,963	31,747	0	1,243	110	1,865	29,067	0	1,044	99	119	991	94	1,085	
Highlands	0	0	0	70	20	0	0	0	56	18	0	53	17	70	
Kingsgate	51,240	-6,025	0	543	644	46,116	-5,423	0	452	579	70	429	550	979	
Lakeview	134,673	227,498	0	49	769	121,873	204,748	0	30	727	1,062	28	691	719	
Market	-1,806	35,813	0	24	37	-1,626	32,232	0	18	33	125	17	31	48	
Moss Bay	295,084	1,606,037	-28,532	-1	1,446	296,024	1,581,446	-25,679	0	1,300	6,874	0	1,235	1,235	
Norkirk	-11,026	202,305	-24,061	82	-27	-9,923	182,075	-21,655	66	-25	671	62	-24	38	
North Juanita	41,536	124,939	-10,628	190	674	37,382	112,445	-9,565	155	605	508	147	575	722	
North Rose Hill	32,274	546,333	-48,740	337	389	29,047	491,700	-43,866	272	349	1,950	258	332	590	465
South Juanita	-10,782	73,740	0	267	408	-9,704	66,366	0	217	386	246	206	366	572	
South Rose Hill	463	173,655	0	209	170	417	156,289	0	167	153	625	158	146	304	
Totem Lake	577,589	1,678,743	-40,122	0	3,221	551,782	1,534,585	-33,464	0	2,934	7,185	0	2,787	2,787	
Total											**20,466**	2,573	7,220	**9,793**	**717**
Totem Lake (Alt)*	839,083	10,217,553	-1,045,812	0	11,738	786,641	9,219,514	-938,585	0	10,599	36,855	0	10,069	10,069	
Total (Alt)											**50,136**	2,573	14,502	**17,075**	**717**

*In consideration of Totem Lake's designation as an Urban Center, in this alternative version, TLBD parcels are classified as redevelopable if the amount of existing development is less than 33% of the maximum permitted development.

CITY OF KIRKLAND DEVELOPMENT CAPACITY

ADDITIONAL CAPACITY BY NEIGHBORHOOD



Neighborhood	NewEmpl	NewHH	EmpHH
Bridle Trails	-10	264	L/L
Central Hough	39	201	L/L
Everest	1002	207	H/L
Finn Hill	119	1178	L/H
Highlands	0	76	L/L
Kingsgate	70	1019	L/H
Lakeview	1012	734	H/M
Market	125	51	L/L
Moss Bay	6874	1235	H/H
Norkirk	671	46	M/L
North Juanita	508	739	M/M
North Rose Hill	1950	639	H/M
South Juanita	246	595	L/M
South Rose Hill	625	324	M/M
Totem Lake	7135	2287	H/H

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City of Kirkland Instructions for Estimating
Land Supply and Development Capacity
Updated May 28, 2013

The Growth Management Act requires jurisdictions to prepare comprehensive plans that accommodate expected growth over a 20 year planning period. Countywide Planning Policies allocate 20 year household and employment targets to each jurisdiction. These targets are intended to be the basis for local Comprehensive Plans. To assure that Comprehensive Plans provide adequate capacity for growth, the GMA also requires that jurisdictions track development trends and analyze the zoned land supply and resulting development capacity. Every five years, King County jurisdictions collaboratively publish a "Buildable Lands Report" reporting development trends and development capacity throughout the County. The report lays out a common reporting methodology for all jurisdictions. This document describes the methodology for the Kirkland development capacity analysis, consistent with the King County Buildable Lands Report methodology.

The Kirkland capacity analysis is created from the Land Use Master File which part of the City's Geographic Information System (GIS) and is maintained in an Access database. The Land Use Master File contains land use by parcel, as well as other Assessor's file information. The multi-family data has been field verified. Using GIS, the following information has been added for each parcel: parcel area, TAZ (transportation analysis Zones), zoning, comprehensive plan designation, critical areas and neighborhood.

Each piece of the analysis is done in Access Queries that are derived from the original database. If assumptions change, then the individual queries and formulae can be modified as necessary. Although the basic formula for calculating capacity comes from the Buildable Lands Repot, the assumptions about redevelopment, densities, critical area factors, market factors, ROW factors etc. are based on knowledge of circumstances unique to Kirkland.

Input

Data are derived from the Land Use Master File (Landuse.mdb) with added fields from the GIS and other tables. This is the main land use database, containing the following fields for the analysis:

- Land Use Code - 3 digit
- City of Kirkland Summary of the 3 digit code (SF, MF etc.)
- Assessed Value Land
- Assessed Value Improvements
- Improvement Area
- Number of Units (from assessor or field checked)
- TAZ Number
- Zoning
- Comprehensive Plan Designation
- Neighborhood
- Parcel Size in Acres and Square Feet (Using GIS lot size)
- Units / Acre for each Residential Zone
- FAR's for Non-Residential Zones

In calculating the development potential of individual parcels, all contiguous parcels under common ownership should be treated as a single parcel.

Before running the analysis, the following should be extracted:

- Public rights of way and the Cross Kirkland Corridor;
- Access tracts;
- Publicly owned properties, such as parks, schools, utilities and government facilities;
- All properties in a "P" zone
- Churches (including churches on property not owned by the church)
- Residential condominium developments

- Planned Unit Developments
- Parcels owned by homeowners associations
- Parcels < 2500 sq. ft.
- Parcels with a width < 25 ft.
- Developed parcels completely contained in wetlands and streams or their required buffers and underwater portions of properties along lakes.
- Developed waterfront parcels within single family zones.

Calculation of Capacity

For each parcel in each zone of the City, the analysis calculates the capacity of the parcel for additional development within the following 20 years. Capacity should be calculated for each separate parcel, except when abutting parcels are under common ownership, in which case capacity should be calculated for all parcels under common ownership.

Capacity is determined by the maximum development allowed by the zoning, accounting for a number of "factors" that are likely to reduce the magnitude or likelihood of development in the following 20 year planning period. Capacity for residential land use is expressed in additional dwelling units and resulting households, while capacity for nonresidential uses is expressed in additional floor area and resulting additional employees.

Categories of Parcels .
For analysis purposes, each parcel is classified into one of the following three categories:

- **Vacant** – parcels that have no existing development and will be developed to the maximum allowed by existing zoning. These parcels are identified in the Master Land Use data base as vacant in the land use field.

- **Redevelopable** - parcels that are partially developed but have the capacity for additional development. Parcels will be considered to be redevelopable as follows:
    - In single family residential zones: parcels which have the potential to be subdivided into additional lots;
    - In multi-family zones: parcels that are developed with apartments (not condominiums) and the existing number of dwelling units is less than 75% of the maximum number of dwelling units allowed by the zoning;
    - In commercial, office and industrial zones other than the Totem lake Business District zones, parcels with an assessed value of improvements which is less than or equal to 50% of the assessed land value;
    - In Totem Lake zones, parcels where the amount of development is less than or equal to 33% of the maximum development potential. The capacity of redevelopable parcels is calculated by first calculating the maximum allowed by existing zoning and then subtracting the existing development, resulting in the net additional development. Directions given in the tables below will supersede the above directions.

- **Developed** – parcels that contain development, but are not determined to be redevelopable. These parcels should be eliminated from the analysis.

For parcels with existing development, the determination of whether the parcel is classified as Redevelopable or Developed will be based on the calculation of additional development potential, as discussed below.

Zoning
Development potential is calculated differently for parcels with different zoning. Four categories of zones are recognized:

- **Low Density Zones** Development potential is calculated based on the minimum lot area/ dwelling unit allowed by the zoning (see table below) for each parcel. It is assumed that property that is capable of being subdivided will be subdivided, so the net potential additional number of lots equals the potential for additional single family dwelling units. For parcels within the Finn Hill neighborhood, all areas with slopes in excess of 40% should be subtracted from the existing parcel size before calculating development potential.

  Formula: Existing parcel size (minus slope areas) divided by minimum lot area/dwelling unit rounded down to the nearest whole number minus existing dwelling units = total new dwelling units; provided that when a parcel is vacant and not in common ownership with an adjacent developed parcel, one new dwelling unit should be assigned to that parcel.

- **Multi-family Residential Zones** Development potential will be calculated based on the number of dwelling units per acre allowed by the zoning (see table below). It is assumed that vacant parcels will develop to their maximum permitted densities. However, for parcels with existing development, it is assumed that only apartment buildings with a density of ≤60% of the maximum permitted density are redevelopable and will add units up to the maximum permitted. It is assumed that parcels with condominium units will not redevelop, regardless of density. Parcels containing an existing single family unit and which are large enough to be developed with one additional unit will not be redeveloped if the single family unit was constructed in or after 1980.

  Formula: Parcel size in acres divided by maximum density/acre minus existing dwelling units = total new dwelling units.

- **Commercial, Industrial and Office Zones** For these zones, development potential will be calculated based on identified maximum Floor Area Ratios (FAR) and residential densities unique to each zone (see tables below) . The FARs and densities are based on typical development intensities from recently constructed projects within the same or similar zones. All vacant parcels will be fully developed.

  In all zones except the Totem Lake Business District (TLBD), parcels with existing development will be classified as redevelopable if the assessed value of existing improvements is less than 50% of the assessed land value. Others will be classified as fully developed.

  In the TLBD zones, parcels will be classified as redevelopable if the amount of existing development is less than 33% of the maximum permitted development.

  Formulae:
  - ***Nonresidential uses***: Parcel in square feet times maximum nonresidential FAR minus existing building square feet = total new building square feet.

  - ***Residential Uses***: Parcel size in square feet times maximum residential FAR divided by 43,560 (square feet/acre) times maximum dwelling units per acre minus existing dwelling units = total new dwelling units

- **Institutional Zones** Some zones allow primarily institutional uses, such as hospitals, and colleges. Parcels in these zones will be handled as "special generators" as discussed below.

Preapproved Development

For some parcels, new development has already been approved and the amount of expected new development is known, in which case the expected future development is directly assigned, rather than derived from the capacity model. In such cases, the expected development is noted in the tables in the following section of this document. These parcels should be removed before running the capacity model using the formulae for each zone. After running model, the assigned development potential for the parcels should then be manually added.

Maximum Development Potential by Zone

Note: Some zones have a parenthetical note following the name of the zones on the zoning map. The note is not part of the name of the zone.

Low Density Zones

Zone	Minimum Lot Area/ DU	Notes
RS & RSX 5.0, PLA 6C & E	5000 sq. ft.	
RS 6.3	6300 sq. ft.	
RS & RSX 7.2	7200 sq. ft.	
RS & RSX 8.5	8500 sq. ft.	
RS & RSX 12.5, WD II	12,500 sq. ft.	
RS & RSX 35	35,000 sq. ft.	
RSA 1	43,560 sq. ft.	1 unit/ acre
RSA 4	10,890 sq. ft.	4 units/ acre
RSA 6, PLA 3C	7,260 sq. ft.	6 units/ acre
RSA 8	5,445 sq. ft.	8 units/ acre
PLA 16	26,000 sq. ft.	

Zoning

- Zoning = Low Density Residential

Developed Parcels

- Land Use: Single Family
- Parcel size is < 2x Minimum lot area/DU**.**

Vacant Parcels

- Land Use: Vacant
- Calculate development potential by dividing the Parcel size by the Maximum lot area/DU and round down to the closest whole number. In RS and RSX zones where the number of lots calculates to three or more, reduce parcel size by 5% to account for easements or rights of way dedication, and then recalculate.

Redevelopable Parcels

- Land Use = Single Family
- *Parcel size* is ≥ 2x *Maximum lot area/DU.*
- Calculate additional development potential in the same way as for vacant lots but subtract the existing dwelling units.

- **Multi-Family Residential Zones**

ZONE	Maximum Density	Notes
PLA 2	1 unit/acre	
PLA 15B	7 units/ acre	
RM & RMA 5.0, PLA 9, PLA 6H	9 units/acre	
RM & RMA 3.6, WD-I & WD-III, PLA 3B, PLA 6 F, & 7C	14 units/acre	Figures include 20% affordable housing density bonus
RM & RMA 2.4, PLA 6I & K, PLA 7A	21 units/acre	
RM & RMA 1.8, PLA 5A, D & E, PLA 6A, D & J, PLA 7B	28 units/acre	
PLA 17	If site > 2 acres: 14 units/acre; If < 2 acres: 1 unit/ 7200 sq. ft.	

Zoning

- Zoning = Medium or High Density Residential

Developed Parcels

- Land Use = Multi-Family
- Existing DU/acre is > .75 of the *Maximum DU/acre* or the parcel is in condominium ownership regardless of the existing DU/acre.

Vacant Parcels

- Land Use = Vacant
- Calculate development potential by dividing the P*arcel size* (square feet) by 43,560 (square feet in an acre) then multiplying the result by the *Maximum Density (DU/acre).* Round up or down to the nearest whole number.

Redevelopable Parcels

- Land Use = Multi-Family
- Existing DU/ acre is ≤ .6 of the *Maximum DU/acre* unless the parcel is in condominium ownership. If the existing land use is single family, only redevelop if the lot is > 5000 sq. ft. unless the date of house construction precedes 1980.
- Calculate additional development potential in the same way as for vacant lots but subtract the existing dwelling units.

- **Commercial, Industrial and Office Zones:** Do separately for Each Category

Zoning

- Zoning = Commercial, Industrial or Office

Developed Parcels

- Except in the TL zones, those parcels where the assessed value of improvements /assessed value of land is > .5.
- In the TL zones, the existing development is > .33 of the *Maximum development potential.*

Vacant Parcels

- Land Use = *Vacant*
- For each parcel, calculate the maximum development potential for each of the land uses indicated for the applicable zone in the charts below.

Redevelopable Parcels

- Land Use is not *Vacant*.
- Except in TL zones, the assessed value of improvements /assessed value of land is ≤ .5.
- In TL zones (including the residential TL zones), Dorian
- the existing development is ≤ .33 of the *Maximum development potential.*
- Calculate development potential in the same way as for vacant parcels but subtract the existing development.

Development Assumptions:

- An assumed maximum FAR was assigned to each category of use. The assigned FAR was based on recent developments.
- In mix use zones without a density limit, a residential density of 50 units/ 1.0 FAR of residential use was assumed.
- In density limited zones, the density was calculated based on the relative FAR devoted to residential use and an additional 20% was added for affordable housing. For example, in a PR 1.8 zone, the maximum density is 24 units/ acre. However, the assumed residential FAR is .2, approximately 30% of the total FAR of .65(the remaining .45 FAR was assumed for office use). Therefore, the residential density was calculated as follows: 24 x .3 x 1.2 = 9 units/ acre

Office Zones

Zone	Maximum Development Potential		Notes
	Land Use/ FAR	Residential Density	
PO	Office: .65 FAR	NA	
PR 8.5	Office: .45 FAR Residential: .2 FAR	2 units/ acre	Total FAR: .65 For Fairfax Hospital in PRA 1.8 zone, add 35,400 sq. ft. new addition to existing development.
PR 5.0		3units/ acre	
PR 3.6, MSC 1, PLA 6B, PLA 17A		4 units/ acre	
PR 2.4, PRA 2.4		7 units/ acre	
PR 1.8, PRA 1.8, PLA 5B, MSC 4		9 units/ acre	
PLA 5C	Office: .45 FAR Residential: 1.55 FAR	75 units/acre	Total FAR: 2.0
PLA 15A	Existing land uses		Do not redevelop.

Commercial Zones

Neighborhood & Community Business Zones

Zone	Maximum Development Potential		Notes
	Land Use/ FAR	Maximum Density	
BN,, BNA, MSC 2	Commercial : .25 FAR Residential: 1.0 FAR	48 units/acre	Total FAR: 1.25
BC, BCX	Commercial: .25 Residential: 1.0 FAR	48 units/ acre	
BC 1, BC 2	Commercial: .25 FAR Residential: 1.0 FAR	57 units/acre	Assumes 48 units/acre plus 20% affordable housing bonus
MSC 3	Commercial: .2 FAR Residential: 1.5 FAR	75 units/acre	Total FAR: 1.7

Central Business District

	Maximum Development Potential		Notes
Zone	Land Use/ FAR	Maximum Density	
CBD 1A, 1B, 4, 6 & 8	Commercial: .2 FAR Office: .3 FAR Residential: 2.5 FAR	125 units/acre	Total FAR: 3.0
CBD 2	Commercial: .2 FAR Office: .4 FAR Residential .4 FAR	20 units/acre	Total FAR: 1.0
CBD 3, 7	Commercial: .2 Office: .2 Residential: 1.6	80 units/acre	Total FAR: 2.0
CBD 5A			Per Parkplace master plan: replace existing development with: 1,200,000 sq. ft. of office and 592,700 sq. ft. of commercial
CBD 5	Commercial: .2 FAR Office: 1.3 FAR		Total FAR: 1.5

Juanita Business District

Zone	Maximum Development Potential		Notes
	Land Use/ FAR	Maximum Density	
JBD 1 – Excludes Juanita Village	Commercial: .2 FAR Residential: 1.8 FAR	40 units/acre	Total FAR: 2.0
JBD 1 Juanita Village			Add 196 units now under construction
JBD 2	Commercial: .2 FAR Office: .3 FAR Residential: 1.0 FAR	50 units/acre	Total FAR: 1.5
JBD 3	Office: .45 FAR Residential: .2 FAR	7 units/acre	Total FAR: .65
JBD 4, 5 & 6	Office: .45 FAR Residential: .2 FAR	10 units/acre	

North Rose Hill Business District

	Maximum Development Potential		Notes
Zone	Land Use/FAR	Maximum Density	
NRH 1A & 1B	Commercial: .2 FAR Office: .2 FAR Residential: 1.6 FAR	80 units/acre	Total FAR: 2.0
NRH 2 - 6	Office: .65 FAR		

Rose Hill Business District

	Maximum Development Potential		Notes
Zone	Land Use/FAR	Maximum Density	
RH 1A	Commercial: .3 FAR Office: .85 FAR Residential: .85 FAR	40 units/acre	Total FAR: 2.0 Do not redevelop Costco.
RH 1B	Office: .65 FAR		Do not redevelop Costco parking lot.
RH 2A	Commercial: .3 FAR Office: .85 FAR Residential: .85 FAR	40 units/acre	Total FAR: 2.0 Do not redevelop Lee Johnson auto.
RH 2B	Commercial: .3 FAR Office: .85 FAR Residential: .85 FAR	40 units/acre	Total FAR: 2.0 Do not redevelop Lee Johnson auto.
RH 2C	Office: .85 FAR		Do not redevelop Lee Johnson auto
RH 3 Rose Hill Center	Commercial: .3 Office: .85 Residential: .85	40 units/acre	Total FAR: 2.0
RH 4	Office: .65 FAR		
RH 5 A, B & C	Commercial: .3 FAR		
RH 7 Rose Hill Village	Commercial: .3 FAR Office: .6 FAR Residential: .6 FAR	30 units/acre	Total FAR: 1.5
RH 8	Office: .65 FAR		

Totem Lake Business District

Zone	Maximum Development Potential		Notes
	Land Use /FAR	Maximum Density	
TL 1A	Office: 2.0 FAR		
TL 1B	Residential: 3.0 FAR	150 units/acre	
TL 2	Commercial: .3 FAR Office: .7 FAR		Per 2006 TL Mall master plan: replace existing development with 144,000 sq. ft. of office, 622,000 sq. ft. commercial & 226 dwelling units. Commercial includes cinema.
TL 4A, B & C	Commercial: .3 FAR Office: 1.5 Residential: .7	35 units/acre	Total FAR: 2.5
TL 5	Commercial: .2 FAR Office: 1.3 FAR Residential: 1.0 FAR	50 units/acre	Total FAR: 2.5
TL 6A & B	Commercial: .3 Residential: 2.2	120 units/acre	Total FAR: 2.5
TL 7 (E of 132nd Ave NE)	Office: .35 FAR Industrial: .3 FAR		Total FAR: .65
TL 7 (S of Cross Kirk Corridor)	Commercial: .3 FAR Office: .35 FAR		Total FAR: .65
TL 8	Commercial: .3 FAR Residential: 2.2 FAR	120 units/acre	Total FAR: 2.5
TL 9A	Office: .35 FAR Industrial: .3 FAR		
TL 9B:	Residential	9 units/ acre	
TL 10A	Office: .75 FAR		
TL 10B & C	Office: .75 FAR Residential: .25 FAR	12 units/acre	Total FAR: 1.0
TL 10D	Office: 1.8 FAR Residential: .2 FAR	10 units/acre	Total FAR: 2.0
TL 10E	Office: 2.0 FAR		

Yarrow Bay Business District

	Maximum Development Potential		Notes
ZONE	Land Use/FAR	Maximum Density	
YBD 1			Develop proposed TOD site with 242 units and 6,672 sq. ft. of commercial.
YBD 2 & 3	Commercial: .2 FAR Office: .65 FAR Residential: .65 FAR	30 units/acre	Total FAR: 1.5

<u>Industrial Zones</u>

ZONE	Land Use/ FAR	Notes
LIT, PLA 6G (2)	Office: .65 FAR	Develop Google site in PLA 6G with 160,000 sq. ft. of office.

Institutional Zones

Zone	New Development
TL3A - D	1.9M square feet minus existing
PLA 1	
PLA 14	

Adjustments A number of factors typically reduce the potential for parcels to be developed or achieve maximum intensity. Consequently, the analysis should make the following adjustments:

- **Pre-development Parcel Size Reduction for Rights of Way/ Access Easements:** An adjustment will be made to account for a portion of the land being set aside for rights of way or access easements. In reality, the amount of this set aside varies from property to property. However, for the purpose of this analysis, the following average reductions are assumed:
  - *Low Density Residential (Single Family) Zones:*
    - *For all parcels in RSA zones and for parcels divided into only two lots in other low density zones: no deduction for rights of way or easements;*
    - *For all other parcels in low density zones* (i.e. parcels which are large enough to be divided into three or more lots not in RSA zones): Reduce parcel size by 5% to account for ROW dedication.
  - *All Other Zones:* Reduce parcel size by 2%to account for ROW dedication.

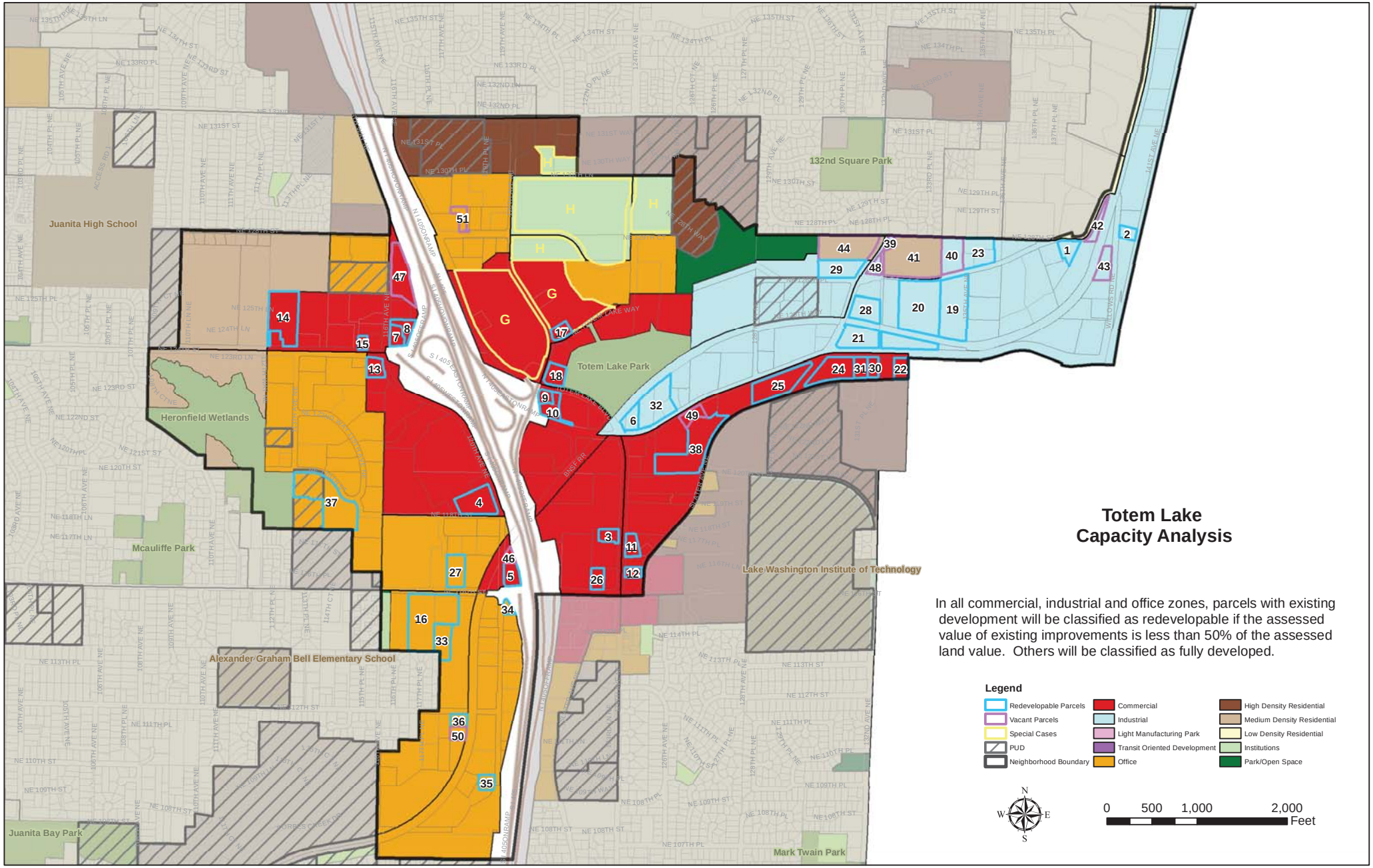
- **Adjustments for Critical Areas:** Using the GIS critical areas maps, the area occupied by wetlands, streams and buffers will be deducted from the parcel area prior to calculating development capacity. For this analysis, the width of all buffers will be assumed to be 50'.

- **Post Development Reductions for Market Factors:** Not all land that is theoretically ripe for development will be developed due to general market conditions, personal decisions by property owners or land acquisition for public purposes. To account for these factors, the number of new dwelling units and nonresidential floor area will be reduced by 5% on all vacant parcels and 10% on all redevelopable parcels, except for parcels with special generators.

Calculation of Households and Employees:

- **New Households:** Total new households will equal the total number of dwelling units minus 5% to account for vacancies.

- **New employees :** Calculate the number of new employees by using the following number of employees/ 1000 square feet of occupied floor area minus 5% of the floor area to account for vacancies:
  - Office: 4 employees/ 1000 square feet;
  - Commercial: 2 employees/ 1000 square feet;
  - Institutional:
    - PLA 1: 252 new students
    - PLA 14: 465 new students


Totem Lake
Capacity Analysis
In all commercial, industrial and office zones, parcels with existing development will be classified as redevelopable if the assessed value of existing improvements is less than 50% of the assessed land value. Others will be classified as fully developed.
Legend
Redevelopable Parcels
Vacant Parcels
Special Cases
PUD
Neighborhood Boundary
Commercial
Industrial
Light Manufacturing Park
Transit Oriented Development
Office
High Density Residential
Medium Density Residential
Low Density Residential
Institutions
Park/Open Space
N
W
E
S
0
500
1,000
2,000
Feet
Juanita High School
132nd Square Park
Totem Lake Park
Heronfield Wetlands
Mcauliffe Park
Lake Washington Institute of Technology
Alexander Graham Bell Elementary School
Juanita Bay Park
Mark Twain Park

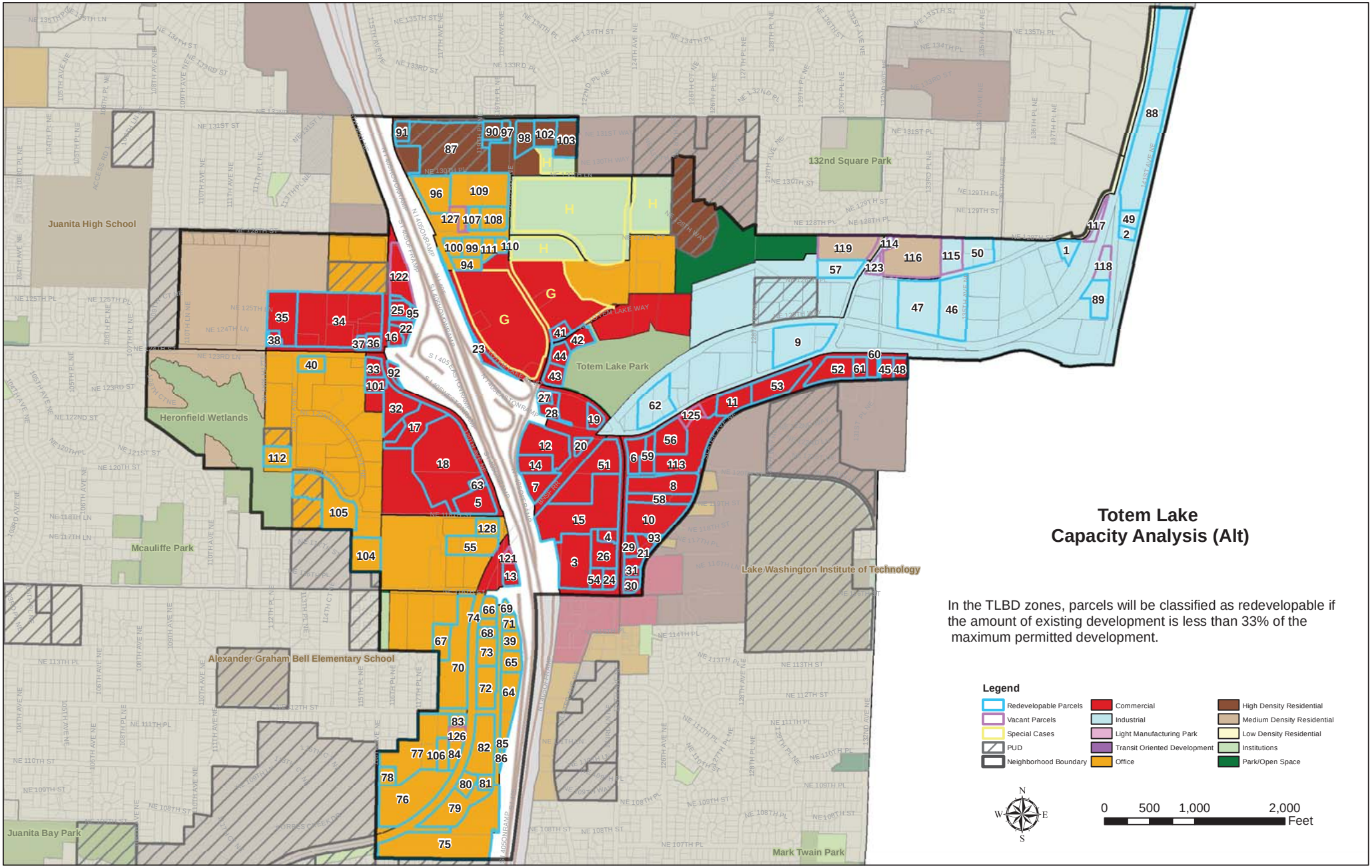
Totem Lake (II) - Capacity (Ratio - Draft)

TL 7A - Sounth of CKC; TL 7B North of CKC; TL 9A - New Far

MapNum	PIN	COK Land Use	Nbr Units	Bldg Gross SqFt	Yr Built	ZONE CODE	ADJ_ID	GIS_SQFT	ESA_SQFT	NetCOM	NetPO	NetIND	NetRES	MRKT COM	MRKT PO	MRKT IND	MRKT RES
1	2726059057	COM	0	4,280	1953	TL 7B		40,538	0	-4,280	13,905	11,918	0				
2	2726059065	COM	0	3,352	1948	TL 7B		24,297	0	-3,352	8,334	7,143	0				
3	2826059021	COM	0	2,050	1986	TL 5		29,840	0	3,799	38,016	0	33				
4	2826059032	COM	0	19,680	1978	TL 4B		105,139	0	11,231	154,554	0	82				
5	2826059069	COM	0	4,355	1981	TL 4C		41,704	0	7,906	61,305	0	32				
6	2826059077	COM	0	6,871		TL 7A	516	29,217	29,217	1,719	10,021	0	0				
7	2826059101	COM	0	1,798	1970	TL 6B		34,855	0	8,449	0	0	94				
8	2826059153	COM	0	3,210		TL 6B	534	23,459	23,459	3,687	0	0	63				
9	2826059186	COM	0	2,135	1978	TL 4A		23,295	0	4,714	34,243	0	18				
10	2826059187	COM	0	5,508	1978	TL 4A	526	46,121	46,121	8,052	67,798	0	36				
11	2826059188	COM	0	0		TL 6A		34,493	0	10,141	0	0	93				
12	2826059223	COM	0	1,828	1985	TL 6A		19,868	0	4,013	0	0	53				
13	2926059030	COM	0	2,956	1981	TL 4B		40,012	0	8,807	58,817	0	31				
14	2926059054	COM	0	38,176	1991	TL 6B		147,662	147,662	5,236	0	0	398				
15	2926059191	COM	0	2,584	1969	TL 6B		15,299	0	1,914	0	0	41				
16	3326059152	COM	0	94,136	1966	TL 10C	535	268,040	0	-94,136	197,010	0	72				
17	6928400031	COM	0	4,444	1991	TL 2		30,666	0	4,572	21,037	0	0				
18	6928400033	COM	0	5,295	1981	TL 8		36,509	36,509	5,439	0	0	98				
19	2726059043	IND	0	13,644	1983	TL 7B		189,343	189,343	0	64,945	42,023	0				
20	2726059061	IND	0	40,990	1987	TL 7B		224,264	224,264	0	76,923	24,944	0				
21	2726059074	IND	0	64,387	1967	TL 7A		174,504	174,504	51,304	59,855	-64,387	0				
22	2726059080	IND	0	4,000	1973	TL 6A		35,459	0	10,425	0	-4,000	95				
23	2726059122	IND	0	12,000	1974	TL 7B	542	107,631	0	0	36,917	19,643	0				
24	2826059062	IND	0	22,000	1977	TL 6A		103,059	0	30,299	0	-22,000	278				
25	2826059063	IND	0	40,479	1979	TL 6A		132,748	0	39,028	0	-40,479	358				
26	2826059076	IND	0	8,240	1964	TL 5		33,253	0	6,518	42,365	-8,240	37				
27	2826059083	IND	0	23,900	1987	TL 10B		71,273	0	0	52,385	-23,900	19				
28	2826059105	IND	0	16,368	1975	TL 7B		71,178	71,178	0	24,414	4,558	0				
29	2826059128	IND	0	10,376	1965	TL 9A		75,203	75,203	0	25,794	11,734	0				
30	2826059173	IND	0	6,975	1974	TL 6A		26,370	0	7,753	0	-6,975	71				
31	2826059176	IND	0	9,600	1976	TL 6A		33,864	0	9,956	0	-9,600	91				
32	2826059180	IND	0	16,038		TL 7A	514	125,663	125,663	36,945	43,102	-16,038	0				
33	3326059121	IND	0	10,385	1963	TL 10C		68,352	0	0	50,239	-10,385	18				
34	3326059140	IND	0	0		TL 10E		13,574	0	0	26,606	0	0				
35	3893100926	IND	0	5,400	1968	TL 10E		30,546	0	0	59,871	-5,400	0				
36	3893100962	IND	0	3,600	1985	TL 10D		27,693	0	0	48,851	-3,600	6				
37	3890600160	PO	0	39,724	1991	TL 10A	513	150,795	150,795	0	71,110	0	0				
38	2826059181	UTL	0	17,032	1965	TL 6A		229,095	0	67,354	0	0	618				
										247,492	**1,348,417**	**-93,041**	**2,735**	**222,743**	**1,213,575**	**-83,737**	**2,461**
39	2726059006	VAC	0	0		TL 7B		3,141	3,141	0	1,077	923	0				
40	2726059007	VAC	0	0		TL 7B		94,785	94,785	0	32,511	27,867	0				
41	2726059018	VAC	0	0		RMA 3.6		227,364	227,364	0	0		73				
42	2726059027	VAC	0	0		TL 7B		6,869	6,869	0	2,356	2,019	0				
43	2726059143	VAC	0	0		TL 7B	525	53,591	0	0	18,382	15,756	0				
44	2826059004	VAC	0	0		TL 9B		79,089	79,089	0	0	0	16				
46	2826059071	VAC	0	0		TL 4C		14,397	0	4,233	21,163	0	11				
47	2826059098	VAC	0	0		TL 6B	533	24,554	24,554	7,219	0	0	66				
48	2826059110	VAC	0	0		TL 7B		21,609	21,609	0	7,412	6,353	0				
49	2826059249	VAC	0	0		TL 6A		33,023	0	9,709	0	0	89				
50	3893100964	VAC	0	0		TL 10D		26,122	0	0	46,079	0	5				
51	6928400010	VAC	0	0		TL 1A		29,258	0	0	57,345	0	0				
										21,160	**186,326**	**52,918**	**260**	**20,102**	**177,010**	**50,272**	**247**
H	Evergreen Hospital										**0**						
G	Totem Lake Mall									308,937	144000		226				
										308,937	**144,000**	**0**	**226**	**308,937**	**144,000**	**0**	**226**

TaxpayerName	Appr ImpsVal	Appr LandVal	Max Den	FAR Com	FAR PO	FAR IND	FAR Res	FAR Total	Min Lot SQFT	Allow Unit Acre	Redev SF Calc	Redev MF Calc	Redev NonRes Calc	Redev Flag
KIRKLAND PROPERTY GROUP LLC	313,900	649,100	0	0	0.35	0.3	0	0.65			0.00	0.00	0.48	Redevelopable NonRes ESA
BELLEVUE DOOR & MILLWORK CO	41,700	310,200	0	0	0.35	0.3	0	0.65			0.00	0.00	0.13	Redevelopable NonRes ESA
SOUTH SOUND RESTAURANTS INC	1,000	727,400	50	0.2	1.3	0	1	2.5			0.00	0.00	0.00	Redevelopable NonRes ESA
DUNN LUMBER NW TL	1,000	1,837,100	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.00	Redevelopable NonRes ESA
W L CLARK FAMILY L L C	163,300	828,600	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.20	Redevelopable NonRes ESA
HARLAN ENTERPRISES LLC	430,700	880,300	0	0.3	0.35	0	0	0.65			0.00	0.00	0.49	Redevelopable NonRes ESA
NW DEALERCO HOLDINGS LLC	498,000	1,036,200	120	0.3	0	0	2.2	2.5			0.00	0.00	0.48	Redevelopable NonRes ESA
TOTEM LAKE TT LLC	366,000	846,700	120	0.3	0	0	2.2	2.5			0.00	0.00	0.43	Redevelopable NonRes ESA
BASIN INVESTMENT GROUP	1,000	707,900	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.00	Redevelopable NonRes ESA
RASH & ASSOCIATES #47	1,000	1,480,000	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.00	Redevelopable NonRes ESA
CHAPMAN BARBARA M	0	815,400	120	0.3	0	0	2.2	2.5			0.00	0.00	0.00	Redevelopable NonRes ESA
RSO FAMILY LLC	225,900	463,900	120	0.3	0	0	2.2	2.5			0.00	0.00	0.49	Redevelopable NonRes ESA
LIU ALFRED B+LIU ELLEN Y	1,000	1,324,200	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.00	Redevelopable NonRes ESA
NICKEL & COMPANY LLC	1,692,900	3,392,100	120	0.3	0	0	2.2	2.5			0.00	0.00	0.50	Redevelopable NonRes ESA
LEE SEUNGHIK+SUSAN K	188,200	397,800	120	0.3	0	0	2.2	2.5			0.00	0.00	0.47	Redevelopable NonRes ESA
BETA HOLDINGS LTD PARTNERSH	2,374,700	4,824,300	12	0	0.75	0	0.25	1			0.00	0.00	0.49	Redevelopable NonRes ESA, Mixed
JPMORGAN CHASE BANK NATIONA	116,900	810,000	0	0.3	0.7	0	0	1			0.00	0.00	0.14	Redevelopable NonRes ESA
BANK OF AMERICA	103,600	1,280,900	120	0.3	0	0	2.2	2.5			0.00	0.00	0.08	Redevelopable NonRes ESA
C/O WASTE MANAGEMENT	845,200	3,116,700	0	0	0.35	0.3	0	0.65			0.00	0.00	0.27	Redevelopable NonRes ESA
WASTE MANAGEMENT	1,000	3,891,500	0	0	0.35	0.3	0	0.65			0.00	0.00	0.00	Redevelopable NonRes ESA
OBRIEN MICHAEL	616,700	2,858,000	0	0.3	0.35	0	0	0.65			0.00	0.00	0.22	Redevelopable NonRes ESA
LINDROS LANNY T	126,900	622,900	120	0.3	0	0	2.2	2.5			0.00	0.00	0.20	Redevelopable NonRes ESA
BERPS ASSOCIATES	344,900	1,119,300	0	0	0.35	0.3	0	0.65			0.00	0.00	0.31	Redevelopable NonRes ESA
LECLERCQ FAMILY L L C	58,000	2,252,000	120	0.3	0	0	2.2	2.5			0.00	0.00	0.03	Redevelopable NonRes ESA
BORDNER LUCINDA G	730,500	2,980,300	120	0.3	0	0	2.2	2.5			0.00	0.00	0.25	Redevelopable NonRes ESA
116TH STREET KIRKLAND LLC	367,100	800,800	50	0.2	1.3	0	1	2.5			0.00	0.00	0.46	Redevelopable NonRes ESA
STADELMAN PROPERTIES	648,700	1,325,000	12	0	0.75	0	0.25	1			0.00	0.00	0.49	Redevelopable NonRes ESA
UNITED RENTALS INC	289,900	1,318,100	0	0	0.35	0.3	0	0.65			0.00	0.00	0.22	Redevelopable NonRes ESA
JORDAN JEFFREY D	87,300	958,300	0	0	0.35	0.3	0	0.65			0.00	0.00	0.09	Redevelopable NonRes ESA
BERES A W	17,900	574,900	120	0.3	0	0	2.2	2.5			0.00	0.00	0.03	Redevelopable NonRes ESA
SACKS BUILDING TOTEM LAKE L	96,100	742,500	120	0.3	0	0	2.2	2.5			0.00	0.00	0.13	Redevelopable NonRes ESA
12418 NORTHEAST 124TH STREE	68,900	3,112,400	0	0.3	0.35	0	0	0.65			0.00	0.00	0.02	Redevelopable NonRes ESA
11805 NE L L C	157,100	1,062,200	12	0	0.75	0	0.25	1			0.00	0.00	0.15	Redevelopable NonRes ESA
EASTSIDE PETROLEUM INC	0	244,000	0	0	2	0	0	2			0.00	0.00	0.00	Redevelopable NonRes ESA
BEHRMAN DENNIS E	63,600	459,300	0	0	2	0	0	2			0.00	0.00	0.14	Redevelopable NonRes ESA
ESPELAND HANS T	28,300	414,400	10	0	1.8	0	0.2	2			0.00	0.00	0.07	Redevelopable NonRes ESA
H-P PROP KIRKLAND LLC	1,391,200	3,483,000	0	0	0.75	0	0	0.75			0.00	0.00	0.40	Redevelopable NonRes ESA, PUD
GTE TELEPHONE OPERATIONS	655,100	4,130,400	120	0.3	0	0	2.2	2.5			0.00	0.00	0.16	Redevelopable NonRes ESA
TUTT JAMES & SHELLY	0	5,000	0	0	0.35	0.3	0	0.65			0.00	0.00	0.00	Redevelopable NonRes ESA
MORRIS BRIAN+SUSAN M	0	858,000	0	0	0.35	0.3	0	0.65			0.00	0.00	0.00	Redevelopable NonRes ESA
JIM T TAKISAKI INC+MCALLIST	0	843,100				0				14	0.00	0.00	0.00	Redevelopable MF ESA
MMI GREEN LLC	0	317,300	0	0	0.35	0.3	0	0.65			0.00	0.00	0.00	Redevelopable NonRes ESA
RAINMAKER U S INVESTMENTS I	0	887,800	0	0	0.35	0.3	0	0.65			0.00	0.00	0.00	Redevelopable NonRes ESA
KOST PETE	0	407,200	9	0	0	0	1	1			0.00	0.00	0.00	Redevelopable NonRes ESA
120TH LLC	0	273,700	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.00	Redevelopable NonRes ESA
ALIZA INC	0	676,400	120	0.3	0	0	2.2	2.5			0.00	0.00	0.00	Redevelopable NonRes ESA
ESTELL BRIAN C & MARCIA L	0	212,600	0	0	0.35	0.3	0	0.65			0.00	0.00	0.00	Redevelopable NonRes ESA
IMAGINE HOUSING	0	707,900	120	0.3	0	0	2.2	2.5			0.00	0.00	0.00	Redevelopable NonRes ESA
GREGG GEORGE N	0	391,900	10	0	1.8	0	0.2	2			0.00	0.00	0.00	Redevelopable NonRes ESA
EVERGREEN PLAZA INVESTMENTS	0	636,400	0	0	2	0	0	2			0.00	0.00	0.00	Redevelopable NonRes ESA

	NetCOM	NetPO	NetIND	NetRES	MRKT COM	MRKT PO	MRKT IND	MRKT RES	New Emp	New HH
Totem Lake - Total Capacity	**577,589**	**1,678,743**	**-40,122**	**3,221**	**551,782**	**1,534,585**	**-33,464**	**2,934**	**7,185**	**2,787**


Totem Lake
Capacity Analysis (Alt)
In the TLBD zones, parcels will be classified as redevelopable if the amount of existing development is less than 33% of the maximum permitted development.
Legend
Redevelopable Parcels
Vacant Parcels
Special Cases
PUD
Neighborhood Boundary
Commercial
Industrial
Light Manufacturing Park
Transit Oriented Development
Office
High Density Residential
Medium Density Residential
Low Density Residential
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Juanita High School
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Juanita Bay Park
Mark Twain Park

Totem Lake (I) - Capacity (Draft)

TL 7A - Sounth of CKC; TL 7B North of CKC; TL 9A - New Far; Yellow - PUD

MapNum	PIN	COK Land Use	Nbr Units	Bldg Gross SqFt	Yr Built	ZONE CODE	ADJ_ID	GIS_SQFT	ESA_SQFT	NetCOM	NetPO	NetIND	NetRES	MRKT COM	MRKT PO	MRKT IND	MRKT RES
1	2726059057	COM	0	4,280	1953	TL 7B		40,538	0	-4,280	13,905	11,918	0				
2	2726059065	COM	0	3,352	1948	TL 7B		24,297	0	-3,352	8,334	7,143	0				
3	2826059020	COM	0	64,770	1988	TL 5	523	213,581	0	-22,908	272,102	0	240				
4	2826059021	COM	0	2,050	1986	TL 5		29,840	0	3,799	38,016	0	33				
5	2826059032	COM	0	19,680	1978	TL 4B		105,139	0	11,231	154,554	0	82				
6	2826059042	COM	0	15,293	1973	TL 6A	538	65,540	0	10,534	0	-6,558	176				
7	2826059043	COM	0	23,534	1996	TL 4A		77,876	0	-638	114,478	0	61				
8	2826059046	COM	0	14,777	1997	TL 6A		155,600	0	30,969	0	0	420				
9	2826059053	COM	0	28,072	1979	TL 7A	527	193,440	193,440	28,799	66,350	0	0				
10	2826059060	COM	0	30,000	1983	TL 6A		201,699	0	29,299	0	0	544				
11	2826059067	COM	0	23,175	1984	TL 6A		90,341	0	3,385	0	0	243				
12	2826059068	COM	0	49,260	1989	TL 4A		182,839	0	4,495	268,773	0	143				
13	2826059069	COM	0	4,355	1981	TL 4C		41,704	0	7,906	61,305	0	32				
14	2826059078	COM	0	32,724	1988	TL 4A		78,556	0	-9,628	115,478	0	61				
15	2826059086	COM	0	121,640	1980	TL 5		405,462	0	-42,169	516,558	0	456				
16	2826059101	COM	0	1,798	1970	TL 6B		34,855	0	8,449	0	0	94				
17	2826059114	COM	0	24,853	1990	TL 4B		139,073	0	16,034	204,437	0	109				
18	2826059122	COM	0	164,277	1980	TL 4B	510	523,497	0	-10,369	769,541	0	412				
19	2826059138	COM	0	12,336	2007	TL 4A		34,438	34,438	-2,211	50,624	0	27				
20	2826059139	COM	0	2,142	1971	TL 4A		22,636	0	4,513	33,275	0	17				
21	2826059142	COM	0	6,560		TL 6A	519	58,164	0	10,540	0	0	157				
22	2826059153	COM	0	3,210		TL 6B	534	23,459	23,459	3,687	0	0	63				
23	2826059160	COM	0	8,000		TL 2	517	33,620	33,620	1,884	23,063	0	0				
24	2826059169	COM	0	18,496	1978	TL 5		33,876	0	-11,856	43,159	0	38				
25	2826059178	COM	0	4,586	1975	TL 6B		28,563	28,563	3,811	0	0	77				
26	2826059179	COM	0	24,432	1985	TL 5		94,245	0	-5,960	120,068	0	106				
27	2826059186	COM	0	2,135	1978	TL 4A		23,295	0	4,714	34,243	0	18				
28	2826059187	COM	0	5,508	1978	TL 4A	526	46,121	46,121	8,052	67,798	0	36				
29	2826059188	COM	0	0		TL 6A		34,493	0	10,141	0	0	93				
30	2826059222	COM	0	1,903	1985	TL 6A		28,871	0	6,585	0	0	77				
31	2826059223	COM	0	1,828	1985	TL 6A		19,868	0	4,013	0	0	53				
32	2826059225	COM	0	19,447	1990	TL 4B		126,379	0	17,709	185,778	0	99				
33	2926059030	COM	0	2,956	1981	TL 4B		40,012	0	8,807	58,817	0	31				
34	2926059034	COM	0	184,688	1984	TL 6B	507	406,636	406,636	12,058	0	-77,195	1,097				
35	2926059054	COM	0	38,176	1991	TL 6B		147,662	147,662	5,236	0	0	398				
36	2926059171	COM	0	1,568	1968	TL 6B		28,509	0	6,814	0	0	76				
37	2926059191	COM	0	2,584	1969	TL 6B		15,299	0	1,914	0	0	41				
38	2926059280	COM	0	6,000	1996	TL 6B		21,095	0	202	0	0	56				
39	3326059029	COM	0	13,162	1963	TL 10E		44,841	0	-13,162	87,888	0	0				
40	3890600180	COM	0	8,558	1992	TL 10A		48,993	0	-8,558	36,010	0	0				
41	6928400031	COM	0	4,444	1991	TL 2		30,666	0	4,572	21,037	0	0				
42	6928400032	COM	0	7,000	1979	TL 8		59,713	59,713	10,556	0	0	161				
43	6928400033	COM	0	5,295	1981	TL 8		36,509	36,509	5,439	0	0	98				
44	6928400034	COM	0	12,432	1979	TL 8		36,064	36,064	-1,829	0	0	97				
45	2726059012	IND	0	15,154	1983	TL 6A		35,394	0	10,406	0	-15,154	95				
46	2726059043	IND	0	13,644	1983	TL 7B		189,343	189,343	0	64,945	42,023	0				
47	2726059061	IND	0	40,990	1987	TL 7B		224,264	224,264	0	76,923	24,944	0				
48	2726059080	IND	0	4,000	1973	TL 6A		35,459	0	10,425	0	-4,000	95				
49	2726059082	IND	0	5,690	1985	TL 7B		38,066	38,066	0	13,056	5,501	0				
50	2726059122	IND	0	12,000	1974	TL 7B	542	107,631	0	0	36,917	19,643	0				
51	2826059016	IND	0	125,268	1967	TL 5	522	251,377	0	49,270	320,254	-125,268	282				
52	2826059062	IND	0	22,000	1977	TL 6A		103,059	0	30,299	0	-22,000	278				
53	2826059063	IND	0	40,479	1979	TL 6A		132,748	0	39,028	0	-40,479	358				
54	2826059076	IND	0	8,240	1964	TL 5		33,253	0	6,518	42,365	-8,240	37				
55	2826059108	IND	0	38,312	1998	TL 10B	529	117,284	0	0	86,204	-38,312	31				
56	2826059109	IND	0	71,810	1985	TL 6A		117,976	0	34,685	0	-71,810	318				
57	2826059128	IND	0	10,376	1965	TL 9A		75,203	75,203	0	25,794	11,734	0				
58	2826059145	IND	0	26,280	1981	TL 6A	543	76,964	0	22,627	0	-26,280	207				
59	2826059163	IND	0	16,523	1988	TL 6A		55,792	0	16,403	0	-16,523	150				
60	2826059173	IND	0	6,975	1974	TL 6A		26,370	0	7,753	0	-6,975	71				
61	2826059176	IND	0	9,600	1976	TL 6A		33,864	0	9,956	0	-9,600	91				
62	2826059180	IND	0	16,038		TL 7A	514	125,663	125,663	36,945	43,102	-16,038	0				
63	2826059193	IND	0	6,000	1987	TL 4B		18,001	0	5,292	26,461	-6,000	14				
64	3326059031	IND	0	64,384		TL 10E	524	119,341	0	0	233,907	-64,384	0				
65	3326059080	IND	0	27,353	1974	TL 10E	508	54,184	0	0	106,201	-27,353	0				
66	3326059085	IND	0	12,642	1964	TL 10E		41,632	0	0	81,598	-12,642	0				
67	3326059121	IND	0	10,385	1963	TL 10C		68,352	0	0	50,239	-10,385	18				
68	3326059122	IND	0	13,440	1978	TL 10E		24,342	0	0	47,710	-13,440	0				
69	3326059140	IND	0	0		TL 10E		13,574	0	0	26,606	0	0				
70	3326059145	IND	0	108,320	1969	TL 10D		300,700	0	0	530,435	-108,320	67				
71	3326059162	IND	0	7,893	1967	TL 10E		28,795	0	0	56,438	-7,893	0				
72	3326059164	IND	0	57,900	1966	TL 10E		102,422	0	0	200,748	-57,900	0				
73	3326059205	IND	0	41,294		TL 10E	505	72,669	0	0	142,431	-41,294	0				
74	3326059206	IND	0	7,920	1987	TL 10E		18,170	0	0	35,614	-7,920	0				
75	3326059243	IND	0	111,793	1983	TL 10E	539	459,224	459,224	0	900,079	-111,793	0				

TaxpayerName	Appr ImpsVal	Appr LandVal	Max Den	FAR Com	FAR PO	FAR IND	FAR Res	FAR Total	Min Lot SQFT	Allow Unit Acre	Redev SF Calc	Redev MF Calc	Redev NonRes Calc	Redev Flag
KIRKLAND PROPERTY GROUP LLC	313,900	649,100	0	0	0.35	0.3	0	0.65			0.00	0.00	0.16	Redevelopable NonRes ESA
BELLEVUE DOOR & MILLWORK CO	41,700	310,200	0	0	0.35	0.3	0	0.65			0.00	0.00	0.21	Redevelopable NonRes ESA
PINEWOOD OF KIRKLAND LLC	3,214,200	4,264,400	50	0.2	1.3	0	1	2.5			0.00	0.00	0.12	Redevelopable NonRes ESA
SOUTH SOUND RESTAURANTS INC	1,000	727,400	50	0.2	1.3	0	1	2.5			0.00	0.00	0.03	Redevelopable NonRes ESA
DUNN LUMBER NW TL	1,000	1,837,100	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.07	Redevelopable NonRes ESA
TOTEM LAKE SKIPPERS	1,143,100	1,566,400	120	0.3	0	0	2.2	2.5			0.00	0.00	0.09	Redevelopable NonRes ESA, Mixed
OFFICE MAX STORE #392	2,360,200	1,642,500	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.12	Redevelopable NonRes ESA
S & I OF WA L L C	1,910,900	2,782,900	120	0.3	0	0	2.2	2.5			0.00	0.00	0.04	Redevelopable NonRes ESA
RC 124TH LLC	3,081,200	4,990,400	0	0.3	0.35	0	0	0.65			0.00	0.00	0.22	Redevelopable NonRes ESA
FORD OF KIRKLAND	3,081,400	3,755,700	120	0.3	0	0	2.2	2.5			0.00	0.00	0.06	Redevelopable NonRes ESA
LECLERCQ NICHOLAS D	3,243,100	2,012,400	120	0.3	0	0	2.2	2.5			0.00	0.00	0.10	Redevelopable NonRes ESA
KIRKLAND TOTEM LAKE	4,698,225	4,928,300	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.11	Redevelopable NonRes ESA
W L CLARK FAMILY L L C	163,300	828,600	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.04	Redevelopable NonRes ESA
ACCOR NORTH AMERICA	4,789,000	1,778,900	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.17	Redevelopable NonRes ESA
TOTEM SQUARE PTNRS	9,478,200	6,881,300	50	0.2	1.3	0	1	2.5			0.00	0.00	0.12	Redevelopable NonRes ESA
NW DEALERCO HOLDINGS LLC	498,000	1,036,200	120	0.3	0	0	2.2	2.5			0.00	0.00	0.02	Redevelopable NonRes ESA
AGM INC	3,516,200	2,738,600	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.07	Redevelopable NonRes ESA
FRED MEYER STORES INC	10,444,000	8,258,900	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.13	Redevelopable NonRes ESA
COWGILL BRUCE A	1,709,300	1,175,100	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.14	Redevelopable NonRes ESA
PACWEST ENERGY LLC	496,200	680,400	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.04	Redevelopable NonRes ESA
KIRKLAND TOTEM REAL ESTATE	770,800	1,334,600	120	0.3	0	0	2.2	2.5			0.00	0.00	0.05	Redevelopable NonRes ESA
TOTEM LAKE TT LLC	366,000	846,700	120	0.3	0	0	2.2	2.5			0.00	0.00	0.05	Redevelopable NonRes ESA
HIGH RISK INVESTMENTS	984,900	829,300	0	0.3	0.7	0	0	1			0.00	0.00	0.24	Redevelopable NonRes ESA
DABESTANI ALAYAR+GITTY	1,988,000	878,000	50	0.2	1.3	0	1	2.5			0.00	0.00	0.22	Redevelopable NonRes ESA
GIA MANAGEMENT INC	526,500	1,041,900	120	0.3	0	0	2.2	2.5			0.00	0.00	0.06	Redevelopable NonRes ESA
HEMMAT FAMILY LLC	3,402,500	2,176,300	50	0.2	1.3	0	1	2.5			0.00	0.00	0.10	Redevelopable NonRes ESA
BASIN INVESTMENT GROUP	1,000	707,900	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.04	Redevelopable NonRes ESA
RASH & ASSOCIATES #47	1,000	1,480,000	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.05	Redevelopable NonRes ESA
CHAPMAN BARBARA M	0	815,400	120	0.3	0	0	2.2	2.5			0.00	0.00	0.00	Redevelopable NonRes ESA
YEN YIAO JEAN	655,500	749,000	120	0.3	0	0	2.2	2.5			0.00	0.00	0.03	Redevelopable NonRes ESA
RSO FAMILY LLC	225,900	463,900	120	0.3	0	0	2.2	2.5			0.00	0.00	0.04	Redevelopable NonRes ESA
12335 120TH AVENUE NE ASSOC	1,939,700	2,526,800	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.06	Redevelopable NonRes ESA
LIU ALFRED B+LIU ELLEN Y	1,000	1,324,200	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.03	Redevelopable NonRes ESA
DEUTSCH A M & RODGERS D M	16,901,300	11,514,400	120	0.3	0	0	2.2	2.5			0.00	0.00	0.18	Redevelopable NonRes ESA, Mixed
NICKEL & COMPANY LLC	1,692,900	3,392,100	120	0.3	0	0	2.2	2.5			0.00	0.00	0.10	Redevelopable NonRes ESA
HARBOR OLYMPIC LAND 6031 LL	462,500	912,300	120	0.3	0	0	2.2	2.5			0.00	0.00	0.02	Redevelopable NonRes ESA
LEE SEUNGHIK+SUSAN K	188,200	397,800	120	0.3	0	0	2.2	2.5			0.00	0.00	0.07	Redevelopable NonRes ESA
JOHN C RADOVICH L L C	880,300	548,400	120	0.3	0	0	2.2	2.5			0.00	0.00	0.11	Redevelopable NonRes ESA
KIRKLAND HEIGHTS LLC	993,100	666,000	0	0	2	0	0	2			0.00	0.00	0.15	Redevelopable NonRes ESA
HOME ELECTRIC COMPANY INC	1,082,700	1,273,700	0	0	0.75	0	0	0.75			0.00	0.00	0.23	Redevelopable NonRes ESA
JPMORGAN CHASE BANK NATIONA	116,900	810,000	0	0.3	0.7	0	0	1			0.00	0.00	0.14	Redevelopable NonRes ESA
ROSARITA LLC	552,300	757,300	120	0.3	0	0	2.2	2.5			0.00	0.00	0.05	Redevelopable NonRes ESA
BANK OF AMERICA	103,600	1,280,900	120	0.3	0	0	2.2	2.5			0.00	0.00	0.06	Redevelopable NonRes ESA
SEA-EYE BLDG CORP	1,800,600	1,204,000	120	0.3	0	0	2.2	2.5			0.00	0.00	0.14	Redevelopable NonRes ESA
CHADEK WILLIAM J	1,534,200	699,500	120	0.3	0	0	2.2	2.5			0.00	0.00	0.17	Redevelopable NonRes ESA
C/O WASTE MANAGEMENT	845,200	3,116,700	0	0	0.35	0.3	0	0.65			0.00	0.00	0.11	Redevelopable NonRes ESA
WASTE MANAGEMENT	1,000	3,891,500	0	0	0.35	0.3	0	0.65			0.00	0.00	0.28	Redevelopable NonRes ESA
LINDROS LANNY T	126,900	622,900	120	0.3	0	0	2.2	2.5			0.00	0.00	0.05	Redevelopable NonRes ESA
PGD HOLDINGS LLC	462,600	476,200	0	0	0.35	0.3	0	0.65			0.00	0.00	0.23	Redevelopable NonRes ESA
BERPS ASSOCIATES	344,900	1,119,300	0	0	0.35	0.3	0	0.65			0.00	0.00	0.17	Redevelopable NonRes ESA
P S PROP XVI INC	5,367,800	4,901,800	50	0.2	1.3	0	1	2.5			0.00	0.00	0.20	Redevelopable NonRes ESA
LECLERCQ FAMILY L L C	58,000	2,252,000	120	0.3	0	0	2.2	2.5			0.00	0.00	0.09	Redevelopable NonRes ESA
BORDNER LUCINDA G	730,500	2,980,300	120	0.3	0	0	2.2	2.5			0.00	0.00	0.12	Redevelopable NonRes ESA
116TH STREET KIRKLAND LLC	367,100	800,800	50	0.2	1.3	0	1	2.5			0.00	0.00	0.10	Redevelopable NonRes ESA
RREEF EPROPERTTAX DEPT 207	1,191,700	2,091,400	12	0	0.75	0	0.25	1			0.00	0.00	0.33	Redevelopable NonRes ESA
PUBLIC STORAGE	2,734,700	2,607,500	120	0.3	0	0	2.2	2.5			0.00	0.00	0.24	Redevelopable NonRes ESA
JORDAN JEFFREY D	87,300	958,300	0	0	0.35	0.3	0	0.65			0.00	0.00	0.21	Redevelopable NonRes ESA
BUCHAN BROTHERS INVESTMENT	2,029,700	1,695,100	120	0.3	0	0	2.2	2.5			0.00	0.00	0.14	Redevelopable NonRes ESA
TOTEM LAKE I LLC	1,151,700	1,178,700	120	0.3	0	0	2.2	2.5			0.00	0.00	0.12	Redevelopable NonRes ESA
BERES A W	17,900	574,900	120	0.3	0	0	2.2	2.5			0.00	0.00	0.11	Redevelopable NonRes ESA
SACKS BUILDING TOTEM LAKE L	96,100	742,500	120	0.3	0	0	2.2	2.5			0.00	0.00	0.11	Redevelopable NonRes ESA
12418 NORTHEAST 124TH STREE	68,900	3,112,400	0	0.3	0.35	0	0	0.65			0.00	0.00	0.20	Redevelopable NonRes ESA
TJOSSEM PROPERTIES VIII LLC	524,400	360,000	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.13	Redevelopable NonRes ESA
405 BUSINESS PARK	4,251,100	1,613,700	0	0	2	0	0	2			0.00	0.00	0.27	Redevelopable NonRes ESA
EASY STREET WEST L L C	1,470,800	781,200	0	0	2	0	0	2			0.00	0.00	0.25	Redevelopable NonRes ESA
HOEK ELSJE CREDIT TRYST	388,600	716,300	0	0	2	0	0	2			0.00	0.00	0.15	Redevelopable NonRes ESA
11805 NE L L C	157,100	1,062,200	12	0	0.75	0	0.25	1			0.00	0.00	0.15	Redevelopable NonRes ESA
VAUX JIM	718,400	360,400	0	0	2	0	0	2			0.00	0.00	0.28	Redevelopable NonRes ESA
EASTSIDE PETROLEUM INC	0	244,000	0	0	2	0	0	2			0.00	0.00	0.00	Redevelopable NonRes ESA
REALTY ASSOCAITES FUND VIII	2,847,800	4,536,500	10	0	1.8	0	0.2	2			0.00	0.00	0.18	Redevelopable NonRes ESA
FAVORITE STEVEN L	247,900	427,500	0	0	2	0	0	2			0.00	0.00	0.14	Redevelopable NonRes ESA
LAI DER SHAIUN+CHUNWAN	3,823,900	1,623,300	0	0	2	0	0	2			0.00	0.00	0.28	Redevelopable NonRes ESA
CMKM L L C	2,659,800	1,088,400	0	0	2	0	0	2			0.00	0.00	0.28	Redevelopable NonRes ESA, Mixed
BATOR STEVEN A+JOAN S	985,400	268,600	0	0	2	0	0	2			0.00	0.00	0.22	Redevelopable NonRes ESA
AIDLIB INC	10,035,800	5,924,900	0	0	2	0	0	2			0.00	0.00	0.12	Redevelopable NonRes ESA

MapNum	PIN	COK Land Use	Nbr Units	Bldg Gross SqFt	Yr Built	ZONE CODE	ADJ_ID	GIS_SQFT	ESA_SQFT	NetCOM	NetPO	NetIND	NetRES	MRKT COM	MRKT PO	MRKT IND	MRKT RES
76	3893100820	IND	0	125,584	1978	TL 10D		289,375	289,375	0	510,457	-125,584	65				
77	3893100829	IND	0	96,418	1974	TL 10D	530	303,537	0	0	535,439	-96,418	68				
78	3893100855	IND	0	13,600	1969	TL 10D		37,800	0	0	66,680	-13,600	8				
79	3893100920	IND	0	46,089	1963	TL 10E	511	129,107	129,107	0	253,049	-46,089	0				
80	3893100925	IND	0	21,040	1969	TL 10E		42,648	42,648	0	83,591	-21,040	0				
81	3893100926	IND	0	5,400	1968	TL 10E		30,546	0	0	59,871	-5,400	0				
82	3893100930	IND	0	74,619	1971	TL 10E	520	166,597	166,597	0	326,530	-74,619	0				
83	3893100962	IND	0	3,600	1985	TL 10D		27,693	0	0	48,851	-3,600	6				
84	3893100963	IND	0	26,238	1969	TL 10D		40,357	0	0	71,189	-26,238	9				
85	3893101000	IND	0	1,850	1971	TL 10E		6,489	0	0	12,719	-1,850	0				
86	3893101003	IND	0	3,450	1987	TL 10E		6,598	6,598	0	12,931	-3,450	0				
128	2826059091	IND	0	17,920	1977	TL 10B		50,129		0	18,925	0	101				
87	2826059007	MF	200	125,576	1977	TL 1B		375,235	375,235	0	0	0	1,066				
88	2726059002	PO	0	97,824	2008	TL 7B	540	438,306	438,306	0	58,035	123,342	0				
89	2726059103	PO	0	15,963	1981	TL 7B	531	90,697	0	0	15,146	26,665	0				
90	2826059006	PO	0	17,280	1987	TL 1B		43,215	0	0	-17,280	0	145				
91	2826059008	PO	0	11,142	1983	TL 1B		34,868	34,868	0	-11,142	0	117				
92	2826059041	PO	0	11,924	1983	TL 4B		20,534	0	6,037	18,261	0	16				
93	2826059079	PO	0	1,350	1982	TL 6A		11,819	0	3,475	-1,350	0	31				
94	2826059095	PO	0	16,198	1993	TL 1A		48,753	0	0	79,357	0	0				
95	2826059096	PO	0	3,281	1989	TL 6B		5,231	5,231	1,538	-3,281	0	14				
96	2826059111	PO	0	62,575	1983	TL 1A		139,693	0	0	211,224	0	0				
97	2826059140	PO	0	5,840	1982	TL 1B		34,999	0	0	-5,840	0	118				
98	2826059205	PO	0	11,264	1981	TL 1B		47,716	47,716	0	-11,264	0	161				
99	2826059220	PO	0	13,882	1984	TL 1A		47,194	0	0	78,618	0	0				
100	2826059221	PO	0	13,197	1986	TL 1A		37,286	0	0	59,883	0	0				
101	2926059231	PO	0	10,164	2009	TL 4B		38,978	0	11,459	47,133	0	30				
102	3291400010	PO	0	14,492	1983	TL 1B		59,036	59,036	0	-14,492	0	199				
103	3291400020	PO	0	31,210	1985	TL 1B	546	100,512	0	0	-31,210	0	339				
104	3890600140	PO	0	29,876	1990	TL 10A		123,499	0	0	60,895	0	0				
105	3890600160	PO	0	39,724	1991	TL 10A	513	150,795	150,795	0	71,110	0	0				
106	3893100961	PO	0	18,480	1974	TL 10D		46,583	0	0	63,692	0	10				
107	6928400011	PO	0	12,684	1975	TL 1A		31,919	0	0	49,878	0	0				
108	6928400012	PO	0	14,554	1971	TL 1A	515	76,265	0	0	134,925	0	0				
109	6928400015	PO	0	84,202	1972	TL 1A	509	243,147	0	0	392,365	0	0				
110	6928400022	PO	0	5,166	1972	TL 1A		22,282	0	0	38,506	0	0				
111	6928400026	PO	0	9,257	1981	TL 1A		34,063	0	0	57,506	0	0				
112	2926059181	SF	3	0	1967	TL 10A	528	44,494	44,494	0	32,703	0	-3				
113	2826059181	UTL	0	17,032	1965	TL 6A		229,095	0	67,354	0	0	618				
										518,695	**9,887,228**	**-1,098,731**	**11,252**	**466,825**	**8,898,505**	**-988,858**	**10,126**
114	2726059006	VAC	0	0		TL 7B		3,141	3,141	0	1,077	923	0				
115	2726059007	VAC	0	0		TL 7B		94,785	94,785	0	32,511	27,867	0				
116	2726059018	VAC	0	0		RMA 3.6		227,364	227,364	0	0	0	73				
117	2726059027	VAC	0	0		TL 7B		6,869	6,869	0	2,356	2,019	0				
118	2726059143	VAC	0	0		TL 7B	525	53,591	0	0	18,382	15,756	0				
119	2826059004	VAC	0	0		TL 9B		79,089	79,089	0	0	0	16				
121	2826059071	VAC	0	0		TL 4C		14,397	0	4,233	21,163	0	11				
122	2826059098	VAC	0	0		TL 6B	533	24,554	24,554	7,219	0	0	66				
123	2826059110	VAC	0	0		TL 7B		21,609	21,609	0	7,412	6,353	0				
125	2826059249	VAC	0	0		TL 6A		33,023	0	0	0	0	89				
126	3893100964	VAC	0	0		TL 10D		26,122	0	0	46,079	0	5				
127	6928400010	VAC	0	0		TL 1A		29,258	0	0	57,345	0	0				
										11,451	**186,326**	**52,918**	**260**	**10,879**	**177,010**	**50,272**	**247**
H	Evergreen Hospital										**0**						
G	Totem Lake Mall									308,937	144000		226				
										308,937	**144,000**	**0**	**226**	**308,937**	**144,000**	**0**	**226**
Totem Lake - Total Capacity										**839,083**	**10,217,553**	**-1,045,812**	**11,738**	**786,641**	**9,219,514**	**-938,585**	**10,599**
										NetCOM	**NetPO**	**NetIND**	**NetRES**	**MRKT COM**	**MRKT PO**	**MRKT IND**	**MRKT RES**

TaxpayerName	Appr ImpsVal	Appr LandVal	Max Den	FAR Com	FAR PO	FAR IND	FAR Res	FAR Total	Min Lot SQFT	Allow Unit Acre	Redev SF Calc	Redev MF Calc	Redev NonRes Calc	Redev Flag
HILLCREST CORPORATION	5,932,100	4,360,300	10	0	1.8	0	0.2	2			0.00	0.00	0.22	Redevelopable NonRes ESA
SCHAFER FAMILIES LLC	5,236,000	4,541,400	10	0	1.8	0	0.2	2			0.00	0.00	0.16	Redevelopable NonRes ESA
RUBENS GARY J	657,000	567,000	10	0	1.8	0	0.2	2			0.00	0.00	0.18	Redevelopable NonRes ESA
G T S DRYWALL SUPPLY CO	2,160,900	2,450,000	0	0	2	0	0	2			0.00	0.00	0.18	Redevelopable NonRes ESA
VANDER HOEK CORPORATION	1,039,600	676,500	0	0	2	0	0	2			0.00	0.00	0.25	Redevelopable NonRes ESA
BEHRMAN DENNIS E	63,600	459,300	0	0	2	0	0	2			0.00	0.00	0.09	Redevelopable NonRes ESA
LHV PROPERTIES LLC	4,419,700	2,548,600	0	0	2	0	0	2			0.00	0.00	0.22	Redevelopable NonRes ESA
ESPELAND HANS T	28,300	414,400	10	0	1.8	0	0.2	2			0.00	0.00	0.06	Redevelopable NonRes ESA
UNITED ASSOCIATED PROPERTIE	1,666,900	570,000	10	0	1.8	0	0.2	2			0.00	0.00	0.33	Redevelopable NonRes ESA
ROYAL MICHAEL G+KATHERINE W	227,500	88,500	0	0	2	0	0	2			0.00	0.00	0.14	Redevelopable NonRes ESA
KARSTETTER LARRY R+MARGARET	428,500	83,500	0	0	2	0	0	2			0.00	0.00	0.26	Redevelopable NonRes ESA
BEHEYT DANIEL														Planning Add
SP TOTEM LAKE LLC	10,601,700	9,112,300	150	0	0	0	3	3			0.00	0.00	0.11	Redevelopable NonRes ESA, PUD
ASTRONICS ADVANCED ELECTRON	8,867,100	9,966,200	0	0	0.35	0.3	0	0.65			0.00	0.00		Redevelopable NonRes, Mixed, Planning Add
TERRA PROPERTIES	1,837,000	1,631,300	0	0	0.35	0.3	0	0.65			0.00	0.00	0.27	Redevelopable NonRes ESA
NORTHSTAR PROPERTY MGMNT	2,694,900	991,800	150	0	0	0	3	3			0.00	0.00	0.13	Redevelopable NonRes ESA
A C R INVESTMENTS INC	1,231,400	802,400	150	0	0	0	3	3			0.00	0.00	0.11	Redevelopable NonRes ESA
A & S VENTURES LLC	1,127,300	468,500	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.23	Redevelopable NonRes ESA
KD PROPERTIES LLC	131,400	250,400	120	0.3	0	0	2.2	2.5			0.00	0.00	0.05	Redevelopable NonRes ESA
LAKESHORE CLINIC	2,674,400	1,121,000	0	0	2	0	0	2			0.00	0.00	0.17	Redevelopable NonRes ESA
TOTEM LAKE OFFICE CENTER	221,400	399,800	120	0.3	0	0	2.2	2.5			0.00	0.00	0.25	Redevelopable NonRes ESA
KINGSGATE PLACE BLDG	6,063,000	3,526,600	0	0	2	0	0	2			0.00	0.00	0.22	Redevelopable NonRes ESA
EVERGREEN PROFESSIONAL BUIL	506,100	811,500	150	0	0	0	3	3			0.00	0.00	0.06	Redevelopable NonRes ESA
EVERGREEN PARK NW	857,100	1,684,200	150	0	0	0	3	3			0.00	0.00	0.08	Redevelopable NonRes ESA
TAMBE LLC	2,330,600	1,085,300	0	0	2	0	0	2			0.00	0.00	0.15	Redevelopable NonRes ESA
S & L PESCE LLC	1,607,000	856,600	0	0	2	0	0	2			0.00	0.00	0.18	Redevelopable NonRes ESA
BEDFORD PARTNERSHIP THE	1,479,000	778,000	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.10	Redevelopable NonRes ESA
JOHSON MAGGIE	1,870,800	1,695,200	150	0	0	0	3	3			0.00	0.00	0.08	Redevelopable NonRes ESA
CAMLU VILLAGE LTD	4,769,800	2,311,700	150	0	0	0	3	3			0.00	0.00	0.10	Redevelopable NonRes ESA
MICRO ENCODER INC	1,318,500	2,347,400	0	0	0.75	0	0	0.75			0.00	0.00	0.32	Redevelopable NonRes ESA
H-P PROP KIRKLAND LLC	1,391,200	3,483,000	0	0	0.75	0	0	0.75			0.00	0.00		Redevelopable NonRes, PUD, Planning Add
RAINIER NORTHWEST JFK LLC	1,014,800	691,200	10	0	1.8	0	0.2	2			0.00	0.00	0.20	Redevelopable NonRes ESA
TOTEM LAKE PROFESSIONAL	2,088,900	735,600	0	0	2	0	0	2			0.00	0.00	0.20	Redevelopable NonRes ESA
HALLORAN JOHN	1,833,600	1,754,700	0	0	2	0	0	2			0.00	0.00	0.10	Redevelopable NonRes ESA
EVERGREEN SUN ENTERPRISES	12,353,900	5,106,000	0	0	2	0	0	2			0.00	0.00	0.17	Redevelopable NonRes ESA
JOHNSON CATHERINE S	679,900	485,600	0	0	2	0	0	2			0.00	0.00	0.12	Redevelopable NonRes ESA
JONES STEPHEN L+TIMOTHY P+M	1,082,500	758,800	0	0	2	0	0	2			0.00	0.00	0.14	Redevelopable NonRes ESA
RESIDENCE XII	465,000	509,100	0	0	0.75	0	0	0.75			0.00	0.00	0.00	Redevelopable NonRes ESA
GTE TELEPHONE OPERATIONS	655,100	4,130,400	120	0.3	0	0	2.2	2.5			0.00	0.00	0.03	Redevelopable NonRes ESA
TUTT JAMES & SHELLY	0	5,000	0	0	0.35	0.3	0	0.65			0.00	0.00	0.00	Redevelopable NonRes ESA
MORRIS BRIAN+SUSAN M	0	858,000	0	0	0.35	0.3	0	0.65			0.00	0.00	0.00	Redevelopable NonRes ESA
JIM T TAKISAKI INC+MCALLIST	0	843,100				0				14	0.00	0.00	0.00	Redevelopable MF ESA
MMI GREEN LLC	0	317,300	0	0	0.35	0.3	0	0.65			0.00	0.00	0.00	Redevelopable NonRes ESA
RAINMAKER U S INVESTMENTS I	0	887,800	0	0	0.35	0.3	0	0.65			0.00	0.00	0.00	Redevelopable NonRes ESA
KOST PETE	0	407,200	9	0	0	0	1	1			0.00	0.00	0.00	Redevelopable NonRes ESA
120TH LLC	0	273,700	35	0.3	1.5	0	0.7	2.5			0.00	0.00	0.00	Redevelopable NonRes ESA
ALIZA INC	0	676,400	120	0.3	0	0	2.2	2.5			0.00	0.00	0.00	Redevelopable NonRes ESA
ESTELL BRIAN C & MARCIA L	0	212,600	0	0	0.35	0.3	0	0.65			0.00	0.00	0.00	Redevelopable NonRes ESA
IMAGINE HOUSING	0	707,900	120	0.3	0	0	2.2	2.5			0.00	0.00	0.00	Redevelopable NonRes ESA
GREGG GEORGE N	0	391,900	10	0	1.8	0	0.2	2			0.00	0.00	0.00	Redevelopable NonRes ESA
EVERGREEN PLAZA INVESTMENTS	0	636,400	0	0	2	0	0	2			0.00	0.00	0.00	Redevelopable NonRes ESA
Totem Lake - Total Capacity	**36,855**	**10,069**												
	New Emp	**New HH**												