

## **Appendix D**

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### *Growth Targets, Capacity, and Transportation Assumptions*

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### Growth Targets, Capacity, and Transportation Assumptions

This appendix provides detailed demographic forecasts that address the following:

- The City of Kirkland's Assigned 2022 Household and Employment Targets from the 2003 Countywide Planning Policies for King County;
- A Land Capacity Estimate completed in 2003. It identifies existing households and employment, as well as a reasonable estimate of potential development accounting for zoning, market factors, critical areas, etc.
- Transportation Model Land Use Assumptions that are based on the Land Capacity Estimate, but reduced to be closer to the assigned Household and Growth Targets.

### Growth Targets from Countywide Planning Policies

In accordance with the GMA, Kirkland is required to plan for growth in the succeeding 20-year planning period. The City's growth targets are the result of a multi-jurisdictional, regional process of how each City is able to accommodate its fair share of future regional growth. State OFM population projections for King County are divided among all King County jurisdictions through an interactive process. The County chooses to measure progress towards population allocations by the number of dwellings built and occupied. The year 2012 and year 2022 **household targets** are as follows:

- No-Action: As part of its initial 1995 GMA Comprehensive Planning efforts, the City of Kirkland was allocated a household growth target of 5,837 households between 1992 and 2012. When added to 1991 existing households, the City's total households in the year 2012 was targeted at 24,501. This is a rough midpoint of a household target range of 24,258 and 25,327 housing units.
- Proposed Action: In conjunction with King County and other East King County cities, Kirkland was allocated a future growth target of 5,480 households between the years 2000 to 2022. The City's 2000 households (year 2000 of 21,831) plus target households (5,480) is estimated to lead to year 2022 households of 27,311.

In accordance with Countywide Planning Policies, Kirkland participates in regional forums to allocate employment growth for a succeeding 20-year planning period. The year 2012 and year 2022 **employment targets** are as follows:

- No Action: As part of its initial 1995 GMA Comprehensive Planning efforts, the City of Kirkland was allocated an employment growth target of 8,600 between 1992 and 2012. When added to 1991 employees of 21,864, the City's total employment in the year 2012 was targeted at 30,464 (this is roughly the mid-point of a future target employment range, 29,664 to 31,164 jobs). The City has already exceeded its 2012 employment target when compared to existing employment levels described previously.
- Proposed Action: In conjunction with King County and other East King County cities, Kirkland was allocated a future employment growth target of 8,800 jobs between the years 2000 to 2022. The City's jobs in 2000 (approximately 32,384) plus target jobs by 2022 (8,800) is estimated to lead to a year 2022 employment level of 41,184.

The City must plan for these targets in its Comprehensive Plan, and demonstrate it has the capacity to accommodate it.

## Land Capacity Estimate

Land use capacity is the measure that is used to determine the ability of the City to accommodate its adopted targets. The capacity analysis is the City's best guess of what parcels are likely to develop and the nature and intensity of the development at the time that the analysis is completed. As part of a countywide effort to prepare an analysis of buildable lands pursuant to GMA requirements, the City of Kirkland has estimated the capacity of vacant and underdeveloped (land not developed to full potential) lands in the City. Consistent with regionally established methods that are tailored to reflect Kirkland conditions, the total vacant and underdeveloped acres were discounted for critical areas such as wetlands, streams, and steep slopes, rights-of-way and public purpose lands, and market factors (i.e. not all property owners would want to sell or develop). The assumptions about redevelopment, densities, critical area factors, market factors, and right-of-way factors, etc. are at the discretion of the City of Kirkland. Capacity calculations are conducted regularly to 1) provide input into the city's traffic model for level of service estimates; and 2) to verify that there is enough land available for the City to accommodate its regional population and employment allocations, or targets. The information is reported at several levels, transportation analysis zone and neighborhood level.

A summary of the City's Land Capacity Analysis completed on June 17, 2003 under the section "2022 Land Capacity Related Documentation" follows this introduction. A summary comparing targets and capacity is provided in the table below. Capacity exceeds targets which means assigned growth can be accommodated.

**Table 1. 2000, 2003 and Future Population, Housing, and Employment Growth – Kirkland**

### Population – City of Kirkland [1]

2000	2003	2012	2022
45,054	45,630	50,756	55,327

### Housing Units – City of Kirkland

2000	2003 [5]	2012 Target [2]	2012 Capacity	2022 Target [3]	Capacity
21,831	22,120	24,501 (range 24,258 - 25,327)	24,400	27,311	27,974

### Employment – City of Kirkland

2000 [3]	2003 [5]	2012 Target [4]	2012 Capacity	2022 Target [3]	Capacity
32,384	34,843	30,464 (range 29,664 - 31,664)	38,600	41,184	53,128

[1] Population sources – State OFM 2000 and 2003; Kirkland Comprehensive Plan Update, 2004.

[2] Year 2012 net household target added to Year 1991 households = 5,837 representing 1992-2012 targets.

[3] Year 2000--2022 net household target equals 5,480 households. Year 2000--2022 net employment target equals 8,800 jobs. Year 2000 employment is based on City estimates for 2001. State Employment Security Department/PSRC year 2000 estimate of employment was 38,828, which was later found to have significant discrepancies (corporate jobs identified in Kirkland sometimes actually occur in separate store/vendor locations outside of Kirkland).

[4] Year 1991 employment of 21,864 plus net employment target of 8,600 for years 1992-2012.

[5] Based on 2003 Capacity Analysis, as documented later in this appendix. OFM Housing estimates for comparison are 22,577. State Employment Security Department numbers for 2003 are not available at this time.

## Transportation Model Assumptions

The City's transportation forecast model is part of the Bellevue/Kirkland/Redmond (BKR) Model used to account for vehicle trips between the three adjacent jurisdictions, to provide a consistent model between the neighboring cities and to encourage intergovernmental coordination. The BKR model covering the three jurisdictions has established a common data base to support traffic impact review for local development as well as mid- and long-range transportation planning within the planning area.

The BKR model is directly tied to each jurisdiction's land use within the planning area. The BKR model integrates elements of the regional model developed by Puget Sound Regional Council (PSRC); and land use updates are done to provide accurate travel demand forecasts for the planning area.

In the adopted Transportation Element, the 2012 No Action on the 2012 Network (see Table 2), was based on a trend line growth forecast analysis. This type of analysis resulted in a higher estimated 2012 capacity for both households and employment than the 2022 Proposed Action. The trend line approach completed for the 2002 Comprehensive Plan Update was based on an estimated growth pattern experienced between 1991 and 2000, whereas the 2003 land capacity analysis done for the proposed 2004 Comprehensive Plan considers such factors as site conditions (sensitive areas and right-of-ways), market factors and likelihood of development and redevelopment. The capacity analysis methodology is likely to be more accurate than the trend line approach since it looks at actual conditions and factors rather than a general estimate of growth based on a nine year growth period when growth was unusually aggressive compared to what we are currently experiencing.

In both land capacity approaches, estimated capacity for each land use is calculated for each transportation analysis zone (TAZ- see Figure D-1). The City's future available capacity for each land use (office, commercial, industrial, multi-family, and single-family) is determined by summing the individual TAZ capacities.

The future employment for office, commercial, and industrial land uses were determined by the proportioning of the City's 2022 total target employment (less the employment forecast from special generators and institutions) into the relative proportion of available capacity for each land use. The resulting 2022 employment (number of employees) was converted into square footages needed to accommodate the target employment. The employment (square footages) and housing targets for each land use were distributed into each TAZ proportionally based to their capacity. With the exception of the Evergreen Healthcare Center, special generators were assumed to also remain the same in the future. It was assumed that Evergreen Healthcare Center's current Master Plan would be completed by 2022.

Table 2 describes the Transportation Plan assumptions for 2003, 2012, and 2022.

**Table 2. Transportation Model Land Use Assumptions**

<b>Land Use</b>	<b>Units</b>	<b>2003 Inventory (as of 1/2003)</b>	<b>2012 No Action with 2012 Network</b>	<b>2022 No Action with 2012 Network</b>	<b>2022 Proposed Action with 2022 Network</b>
<i>Single-family</i>	Dwelling Units	10,195	10,985	12,312	12,312
<i>Multi-family</i>	Dwelling Units	11,925	14,423	15,144	15,144
<i>Office</i>	Square Feet	5,059,417	7,059,667	5,778,050	5,863,094
<i>Commercial</i>	Square Feet	3,269,000	4,204,660	3,800,398	3,828,862
<i>Industrial</i>	Square Feet	3,296,747	3,105,513	3,365,423	3,367,126

Note: Does not include special generator land uses in the employment square feet.

### **Forecast Assumptions for Totem Center, Private Amendment Study Areas and City Neighborhoods**

Totem Center Study Area and the Private Amendment Study Areas A and B are smaller than the defined TAZ boundaries. To develop area-specific land use, housing, and employment estimates, the 2003 Capacity Analysis, which is based on parcel-level review, was used. The selected parcels in the study areas were identified. 2003 existing land use and projected land use capacity were summarized for the Totem Center Study Area and the Private Amendment Study Areas A and B. One component of the transportation model is to distribute the assigned Citywide target numbers for household units and employment by TAZ based on each TAZ's share of projected land use capacity. The "forecast estimates" for each study area are based on the area's estimated share of the Citywide targets.

The original 1991 capacity analysis for the No Action was not available at the TAZ or study area level. In order to determine No Action "targets" the 2003 Capacity Analysis without the Totem Center zoning amendments (under consideration) and without the proposed Private Amendments was proportionally reduced to the City's 2022 target level. A straight line projection between 2003 land use (existing) and 2022 No Action Target was made to obtain year 2012 information.

Summary and spreadsheet charts are included in the Appendix illustrating the methodology described.

*2022 Land Capacity Related Documentation*

**City of Kirkland Capacity Analysis**  
**Query Definitions and Assumptions - 2003**  
**FINAL – June 17, 2003**

The Capacity Analysis is created from the Land Use Master File, which 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 the GIS, we have added parcel area, TAZ, zoning, comprehensive plan designation, 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. The basic formula for calculating the capacity comes from the "King County Land Capacity Task Force Recommendations", dated November, 1995. The assumptions about redevelopment, densities, critical area factors, market factors, ROW factors etc. are at the discretion of the City.

The Task Force cautions that redevelopable parcels should not be counted twice, as they apparently were in some previous Capacity Analyses. That is, they should not be included in the count of units or square footage in the Capacity numbers if they are redeveloped in the analysis. This happened in some previous capacity calculations for the City.

**Start with:**

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 Capacity 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
- Units / Acre for each Residential Zone

- FAR's for Non-Residential Zones

**Subtract as much as possible before continuing:**

- Publicly Owned Properties
- Special Generators from the Traffic Model – need to add those employees back in later for now and capacity
- Parcels completely contained in the 50 foot buffer around wetlands and streams

**Divide Into the Following Subsets for Calculations:**

**Single Family**

Vacant

- Zoning = Low Density Residential
- Land Use = Vacant

Developed

- Land Use = Single Family
- lot size / min. lot size (zoning) < 2 and Land Use = Single Family
- Subtract the redevelopable from the total number of SF units to get capacity

Redevelopable

- lot size / minimum lot size (zoning) >= 2 and min. lot size > 3600 and Land Use = Single Family.
- Zoning = low density residential

**Multi-Family**

(NOTE: Totem Lake , CBD, North Rose Hill and Rose Hill Assumptions will add Multi-Family units as well)

Vacant

- Zoning = Medium or High Density Residential
- Land Use = Vacant

Developed

- Land Use = Multi-Family
- density is > .75 of the allowable density under current zoning

- Subtract the redevelopable from the total units to get capacity

Redevelopable

- Land Use = Multi-Family
- density is  $< .75$  of the allowable density under current zoning
- Condos - is it realistic to redevelop considering multiple ownerships of the property? We didn't redevelop condos.

**Non Residential — do separately for the 3 Categories**

**(Not CBD, certain Totem Lake districts, certain Rose Hill districts)**

FAR's-

Office: .75

Commercial: .57

Industrial: .58

(Based on actual FAR's in these zones).

Vacant

- Zoning = Industrial, Office, Commercial
- Zoning not = CBD
- Land Use = Vacant

Developed

- Zoning = Industrial, Office, Commercial
- Zoning not = CBD
- Assessed Value of Improvements / Assessed Value of Land  $> .5$
- Subtract the redevelopable from the capacity

Redevelopable

- Zoning = Industrial, Office, Commercial
- Zoning not= CBD
- Assessed Value of Improvements / Assessed Value of Land  $< .5$
- Subtract the redevelopable from the capacity

## **INDUSTRIAL**

The redevelopable properties (based on method above) in LIT were developed 50% as office, with a .75 FAR and 50% as industrial, with a .58 FAR. PLA 17B properties were developed as commercial, with a .57 FAR.

## **CBD**

The CBD was treated separately from the other zoning categories. Mixed Use is planned for the CBD, therefore capacity was calculated 3 times on each redevelopable parcel. Redevelopable parcels were determined same as for non-CBD.

- Total FAR of 2.25 (.9 commercial, .45 office, .9 residential)
- Residential calculated assuming units of 1000 sq. ft average
- After these calculations, each total was added back into the residential and non-residential databases
- Subtract the redevelopable from the capacity.

**CBD 5** – For Park Place, it was developed according to current plans:  
Office 629,483 sq. ft. (.85), Residential 129,211 sq. ft.(.17),  
Commercial 209,162 sq. ft. (.28)

## **Lake and Central Property**

City-owned but will be developed. Removed from Public Properties and developed according to CBD assumptions for 2.25 FAR mixed use.

## **JBD 1**

Juanita Village was developed according to plans – 88,000 sq feet of retail and 580 units

The rest of JBD 1 was treated separately from the other zoning categories. Mixed Use of residential and retail is planned for JBD 1, therefore capacity was calculated 2 times on each redevelopable parcel, for each type of use to total a 1.4 FAR. Redevelopable was determined same as for non-CBD.

- FAR's were calculated for each sub-area. 1.4 was the total.
- Commercial - FAR .2
- Residential - FAR 1.2
- Residential calculated assuming units of 1000 sq. ft average
- After these calculations, each total was added back into the residential and non-residential databases
- Subtract the redevelopable from the capacity.

**NE 85<sup>th</sup> Street Subarea**

**(NOTE: Unit size of 1000 sq ft – rather than the units per acre - was used with those zones that had a total FAR apportioned)**

<b>Land Use District</b>	<b>Land Use</b>	<b>FAR</b>	<b>Dwelling Units per Acre (as incentive)</b>	<b>Notes</b>
<b>RH 8</b>	Office	.75		
<b>RH 7</b> Rosehill V.	Commercial	2 Total .5 Retail .75 Office .75 MF		“Wasn’t likely to redevelop” but we did
<b>RH 6A</b>	MF	.57	24	
<b>RH 6B</b>	Office	.75		
<b>RH 5 A-B</b> (BC/BCX)	Commercial	.57		
<b>RH 4</b>	Office	.75		
<b>RH 3</b> (Rosehill Shopping Center)	Commercial	2 Total .5 Retail .75 Office .75 MF		
<b>RH 2A</b> (Lee Johnson)	Commercial	2 Total .5 Retail .75 Office .75 MF	50 – use 1000 sq ft units instead	Wasn’t “likely to redevelop” but we did
<b>RH 2B</b>	Commercial	2 Total .5 Retail .75 Office .75 MF	50 – use 1000 sq ft units instead	
<b>RH 2C</b>	Office	.75		
<b>RH 1A</b> (Costco)	Commercial	.58		Wasn’t “likely to redevelop”
<b>RH 1B</b> (Parking Lot for Costco)	Commercial	.58		Do Not Redevelop

## Totem Lake

<u>District (Future Zoning):</u>	<u>Assumptions</u>
TL 1	50% office (2.5 FAR) and 50% residential (75 d.u./acre) All parcels with land/value ratio of 1.0 or less redeveloped <sup>1</sup>
TL 2 (Totem Lake Mall)	office: 85,000 and retail: 475,000 and residential: 200 units <sup>2</sup>
TL 3 (Evergreen Hospital)	1.7 million square feet <sup>3</sup>
TL 4, TL 5, TL 8	100% commercial (.57 FAR)
TL 6	100% commercial (.57 FAR) and residential (50 d.u./acre)
TL 7	Retail .57 FAR
TL 9	50% commercial, 50% industrial
TL 10A	100% office (.8 FAR)
TL 10B and TL 10C	50% office (standard .75 FAR) and 50% residential (50 d.u./acre)
TL 10D	75% office (standard FAR) 25% residential (50 d.u./acre)
TL 11	office (highest use)

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<sup>1</sup> Consistent with projections used in modeling done for Totem Lake Neighborhood Plan (2002)

<sup>2</sup> Based on estimates provided by representatives of Totem Lake Mall for anticipated development (2002)

<sup>3</sup> Estimate based on projection from EHMC of 1.9 million by 2025. Reduced projection for 2022.

## **North Rose Hill:**

NRH 1A, 1B -

2.0 FAR

.5 Commercial

1.5 Multi-Family

1000 Sq ft per unit

## **Misc. Pipeline Projects:**

**TAZ 260** – added 120,530 of office (Sedorco site). Deleted 129,000 sq ft of industrial

**TAZ 261** – added 15,000 sq ft of office on 6<sup>th</sup> (completed in 2002 but not yet occupied)

## **Factors:**

### Single Family

- ROW - .95 (per advice from Rob Jammernan)
- Critical Areas – The GIS was used to redevelop properties within 50 feet of wetlands or streams. Totally contained in the buffer were not redeveloped. 50% or more wet were developed at 50% capacity. Less than 50% wet were redeveloped at 85% capacity.
- Public Lands - 5% – based on planners knowledge of how development is likely to be in the future, knowing that only parks property is likely to increase. Schools, public offices etc. are already built. King County recommendation is also 5%.

### Multi-Family

- ROW – 2% (per advice from Rob Jammernan)
- Critical Areas – The GIS was used to redevelop properties within 50 feet of wetlands or open streams. Totally contained in the buffer were not redeveloped. 50% or more wet were developed at 50% capacity. Less than 50% wet were redeveloped at 85% capacity.
- Public Lands – 5% – based on planners knowledge of how development is likely to be in the future, knowing that only parks property is likely to increase. Schools, public offices etc. are already built. King County recommendation is also 5%.

## Non-Residential

- ROW – 5% (per advice from Rob Jammernan)
- Critical Areas – The GIS was used to redevelop properties within 50 feet of wetlands or streams. Totally contained in the buffer were not redeveloped. 50% or more wet were developed at 50% capacity. Less than 50% wet were redeveloped at 85% capacity.
- Public Lands – 5% – based on planners knowledge of how development is likely to be in the future, knowing that only parks property is likely to increase. Schools, public offices etc. are already built. King County recommendation is also 5%.
- FAR's-  
Office: .75  
Commercial: .57  
Industrial: .58  
(Based on actual FAR's in these zones).

### **Calculate Additional Capacity for Each of the Above Subsets:**

#### MF Residential (for vacant and redevelopable parcels)

(lot size in acres / zoned density) x ROW factor x Public Lands factor = Units

#### SF Residential (for vacant and redevelopable parcels)

(lot size in SQ FT / minimum lot size) x ROW factor x Public Lands factor = Units

#### Non-Residential(for vacant and redevelopable parcels)

lot size in square feet x FAR x ROW factor x Public Lands factor = Square Feet

### **Add Additional Capacity to Existing Developed to get Capacity:**

Remember to take out the redevelopable parcels from the capacity, so that parcels aren't counted twice in the Capacity total.

### **Other Factors (Applied to the Capacity numbers)**

#### Market Factor

- 5% for vacant residential
- 10% for redevelopable residential
- From Bellevue -10% for office
- From Bellevue - 5% for retail

- From Bellevue - 7.5% for Industrial

Employees per 1000 sq ft

- Office – 4
- Retail – 2
- Industrial – 1.7

Based on numbers from Bellevue

Vacancy Rate

- 5% for all non-residential uses

2001 Existing

<b>Total</b>	29591
<b>Special Generators</b>	
<b>Institutions</b>	2736
<b>Institutions</b>	57
<b>Total</b>	<b>32384</b>

SF:	9787
MF:	11,555
Total:	<b>21,342</b>

2001 Capacity

**Employees**

<b>Total</b>	38015
<b>Special Generators</b>	2736
<b>Institutions</b>	57
<b>Grand Total</b>	<b>40808</b>

SF:	11,949
MF:	12,705
Total:	<b>24,654</b>

2003 Existing

<b>Total</b>	31,781
<b>Special Generators</b>	2,959
<b>Institutions</b>	103
<b>Total</b>	<b>34,843</b>

SF:	10,195
MF:	11,925
Total:	<b>22,120</b>

2003 Capacity

<b>Total</b>	48,778
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<b>Special Generators</b>	4,200
<b>Institutions</b>	150
<b>Grand Total</b>	<b>53,128</b>
<b>SF:</b>	15,502
<b>MF:</b>	12,473
<b>Total:</b>	<b>27,974</b>

**Targets and Difference Between Targets and New Capacity #'s**

	<b>Target</b>	<b>2001 Existing</b>	<b>Additional Capacity</b>
<b>Residential Target:</b>	26,822	21,342	5,480
<b>Our 2003 Capacity #:</b>	27,974		
<b>Difference:</b>	<b>1,152</b>		
<b>Employee Target:</b>	41,184	32,384	8,800
<b>Our 2003 Capacity #:</b>	53,128		
<b>Difference:</b>	<b>11,944</b>		

Based on January 2003 Assessor Data									
MF - Redeveloped parcels are those built to less than 75% of allowable units under current zoning SF - Redeveloped parcels with capacity for more units based on lot size and zoning Added MF Units in TL 1; TL 6; TL10 B,C,D; RH 2A,B; RH 6A; RH3; RH7 ;JBD 1;all CBD zones Did not redevelop condos									
Factors applied are Below									
	ROW	PUBLIC	MARKET						
REDEV		0.95	0.9						
VAC		0.95	0.95						
SF	0.95								
MF	0.98								
TAZ	Neighborhood	MF Existing	Net Added Redev Units	New MF Units	MF Capacity Units	SF Existing	Net Added Redev Units	New SF Units	SF Capacity Units
236	Lakeview	342			342	14		4	17
237	Lakeview				0	1			1
238	Lakeview	51	21	1	69	123	2	9	132
239	Lakeview	45			45				0
240	Lakeview	196			196	2			2
241	Central	553	38	3	587	46			46
242	Lakeview	77	4		80	167	10	1	176
243	Central Houghton	3			3	191	50	77	298
244	Central Houghton	57			57	174	55	10	227
245	Central Houghton	75	2	33	106	292	77	16	368
246	Central Houghton	239	8		246	352	19	7	373
247	Bridle Trails	2			2	168	46		205
248	Bridle Trails	2			2	264	32	11	299
249	Bridle Trails	131			131	291	100	26	395
250	Central	198	20	7	221	60	4	3	66
251	Central	73	18	4	92	5			5
252	Central	250	21	4	271	24	3		26
253	Central	427	185	2	584	113	5		117
254	Central	155	90		230	7			7
255	Central	120	155		250				0
256	Central	234	129		342				0
257	Central	353	343		640				0
258	Central	68	24		88	19			19
259	Central	358	24		378	5			5
260	Everest								
261	Everest	340	1	48	383	104	21	5	125
261.5	Everest	64			64	127			127
262	Everest	46	45	17	99	167	93	34	272
263	South Rose Hill	10	5		14	758	319	29	1042
264	South Rose Hill	54	232		248	71	22	2	91
265	North Rose Hill	141	28		164	5	2		7
266	North Rose Hill			27	24	3			3
267	North Rose Hill		98		82	7			7
268	South Rose Hill	204			204	731	53	7	780
269	Market	91	21	3	111	97	13	4	111
270	Norkirk	182	39		215	71	3	2	75
271	Norkirk	15			15	485	64	7	543
272	Norkirk	4		1	5	103	3	6	111
273	Norkirk	7			7	457	47	18	511
274	Norkirk	122	48	1	163	852	123	33	980
275	Highlands	207	49	5	252	78	34	6	111
276	North Rose Hill				0	435	297	49	718
277	North Rose Hill	163	56	176	366	133	109	53	267
278	North Rose Hill	2			2	924	209	32	1121
279	North Rose Hill	482	16		495	2			2
280	North Rose Hill	571	263		791	1			1
281	North Rose Hill	496		62	551	31	18	35	76
282	Norkirk	4		9	12	501	128	29	630
283	South Juanita	265		3	268	656	125	39	791
284	South Juanita	761	17		775	1			1
285	South Juanita	635	589	3	1131	5			5
286	South Juanita	280	5	2	286	142	27	4	167
287	South Juanita	379	11		388	429	40	2	463
288	North Juanita	363	12		373	293	5	1	298
289	North Juanita	173			173	175	27	16	211
290	North Juanita		211		177	29	10		37
291	Highlands		52		44				0
292	Totem Lake	202			202	3			3
293	Totem Lake		125		105				0
294	Totem Lake				0				0
295	Totem Lake		63		53	1			1
296	Totem Lake	574			574				0
297	Totem Lake		18		15				0
298	North Juanita	28	200		196				0
299	Totem Lake	3		33	32				0
300	Totem Lake	200	502		621				0
301	Totem Lake	200			200				0
302	Totem Lake	648	12		658				0
<b>Total Existing</b>		<b>11925</b>	<b>3800</b>	<b>444</b>	<b>15502</b>	<b>10195</b>	<b>2195</b>	<b>577</b>	<b>12473</b>
	<b>Total Existing MF and SF</b>	<b>22120</b>							
	<b>Total Capacity MF and SF</b>	<b>27974</b>			<b>15502</b>				<b>12473</b>

Capacity		PLA 17B - Retail .57 FAR LIT - 50%Office .75 FAR, 50% Industrial FAR .58								
Calculations		Factors	ROW 0.95	Public 0.95	Market 0.9 0.95 0.925	Office Retail Industrial	NO ROW Factor for CBD In 2001: See Below			
Capacity							TAZ 260 - added 120,530 sq ft of office, removed 129,000 sq ft of Industrial			
TAZ	Office	Commercial	Industrial	Institutions			TAZ 261 - added 15,000 sq ft of office			
236	487479	0	0	0						
237	700677	16208	0	0						
238	0	0	0	0						
239	948450	43404	0	1520						
240	0	0	0	0						
241	5675	42931	0	0						
242	0	0	0	0						
243	0	0	0	6528						
244	0	0	0	0						
245	8271	127675	0	0						
246	60723	5932	0	9071						
247	0	72295	0	4800						
248	35586	0	0	0						
249	5000	149100	0	3557						
250	0	0	0	0						
251	0	0	0	0						
252	101752	21421	0	17708						
253	251540	67096	144807	36812						
254	93932	104228	0	10121						
255	240837	284579	0	0						
256	213530	235350	0	0						
257	723579	540559	0	0						
258	36000	0	28532	0						
259	277768	0	0	0						
260	305122	78092	273121	0						
261	215263	15543	152218	0						
261.5	190916	0	85142	0						
262	1191	0	947	0						
263	0	44573	0	50625						
264	163139	270060	12270	7416						
265	40633	263392	15647	1484						
266	0	168360	0	0						
267	229420	199393	55184	0						
268	308876	79203	0	0						
269	0	5184	0	16560						
270	1536	0	0	0						
271	0	0	0	6904						
272	132618	3168	427557	0						
273	0	0	0	0						
274	0	0	0	0						
275	89332	0	0	16582						
276	4271	0	0	42443						
277	159277	64267	0	0						
278	49092	0	0	5613						
279	11497	25060	48740	0						
280	0	37958	38575	0						
281	0	0	0	0						
282	0	0	0	8541						
283	0	0	816	2						
284	0	0	0	14825						
285	132396	284681	2257	0						
286	0	0	0	0						
287	2436	3703	0	0						
288	26802	0	0	6680						
289	57379	0	0	5171						
290	42820	0	564121	0						
291	19955	36200	449991	0						
292	814784	51130	0	2720						
293	63703	384465	364619	0						
294	0	121763	0	0						
295	1350	339901	182869	0						
296	0	0	0	0						
297	19681	204869	77195	0						
298	71599	516319	0	0						
299	0	545129	535923	0						
300	472012	0	0	0						
301	92771	0	0	28780						
302	86508	0	0	0						
	7997177	5453191	3460530	304463						
Employees	31989	10906	5883							
Total				48778						
Special Generators				4200						
Institutions				150						

**Amendments to 2003 Capacity Numbers**  
14-Jan-04

**Sedorco Site - TAZ 260**

**2003 - How we originally ran the model**

In 2003 Capacity, Sedorco was developed as 120,530 sq ft OFFICE  
This was based on previous pipeline project Thang suggested we keep in  
since there had been interest in the property and we were looking 20+ years out.  
129,000 sq ft of Industrial was removed.

TAZ	2003 Capacity	MF	INDUSTRIAL
260	120,530 sq ft	none	Remove 129,000 sq ft

**REVISED ORIGINAL**

Eric would like us to run the model with the Sedorco site  
built to its full capacity under current zoning. That would be a building of  
236,379 sq ft. Take out the 7244 of existing office for a net  
Office increase of 229,135 sq ft  
129,000 sq ft of Industrial is also removed

TAZ	NET DIFFERENCE from 2003 Capacity	MF	INDUSTRIAL
260	108,605 sq ft more	n/a	Remove 129,000 sq ft

**AMENDMENT 2**

Developed site as 1/2 office, 1/2 MF at 12 units/acre  
Added 109,000 sq ft OFFICE and 43 units of Multi-Family  
129,000 sq ft of Industrial removed.

TAZ	NET DIFFERENCE from 2003 Capacity	MF	INDUSTRIAL
260	120,135 sq ft less	43 units more	Remove 129,000 sq ft

**PLA 6B - TAZ 252, 253**

**2003 - How we originally ran the model**

In 2003 Capacity, this area had 11 properties "more likely to redevelop"  
They were developed as OFFICE for an increase of 200,027 sq ft  
(75,856 in TAZ 252 and 124,171 in TAZ 253)

**AMENDED**

Developed the 11 "more likely to redevelop" parcels as High Density Residential  
(24 Units per acre)

TAZ	NET DIFFERENCE from 2003 Capacity	MF
252	No growth in office	65 Units more
253	75,856 sq ft less	112 Units more
	124,171 sq ft less	

## *2012 and 2022 Transportation Model Assumptions*

**2012 Transportation Model Land Use Assumptions**

TAZ	LOCATION	SQUARE FOOTAGE						SINGLE-FAMILY	MULTI-FAMILY	HOTEL ROOMS	SCHOOL ENROLL
		OFFICE	RETAIL	INDST.	RECREAT.	INSTIT.					
236	LAKEVIEW	485645	0	0	0	0	15	340	40	0	
237	LAKEVIEW	509912	14587	0	0	0	1	0	119	0	
238	LAKEVIEW	0	0	0	0	0	58	52	0	0	
239	LAKEVIEW	924391	25956	0	0	1520	0	45	100	0	
240	LAKEVIEW	0	0	0	0	0	2	194	0	0	
241	LAKEVIEW	2044	18753	0	0	0	35	562	0	0	
242	LAKEVIEW	0	0	0	0	0	158	80	0	0	
243	HOUGHTON	0	0	0	0	6528	213	3	0	0	
244	HOUGHTON	0	0	0	0	0	207	57	0	0	
245	HOUGHTON	8271	105738	0	0	5816	329	66	0	0	
246	HOUGHTON	12311	5123	0	0	9071	339	239	0	1912	
247	BRIDLE TRAIL	0	65066	0	72295	4800	172	2	0	0	
248	BRIDLE TRAIL	0	0	0	0	0	272	2	0	0	
249	BRIDLE TRAIL	8557	133859	0	0	3557	355	131	0	492	
250	CENTRAL	0	0	0	0	0	58	202	0	0	
251	CENTRAL	0	0	0	0	0	5	83	0	450	
252	CENTRAL	60804	19278	0	0	14949	26	244	0	0	
253	CENTRAL	159099	46069	151476	0	36812	106	480	0	0	
254	CENTRAL	91907	86036	0	0	14848	6	220	0	0	
255	CENTRAL	264067	199532	0	0	0	0	212	0	0	
256	CENTRAL	80672	181606	1300	0	0	0	207	0	0	
257	CENTRAL	629483	188246	2306	0	17207	0	398	0	0	
258	CENTRAL	36000	0	28532	0	0	17	69	0	0	
259	CENTRAL	236304	0	0	0	0	6	361	0	0	
260	EVEREST	123764	39742	156529	0	0	0	0	0	0	
261	EVEREST	266143	6925	211362	0	0	221	436	0	0	
262	SO.ROSE HILL	0	0	0	0	0	238	71	0	2014	
263	SO.ROSE HILL	0	38831	0	0	47505	884	11	0	482	
264	SO.ROSE HILL	14445	103067	12270	0	7416	81	54	0	0	
265	SO.ROSE HILL	67926	188924	15647	0	3672	5	143	0	0	
266	SO.ROSE HILL	0	245750	0	0	0	3	4	0	0	
267	SO.ROSE HILL	0	181765	54867	0	0	6	0	0	0	
268	MARKET	168131	61711	0	0	2850	701	205	0	0	
269	NORKIRK	0	4666	0	0	16560	93	98	0	0	
270	NORKIRK	1536	0	0	0	0	67	197	0	0	
271	NORKIRK	0	0	0	0	10704	487	15	0	0	
272	NORKIRK	37844	0	354297	0	0	103	5	0	608	
273	NORKIRK	0	0	0	0	0	464	7	0	768	
274	HIGHLANDS	0	0	589	0	0	872	127	0	0	
275	NO.ROSE HILL	0	0	0	0	16582	95	113	0	0	
276	NO.ROSE HILL	4271	0	0	0	42443	609	0	0	644	
277	NO.ROSE HILL	72757	29061	0	0	7355	230	163	109	0	
278	NO.ROSE HILL	5838	0	0	0	5613	1006	2	0	2723	
279	NO.ROSE HILL	31851	22554	48740	0	6016	0	484	0	0	
280	NO.ROSE HILL	0	36326	37375	0	0	1	656	0	0	
281	FORBES VALLE	0	0	0	0	0	70	529	0	0	
282	FORBES VALLE	0	0	0	0	8541	581	12	0	542	
283	SO. JUANITA	0	0	816	0	6635	750	268	7	0	
284	SO. JUANITA	0	0	0	0	14825	1	770	0	0	
285	SO. JUANITA	111099	165372	4573	28839	22166	6	971	0	0	
286	SO. JUANITA	0	0	0	0	0	140	286	0	0	
287	SO. JUANITA	2437	3333	0	0	0	420	378	0	604	
288	SO. JUANITA	31578	0	0	0	5880	270	363	0	1242	
289	SO. JUANITA	0	0	0	0	5171	162	173	0	0	
290	TOTEM LAKE	148948	0	553572	0	0	35	0	0	0	
291	TOTEM LAKE	61089	36200	402708	0	0	0	276	0	0	
292	TOTEM LAKE	1091162	28272	0	0	20785	3	202	0	0	
293	TOTEM LAKE	173482	281226	238323	0	0	0	468	0	0	
294	TOTEM LAKE	0	130524	0	0	0	0	0	123	0	
295	TOTEM LAKE	253	416866	170710	0	0	1	137	0	0	
296	TOTEM LAKE	0	0	0	0	0	0	574	0	0	
297	TOTEM LAKE	77060	231451	77195	0	0	0	223	0	0	
298	TOTEM LAKE	69396	539835	0	0	0	0	306	178	0	
299	TOTEM LAKE	141340	322355	582326	0	0	0	32	0	0	
300	TOTEM LAKE	616693	0	0	0	0	0	481	0	0	
301	TOTEM LAKE	144649	0	0	0	25420	0	254	0	0	
302	TOTEM LAKE	86508	0	0	0	0	0	680	0	0	
	<b>Total</b>	<b>7059667</b>	<b>4204660</b>	<b>3105513</b>	<b>101134</b>	<b>391247</b>	<b>10985</b>	<b>14423</b>	<b>676</b>	<b>12481</b>	

**Alternative 2 (with Totem Lake Towers interpolated down from Capacity Plus the admendments for TAZ 252, 253, & 260)**

2022	MF dwelling Unit	SF Dwelling Unit	Office Sq Ft	Commercial Sq Ft	Industrial Sq Ft	Institutions Sq Ft	
236	Lakeview	352	17	486230	0	0	0
237	Lakeview	0	1	631562	16208	0	0
238	Lakeview	67	134	0	0	0	1520
239	Lakeview	46	0	932228	17451	0	0
240	Lakeview	202	2	0	0	0	0
241	Central	596	47	1809	26255	0	0
242	Lakeview	82	179	0	0	0	6528
243	Central Houghton	3	280	0	0	0	0
244	Central Houghton	59	222	0	0	0	0
245	Central Houghton	100	362	8271	78559	0	9071
246	Central Houghton	251	380	60723	2825	0	4800
247	Bridle Trails	2	203	0	72295	0	0
248	Bridle Trails	2	300	35586	0	0	3557
249	Bridle Trails	135	382	5000	148674	0	0
250	Central	221	66	0	0	0	0
251	Central	89	5	0	0	0	17708
252	Central	315	27	26061	16005	0	36812
253	Central	631	120	69859	42846	149456	10121
254	Central	217	7	39991	74629	0	0
255	Central	223	0	168479	238418	0	0
256	Central	324	0	100796	205604	0	0
257	Central	583	0	364866	387906	0	0
258	Central	85	20	36000	0	28532	0
259	Central	384	5	267603	0	0	0
260	Everest	28	0	114972	54408	266096	0
261	Everest	448	255	321135	9039	206686	0
262	Everest	87	255	380	0	294	50625
263	South Rose Hill	14	1008	0	25642	0	7416
264	South Rose Hill	204	89	70123	115444	12270	1484
265	North Rose Hill	163	6	25256	213239	15647	0
266	North Rose Hill	17	3	0	76083	0	0
267	North Rose Hill	63	7	107825	137956	47109	0
268	South Rose Hill	210	792	217873	62031	0	16560
269	Market	109	111	0	5184	0	0
270	Norkirk	212	76	1536	0	0	6904
271	Norkirk	15	546	0	0	0	0
272	Norkirk	5	112	65309	3168	375930	0
273	Norkirk	7	513	0	0	0	0
274	Norkirk	157	979	0	0	0	16582
275	Highlands	248	106	28481	0	0	42443
276	North Rose Hill	0	674	4271	0	0	0
277	North Rose Hill	317	243	118323	29576	0	5613
278	North Rose Hill	2	1109	15652	0	0	0
279	North Rose Hill	507	2	6772	25060	48740	0
280	North Rose Hill	757	1	0	11465	38575	0
281	North Rose Hill	551	67	0	0	0	8541
282	Norkirk	10	619	0	0	0	0
283	South Juanita	275	783	0	0	816	14825
284	South Juanita	795	1	0	0	0	0
285	South Juanita	1033	5	132396	167035	2257	0
286	South Juanita	293	167	0	0	0	0
287	South Juanita	397	469	777	3703	0	6680
288	North Juanita	382	306	8545	0	0	5171
289	North Juanita	178	208	18294	0	0	0
290	North Juanita	135	36	26240	0	564121	0
291	Highlands	33	0	6362	36200	449991	2720
292	Totem Lake	208	3	814784	23480	0	0
293	Totem Lake	80	0	28432	281488	364619	0
294	Totem Lake	0	0	0	121763	0	0
295	Totem Lake	40	1	1350	307342	182869	0
296	Totem Lake	591	0	0	0	0	0
297	Totem Lake	12	0	19681	177333	77195	0
298	North Juanita	157	0	41044	393072	0	0
299	Totem Lake	24	0	0	221478	535923	0
300	Totem Lake	528	0	311863	0	0	28780
301	Totem Lake	206	0	92771	0	0	0
302	Totem Lake	675	0	27581	0	0	0
				<b>5,863,094</b>	<b>3,328,862</b>	<b>3,367,126</b>	<b>304,461</b>
	<b>15144</b>	<b>12312</b>	<b>23,452</b>	<b>7,658</b>	<b>5,724</b>		

The City of Kirkland Transportation Model includes daily trip rate assumptions. These were applied to the portion of the Private Amendment Area B considered in the City's Capacity Analysis (one property, Sedorco, was considered in the City's capacity analysis). For a variety of land use scenarios, Table 1 below provides a comparison of daily trips for the study area. Since future project applicants are required to estimate peak hour trips using ITE standards the DEIS provides that level of review in Chapter 3.

**Table 1. Trip Generation Projections for Private Amendment Area B Sedorco Property based on City of Kirkland Transportation Model DAILY Trip Generation Rates – Multifamily Rate per Dwelling Unit, Office Rate per Employee**

Scenario	MF <sup>1</sup>	Office <sup>2</sup>		Trip Rate <sup>3</sup>		DAILY Trips		
	DU <sup>4</sup>	1000 SF <sup>4</sup>	Emp <sup>4</sup>	MF Per DU	Office Per Emp	MF	Office	Total
<b>50% office / 50% MF, 12 DU/acre</b>	43	118	472	6.03	6.6	260	3,209	<b>3,469</b>
<b>100% office</b>	--	236	944			0	6,419	<b>6,419</b>
<b>100% MF, 12 DU/acre</b>	86	--	--			518	0	<b>518</b>
<b>100% MF, 18 DU/acre</b>	130	--	--			784	0	<b>784</b>
<b>100% MF, 24 DU/acre</b>	173	--	--			1,043	0	<b>1,043</b>

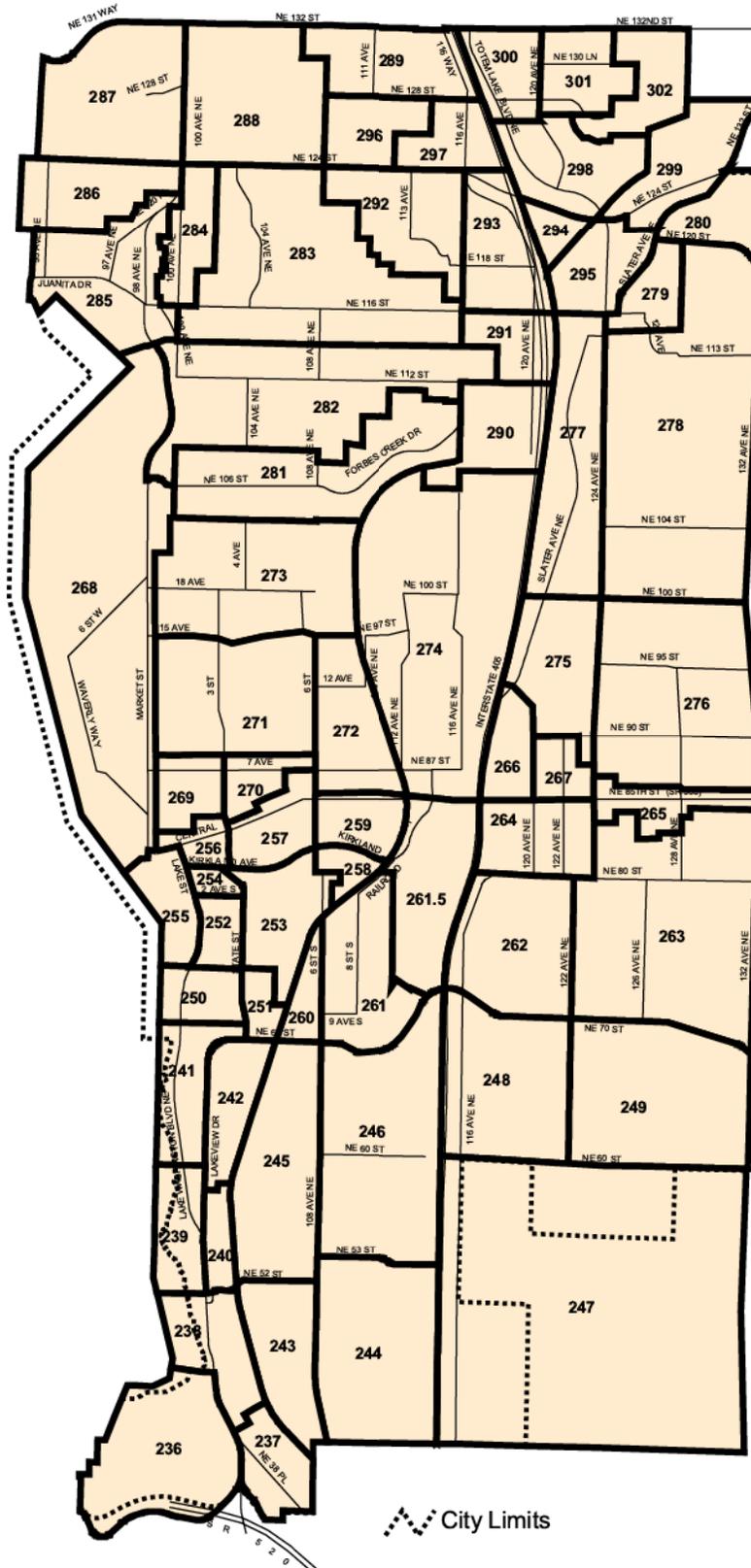
<sup>1</sup>MF = Multifamily residential

<sup>2</sup>Office employee density assumption of 4 employees per 1000 square feet provided by the City of Kirkland

<sup>3</sup>Source of trip rate: City of Kirkland

<sup>4</sup>DU = dwelling unit; SF = square feet; Emp = employee

Transportation Analysis Zones (TAZ's)



## *2012 and 2022 Land Use by TAZ Comparison*

Data	City-Wide	Totem Center Study Area					
		TAZ 298	TAZ 300	TAZ 301	Sum of TAZ 298, 300, 301	Study Area	% of TAZ
<b>2003 Existing</b>							
Residential (DU)	22,120	28	200	200	428	200	46.7%
Office (SF)	4,969,448	26,743	236,905	92,771	356,419	308,888	86.7%
Commercial (SF)	3,125,419	339,735	0	0	339,735	329,587	97.0%
Industrial (SF)	3,325,049	182,869	0	0	182,869	0	0.0%
Institutions (SF)	304,461	0	0	28,780	28,780	0	0.0%
Employees	34,843	1,097	948	2,229	4,274	1,895	44.3%
<b>2012 Target</b>							
Residential (DU)	24,645				658	445	67.7%
Office (SF)	5,399,837				396,989	351,732	88.6%
Commercial (SF)	3,445,146				363,977	344,322	94.6%
Industrial (SF)	3,344,172					0	0.0%
Institutions (SF)	391,247					0	
Employees	37,847				4,878	2,237	45.9%
<b>2022 Target (No Action)</b>							
Residential (DU)	27,451	164	544	206	914	811	88.7%
Office (SF)	5,878,047	40,466	308,830	92,771	442,067	399,922	90.5%
Commercial (SF)	3,800,398	390,913	0	0	390,913	359,640	92.0%
Industrial (SF)	3,365,422	0	0	0	0	0	0.0%
Institutions (SF)	304,461	0	0	25,420	25,420	0	0.0%
Employees	41,184	944	1,235	3,371	5,550	2,630	47.4%
<b>2022 Target (proposed action)</b>							
Residential (DU)	27,456	157	528	206	891	790	88.7%
Office (SF)	5,863,094	41,044	311,863	92,771	445,678	403,189	90.5%
Commercial (SF)	3,828,862	393,072	0	0	393,072	361,616	92.0%
Industrial (SF)	3,367,126	0	0	0	0	0	0.0%
Institutions (SF)	304,461	0	0	28,780	28,780	0	0.0%
Employees	41,184	950	1,247	3,371	5,568	2,638	47.4%
<b>2003 Capacity</b>							
Residential (DU)	27,974	196	621	200	1,017	902	88.7%
Office (SF)	7,997,177	71,599	472,012	92,771	636,382	575,712	90.5%
Commercial (SF)	5,453,191	516,319	0	0	516,319	475,000	92.0%
Industrial (SF)	3,460,530	0	0	0	0	0	0.0%
Institutions (SF)	304,463	0	0	28,780	28,780	0	0.0%
Employees*	53,128	1,319	1,888	3,371	6,578	3,117	47.4%
* Includes special generators							

**Straightline Projections -- 2003 Existing - 2022 Targets Totem Center**

	Citywide					TAZ SUM 298, 300, 301				
	Office	Comm	Ind	Res	Emp	Office	Comm	Ind	Res	Emp
2003	4969448	3125419	3325049	22120	34843	2003	356419	339735	428	4274
2004	5017269	3160944	3327174	22401	35177	2004	360927	342429	454	4341
2005	5065090	3196469	3329299	22681	35510	2005	365435	345122	479	4408
2006	5112911	3231995	3331423	22962	35844	2006	369942	347816	505	4475
2007	5160732	3267520	3333548	23242	36178	2007	374450	350509	530	4543
2008	5208553	3303045	3335673	23523	36512	2008	378958	353203	556	4610
2009	5256374	3338570	3337798	23803	36845	2009	383466	355896	581	4677
2010	5304195	3374095	3339923	24084	37179	2010	387973	358590	607	4744
2011	5352016	3409621	3342047	24365	37513	2011	392481	361284	633	4811
2012	5399837	3445146	3344172	24645	37847	2012	396989	363977	658	4878
2013	5447658	3480671	3346297	24926	38180	2013	401497	366671	684	4946
2014	5495479	3516196	3348422	25206	38514	2014	406005	369364	709	5013
2015	5543300	3551721	3350547	25487	38848	2015	410512	372058	735	5080
2016	5591121	3587247	3352671	25768	39182	2016	415020	374751	761	5147
2017	5638942	3622772	3354796	26048	39515	2017	419528	377445	786	5214
2018	5686763	3658297	3356921	26329	39849	2018	424036	380139	812	5281
2019	5734584	3693822	3359046	26609	40183	2019	428543	382832	837	5349
2020	5782405	3729347	3361171	26890	40517	2020	433051	385526	863	5416
2021	5830226	3764873	3363295	27170	40850	2021	437559	388219	888	5483
2022	5878047	3800398	3365420	27451	41184	2022	442067	390913	914	5550
	<b>5,878,047</b>	<b>3,800,398</b>	<b>3,365,422</b>	<b>27,451</b>	<b>41184</b>		<b>442067</b>	<b>390913</b>	<b>914</b>	<b>5550</b>

2003	86.7%	97.0%	46.7%	44.3%
2004	86.9%	96.7%	48.9%	44.5%
2005	87.1%	96.5%	51.1%	44.6%
2006	87.3%	96.2%	53.3%	44.8%
2007	87.5%	95.9%	55.5%	45.0%
2008	87.7%	95.7%	57.8%	45.1%
2009	87.9%	95.4%	60.0%	45.3%
2010	88.1%	95.2%	62.2%	45.4%
2011	88.3%	94.9%	64.4%	45.6%
2012	88.5%	94.6%	66.6%	45.8%
2013	88.7%	94.4%	68.8%	45.9%
2014	88.9%	94.1%	71.0%	46.1%
2015	89.1%	93.8%	73.2%	46.3%
2016	89.3%	93.6%	75.4%	46.4%
2017	89.5%	93.3%	77.6%	46.6%
2018	89.7%	93.1%	79.9%	46.7%
2019	89.9%	92.8%	82.1%	46.9%
2020	90.1%	92.5%	84.3%	47.1%
2021	90.3%	92.3%	86.5%	47.2%
2022	90.5%	92.0%	88.7%	47.4%

Data	City-Wide	Private Amendment Request A (PLA 6)				
		TAZ 252	TAZ 253	Sum of TAZ 252,253	Study Area	% of TAZ
<b>2003 Existing</b>						
Residential (DU)	22,120	274	540	814	8	1.0%
Office (SF)	4,969,448	21357	34872	56229	28656	51.0%
Commercial (SF)	3,125,419	13652	32310	45962	0	0.0%
Industrial (SF)	3,325,049	0	151476	151476	0	0.0%
Insititutions (SF)	304,461	17708	36812	54520	54520	100.0%
Employees	34,843	113	462	575	115	20.0%
<b>2012 Target</b>						
Residential (DU)	24,645			896	83	9.3%
Office (SF)	5,399,837			97125	34674	35.7%
Commercial (SF)	3,445,146			51821	0	0.0%
Industrial (SF)	3,344,172			150558	0	0.0%
Insititutions (SF)	391,247				0	0.0%
Employees	37,847			748	118	15.8%
<b>2022 Target (No Action)</b>						
Residential (DU)	27,451	301	686	987	183	18.5%
Office (SF)	5,878,047	44722	97842	142564	26659	18.7%
Commercial (SF)	3,800,398	15910	42420	58330	0	0.0%
Industrial (SF)	3,365,422	0	149538	149538	0	0.0%
Insititutions (SF)	304,461	17708	36812	54520	0	
Employees	41,184	211	730	941	104	11.1%
<b>2022 Target (proposed action)</b>						
Residential (DU)	27,456	342	751	1093	185*	18.5%
Office (SF)	5,863,094	26061	69859	95920	17937	18.7%
Commercial (SF)	3,828,862	16005	42846	58851	0	0.0%
Industrial (SF)	3,367,126	0	149456	149456	0	0.0%
Insititutions (SF)	304,461	36812	10121	46933	0	
Employees	41,184	136	619	755	84	11.1%
<b>2003 Capacity</b>						
Residential (DU)	27,974	298	701	999	185	18.5%
Office (SF)	7,997,177	25896	127369	153265	28656	18.7%
Commercial (SF)	5,453,191	21421	67096	88517	0	0.0%
Industrial (SF)	3,460,530	0	144807	144807	0	0.0%
Employees	53,128	146	890	1036	115	11.1%

\* Adjusted for consistency with estimated capacity

Private Amendment Request B		
TAZ 260	Study Area	% of TAZ
0	0	
30355	7244	23.9%
44158	0	0.0%
262937	262937	100.0%
0	0	0.0%
657	476	72.5%
0		
70172	21964	31.3%
	0	
264373	205153	77.6%
	0	
828	465	56.1%
0		
114413	45308	39.6%
53993	0	0.0%
265968	140431	52.8%
	0	
1,018	386	37.9%
28	28	100.0%
114972	45529	39.6%
54408	0	0.0%
266096	140499	52.8%
0	0	
1,021	387	37.9%
43	43	100.0%
293592	116244	39.6%
78092	0	0.0%
273121	144121	52.8%
1795	681	37.9%

**Straightline Projections -- 2003 Existing - 2022 Targets Private Amendments**

	TAZ SUM 252, 253						TAZ 260				
	Office	Comm	Ind	Res	Emp		Office	Comm	Ind	Res	Emp
2003	56229	45962	151476	814	575	2003	30355	44158	262937	0	657
2004	60773	46613	151374	823	594	2004	34779	44697	263097	0	676
2005	65317	47264	151272	832	614	2005	39203	45237	263256	3	695
2006	69861	47915	151170	841	633	2006	43627	45776	263416	5	714
2007	74405	48566	151068	850	652	2007	48051	46316	263575	6	733
2008	78949	49217	150966	860	671	2008	52476	46855	263735	8	752
2009	83493	49868	150864	869	691	2009	56900	47395	263894	9	771
2010	88037	50519	150762	878	710	2010	61324	47934	264054	11	790
2011	92581	51170	150660	887	729	2011	65748	48474	264213	12	809
<b>2012</b>	<b>97125</b>	<b>51821</b>	<b>150558</b>	<b>896</b>	<b>748</b>	<b>2012</b>	<b>70172</b>	<b>49013</b>	<b>264373</b>	<b>14</b>	<b>828</b>
2013	101668	52471	150456	905	768	2013	74596	49553	264532	15	847
2014	106212	53122	150354	914	787	2014	79020	50092	264692	17	866
2015	110756	53773	150252	923	806	2015	83444	50632	264851	18	885
2016	115300	54424	150150	932	825	2016	87868	51171	265011	20	904
2017	119844	55075	150048	941	845	2017	92292	51711	265170	21	923
2018	124388	55726	149946	951	864	2018	96717	52250	265330	23	942
2019	128932	56377	149844	960	883	2019	101141	52790	265489	24	961
2020	133476	57028	149742	969	902	2020	105565	53329	265649	26	980
2021	138020	57679	149640	978	922	2021	109989	53869	265808	27	999
2022	142564	58330	149538	987	941	2022	114413	54408	265968	29	1018
	<b>142564</b>	<b>58330</b>	<b>149538</b>	<b>987</b>	<b>941</b>		<b>114413</b>		<b>265968</b>	<b>0</b>	<b>1018</b>

	Office	Comm	Ind	Res	Emp		Office	Comm	Ind	Res	Emp	
2003	51.0				1.0	20.0	23.9			100.0		72.5
2004	49.3				1.9	19.5	24.7			97.5		70.7
2005	47.6				2.8	19.1	25.6			95.0		68.9
2006	45.9				3.8	18.6	26.4			92.5		67.0
2007	44.2				4.7	18.1	27.2			90.1		65.2
2008	42.5				5.6	17.7	28.0			87.6		63.4
2009	40.8				6.5	17.2	28.9			85.1		61.6
2010	39.1				7.4	16.7	29.7			82.6		59.8
2011	37.4				8.4	16.3	30.5			80.1		57.9
<b>2012</b>	<b>35.7</b>				<b>9.3</b>	<b>15.8</b>	<b>31.3</b>			<b>77.6</b>		<b>56.1</b>
2013	34.0				10.2	15.3	32.2			75.2		54.3
2014	32.3				11.1	14.8	33.0			72.7		52.5
2015	30.6				12.1	14.4	33.8			70.2		50.6
2016	28.9				13.0	13.9	34.6			67.7		48.8
2017	27.2				13.9	13.4	35.5			65.2		47.0
2018	25.5				14.8	13.0	36.3			62.7		45.2
2019	23.8				15.7	12.5	37.1			60.3		43.4
2020	22.1				16.7	12.0	37.9			57.8		41.5
2021	20.4				17.6	11.6	38.8			55.3		39.7
2022	18.7				18.5	11.1	39.6			52.8		37.9
	<b>18.7</b>				<b>18.5</b>	<b>11.1</b>	<b>39.6</b>			<b>52.8</b>		<b>37.9</b>

*Single Family/Multifamily Split  
(Based on 2003 Existing Use Estimate  
and Transportation Model Assumptions)*

**Dwellings Gross**

2012	MF	SF
Total	13,448	11,197
MF %	54.6%	
2022	MF	SF
Total	15,144	12,312
MF %	55.2%	
2003	MF	SF
Total	11,925	10,195
MF %	53.9%	

**Dwellings Net**

2012	SF Net	1,002
	MF Net	1,523
	<b>Total</b>	<b>2,525</b>
MF %	60%	
2022	SF Net	2,117
	MF Net	3,219
	<b>Total</b>	<b>5,336</b>
MF %	60%	

MF = Multifamily  
SF = Single Family