- **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 *Parcel 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
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	For Fairfax Hospital in PRA 1.8 zone, add 35,400 sq. ft. new addition to existing development.
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

Industrial Zones

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.

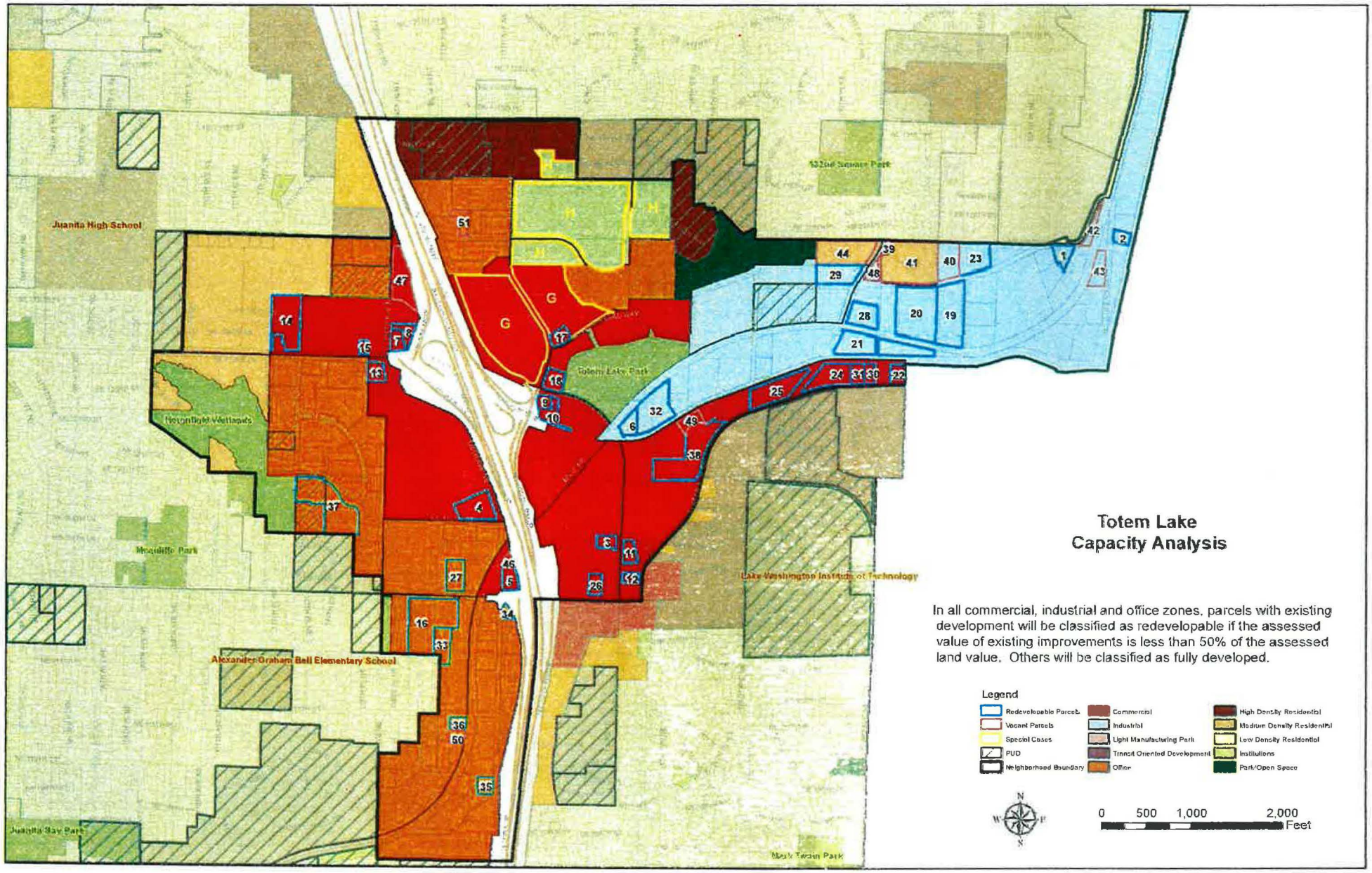
- **Adjustments for Critical Areas:** Using the GIS critical areas maps, the area occupied by wetlands, streams and buffers will be deducted from the parcel area prior to calculating development capacity. For this analysis, the width of all buffers will be assumed to be 50'.

- **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


Juanita High School
Totem Lake Park
Alexander Graham Bell Elementary School
Lake Washington Institute of Technology
Juanita Bay Park
Mark Twain Park
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
0 500 1,000 2,000
Feet

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	8,871		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		23,255	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	288,040	0	-94,136	197,010	0	72				
17	6928400031	COM	0	4,444	1991	TL 2		30,668	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	9,958	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	-93,081	2,735	222,743	1,213,575	-83,737	2,461

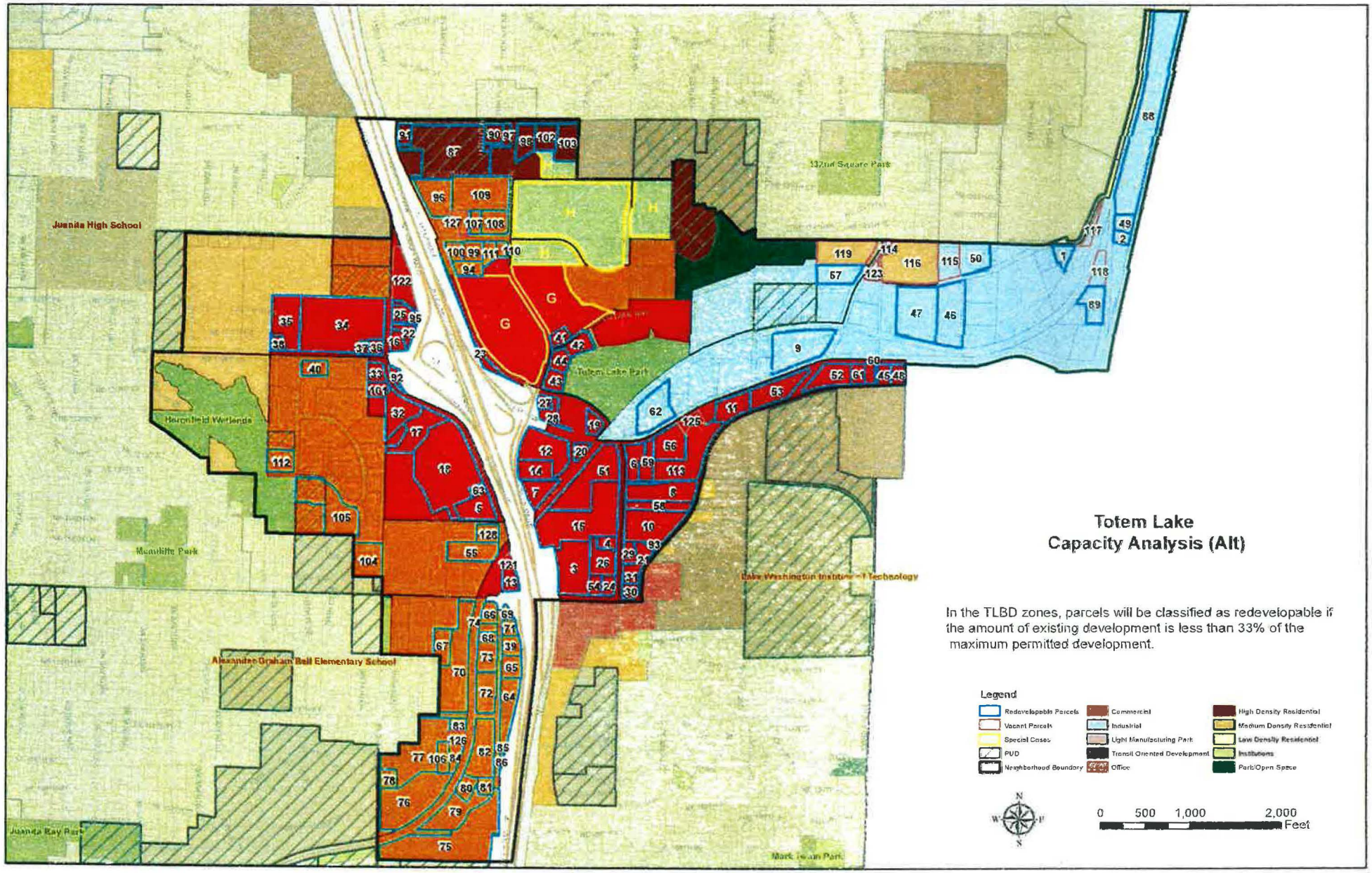
TaxpayerName	Appr ImpsVal	Appr LandVal	Max Den	FAR Com	FAR PO	FAR IND	FAR Res	FAR Total	Min Lot SQFT	Allow Unit Acre	Redev SF Calc	Redev MF Calc	Redev NonRes Calc	Redev Flag
KIRKLAND PROPERTY GROUP LLC	311,900	649,100	0	0	0.35	0.3	0	0.65			0.00	0.00	0.48	Redevelopable NonRes ESA
BELLEVUE DOOR & MILLWORK 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 E 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	380,300	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	3,692,900	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	303,600	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	1,116,700	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	87,100	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	0.07	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
1241X 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	3,481,000	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

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	106,326	52,918	260	20,102	177,010	50,277	247

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	358,000	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
[illegible] 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
ROST 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	212,500	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
GREGU 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

H	Evergreen Hospital										0						
G	Totem Lake Mall									308,937	144000		226				
										308,937	144,000	0	226	308,937	144,000	0	226

	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
Institutions
Park/Open Space
0 500 1,000 2,000
Feet
Juanita High School
Heronfield Wetlands
Mcauliffe Park
Alexander Graham Bell Elementary School
Juanita Bay Park
Totem Lake Park
132nd Square Park
Lake Washington Institute of Technology
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	4,455	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	22,336	2007	TL 4A		34,438	34,438	-2,211	50,624	0	27				
20	2826059139	COM	0	2,142	1971	TL 4A		22,656	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	33				
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	1956	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	3890400180	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	350				
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	513,900	849,100	0	0	0.35	0.3	0	0.65			0.00	0.00	0.16	Redevelopable NonRes ESA
BELLEVUE DOOR & MILLWORK CO	81,700	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	0.01	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	2,282,900	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 C	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 RISE 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
BASH & 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
ASO FAMILY LLC	225,000	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 6022 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	357,800	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-TYE 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
LINDHUS LANNY T	126,900	622,900	120	0.3	0	0	2.2	2.5			0.00	0.00	0.05	Redevelopable NonRes ESA
PTG 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	2,900,300	120	0.3	0	0	2.2	2.5			0.00	0.00	0.12	Redevelopable NonRes ESA
115TH 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
BREEF 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	6	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
BEBES A W	17,300	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	58,900	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	527,400	350,000	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	3,613,700	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 ELSIE CREDIT TRYST	355,400	215,300	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	715,500	310,900	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	2,847,700	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	0.34	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	185,500	268,600	0	0	2	0	0	2			0.00	0.00	0.22	Redevelopable NonRes ESA
AIDLIB INC	10,055,400	5,922,900	0	0	2	0	0	2			0.00	0.00	0.12	Redevelopable NonRes ESA